# FAIRFAX COUNTY

**APPLICATION FILED:** November 22, 1996
**PLANNING COMMISSION:** February 26, 1997

V I R G I N I A

**February 24, 1997**

**STAFF REPORT**

**APPLICATION CP 86-C-121-8**
**(In Combination with CP 86-C-121-9)**

**HUNTER MILL DISTRICT**

| | |
|---|---|
| **APPLICANT:** | Westerra Reston L.L.C. and Oracle Corporation |
| **PRESENT ZONING:** | PRC |
| **PARCEL(S):** | 17-3 ((1)) 6, 15 and pt. 5; 17-4 ((1)) 7 |
| **ACREAGE:** | 22.68 acres |
| **FAR:** | 0.73 |
| **OPEN SPACE:** | 20% |
| **PLAN MAP:** | Town Center |
| **PROPOSAL:** | Approval of a Conceptual Plan to Permit Construction of Four Office Buildings with Structured Parking |

**STAFF RECOMMENDATIONS:**

Staff recommends approval of CP 86-C-121-8.

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 22035-5505, (703) 324-1290.

*N:\ZED\JOHNSON\COVERS\ORACLE.WPD*

Reasonable accommodation is available upon 7 days advance notice. For information call (703) 324-1334.

# FAIRFAX COUNTY

**APPLICATION FILED:** November 22, 1996
**PLANNING COMMISSION:** February 26, 1997

# V I R G I N I A

**February 24, 1997**

**STAFF REPORT**

**APPLICATION CP 86-C-121-9**
**(In Combination with CP 86-C-121-8)**

**HUNTER MILL DISTRICT**

| | |
|---|---|
| **APPLICANT:** | Westerra Reston L.L.C. |
| **PRESENT ZONING:** | PRC |
| **PARCEL(S):** | 17-3 ((1)) 4, pt. 5, 5D, 5G, 5J and 14, |
| **ACREAGE:** | 14.82 acres |
| **FAR:** | 0.71 |
| **OPEN SPACE:** | 20% |
| **PLAN MAP:** | Town Center |
| **PROPOSAL:** | Approval of a Conceptual Plan to Permit Construction of Two Office Buildings with Structured Parking |

**STAFF RECOMMENDATIONS:**

Staff recommends approval of CP 86-C-121-9.

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 22035-5505, (703) 324-1290.

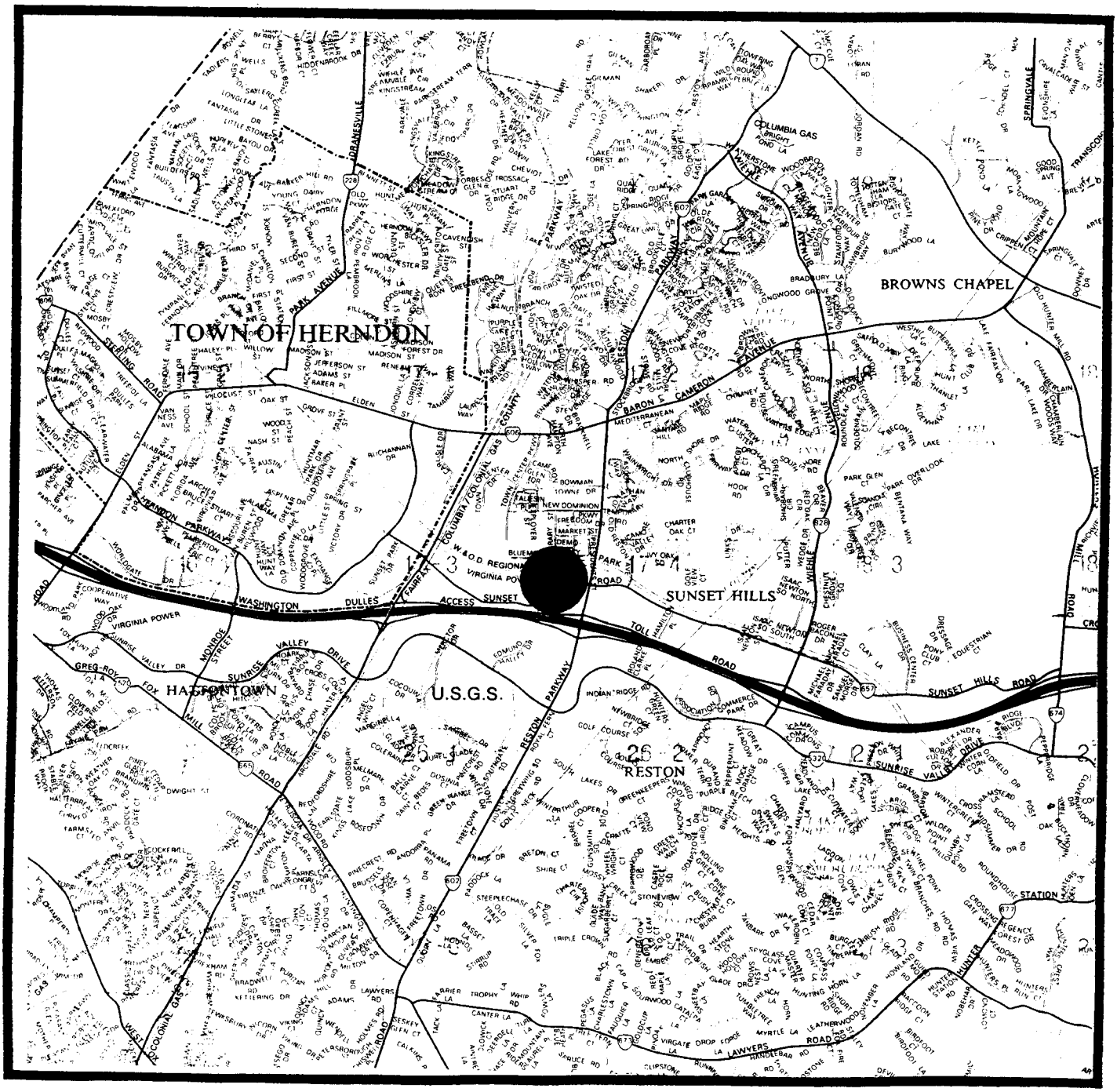
*N:\ZED\JOHNSON\COVERS\BDM.WPD*

Reasonable accommodation is available upon 7 days advance notice. For information call (703) 324-1334.

# CONCEPTUAL PLAN APPLICATION

# CP 86-C-121-8

CP 86-C-121-8 WESTERRA RESTON, L.L.C AND ORACLE CORPORATION
FILED 11/22/96 OFFICE USES
22.68 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: IN THE N.E. QUADRANT OF THE INTERSECTION OF THE DULLES TOLL RD. AND RESTON PKWY., S. OF SUNSET HILLS RD.
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-3 ((1)) 6, 15 and pt. 5; 17-4 ((1)) 7



# CONCEPTUAL PLAN APPLICATION

## CP 86-C-121-8

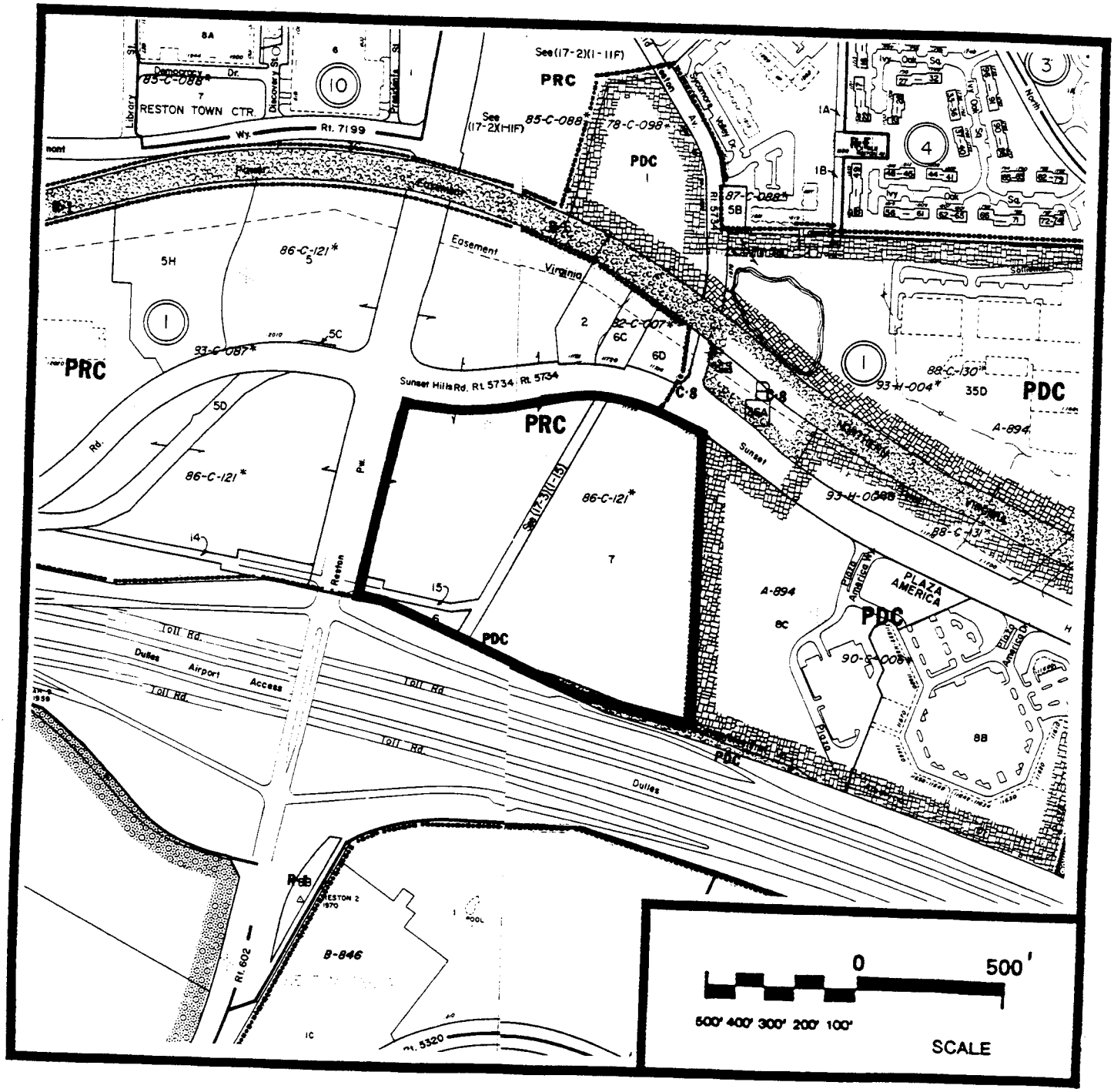
CP 86-C-121-8
FILED 11/22/96

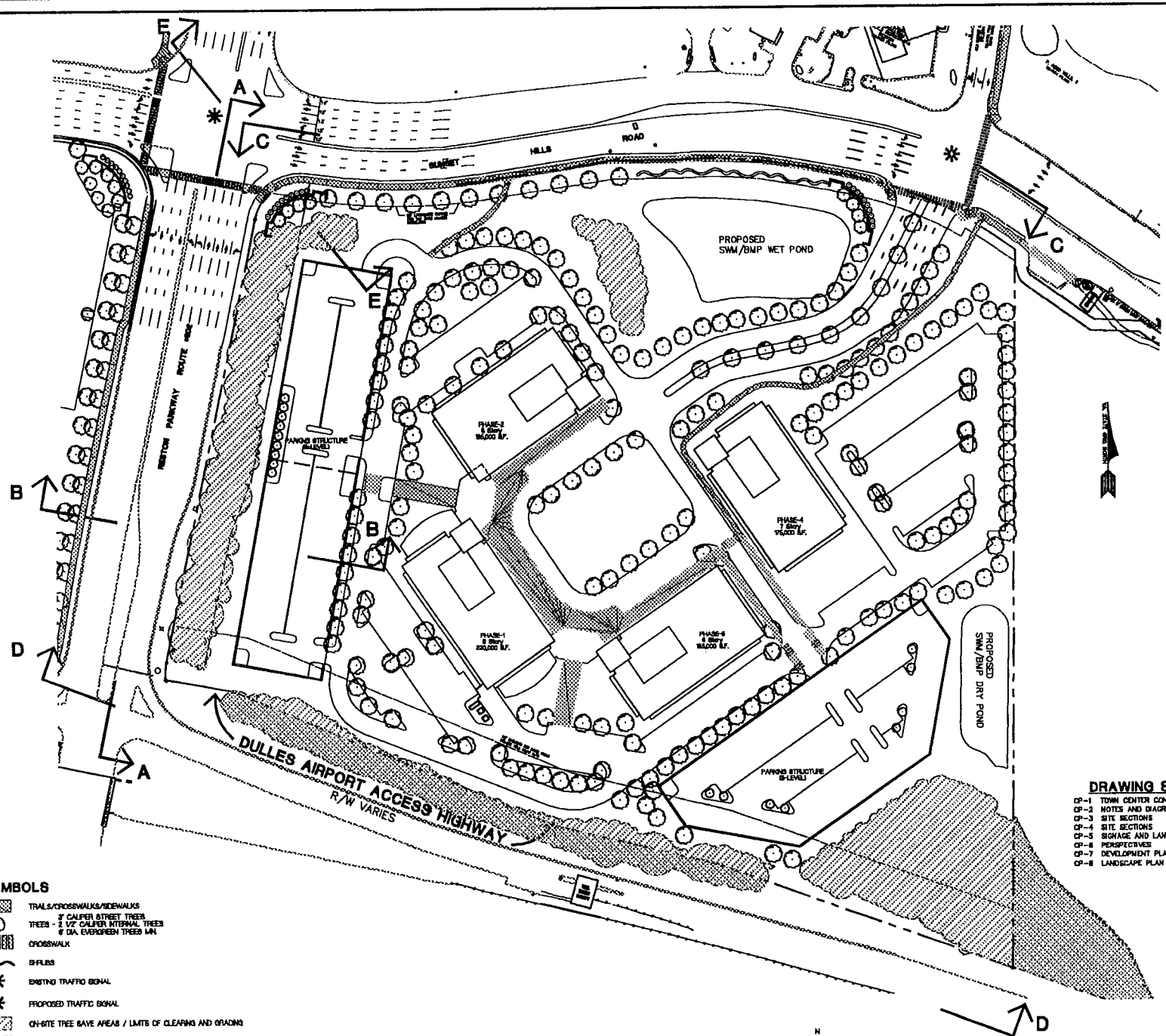
WESTERRA RESTON, L.L.C AND ORACLE CORPORATION
OFFICE USES

LOCATED: 22.68 ACRES OF LAND; DISTRICT - HUNTER MILL
IN THE N.E. QUADRANT OF THE INTERSECTION OF THE DULLES TOLL RD. AND RESTON PKWY., S. OF SUNSET HILLS RD.

ZONED: PRC
OVERLAY DISTRICT(S):

TAX MAP 17-3 ((1)) 6, 15 and pt. 5; 17-4 ((1)) 7






## DRAWING SHEET INDEX

| | | |
|---|---|---|
| CP-1 | TOWN CENTER CONCEPT PLAN | SHEET 1 of 8 |
| CP-2 | NOTES AND DIAGRAMS | SHEET 2 of 8 |
| CP-3 | SITE SECTIONS | SHEET 3 of 8 |
| CP-4 | SITE SECTIONS | SHEET 4 of 8 |
| CP-5 | SIGNAGE AND LANDSCAPING | SHEET 5 of 8 |
| CP-6 | PERSPECTIVES | SHEET 6 of 8 |
| CP-7 | DEVELOPMENT PLAN | SHEET 7 of 8 |
| CP-8 | LANDSCAPE PLAN | SHEET 8 of 8 |

## SYMBOLS

- TRAILS/CROSSWALKS/SIDEWALKS
- TREES - 3" CALIPER STREET TREES; 2 1/2" CALIPER INTERNAL TREES; 6' DIA. EVERGREEN TREES MIN.
- CROSSWALK
- SHRUBS
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- ON-SITE TREE SAVE AREAS / LIMITS OF CLEARING AND GRADING
- OFF-SITE TREE SAVE AREAS

# TOWN CENTER CONCEPT PLAN

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

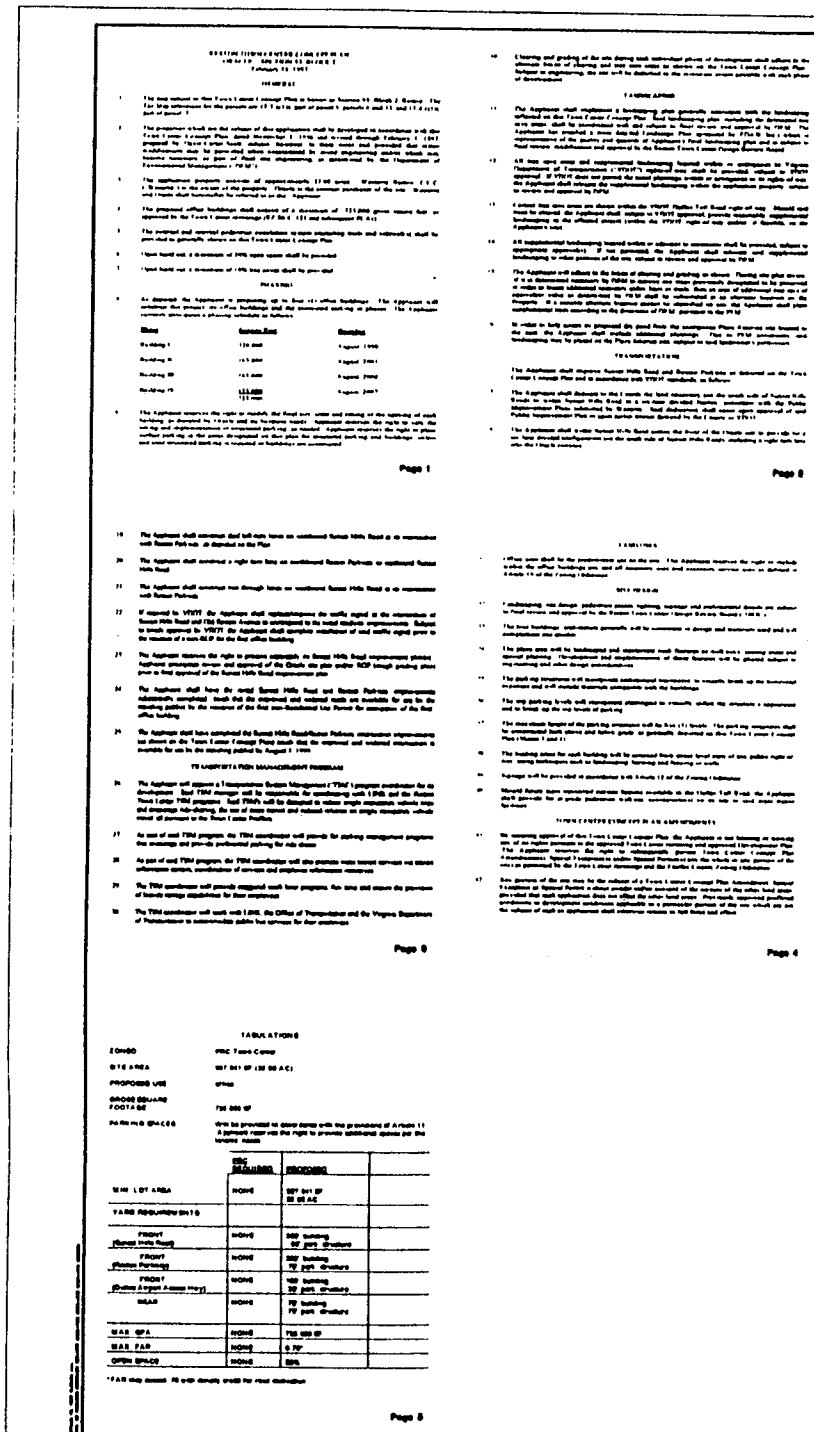
RESTON
Section 95-2
Reston, VA

PROJECT NO.

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

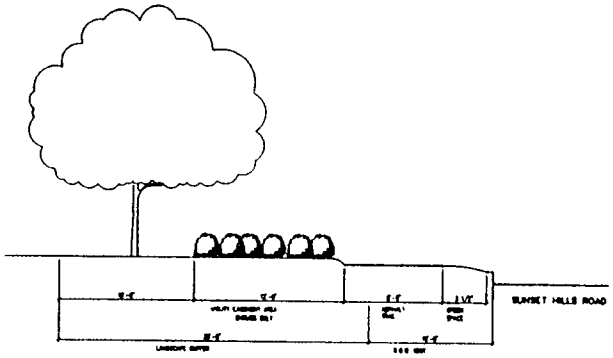
SCALE 1" = 50'-0"
DATE February 3, 1997
DRAWN BY CLB
CHECKED BY AS

DRAWING NUMBER
CP-1
SHEET 1 OF 8



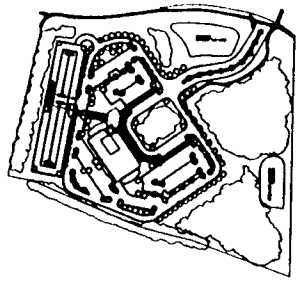
VICINITY MAP

AERIAL VIEW




SECTION AT SUNSET HILLS ROAD

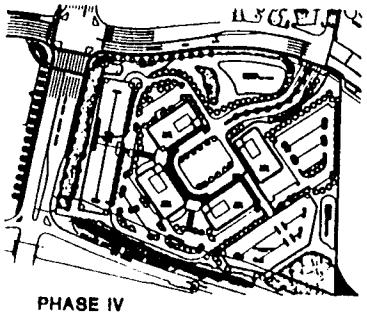
NOTE:
SECTION FOR CLARIFICATION PURPOSES ONLY.



PHASE I

PHASE II

PHASE III



PHASE IV

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
STAFF COMMENTS 2/4/97

PROJECT TITLE
ORACLE

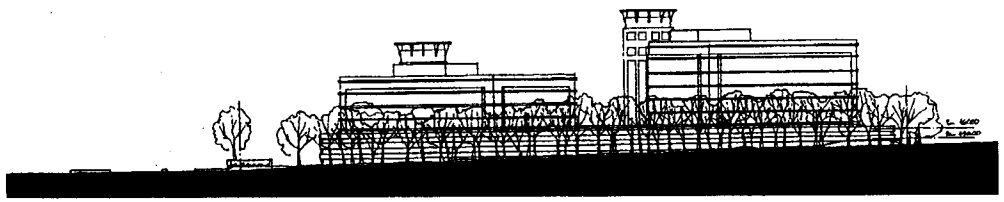
RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-0-300.00

DRAWING TITLE
NOTES
AND
DIAGRAMS

SCALE
DATE February 3, 1997
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-2
SHEET OF



A RESTON PARKWAY SECTION
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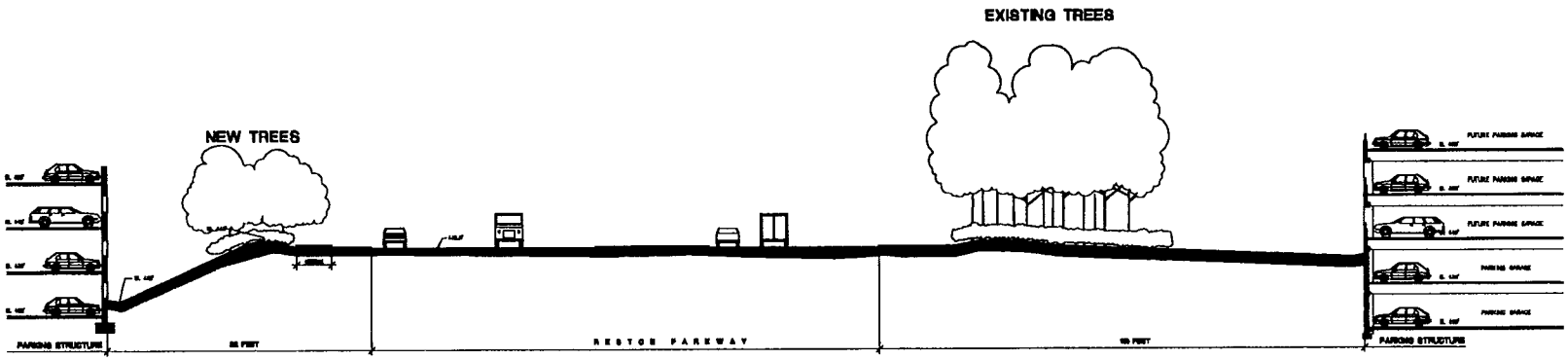



B RESTON PARKWAY SECTION
3/32" = 1'-0" 358_SS03.dwg

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/7/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

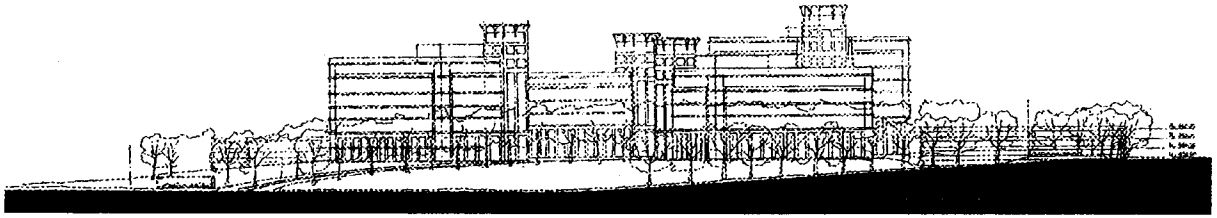
RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-6-[illegible]

DRAWING TITLE
SITE
SECTIONS

SCALE AS NOTED
DATE February 3, 1997
DRAWN BY CLB
CHECKED BY AS

DRAWING NUMBER
CP-3
SHEET 3 OF 5



**C** SUNSET HILLS ROAD SECTION
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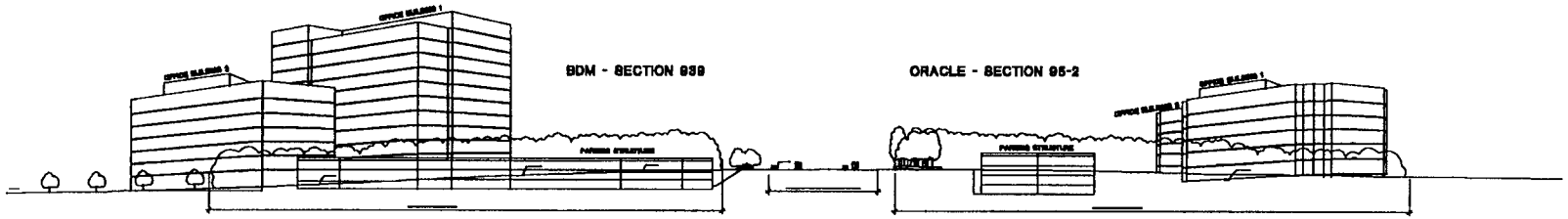


**D** SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMPS
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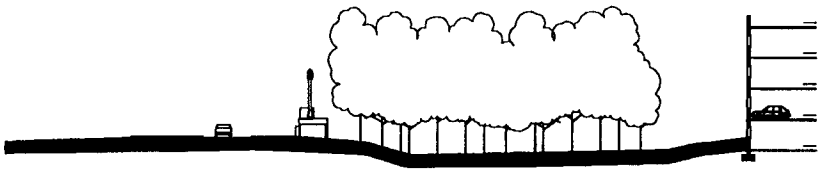


**E** SECTION THROUGH SIGNAGE AT INTERSECTION
1/16" = 1'-0" 358_SS01.dwg

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

STAFF COMMENTS 6/5/96
STAFF COMMENTS 7/07/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

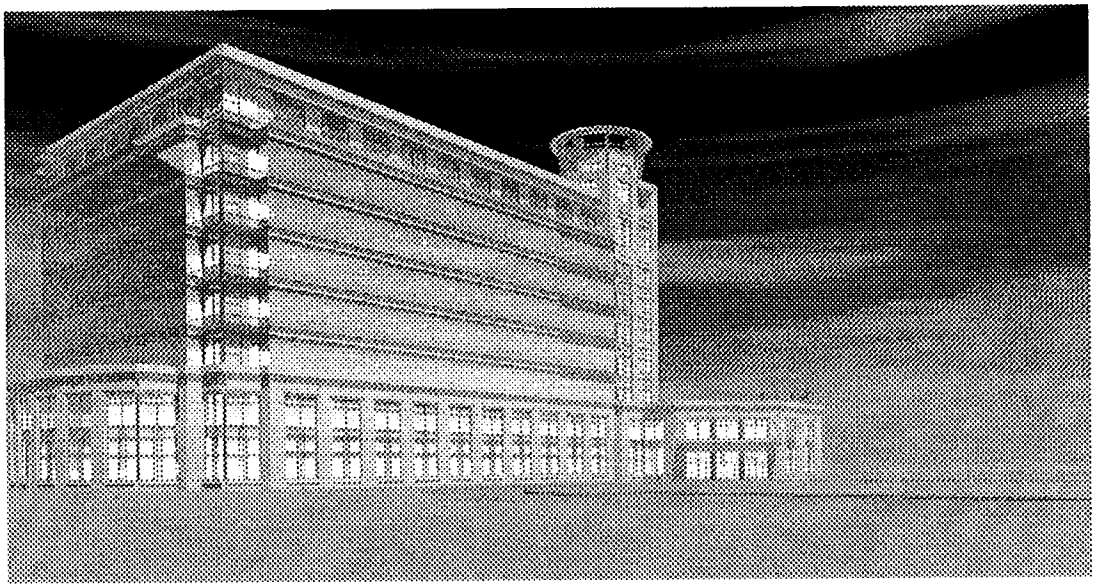
RESTON
Section 95-2
Reston, VA

PROJECT NO. 9-6-96A06

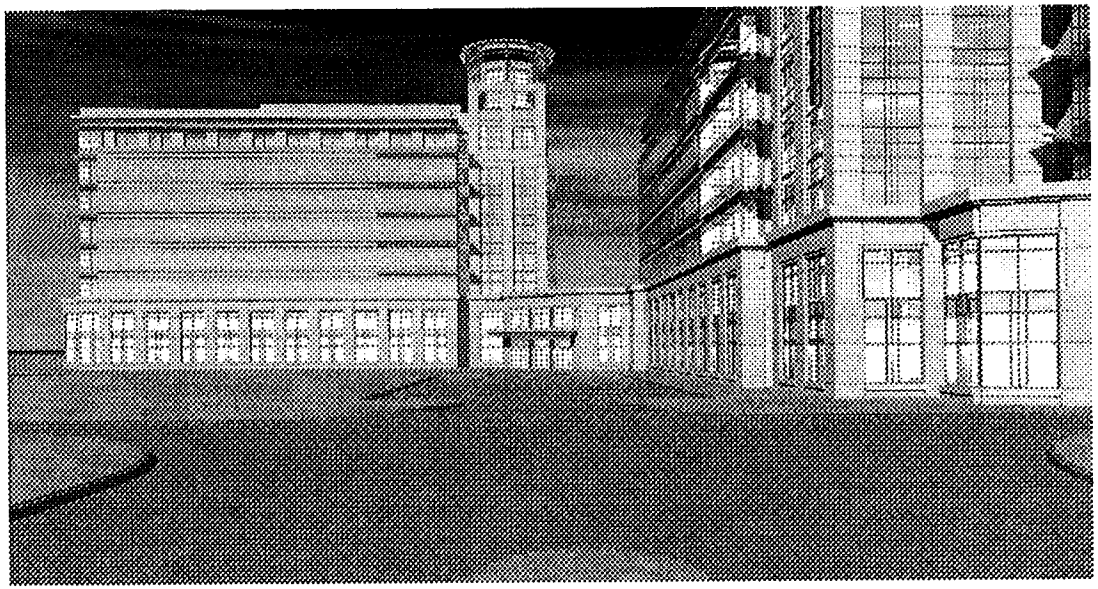
DRAWING TITLE
SITE
SECTIONS

SCALE AS NOTED
DATE February 3, 1997
DRAWN BY G.S
CHECKED BY AS

DRAWING NUMBER
CP-4
SHEET 4 OF 8



PHASE I



PHASE II

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

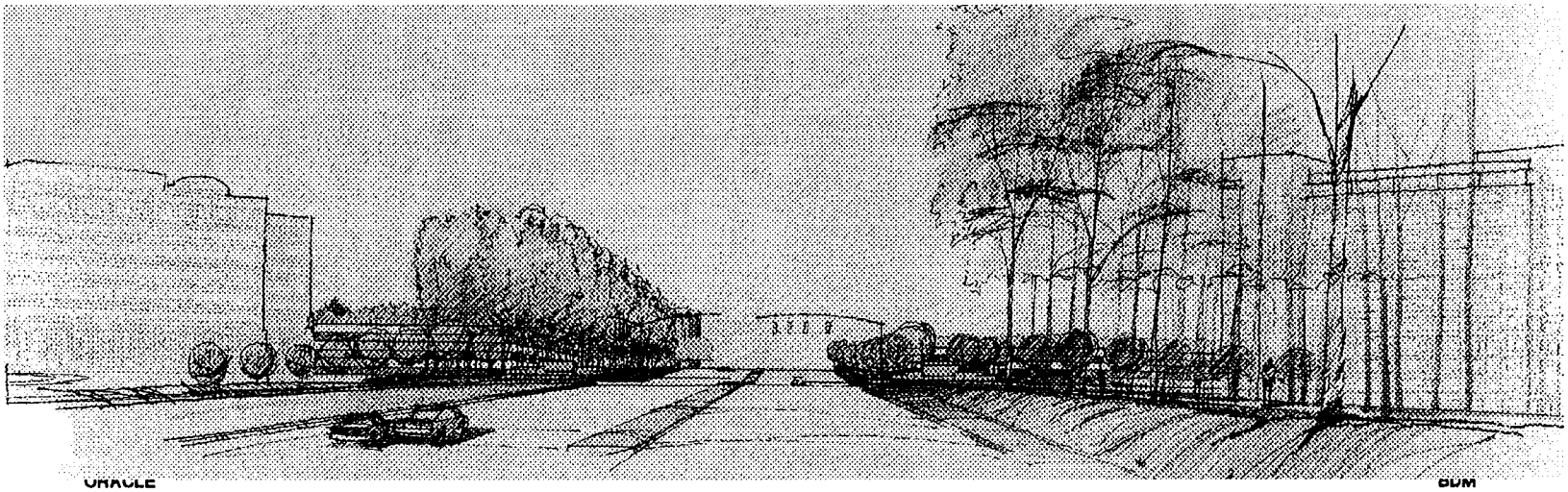
RESTON
Section 95-2
Reston, VA

PROJECT NO.

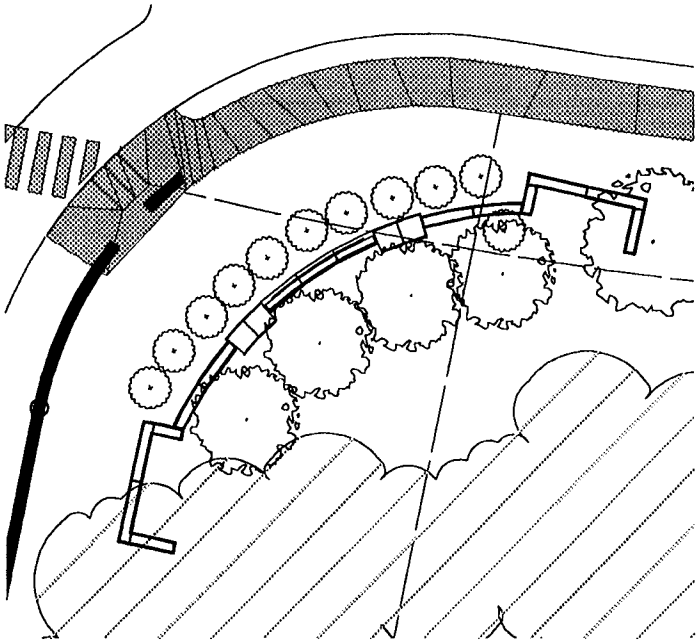
DRAWING TITLE
PERSPEC-
TIVES

SCALE NONE
DATE February 3, 1992
DRAWN BY CLB
CHECKED BY AB

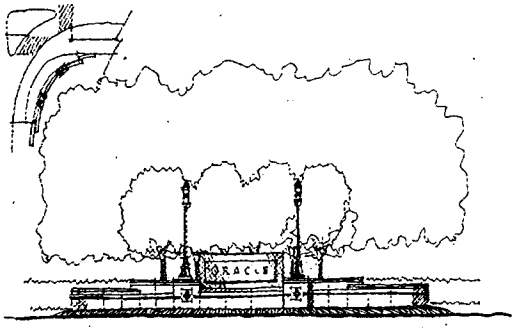
DRAWING NUMBER
CP-6
SHEET 4 OF 9



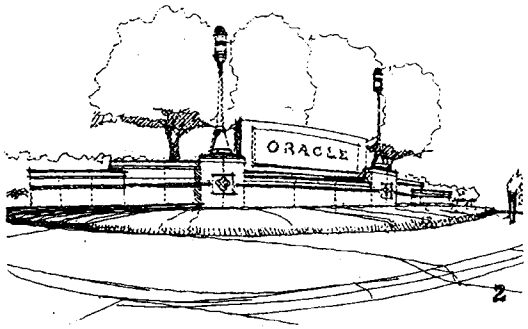

RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
1/8" = 1'-0"  358-RPZ.dwg




ORACLE SIGNAGE ELEVATION




ORACLE SIGNAGE PERSPECTIVE

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

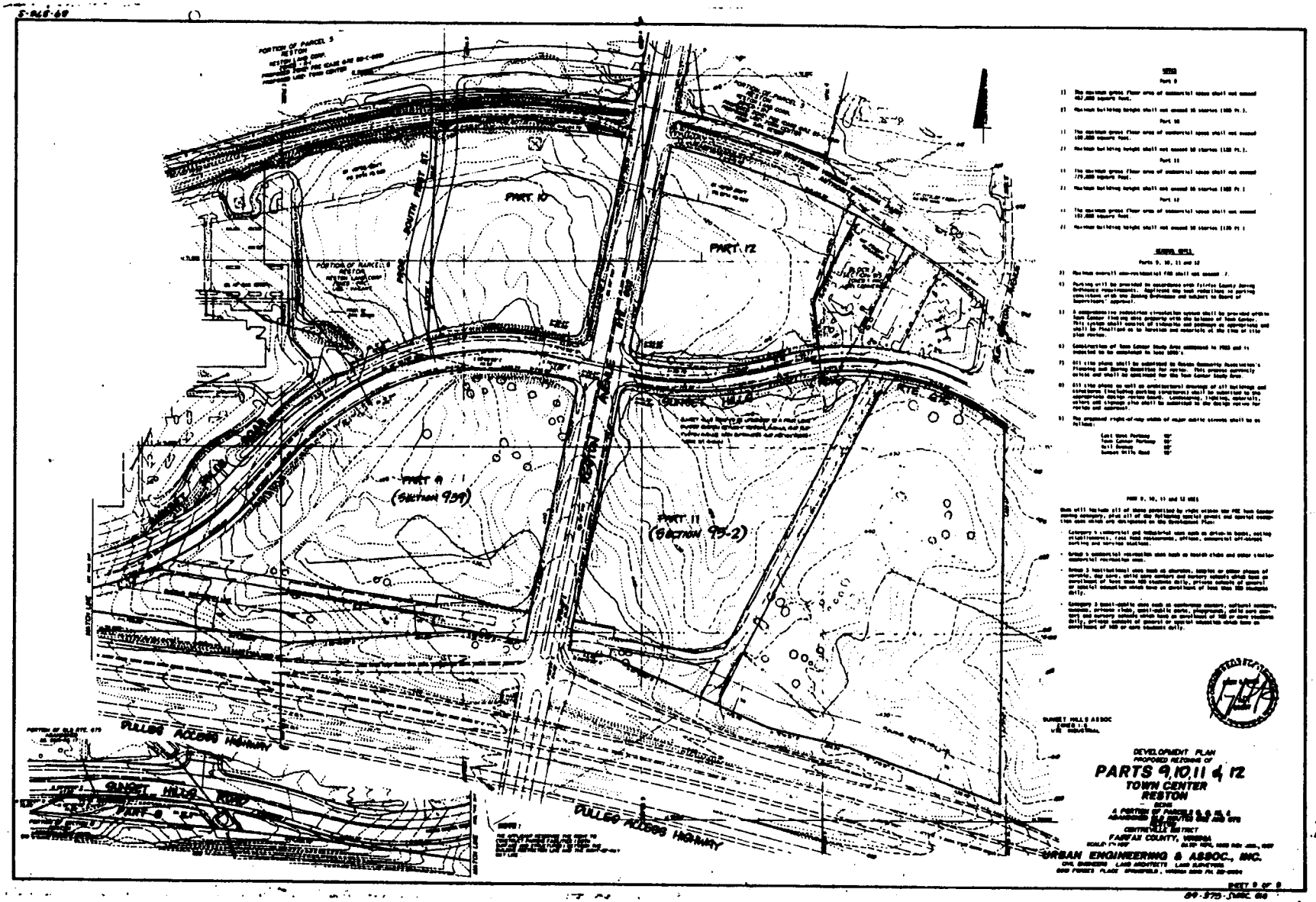
RESTON
Section 95-2
Reston, VA

PROJECT NO.

DRAWING TITLE
SIGNAGE
AND
LANDSCAPE

SCALE AS NOTED
DATE February 3, 1997
DRAWN BY G.B.
CHECKED BY AS

DRAWING NUMBER
CP-5
SHEET 5 OF 8




DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/3/86
STAFF COMMENTS 1/8/87
STAFF COMMENTS 2/3/87
STAFF COMMENTS 2/16/87

PROJECT TITLE
ORACLE

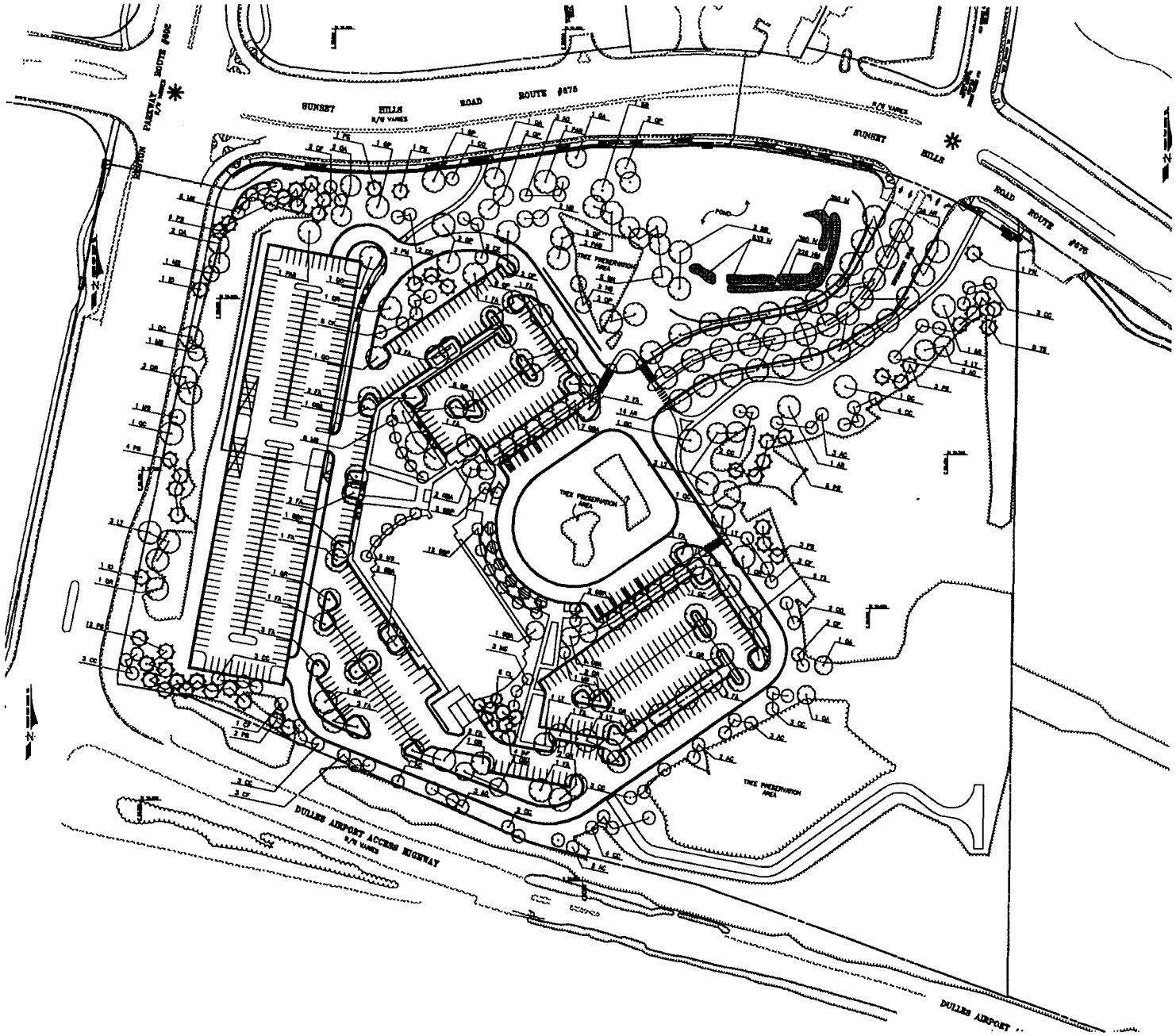
RESTON
Section 95-2
Reston, VA

PROJECT NO 3-6-[illegible]

DRAWING TITLE
DEVELOPMENT PLAN

SCALE AS NOTED
DATE [illegible]
DRAWN BY [illegible]
CHECKED BY AS

DRAWING NUMBER
CP-7




# LANDSCAPE PLAN

N

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO.

DRAWING TITLE
LANDSCAPE PLAN

SCALE 1 = 20'-0"
DATE February 3, 1997
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-8
SHEET 6 OF 6

# CONCEPTUAL PLAN APPLICATION

# CP86-C-121-9

CP 86-C-121-9 WESTERRA RESTON, L.L.C.

FILED 11/22/96 OFFICE USES

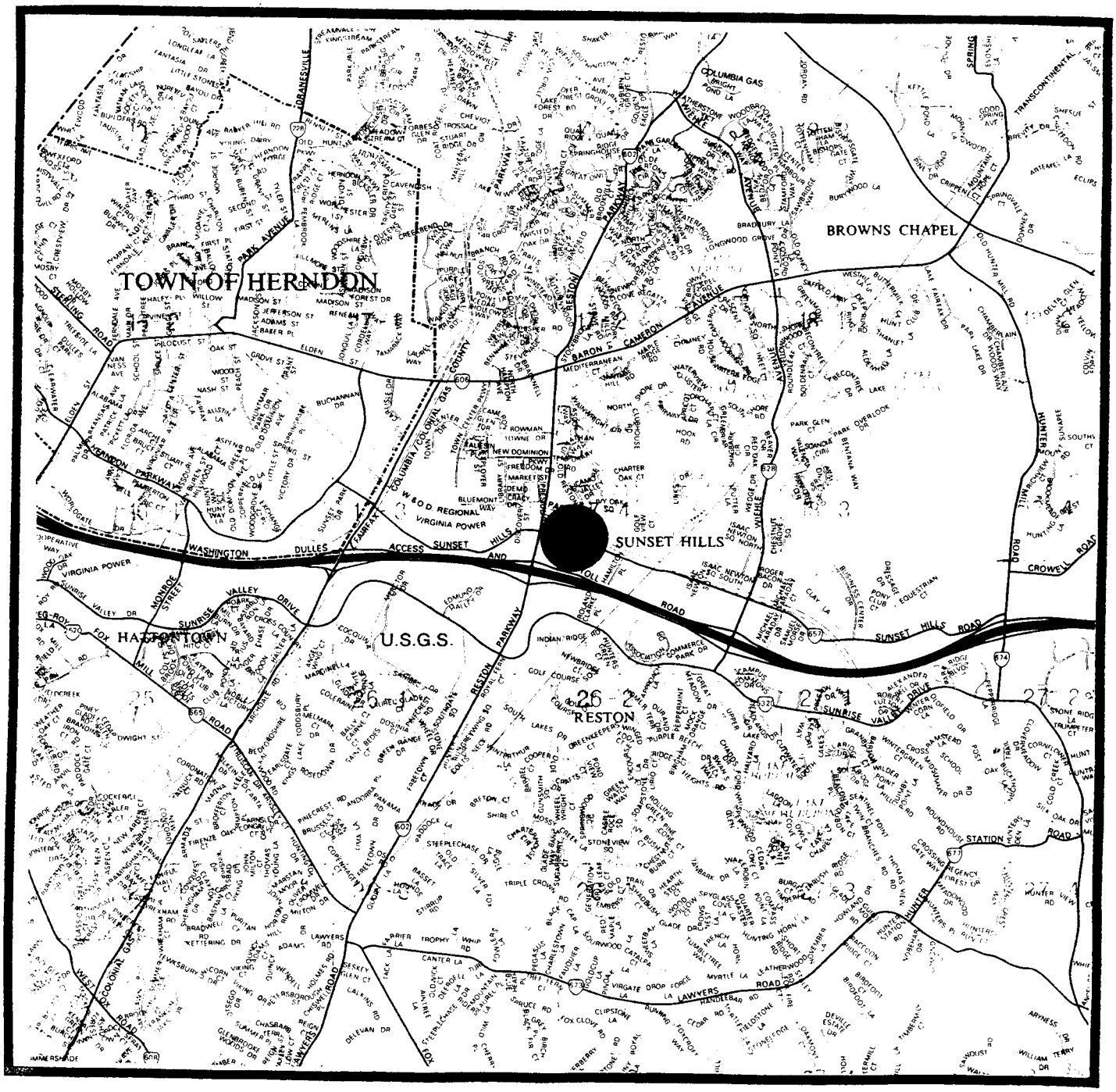
14.82 ACRES OF LAND; DISTRICT - HUNTER MILL

LOCATED: IN THE N.W. QUADRANT OF THE INTERSECTION OF THE DULLES TOLL RD. AND RESTON PKWY., S. OF SUNSET HILLS RD.

ZONED: PRC

OVERLAY DISTRICT(S):

TAX MAP 17-3 ((1)) 4, 5D, 14, pt. 5, 5G and 5J



# CONCEPTUAL PLAN APPLICATION

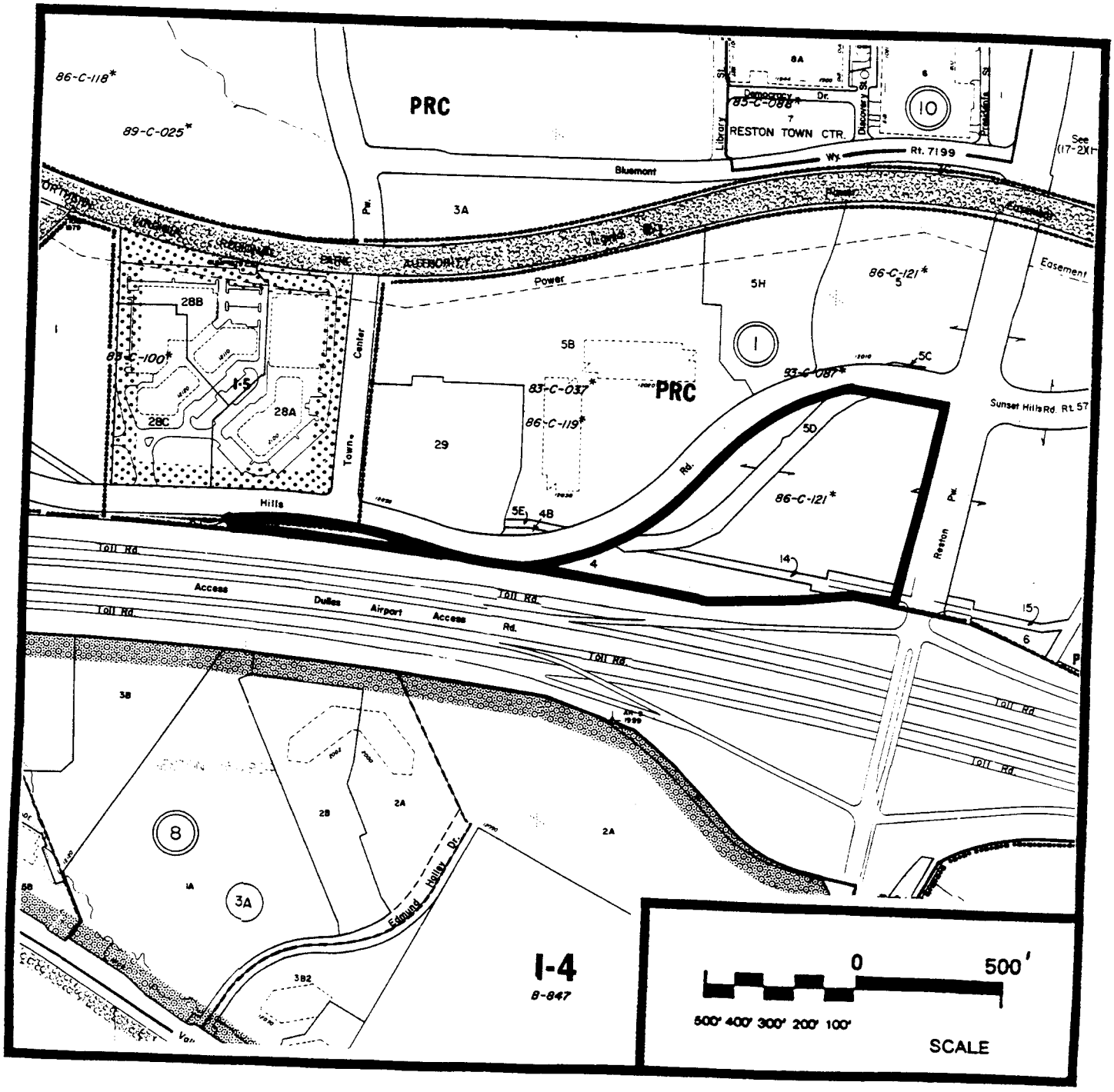
# CP86-C-121-9

CP 86-C-121-9
FILED 11/22/96

WESTERRA RESTON, L.L.C.
OFFICE USES

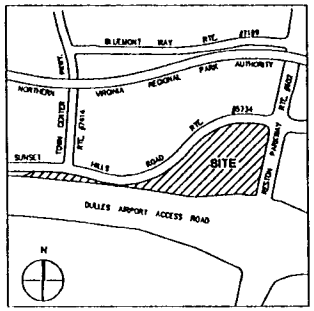
14.82 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: IN THE N.W. QUADRANT OF THE INTERSECTION OF THE DULLES TOLL RD. AND RESTON PKWY., S. OF SUNSET HILLS RD.
ZONED: PRC
OVERLAY DISTRICT(S):

TAX MAP 17-3 ((1)) 4, 5D, 14, pt. 5, 5G and 5J



## VICINITY MAP

SCALE 1" = 800'

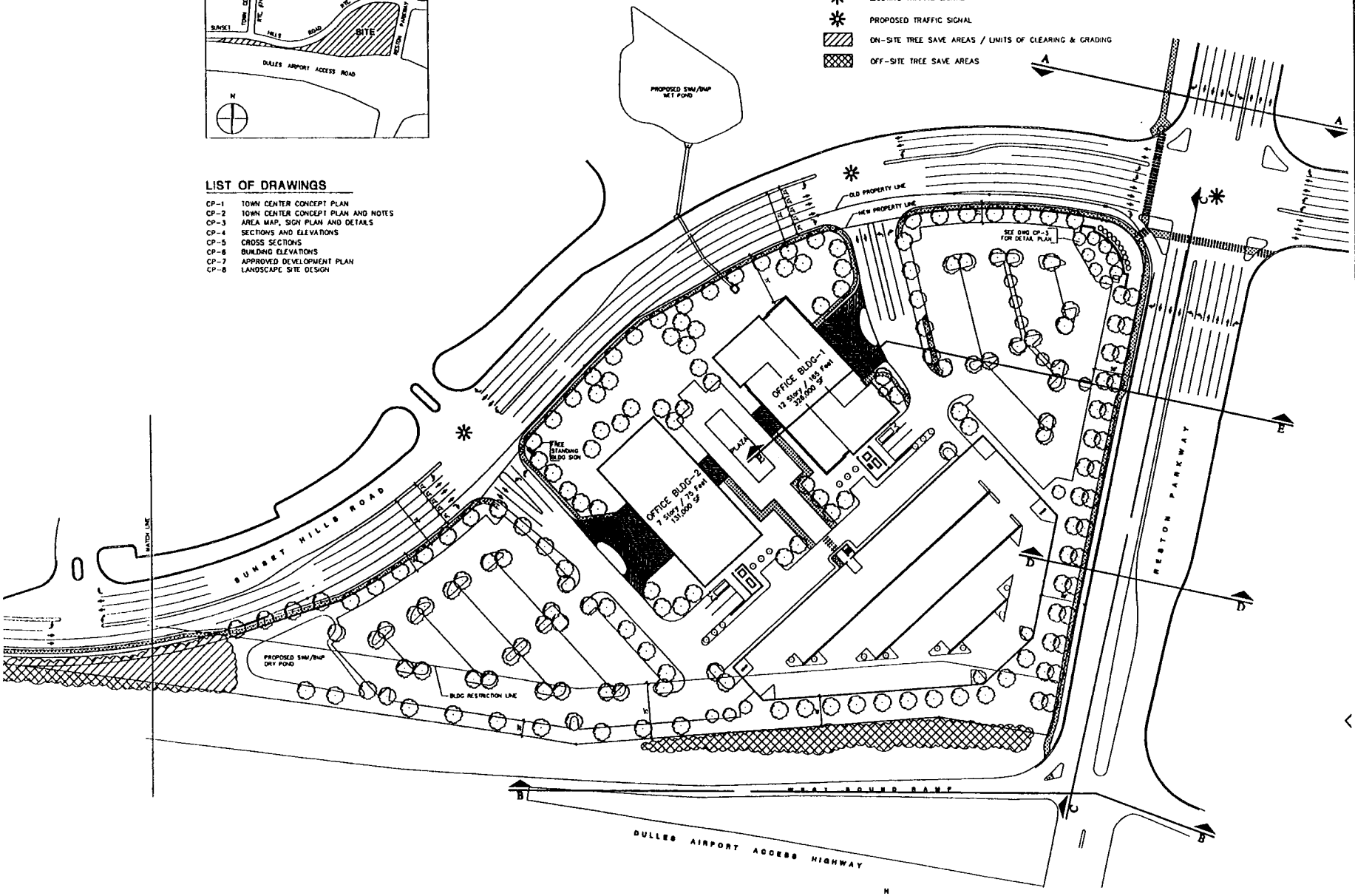



## SYMBOLS

- TRAILS/SIDEWALKS
- TREES (3" CAL. @ STREET, 2 1/2" CAL. INTEGRAL & 6' DIA. MIN. EVERGREEN)
- SHRUBS
- CROSSWALK
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- ON-SITE TREE SAVE AREAS / LIMITS OF CLEARING & GRADING
- OFF-SITE TREE SAVE AREAS

## LIST OF DRAWINGS


CP-1 TOWN CENTER CONCEPT PLAN
CP-2 TOWN CENTER CONCEPT PLAN AND NOTES
CP-3 AREA MAP, SIGN PLAN AND DETAILS
CP-4 SECTIONS AND ELEVATIONS
CP-5 CROSS SECTIONS
CP-6 BUILDING ELEVATIONS
CP-7 APPROVED DEVELOPMENT PLAN
CP-8 LANDSCAPE SITE DESIGN


# TOWN CENTER CONCEPT PLAN

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
12/5/96 STAFF COMMENTS
1/8/97 STAFF COMMENTS
2/3/97 STAFF COMMENTS
2/14/97 STAFF COMMENTS

PROJECT TITLE
RESTON
Section
Reston, VA

PROJECT NO. 5-5-278.00

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

| | |
|---|---|
| SCALE | 1"=50'-0" |
| DATE | 11/1/96 |
| DRAWN BY | EG |
| CHECKED BY | JH |

DRAWING NUMBER
CP-1
SHEET 1 OF 7

TABULATIONS

| | |
|---|---|
| ZONED: | PRC Town Center |
| SITE AREA: | 987,941 SF (22.68 AC) |
| PROPOSED USE: | office |
| GROSS SQUARE FOOTAGE: | 725,000 SF |
| PARKING SPACES: | Will be provided in accordance with the provisions of Article 11. Applicant reserves the right to provide additional spaces per the tenants' needs. |

| | PRC REQUIRED | PROPOSED |
|---|---|---|
| MIN. LOT AREA | NONE | 987,941 SF<br>22.68 AC |
| YARD REQUIREMENTS: | | |
| FRONT<br>(Sunset Hills Road) | NONE | 200' building,<br>90' park. structure |
| FRONT<br>(Reston Parkway) | NONE | 200' building,<br>70' park. structure |
| FRONT<br>(Dulles Airport Access Hwy) | NONE | 100' building,<br>30' park. structure |
| REAR | NONE | 75' building<br>75' park. structure |
| MAX. GFA | NONE | 725,000 SF |
| MAX. FAR | NONE | 0.70* |
| OPEN SPACE | NONE | 20% |

*FAR may exceed .70 with density credit for road dedication.

RESTON TOWN CENTER CONCEPT PLAN
BDM - SECTION 939
February 14, 1997

## GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 939, Reston. The Tax Map references for the parcels are 17-3-((1)), parcels 4, part of 5, 5D, 5G, 5J and 14.

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated November 1, 1996 and revised through February 3, 1997, prepared by Davis-Carter-Scott; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").

3. The application property consists of approximately 14.816 acres. Westerra Reston, L.L.C. ("Westerra") is the owner of the property and shall hereinafter be referred to as the "Applicant."

4. The proposed office buildings shall consist of a maximum of 457,000 gross square feet, as approved by the Town Center rezonings (RZ 86-C-121 and subsequent PCAs).

5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

6. Upon build out, a minimum of 20% open space shall be provided.

7. Upon build out, a minimum of 10% tree cover shall be provided.

## PHASING

8. As depicted, the Applicant is proposing up to two (2) office buildings. The Applicant will construct this project, its office buildings and the associated parking in phases. The Applicant currently anticipates a phasing schedule as follows:

| Phase | Square Feet | Opening |
|---|---|---|
| Building I | 326,000 | January, 1999 |
| Building II | 131,000 | January, 2000 |
| | 457,000 | |

9. The Applicant reserves the right to modify the order and timing of the opening of each building. Applicant anticipates exclusively surface parking during Phase I and constructing structured parking during Phase II. Applicant reserves the right to vary the timing and implementation of structured parking, as needed, including the construction of a portion of the structured parking with Phase I. Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking or buildings, unless and until structured parking is required or buildings are constructed.

## LANDSCAPING

10. The Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on the Town Center Concept Plan. Final landscaping plan shall be coordinated with and subject to final review and approval by DEM. The Applicant has attached a more detailed Landscape Plan (prepared by Lewis, Scully, Gionet) which is representative of the quality and quantity of Applicant's final landscaping plan and is subject to final review, modification and approval by the Reston Town Center Design Review Board.

11. All supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") right-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its right-of-way, the Applicant shall relocate the trees within the application property, subject to review and approval by DEM.

12. All tree save areas and supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by DEM.

13. Certain tree save areas are shown within the VDOT Dulles Toll Road right-of-way. Should said trees be cleared, the Applicant shall, subject to VDOT approval, provide reasonable, supplemental landscaping in the affected area(s) (both within the VDOT right-of-way and/or, if feasible, on the Applicant's site).

14. The Applicant will adhere to the limits of clearing and grading as shown. During site plan review, if it is determined necessary by DEM to remove any trees previously designated to be preserved in order to locate additional necessary utility lines or grade, then an area of additional tree save of equivalent value as determined by DEM shall be substituted at an alternate location on the Property. If a suitable alternate location cannot be identified on site, the Applicant shall plant supplemental trees according to the directions of DEM, pursuant to the PFM.

## TRANSPORTATION

The Applicant shall improve Sunset Hills Road as depicted on the Town Center Concept Plan, and in accordance with VDOT standards, as follows:

15. If warranted by VDOT, the Applicant (as provided for in the Town Center proffers) shall install traffic signals at either or both entrances to the site on Sunset Hills Road. Subject to timely approval by VDOT, the Applicant shall complete installation of said traffic signal(s) prior to the issuance of a non-RUP for the first office building.

16. The Applicant shall dedicate right-of-way along the Sunset Hills Road frontage, as shown on the Plan. This area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at site plan approval for the first phase of the project, or upon earlier written demand from the County or VDOT.

17. The Applicant shall construct a third thru lane across the frontage of its site from its western most entrance to Reston Parkway.

18. The Applicant shall construct right turn lanes into both of its entrances, as well as a right turn lane from east bound Sunset Hills Road to south bound Reston Parkway.

19. The Applicant shall construct dual left turn lanes on east bound Sunset Hills Road to north bound Reston Parkway.

20. The Applicant shall work with the County and VDOT to extend the stacking distance of its left turn lane into the western entrance, and shorten the stacking distance of its left turn lane into the eastern entrance.

21. The Applicant shall not be responsible for constructing a third thru lane west of its western entrance; however, the Applicant shall convey such right-of-way as may be necessary for said improvement by others, consistent with Note #16.

22. The Applicant shall have the noted Sunset Hills Road improvements substantially completed (such that the improved and widened road is available for use by the traveling public) by the issuance of the first non-Residential Use Permit for occupancy of the first office building.

23. The Applicant shall dedicate the westernmost portion of the Property (consisting of 0.88 acres), at its intersection with Town Center Parkway, for use as a potential transit drop-off point. This area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at site plan approval for the first phase of the project. Applicant shall not be responsible for constructing any improvements to said area.

24. The Applicant shall have completed the Sunset Hills Road/Reston Parkway intersection improvements (as shown on the Town Center Concept Plan) (such that the improved and widened intersection is available for use by the traveling public) by August 1, 1999.

## TRANSPORTATION MANAGEMENT PROGRAM

25. The Applicant will appoint a Transportation System Management ("TSM") program coordinator for its development. Said TSM manager will be responsible for coordinating with LINK and the Reston Town Center TSM programs. Said TSM's will be designed to reduce single occupancy vehicle trips and encourage ride-sharing, the use of mass transit and reduced reliance on single occupancy vehicle travel, all pursuant to the Town Center Proffers.

26. As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.

27. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.

28. The TSM coordinator will promote staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.

29. The TSM coordinator will work with LINK, the Office of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

## LAND USES

30. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance.

## SITE DESIGN

31. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").

32. The two buildings' architecture generally will be consistent in design and materials used and will complement one another, subject to Reston Town Center Design Review Board review and approval.

33. The design of the plaza area and its amenities will be determined at the Phase 2 site plan review stage. This area will serve as the focal point of the site and will be landscaped and designed accordingly.

34. The parking structure will incorporate architectural treatments to visually break up the horizontal expanses and will include materials compatible with the buildings.

35. The top parking level will incorporate planting(s) to visually soften the structure's appearance and to break up the top level of parking.

36. The maximum height of the parking structure will be four (4) levels. The parking structure shall be constructed both above and below grade, as generally depicted on the Town Center Concept Plan (sheets 4 and 5).

37. The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berming and fencing or walls.

38. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.

39. Applicant shall provide BMP/storm water management on and off site, as depicted, subject to DEM review and approval.

40. Should future mass transit/rail stations become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connection(s) on its site to said mass transit facilities.

## TOWN CENTER CONCEPT PLAN AMENDMENTS

41. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.

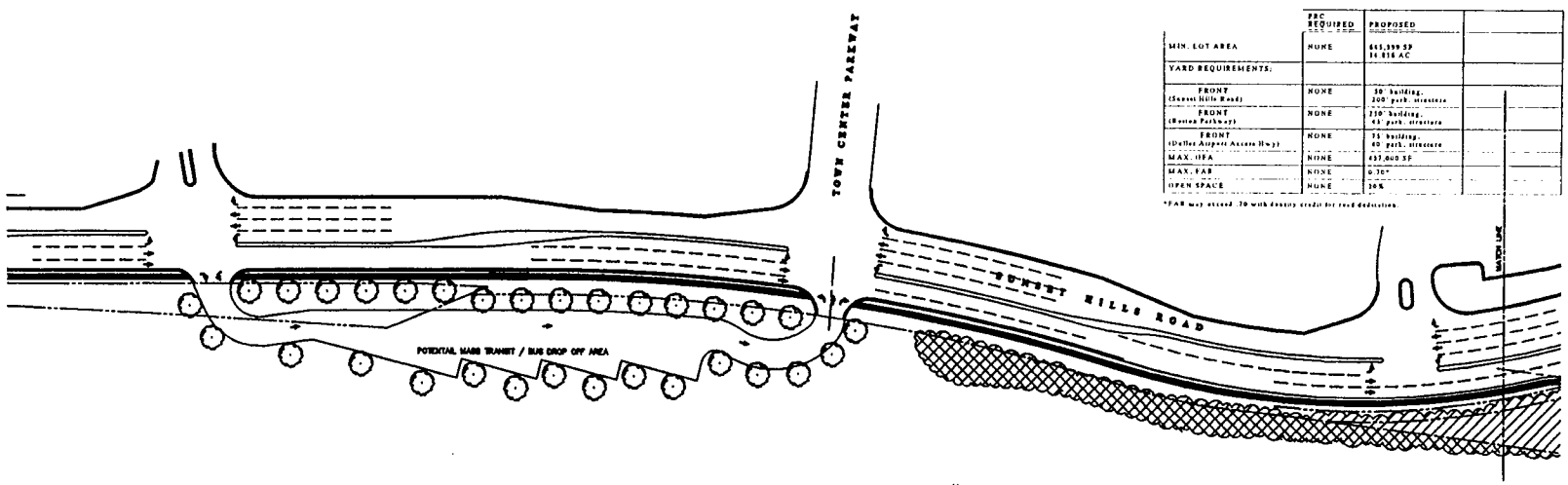
42. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the other land areas, provided that such application does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not the subject of such an application shall otherwise remain in full force and effect.

## TABULATIONS

| | |
|---|---|
| ZONED: | PRC Town Center |
| SITE AREA: | 645,399 SF (14.816AC) |
| PROPOSED USE: | office |
| GROSS SQUARE FOOTAGE: | 457,000 SF |
| PARKING SPACES: | Will be provided in accordance with the provisions of Article 11. Applicant reserves the right to provide additional spaces per the tenants' needs. |

| | PRC REQUIRED | PROPOSED | |
|---|---|---|---|
| MIN. LOT AREA | NONE | 645,399 SF<br>14.816 AC | |
| YARD REQUIREMENTS: | | | |
| FRONT (Sunset Hills Road) | NONE | 30' building,<br>20' park. structure | |
| FRONT (Reston Parkway) | NONE | 210' building,<br>45' park. structure | |
| FRONT (Dulles Airport Access Hwy) | NONE | 75' building,<br>60 park. structure | |
| MAX. FFA | NONE | 457,000 SF | |
| MAX. FAR | NONE | 0.70* | |
| OPEN SPACE | NONE | 20% | |

*FAR may exceed .70 with density credit for road dedication.




# TOWN CENTER CONCEPT PLAN

N

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

| REVISIONS | |
|---|---|
| 10/5/96 | STAFF COMMENTS |
| 1/7/97 | STAFF COMMENTS |
| 2/3/97 | STAFF COMMENTS |
| 2/14/97 | STAFF COMMENTS |

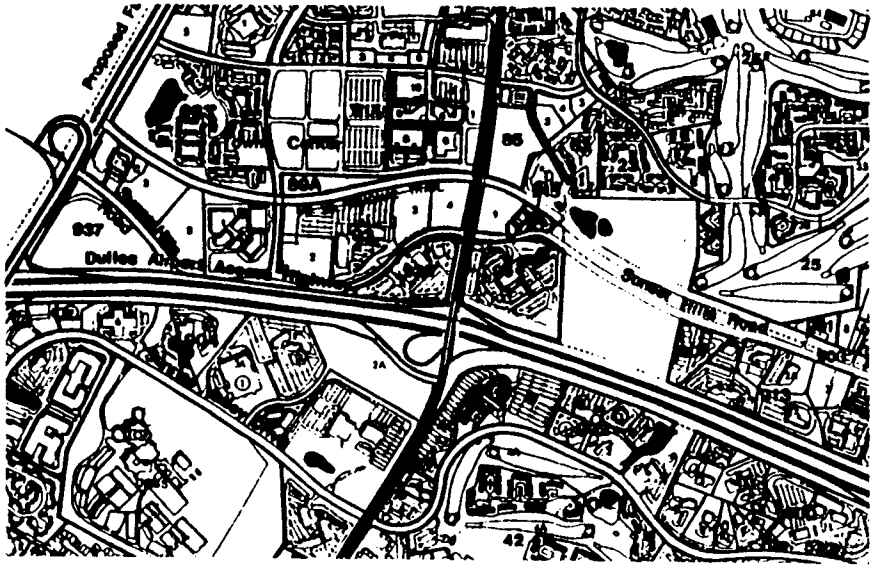
PROJECT IT
RESTON
Section 939
Reston, VA

PROJECT NO. 94-0-076.00

MASTER TITLE
TOWN CENTER CONCEPT PLAN AND NOTES

SCALE 1"=20'-0"
DATE 2/14/97
DRAWN BY BB
CHECKED BY HH

MASTER NUMBER
CP-2
SHEET 2 OF 6

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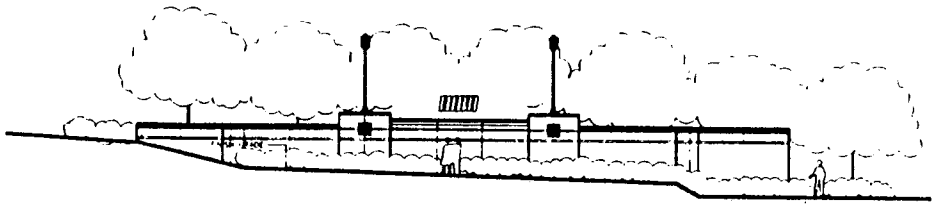
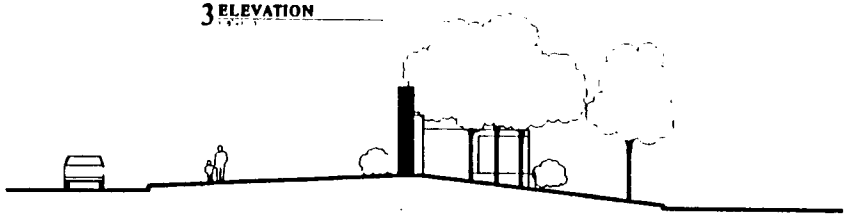
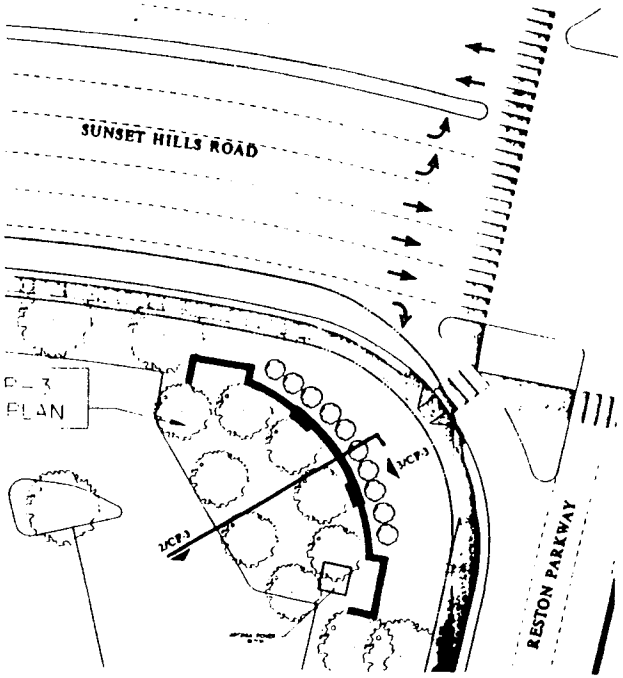


3 ELEVATION



2 ENLARGED PLAN




1 ENLARGED PLAN

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS
STAFF COMMENTS
STAFF COMMENTS
STAFF COMMENTS

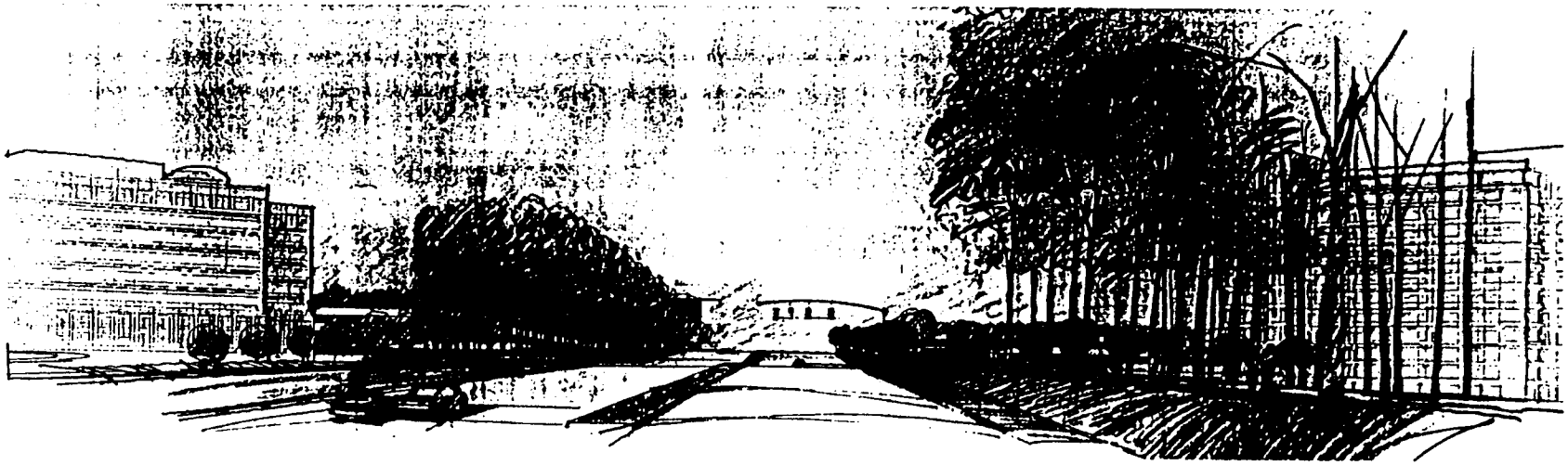
PROJECT TITLE
REST
Secti
Reston,

PROJECT NO

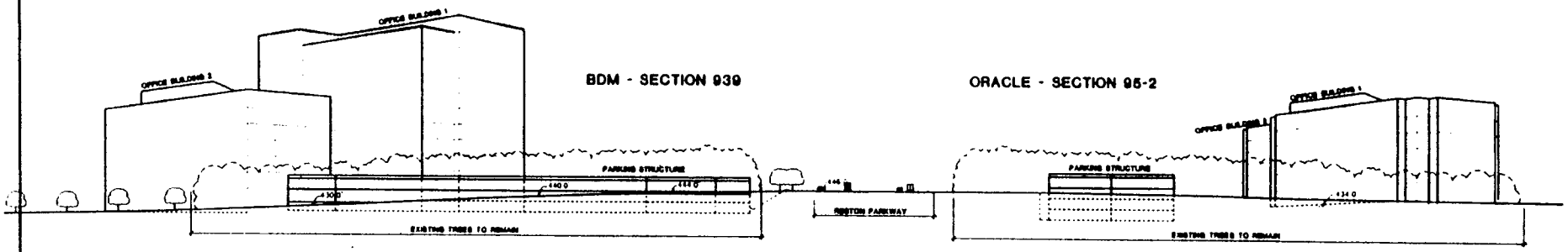
DRAWING TITLE
AREA MAP, SIGN PLAN & DETAILS

SCALE AS NOTED
DATE
DRAWN BY
CHECKED BY

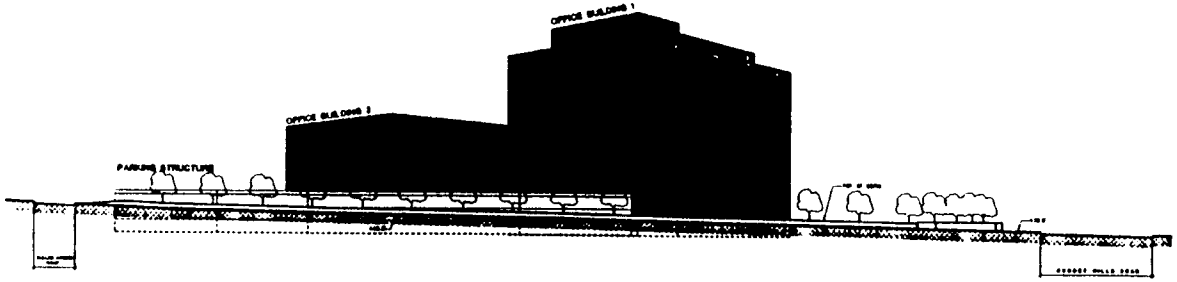
DRAWING NUMBER
CP-3
SHEET 3 OF 6



A PERSPECTIVE VIEW - RESTON PARKWAY SOUTH




B SECTION / ELEVATION FROM DULLES ACCESS RAMP




C SECTION / ELEVATION FROM RESTON PARKWAY

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIORS ARCHITECTURE

REVISIONS
STAFF COMMENTS
STAFF COMMENTS
STAFF COMMENTS
STAFF COMMENTS

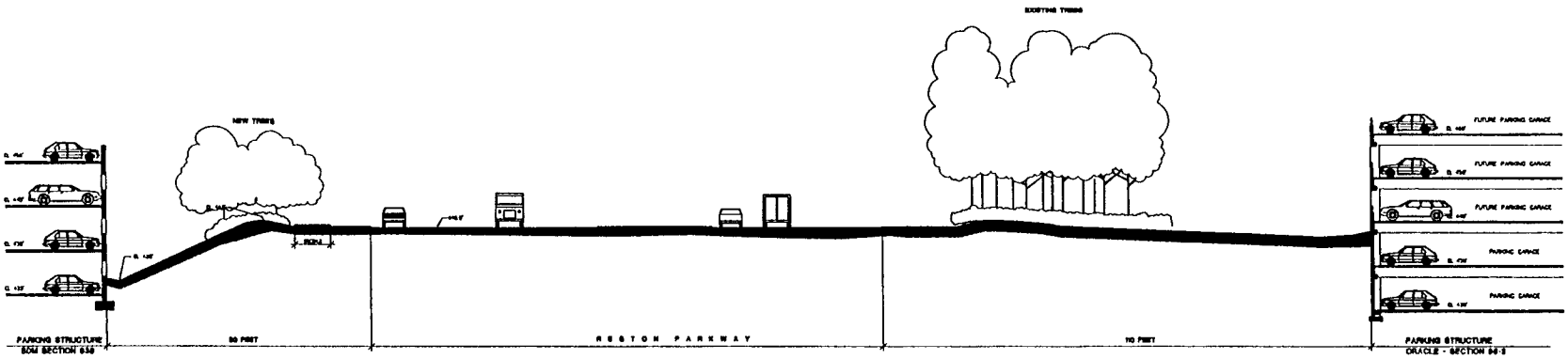
PROJECT TITLE
RESTO
Section
Reston, VA

PROJECT NO

DRAWING TITLE
SECTIONS AND ELEVATIONS

SCALE AS NOTED
DATE
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-4
SHEET 4 OF 8




D CROSS SECTION THRU RESTON PARKWAY AND PARKING GARAGE
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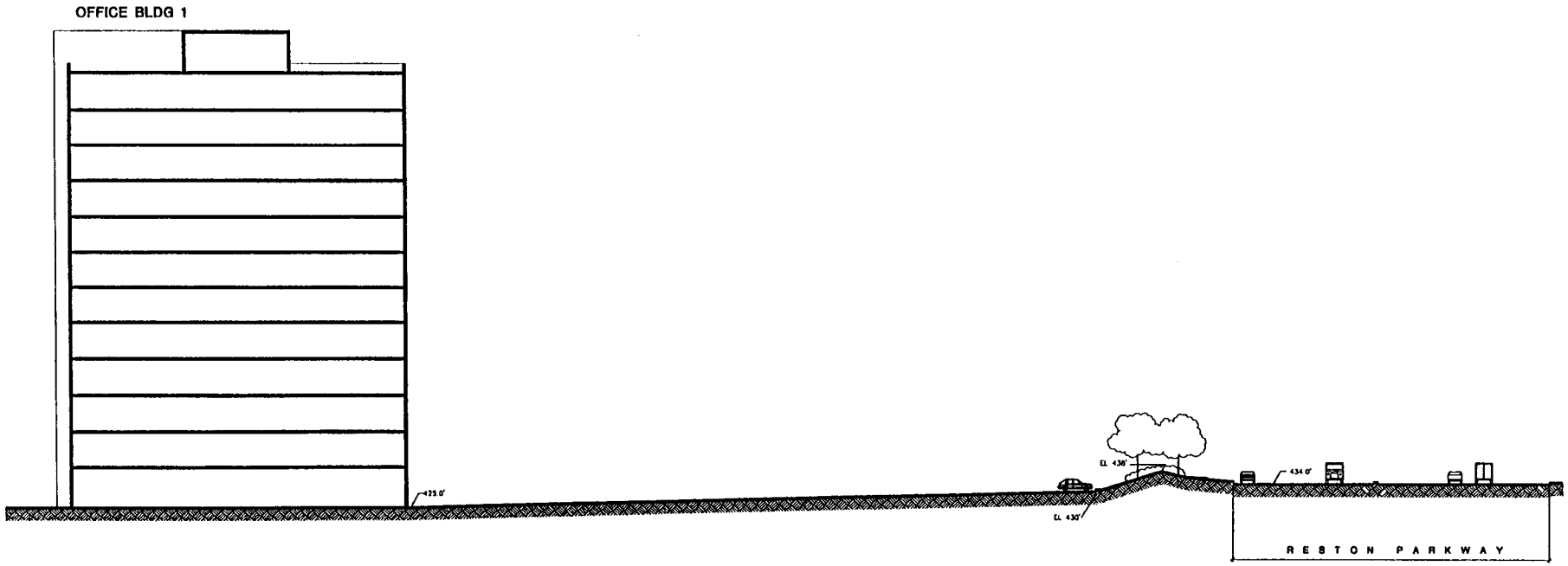



E CROSS SECTION THRU RESTON PARKWAY AND OFFICE BUILDING 1
1/16"=1'-0"

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

| REVISIONS | |
|---|---|
| 9/5/96 | STAFF COMMENTS |
| 1/7/97 | STAFF COMMENTS |
| 2/3/97 | STAFF COMMENTS |
| 2/14/97 | STAFF COMMENTS |

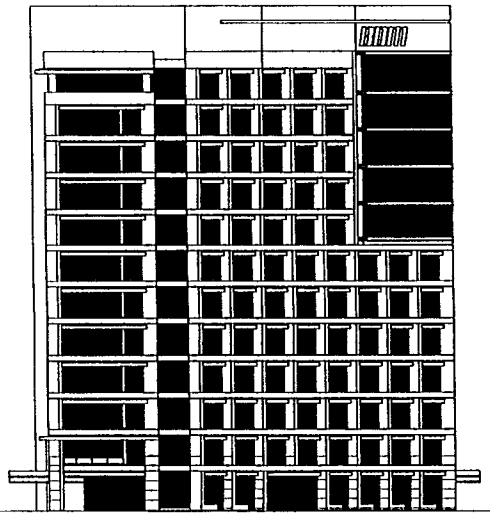
PROJECT TITLE
RESTON
Section 9
Reston, VA

PROJECT NO. 3-5-276.00

DRAWING TITLE
CROSS SECTIONS

| | |
|---|---|
| SCALE | AS NOTED |
| DATE | 11/1/96 |
| DRAWN BY | EB |
| CHECKED BY | HK |

DRAWING NUMBER
CP-5
SHEET 5 OF 6



1 SIDE ELEVATION
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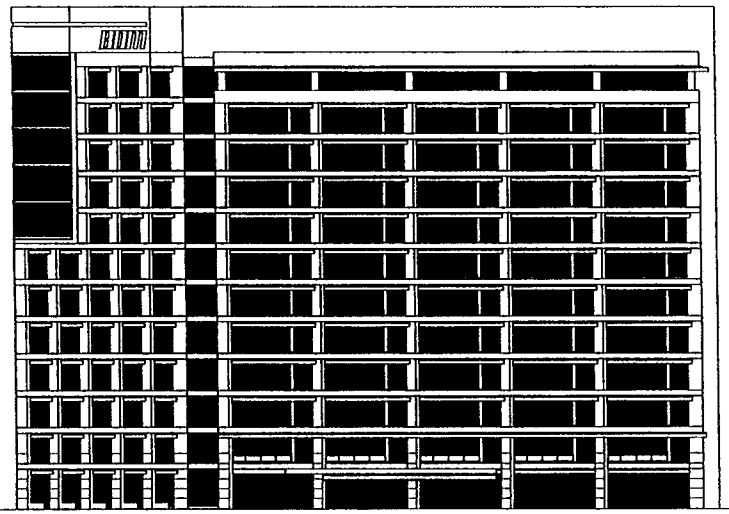


2 FRONT ELEVATION
1/16"=1'-0"


DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE


REVISIONS

| | |
|---|---|
| 10/5/96 | STAFF COMMENTS |
| 1/7/97 | STAFF COMMENTS |
| 2/3/97 | STAFF COMMENTS |
| 2/14/97 | STAFF COMMENTS |

PROJECT TITLE

RESTON
Section 9
Reston, VA

PROJECT NO. 3-3-27600

DRAWING TITLE

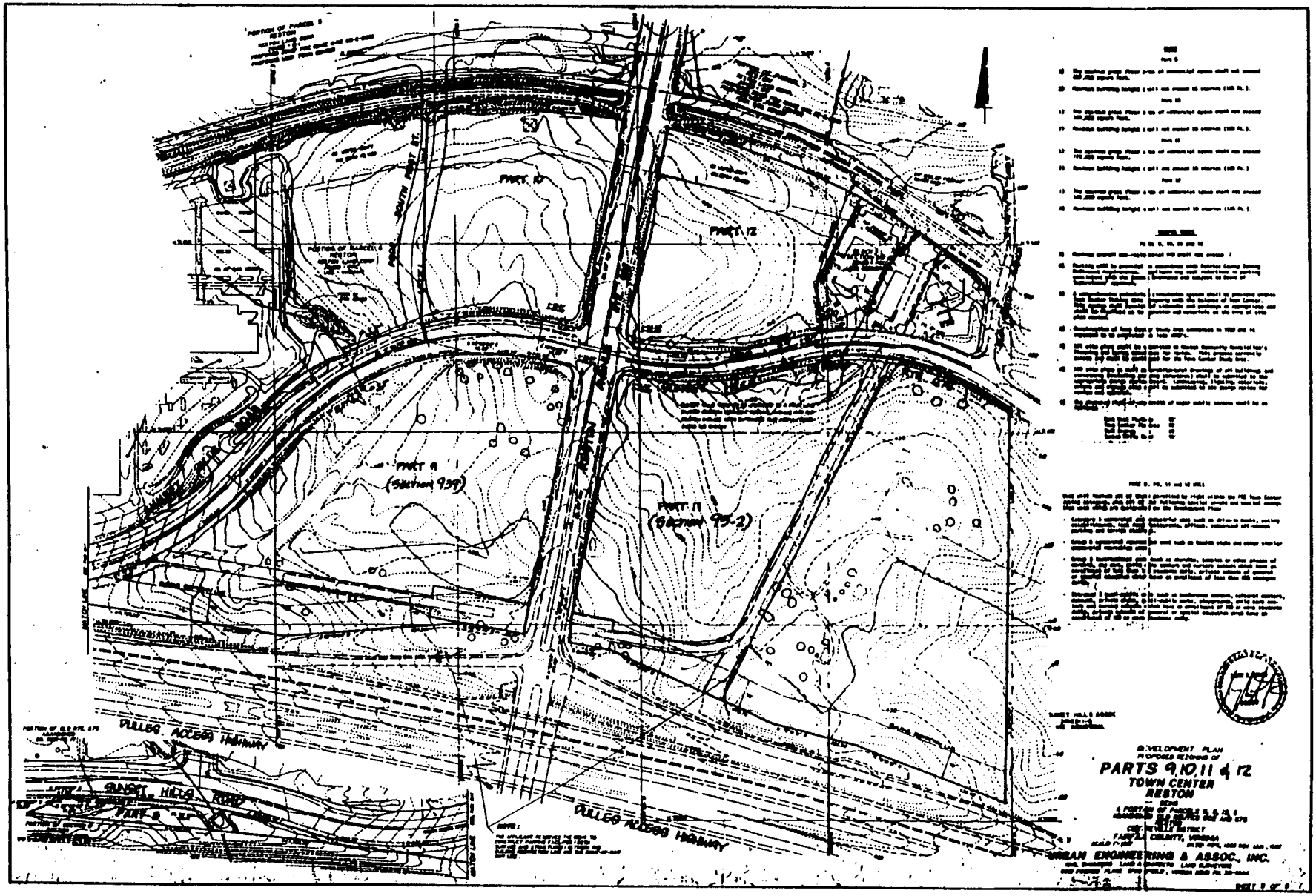
BUILDING ELEVATIONS

| | |
|---|---|
| SCALE | AS NOTED |
| DATE | 11/1/96 |
| DRAWN BY | ES |
| CHECKED BY | HH |

DRAWING NUMBER

CP-6

SHEET 6 OF 8

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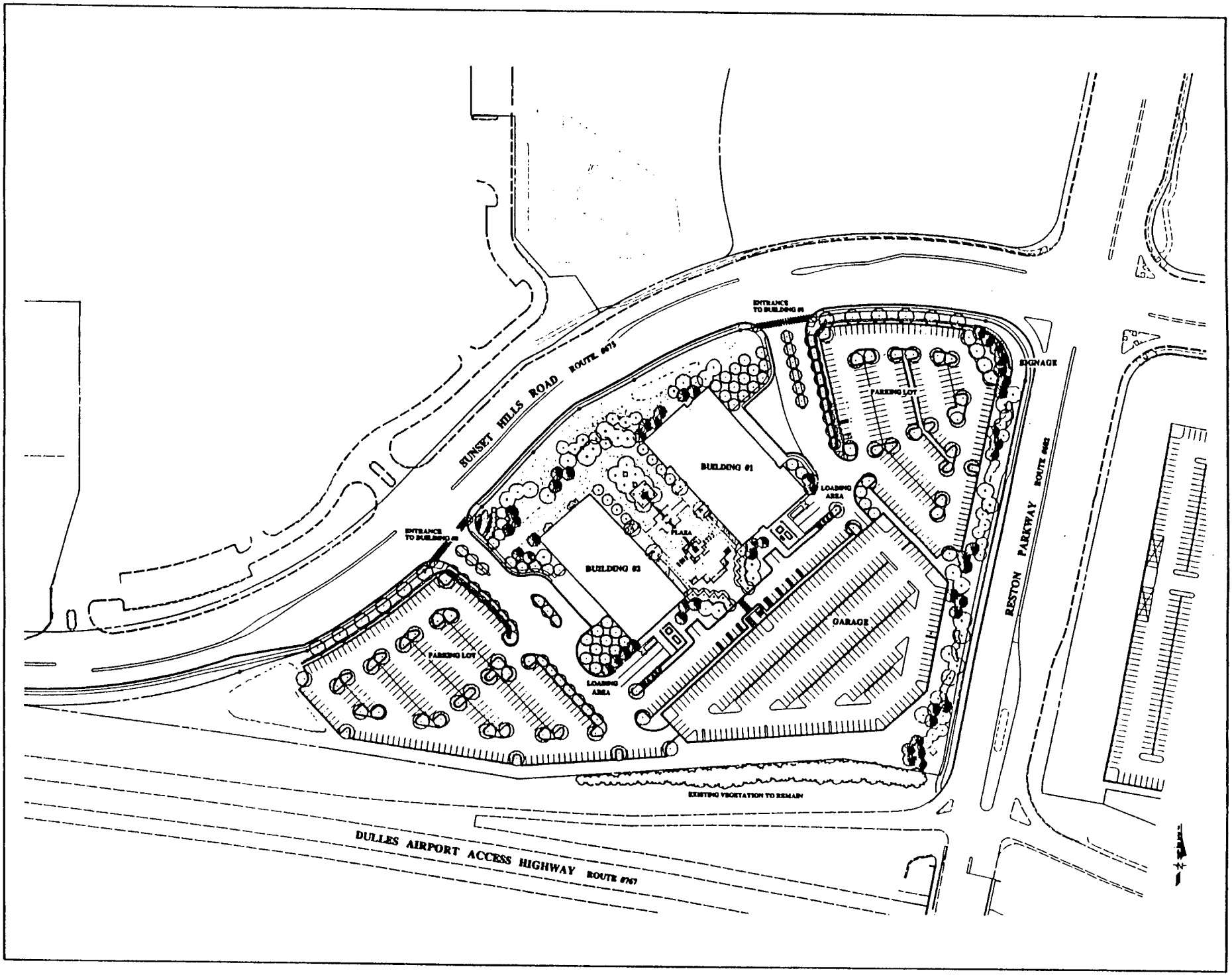
PROJECT TITLE
RESTO
Section
Reston, VA

DRAWING TITLE
APPROVED
DEVELOPMENT
PLAN

CP-7




DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

DESIGN ARCHITECT
EVANS HEINTGES ARCHITECTS
NEW YORK NEW YORK

LEWIS
LANDSCAPE
SCULLY
ARCHITECTS
GIONET

REVISIONS

PROJECT TITLE
RESTON
Section 939
Reston, VA

PROJECT NO

DRAWING TITLE
LANDSCAPE SITE DESIGN

SCALE
DATE FEBRUARY, 1990
DRAWN BY C.F.
CHECKED BY L.A.S.

DRAWING NUMBER
CP-8
SHEET 8 OF 8

RESTON TOWN CENTER CONCEPT PLAN
BDM - SECTION 939
February 14, 1997

## GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 939, Reston. The Tax Map references for the parcels are 17-3-((1)), parcels 4, part of 5, 5D, 5G, 5J and 14.

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated November 1, 1996 and revised through February 3, 1997, prepared by Davis-Carter-Scott; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").

3. The application property consists of approximately 14.816 acres. Westerra Reston, L.L.C. ("Westerra") is the owner of the property and shall hereinafter be referred to as the "Applicant."

4. The proposed office buildings shall consist of a maximum of 457,000 gross square feet, as approved by the Town Center rezonings (RZ 86-C-121 and subsequent PCAs).

5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

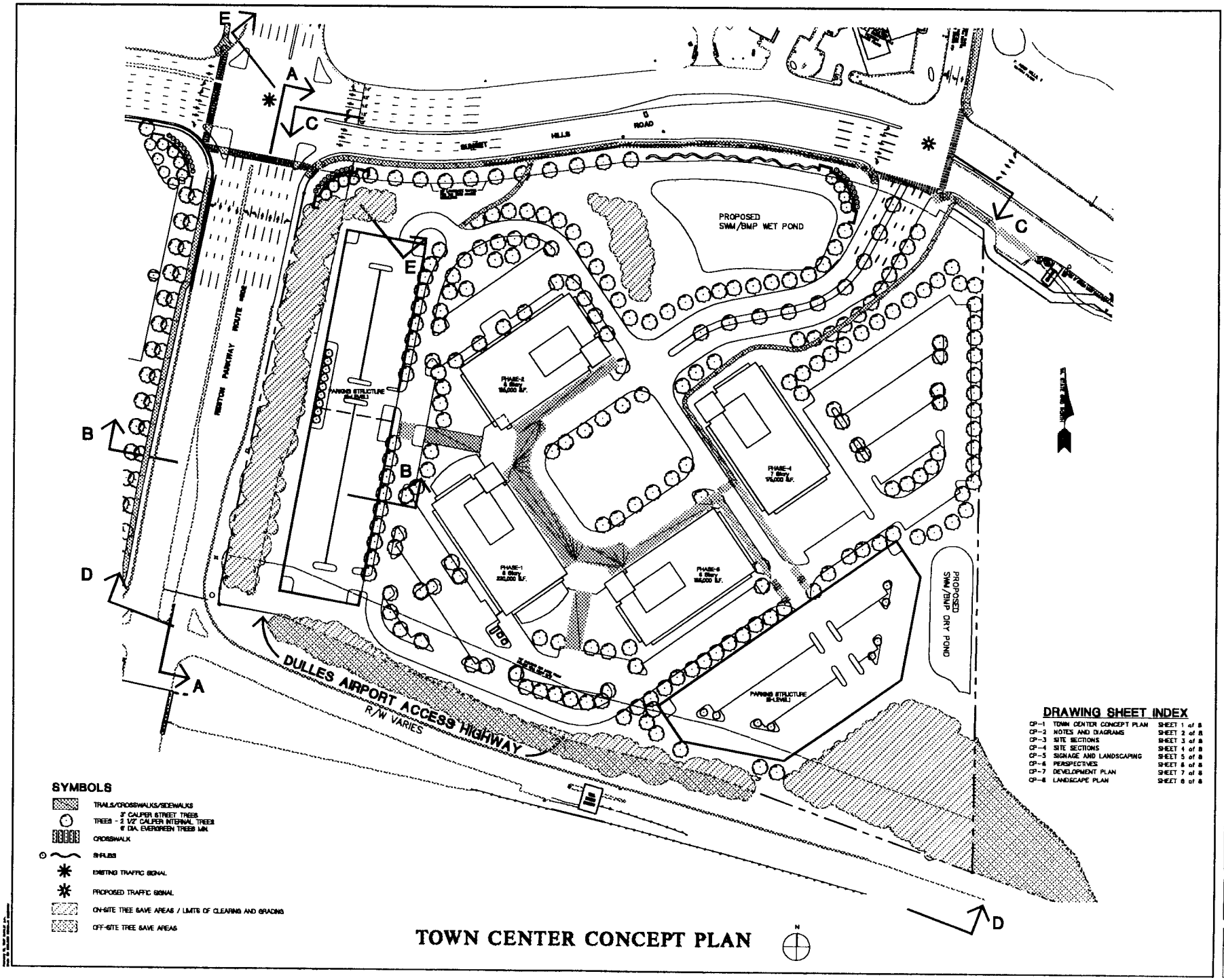
6. Upon build out, a minimum of 20% open space shall be provided.

7. Upon build out, a minimum of 10% tree cover shall be provided.

## PHASING

8. As depicted, the Applicant is proposing up to two (2) office buildings. The Applicant will construct this project, its office buildings and the associated parking in phases. The Applicant currently anticipates a phasing schedule as follows:

| **Phase** | **Square Feet** | **Opening** |
|---|---|---|
| Building I | 326,000 | January, 1999 |
| Building II | 131,000 | January, 2000 |
| | 457,000 | |




## DRAWING SHEET INDEX

| | | |
|---|---|---|
| CP-1 | TOWN CENTER CONCEPT PLAN | SHEET 1 of 8 |
| CP-2 | NOTES AND DIAGRAMS | SHEET 2 of 8 |
| CP-3 | SITE SECTIONS | SHEET 3 of 8 |
| CP-4 | SITE SECTIONS | SHEET 4 of 8 |
| CP-5 | SIGNAGE AND LANDSCAPING | SHEET 5 of 8 |
| CP-6 | PERSPECTIVES | SHEET 6 of 8 |
| CP-7 | DEVELOPMENT PLAN | SHEET 7 of 8 |
| CP-8 | LANDSCAPE PLAN | SHEET 8 of 8 |

# TOWN CENTER CONCEPT PLAN

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO.

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

SCALE 1" = 50'-0"
DATE February 3, 1997
DRAWN BY CLB
CHECKED BY AS

DRAWING NUMBER
CP-1
SHEET 1 OF 8

Page 1

Page 2

Page 3

Page 4

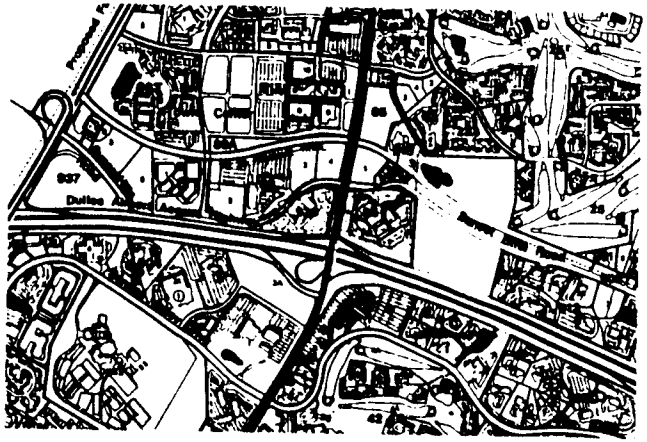
TABULATIONS

| | RPC STANDARD | PROPOSED | |
|---|---|---|---|
| ZONED | RPC Town Center | | |
| SITE AREA | 897 641 SF (20.60 AC) | | |
| PROPOSED USE | office | | |
| GROSS BUILDING FOOTAGE | 730 000 SF | | |
| PARKING SPACES | 1/500 SF (730 000 SF) | | |
| MIN. LOT AREA | NONE | 897 641 SF 20.60 AC | |
| YARD REQUIREMENTS | | | |
| FRONT (Sunset Hills Road) | NONE | 100' building 50' park structure | |
| FRONT (Dulles Parkway) | NONE | 100' building 70' park structure | |
| FRONT (Dulles Airport Access Hwy) | NONE | 100' building 50' park structure | |
| REAR | NONE | 70' building 70' park structure | |
| MAX. GFA | NONE | 730 000 SF | |
| MAX. FAR | NONE | 0.79* | |
| OPEN SPACE | NONE | 30% | |

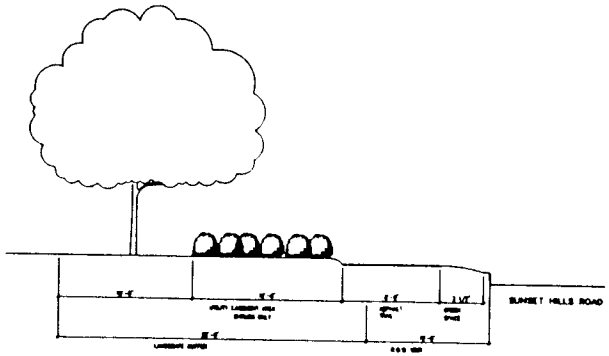
*FAR may exceed .75 with density credit for road dedication

Page 5

VICINITY MAP

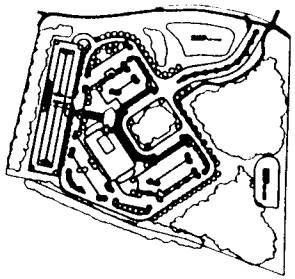



AERIAL VIEW




SECTION AT SUNSET HILLS ROAD

NOTE:
SECTION FOR CLARIFICATION PURPOSES ONLY.



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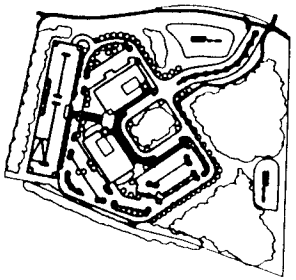

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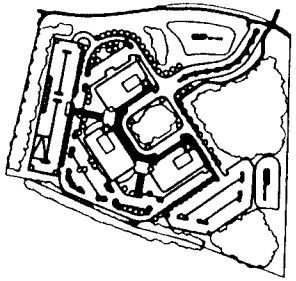

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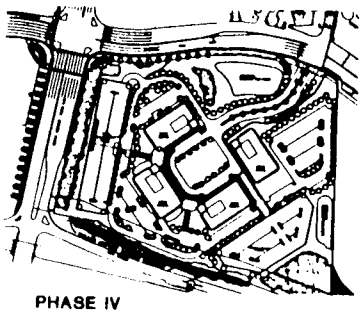


PHASE IV

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS
STAFF COMMENTS
STAFF COMMENTS
STAFF COMMENTS
STAFF COMMENTS

PROJECT TITLE
ORACLE

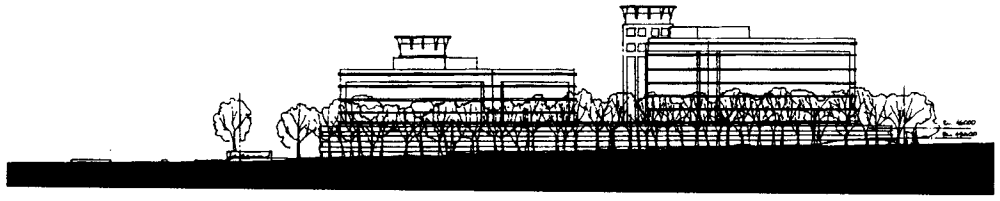
RESTON
Section 95-2
Reston, VA

PROJECT NO.

DRAWING TITLE
NOTES
AND
DIAGRAMS

SCALE
DATE
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-2



A RESTON PARKWAY SECTION
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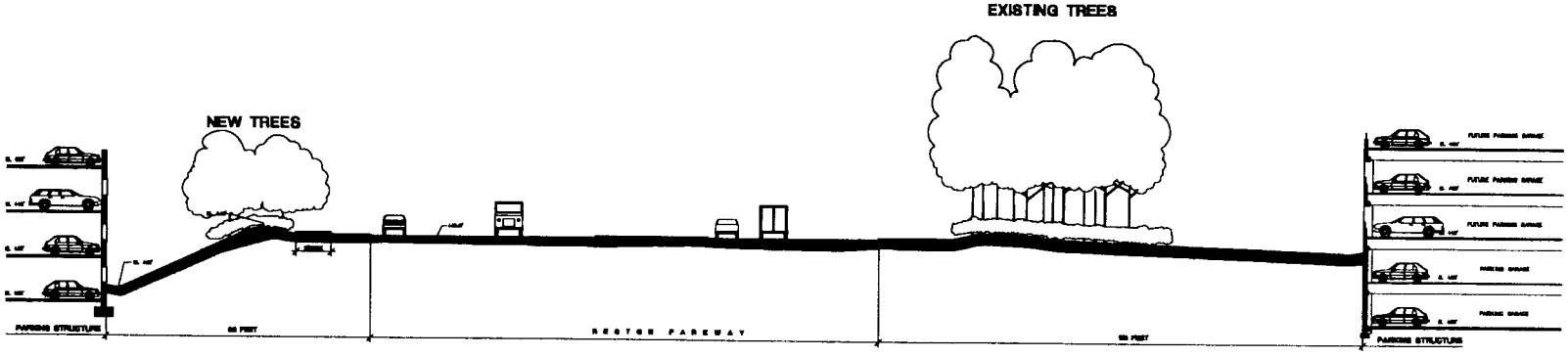


B RESTON PARKWAY SECTION
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DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

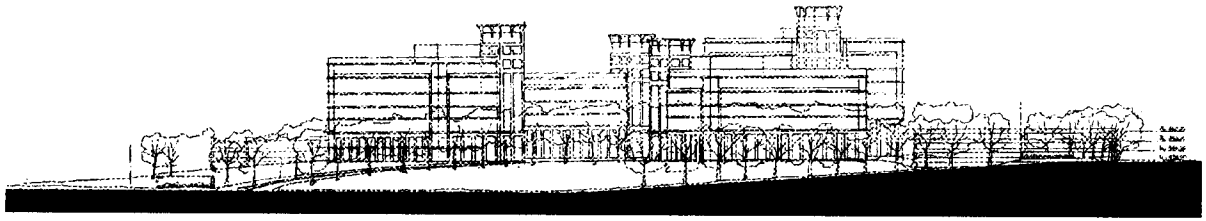
RESTON
Section 95-2
Reston, VA

PROJECT NO.

DRAWING TITLE
SITE
SECTIONS

SCALE AS NOTED
DATE February 3, 1997
DRAWN BY CLB
CHECKED BY AS

DRAWING NUMBER
CP-3
SHEET 3 OF 6



**C** SUNSET HILLS ROAD SECTION
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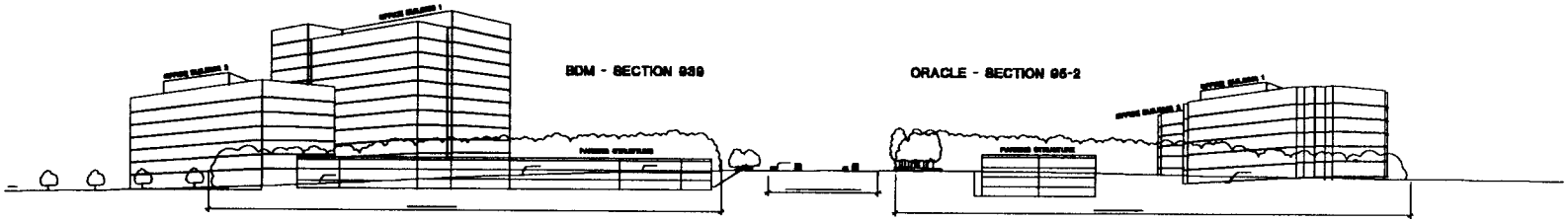


**D** SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMPS
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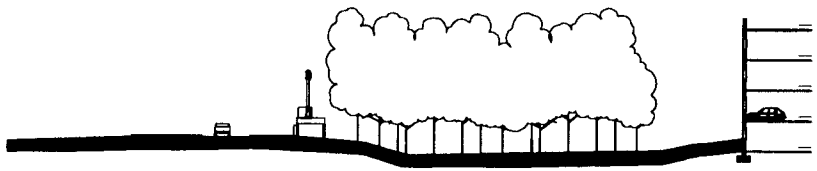


**E** SECTION THROUGH SIGNAGE AT INTERSECTION
1/16" = 1'-0" 358_SS01.dwg

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 2/5/98
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

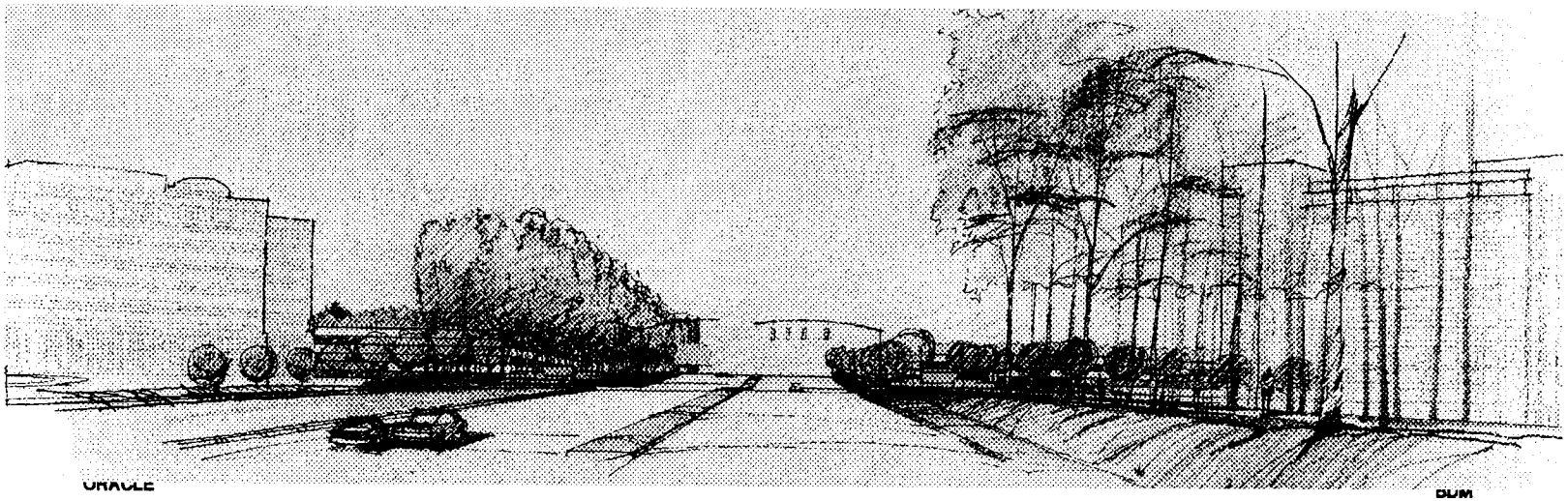
RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-9-[illegible]

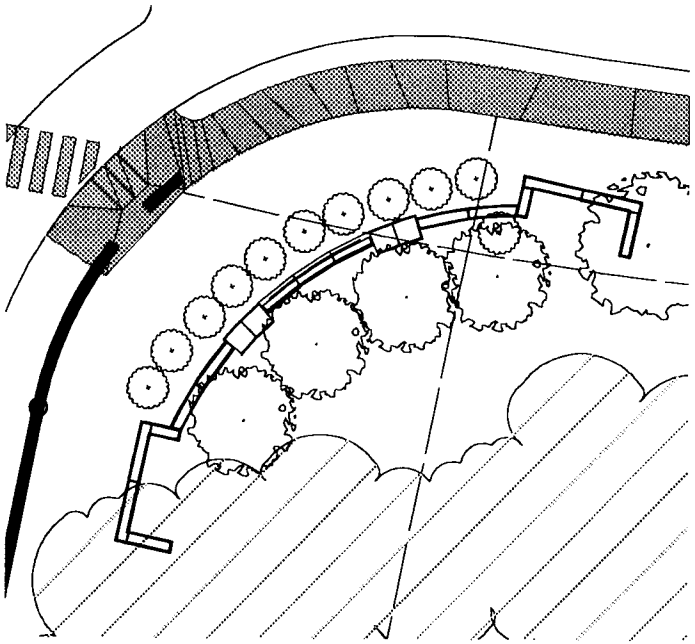
DRAWING TITLE
SITE SECTIONS

SCALE AS NOTED
DATE February 3, 1997
DRAWN BY CLS
CHECKED BY AS

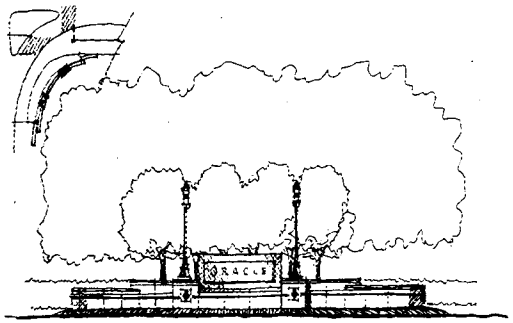
DRAWING NUMBER
CP-4
SHEET 4 OF 5



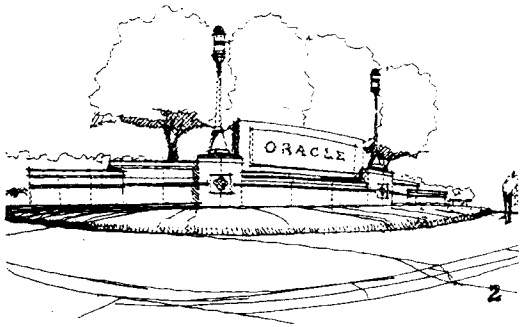

**RESTON PARKWAY PERSPECTIVE**



**ORACLE SIGNAGE PLAN**
1/8" = 1'-0"  358-RPZ.dwg




**ORACLE SIGNAGE ELEVATION**




**ORACLE SIGNAGE PERSPECTIVE**

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIORS ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/86
STAFF COMMENTS 1/7/87
STAFF COMMENTS 2/3/87
STAFF COMMENTS 2/11/87

PROJECT TITLE
ORACLE

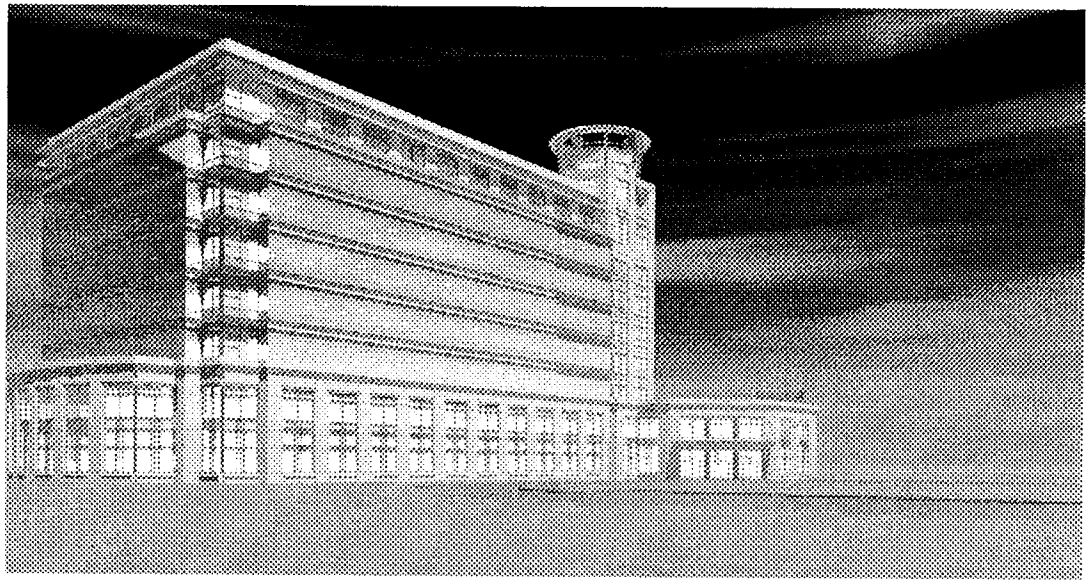
RESTON
Section 95-2
Reston, VA

PROJECT NO.

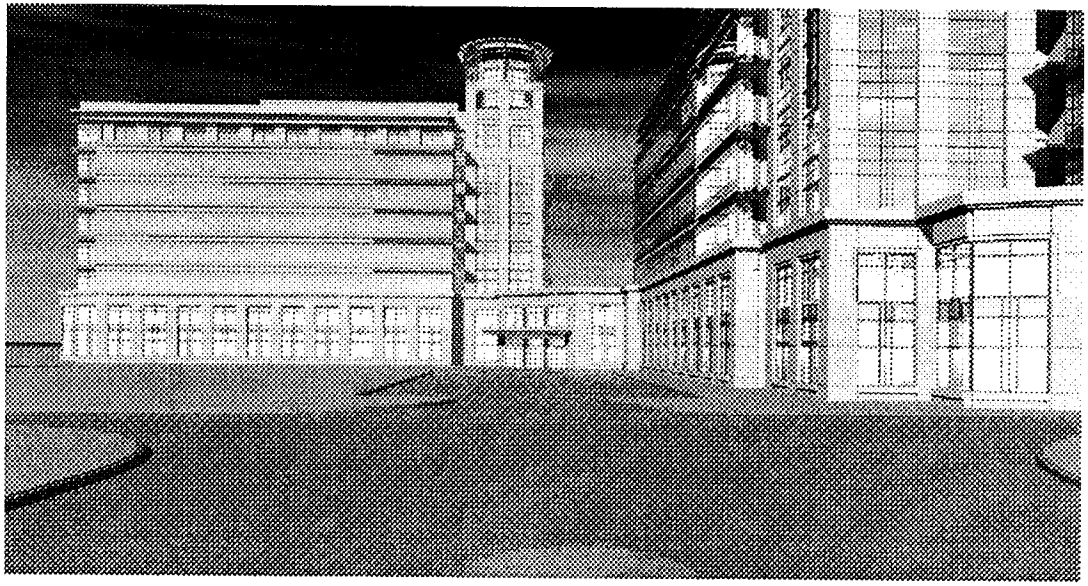
DRAWING TITLE
SIGNAGE
AND
LANDSCAPE

SCALE AS NOTED
DATE February 3, 1987
DRAWN BY C.S.
CHECKED BY AS

DRAWING NUMBER
CP-5
SHEET 5 OF 6



PHASE I



PHASE II

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/86
STAFF COMMENTS 1/17/87
STAFF COMMENTS 2/3/87
STAFF COMMENTS 2/14/87

PROJECT TITLE
ORACLE

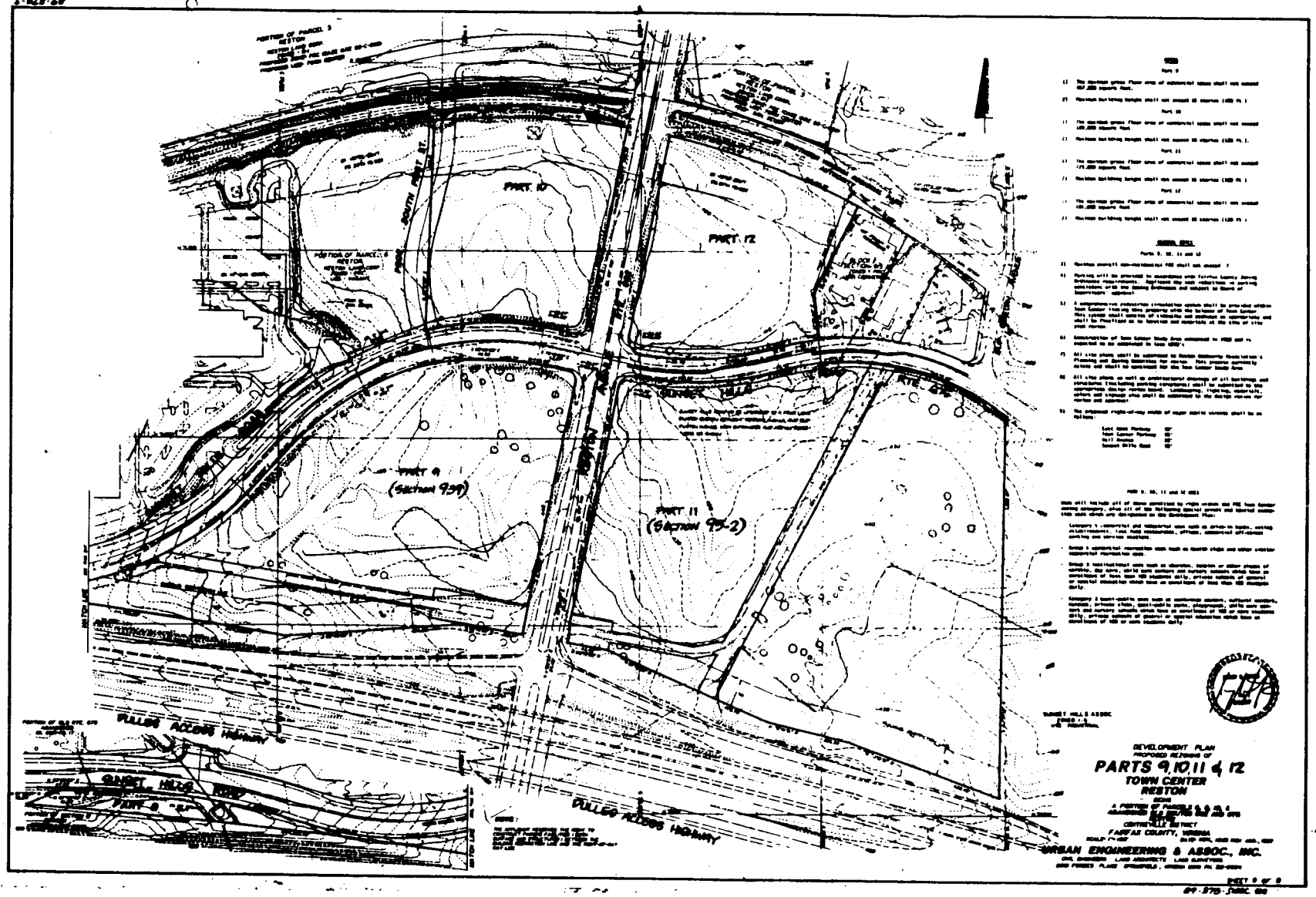
RESTON
Section 95-2
Reston, VA

PROJECT NO. [illegible]

DRAWING TITLE
PERSPEC-
TIVES

SCALE NONE
DATE February 3, 1987
DRAWN BY CLS
CHECKED BY AS

DRAWING NUMBER
CP-6
SHEET 6 OF 6




DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

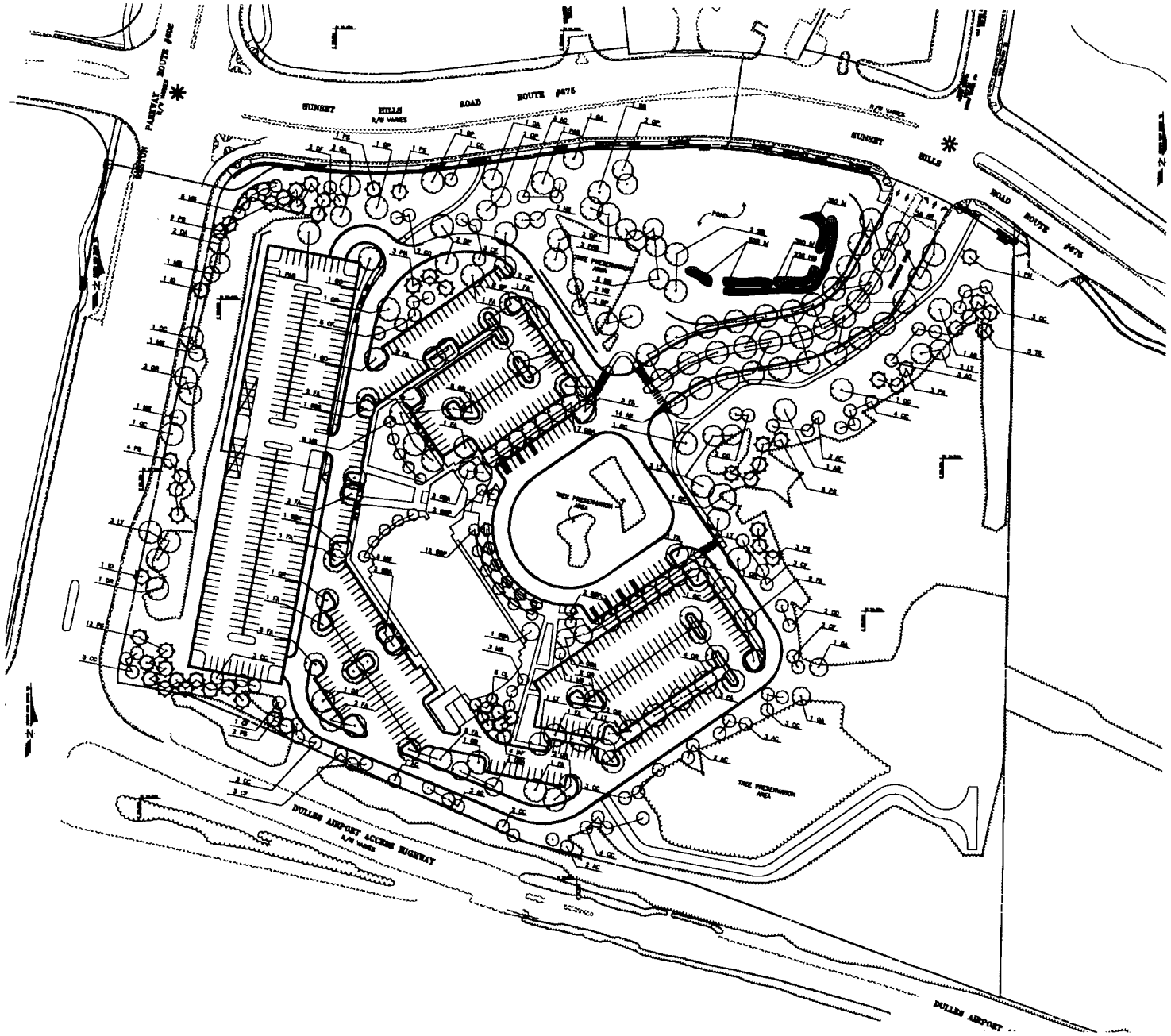
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/8/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

DRAWING TITLE
DEVELOPMENT PLAN

DRAWING NUMBER
CP-7




# LANDSCAPE PLAN

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/86
STAFF COMMENTS 1/17/87
STAFF COMMENTS 2/3/87
STAFF COMMENTS 2/14/87

PROJECT TITLE
ORACLE

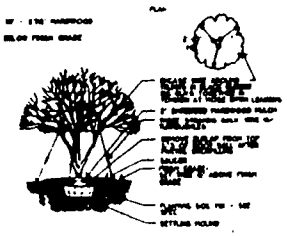
RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-6-[illegible]

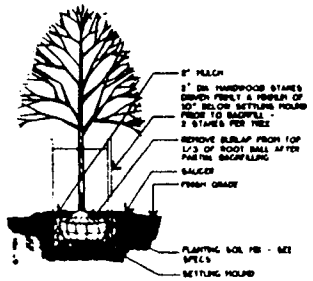
DRAWING TITLE
LANDSCAPE PLAN

SCALE 1 - 10-0
DATE February 3, 1987
DRAWN BY [illegible]
CHECKED BY [illegible]

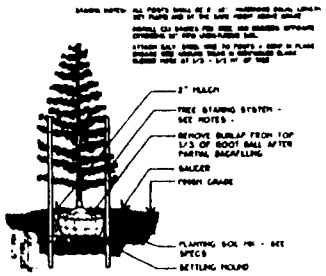
DRAWING NUMBER
CP-8
SHEET 6 OF 8



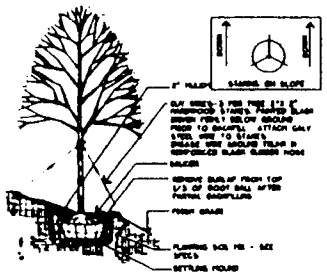
3 Multi-stemmed Tree Planting



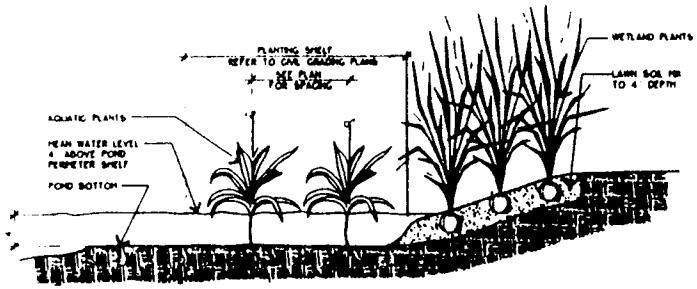

1 Typical Tree Planting Detail




4 Evergreen Tree Planting Detail




2 Tree Planting on Slope




5 Littoral Planting Detail

LITTORAL PLANT SCHEDULE

| KEY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |

TREE PLANTING SUMMARY FOR ORACLE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | 10 YR. CANOPY COVERAGE SF EACH | 10 YR. CANOPY COVERAGE SF TOTAL |
|---|---|---|---|---|---|---|---|
| SMALL DECIDUOUS TREES | | | | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| MEDIUM DECIDUOUS TREES | | | | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| LARGE DECIDUOUS TREES | | | | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| COMPACT EVERGREEN TREES | | | | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| SMALL EVERGREEN TREES | | | | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| MEDIUM EVERGREEN TREES | | | | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| LARGE EVERGREEN TREES | | | | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| TOTAL TREE CANOPY COVERAGE PER FAIRFAX COUNTY TREE SELECTION AND COVER GUIDE PUBLIC FACILITIES MANUAL / APPENDIX / ARTICLE 13 | | | | | | | [illegible] SF |

TREE COVER CALCULATIONS

| | |
|---|---|
| Zoning Category | PRC |
| Gross Site Area | [illegible] SF |
| Proposed Building Footprint Area (Phase I - Excluding Parking Structure) | [illegible] SF |
| Proposed Hidden SWM Pond (Normal Water Surface Area) | [illegible] SF |
| Subtotal Exempt Areas | [illegible] SF |
| = Adjusted Gross Site Area | [illegible] SF |
| = Required Tree Cover (10%) | |
| = Tree Cover Required | [illegible] SF |
| Cover Provided by Proposed Planting | [illegible] SF |
| = Landscape Provided in Parking Area (Parking Area = [illegible]) | [illegible] SF |
| = Cover Credit from Existing Trees (SF Tree Base Area x 1.25 within disturbed site) | [illegible] SF |
| Provided Tree Cover | [illegible] SF |
| Required % Tree Cover | 10 % |
| Approximate % Tree Cover Provided | [illegible] % |

EDAW

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS
LAND SURVEYORS
7713 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLANTING DETAILS AND SCHEDULES

ORACLE
RESTON SECTION 95 BLOCK 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=30' CLT DATE [illegible]

PLAN DATE 6-10-97

SHEET 8 of 8

FILE NO. SP-939

REVISION APPROVED BY DIRECTOR OF PUBLIC WORKS

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

PROJECT TITLE
ORACLE
Virginia Campus

RESTON
Section 95-2
Reston, VA

DRAWING TITLE
SITE DETAILS

SCALE
DATE
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-9

RESTON TOWN CENTER CONCEPT PLAN
ORACLE - SECTION 95, BLOCK 2
February 14, 1997

## GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 95, Block 2, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5, parcels 6 and 15, and 17-4-((1)), part of parcel 7.

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated November 1, 1996 and revised through February 3, 1997, prepared by Davis-Carter-Scott; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").

3. The application property consists of approximately 22.68 acres. Westerra Reston, L.L.C. ("Westerra") is the owner of the property. Oracle is the contract purchaser of the site. Westerra and Oracle shall hereinafter be referred to as the "Applicant."

4. The proposed office buildings shall consist of a maximum of 725,000 gross square feet, as approved by the Town Center rezonings (RZ 86-C-121 and subsequent PCAs).

5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

6. Upon build out, a minimum of 20% open space shall be provided.

7. Upon build out, a minimum of 10% tree cover shall be provided.

## PHASING

8. As depicted, the Applicant is proposing up to four (4) office buildings. The Applicant will construct this project, its office buildings and the associated parking in phases. The Applicant currently anticipates a phasing schedule as follows:

| Phase | Square Feet | Opening |
|---|---|---|
| Building I | 220,000 | August, 1998 |
| Building II | 165,000 | August, 2001 |
| Building III | 165,000 | August, 2004 |
| Building IV | 175,000 | August, 2007 |
| | 725,000 | |

9. The Applicant reserves the right to modify the final size, order and timing of the opening of each building, as dictated by Oracle and its business needs. Applicant reserves the right to vary the timing and implementation of structured parking, as needed. Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking and buildings, unless and until structured parking is required or buildings are constructed.

10. Clearing and grading of the site during each individual phase of development shall adhere to the ultimate limits of clearing and tree save areas as shown on the Town Center Concept Plan. Subject to engineering, the site will be disturbed to the minimum extent possible with each phase of development.

LANDSCAPING

11. The Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan. Said landscaping plan, including the delineated tree save areas, shall be coordinated with and subject to final review and approval by DEM. The Applicant has attached a more detailed Landscape Plan (prepared by EDAW Inc.) which is representative of the quality and quantity of Applicant's final landscaping plan and is subject to final review, modification and approval by the Reston Town Center Design Review Board.

12. All tree save areas and supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") rights-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicant shall relocate the supplemental landscaping within the application property, subject to review and approval by DEM.

13. Certain tree save areas are shown within the VDOT Dulles Toll Road right-of-way. Should said trees be cleared, the Applicant shall, subject to VDOT approval, provide reasonable, supplemental landscaping in the affected area(s) (within the VDOT right-of-way and/or, if feasible, on the Applicant's site).

14. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said supplemental landscaping to other portions of the site, subject to review and approval by DEM.

15. The Applicant will adhere to the limits of clearing and grading as shown. During site plan review, if it is determined necessary by DEM to remove any trees previously designated to be preserved in order to locate additional necessary utility lines or trails, then an area of additional tree save of equivalent value as determined by DEM shall be substituted at an alternate location on the Property. If a suitable alternate location cannot be identified on site, the Applicant shall plant supplemental trees according to the directions of DEM, pursuant to the PFM.

16. In order to help screen its proposed dry pond from the contiguous Plaza America site located to the east, the Applicant shall include additional plantings. Due to PFM constraints, said landscaping may be placed on the Plaza America site, subject to said landowner's permission.

TRANSPORTATION

The Applicant shall improve Sunset Hills Road and Reston Parkway as depicted on the Town Center Concept Plan and in accordance with VDOT standards, as follows:

17. The Applicant shall dedicate to the County the land necessary (on the south side of Sunset Hills Road) to widen Sunset Hills Road to a six-lane divided facility, consistent with the Public Improvement Plans submitted by Westerra. Said dedication shall occur upon approval of said Public Improvement Plan or upon earlier written demand by the County or VDOT.

18. The Applicant shall widen Sunset Hills Road across the front of the Oracle site to provide for a six-lane divided configuration (on the south side of Sunset Hills Road), including a right turn lane into

the Oracle entrance.

19. The Applicant shall construct dual left-turn lanes on westbound Sunset Hills Road at its intersection with Reston Parkway, as depicted on the Plan.

20. The Applicant shall construct a right turn lane on northbound Reston Parkway to eastbound Sunset Hills Road.

21. The Applicant shall construct two through lanes on westbound Sunset Hills Road at its intersection with Reston Parkway.

22. If required by VDOT, the Applicant shall replace/improve the traffic signal at the intersection of Sunset Hills Road and Old Reston Avenue to correspond to the noted roadway improvements. Subject to timely approval by VDOT, the Applicant shall complete installation of said traffic signal prior to the issuance of a non-RUP for the first office building.

23. The Applicant reserves the right to process separately its Sunset Hills Road improvement plan(s). Applicant anticipates review and approval of the Oracle site plan and/or RGP (rough grading plan) prior to final approval of the Sunset Hills Road improvement plan.

24. The Applicant shall have the noted Sunset Hills Road and Reston Parkway improvements substantially completed (such that the improved and widened roads are available for use by the traveling public) by the issuance of the first non-Residential Use Permit for occupancy of the first office building.

25. The Applicant shall have completed the Sunset Hills Road/Reston Parkway intersection improvements (as shown on the Town Center Concept Plan) (such that the improved and widened intersection is available for use by the traveling public) by August 1, 1999.

TRANSPORTATION MANAGEMENT PROGRAM

26. The Applicant will appoint a Transportation System Management ("TSM") program coordinator for its development. Said TSM manager will be responsible for coordinating with LINK and the Reston Town Center TSM programs. Said TSM's will be designed to reduce single occupancy vehicle trips and encourage ride-sharing, the use of mass transit and reduced reliance on single occupancy vehicle travel, all pursuant to the Town Center Proffers.

27. As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.

28. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.

29. The TSM coordinator will provide staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.

30. The TSM coordinator will work with LINK, the Office of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

## LAND USES

31. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance.

## SITE DESIGN

32. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").

33. The four buildings' architecture generally will be consistent in design and materials used and will complement one another.

34. The plaza area will be landscaped and incorporate such features as walkways, seating areas and special planting. Development and implementation of these features will be phased subject to engineering and other design considerations.

35. The parking structures will incorporate architectural treatments to visually break up the horizontal expanses and will include materials compatible with the buildings.

36. The top parking levels will incorporate planting(s) to visually soften the structure's appearance and to break-up the top levels of parking.

37. The maximum height of the parking structures will be five (5) levels. The parking structures shall be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 3 and 4).

38. The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berming and fencing or walls.

39. Signage will be provided in accordance with Article 12 of the Zoning Ordinance.

40. Should future mass transit/rail stations become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connections(s) on its site to said mass transit facilities.

## TOWN CENTER CONCEPT PLAN AMENDMENTS

41. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.

42. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and\or consent of the owners of the other land areas, provided that such application 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 application shall otherwise remain in full force and effect.

RESTON TOWN CENTER CONCEPT PLAN
ORACLE - SECTION 95, BLOCK 2
February 14, 1997

## GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 95, Block 2, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5, parcels 6 and 15, and 17-4-((1)), part of parcel 7.

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated November 1, 1996 and revised through February 3, 1997, prepared by Davis-Carter-Scott; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").

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7. Upon build out, a minimum of 10% tree cover shall be provided.

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| **Phase** | **Square Feet** | **Opening** |
|---|---|---|
| Building I | 220,000 | August, 1998 |
| Building II | 165,000 | August, 2001 |
| Building III | 165,000 | August, 2004 |
| Building IV | 175,000 | August, 2007 |
| | 725,000 | |

9. The Applicant reserves the right to modify the final size, order and timing of the opening of each building, as dictated by Oracle and its business needs. Applicant reserves the right to vary the timing and implementation of structured parking, as needed. Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking and buildings, unless and until structured parking is required or buildings are constructed.

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15. The Applicant will adhere to the limits of clearing and grading as shown. During site plan review, if it is determined necessary by DEM to remove any trees previously designated to be preserved in order to locate additional necessary utility lines or trails, then an area of additional tree save of equivalent value as determined by DEM shall be substituted at an alternate location on the Property. If a suitable alternate location cannot be identified on site, the Applicant shall plant supplemental trees according to the directions of DEM, pursuant to the PFM.

16. In order to help screen its proposed dry pond from the contiguous Plaza America site located to the east, the Applicant shall include additional plantings. Due to PFM constraints, said landscaping may be placed on the Plaza America site, subject to said landowner's permission.

TRANSPORTATION

The Applicant shall improve Sunset Hills Road and Reston Parkway as depicted on the Town Center Concept Plan and in accordance with VDOT standards, as follows:

17. The Applicant shall dedicate to the County the land necessary (on the south side of Sunset Hills Road) to widen Sunset Hills Road to a six-lane divided facility, consistent with the Public Improvement Plans submitted by Westerra. Said dedication shall occur upon approval of said Public Improvement Plan or upon earlier written demand by the County or VDOT.

18. The Applicant shall widen Sunset Hills Road across the front of the Oracle site to provide for a six-lane divided configuration (on the south side of Sunset Hills Road), including a right turn lane into

the Oracle entrance.

19. The Applicant shall construct dual left-turn lanes on westbound Sunset Hills Road at its intersection with Reston Parkway, as depicted on the Plan.

20. The Applicant shall construct a right turn lane on northbound Reston Parkway to eastbound Sunset Hills Road.

21. The Applicant shall construct two through lanes on westbound Sunset Hills Road at its intersection with Reston Parkway.

22. If required by VDOT, the Applicant shall replace/improve the traffic signal at the intersection of Sunset Hills Road and Old Reston Avenue to correspond to the noted roadway improvements. Subject to timely approval by VDOT, the Applicant shall complete installation of said traffic signal prior to the issuance of a non-RUP for the first office building.

23. The Applicant reserves the right to process separately its Sunset Hills Road improvement plan(s). Applicant anticipates review and approval of the Oracle site plan and/or RGP (rough grading plan) prior to final approval of the Sunset Hills Road improvement plan.

24. The Applicant shall have the noted Sunset Hills Road and Reston Parkway improvements substantially completed (such that the improved and widened roads are available for use by the traveling public) by the issuance of the first non-Residential Use Permit for occupancy of the first office building.

25. The Applicant shall have completed the Sunset Hills Road/Reston Parkway intersection improvements (as shown on the Town Center Concept Plan) (such that the improved and widened intersection is available for use by the traveling public) by August 1, 1999.

TRANSPORTATION MANAGEMENT PROGRAM

26. The Applicant will appoint a Transportation System Management ("TSM") program coordinator for its development. Said TSM manager will be responsible for coordinating with LINK and the Reston Town Center TSM programs. Said TSM's will be designed to reduce single occupancy vehicle trips and encourage ride-sharing, the use of mass transit and reduced reliance on single occupancy vehicle travel, all pursuant to the Town Center Proffers.

27. As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.

28. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.

29. The TSM coordinator will provide staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.

30. The TSM coordinator will work with LINK, the Office of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

## LAND USES

31. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance.

## SITE DESIGN

32. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").

33. The four buildings' architecture generally will be consistent in design and materials used and will complement one another.

34. The plaza area will be landscaped and incorporate such features as walkways, seating areas and special planting. Development and implementation of these features will be phased subject to engineering and other design considerations.

35. The parking structures will incorporate architectural treatments to visually break up the horizontal expanses and will include materials compatible with the buildings.

36. The top parking levels will incorporate planting(s) to visually soften the structure's appearance and to break-up the top levels of parking.

37. The maximum height of the parking structures will be five (5) levels. The parking structures shall be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 3 and 4).

38. The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berming and fencing or walls.

39. Signage will be provided in accordance with Article 12 of the Zoning Ordinance.

40. Should future mass transit/rail stations become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connections(s) on its site to said mass transit facilities.

## TOWN CENTER CONCEPT PLAN AMENDMENTS

41. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.

42. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and\or consent of the owners of the other land areas, provided that such application 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 application shall otherwise remain in full force and effect.

TABULATIONS

| | |
|---|---|
| ZONED: | PRC Town Center |
| SITE AREA: | 987,941 SF (22.68 AC) |
| PROPOSED USE: | office |
| GROSS SQUARE FOOTAGE: | 725,000 SF |
| PARKING SPACES: | Will be provided in accordance with the provisions of Article 11. Applicant reserves the right to provide additional spaces per the tenants' needs. |

| | PRC REQUIRED | PROPOSED |
|---|---|---|
| MIN. LOT AREA | NONE | 987,941 SF<br>22.68 AC |
| YARD REQUIREMENTS: | | |
| FRONT (Sunset Hills Road) | NONE | 200' building,<br>90' park. structure |
| FRONT (Reston Parkway) | NONE | 200' building,<br>70' park. structure |
| FRONT (Dulles Airport Access Hwy) | NONE | 100' building,<br>30' park. structure |
| REAR | NONE | 75' building<br>75' park. structure |
| MAX. GFA | NONE | 725,000 SF |
| MAX. FAR | NONE | 0.70* |
| OPEN SPACE | NONE | 20% |

*FAR may exceed .70 with density credit for road dedication.

28. The TSM coordinator will promote staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.

29. The TSM coordinator will work with LINK, the Office of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

## LAND USES

30. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance.

## SITE DESIGN

31. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").

32. The two buildings' architecture generally will be consistent in design and materials used and will complement one another, subject to Reston Town Center Design Review Board review and approval.

33. The design of the plaza area and its amenities will be determined at the Phase 2 site plan review stage. This area will serve as the focal point of the site and will be landscaped and designed accordingly.

34. The parking structure will incorporate architectural treatments to visually break up the horizontal expanses and will include materials compatible with the buildings.

35. The top parking level will incorporate planting(s) to visually soften the structure's appearance and to break- up the top level of parking.

36. The maximum height of the parking structure will be four (4) levels. The parking structure shall be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 4 and 5).

37. The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berming and fencing or walls.

38. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.

39. Applicant shall provide BMP/storm water management on and off site, as depicted, subject to DEM review and approval.

40. Should future mass transit/rail stations become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connection(s) on its site to said mass transit facilities.

TOWN CENTER CONCEPT PLAN AMENDMENTS

41. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and\or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.

42. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the other land areas, provided that such application 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 application shall otherwise remain in full force and effect.

## TABULATIONS

| | |
|---|---|
| ZONED: | PRC Town Center |
| SITE AREA: | 645,399 SF (14.816AC) |
| PROPOSED USE: | office |
| GROSS SQUARE FOOTAGE: | 457,000 SF |
| PARKING SPACES: | Will be provided in accordance with the provisions of Article 11. Applicant reserves the right to provide additional spaces per the tenants' needs. |

| | PRC REQUIRED | PROPOSED |
|---|---|---|
| MIN. LOT AREA | NONE | 645,399 SF<br>14.816 AC |
| YARD REQUIREMENTS: | | |
| FRONT (Sunset Hills Road) | NONE | 50' building,<br>200' park. structure |
| FRONT (Reston Parkway) | NONE | 250' building,<br>45' park. structure |
| FRONT (Dulles Airport Access Hwy) | NONE | 75' building,<br>40' park. structure |
| MAX. GFA | NONE | 457,000 SF |
| MAX. FAR | NONE | 0.70* |
| OPEN SPACE | NONE | 20% |

*FAR may exceed .70 with density credit for road dedication.

BDM notes.6
22590

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

## DESCRIPTION OF THE APPLICATIONS

The applicants, Westerra Reston L.L.C and Oracle Corporation and Westerra Reston L.L.C. are requesting approval of two companion Conceptual Plans for office development on property located north of the Dulles Toll Road in the southeast and southwest quadrants of the intersection of Reston Parkway and Sunset Hills Road, also identified as Reston Section 95-2 and Section 939, respectively. The properties were rezoned to the Planned Residential Community (PRC) District in 1987 pursuant to the approval of rezoning application RZ 86-C-121, one (1) of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings". Proffer D1 of the Reston Town Center proffers requires that, prior to the submission of a PRC Plan (formerly referred to as a preliminary site plan) for any portion of the site rezoned pursuant to RZ 86-C-121, the applicant will prepare and submit a "conceptual plan" to include the general location of the proposed buildings, a vehicular traffic circulation plan (including location of entrances and minor streets), landscaping and screening, pedestrian walkways and trails, open space, FAR, height limits and any proposed recreation or community facilities. The Conceptual Plan must be submitted for review by the Office of Comprehensive Planning and for review and approval by the Fairfax County Planning Commission.

**CP 86-C-121-8** proposes the phased construction of four office buildings, with a total gross floor area of 725,000 square feet (an FAR of 0.73) and two five (5) level parking structures on 22.68 acres located at the southeast corner of the intersection of Reston Parkway and Sunset Hills Road. This proposal will be referred to as the "Oracle Development" throughout this report.

**CP 86-C-121-9** proposes the phased construction of two office buildings with a total gross floor area of 457,000 square feet (an FAR of 0.71) and one four level parking structure on 14.83 acres located at the southwest corner of the intersection of Reston Parkway and Sunset Hills Road. This proposal will be referred to as the "BDM Development" throughout this report.

The applicant's affidavits and statements of justification are contained in Appendices 1 and 2 of this report, respectively.

## 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 collectively known as the "Reston Town Center Rezonings": RZ 85-C-088, RZ 86-C-119, and RZ 86-C-121 to the PRC District and RZ 86-C-118 to the I-3 (Light Intensity Industrial) District. Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by OCP staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation, landscaping and screening, building location and parking lot location. To date, the Planning Commission has approved Conceptual Plans for the Reston Town Center Urban Core, Reston Corporate Center, Oak Park Condominiums, Edgewater Condominiums and Townhomes, the Spectrum Retail Center, the West Market Community of townhomes and multi-family units, the YMCA community recreation facility with associated child care center, a 116 room extended stay hotel and the Target retail center.

The approved Development Plan (DP) for the Oracle Development is designated as Part 11 of RZ 86-C-121; the BDM Development is designated as Part 9 of RZ 86-C-121. The approved DP for both Parts 9 and 11 designates office use among the various land uses permitted on the application properties. The approved DP for Part 11 (Oracle) shows a maximum gross floor area of commercial space of 729,000 square feet and a maximum building height of 15 stories or 180 feet. The approved DP for Part 9 (BDM) shows a maximum gross floor area of commercial space of 457,000 square feet and a maximum building height of 15 stories or 180 feet. The approved DP also states that the maximum overall non-residential FAR for Parts 9, 10, 11 and 12 shall not exceed 0.70. Parts 10 and 12 of RZ 86-C-121 are located on the north side of Sunset Hills Road, east and west of Reston Parkway and are not included in this review. It should be noted that while the FARs for both the Oracle and BDM developments are 0.73 and 0.71 respectively, at the time Conceptual Plans are submitted for Parts 10 and 12, the overall FAR for the combined land area subject to Parts 9, 10, 11 and 12 cannot exceed 0.70.

On October 2, 1989, the Board of Supervisors approved RZ 89-C-025, which rezoned the property zoned I-3 (RZ 86-C-118) to the PRC District in addition to approving Proffered Condition Amendment applications (PCAs) on the three (3) other Reston Town Center rezonings. On October 15, 1990, the Board of

Supervisors approved proffered condition amendment applications on the four (4) Reston Town Center rezonings to expedite construction of the Fairfax County Parkway interchange at Sunset Hills Road 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 revised through October 3, 1990 and October 4,1990, currently governs the Reston Town Center rezonings. A complete copy of the approved proffers is on file with the Office of Comprehensive Planning.

On April 2, 1992, the Planning Commission approved a three (3) part "Master Conceptual Plan" (refer to Appendix 3A ) for the Reston Town Center which consisted of an "Open Space and Landscape Plan", a "Circulation Plan" and a "Land-Use, Heights and FAR Plan". The "Master Conceptual Plan" consolidated onto three (3) sheets information that had previously been contained on numerous development plan sheets approved pursuant to the four (4) Reston Town Center rezonings. As with the approved DPs, the "Master Conceptual Plan" continued to depict the various portions of the Town Center as "blobs", and did not show specific layouts. The "Master Conceptual Plan" did establish the street system and the major streetscape/open space parameters of the Town Center. Notes on the 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.

An excerpt of the approved proffers, a copy of the approved Development Plan and a copy of the Master Conceptual Plan are contained in Appendices 3 and 3A of this report.

**SURROUNDING AREA DESCRIPTION:**

| CP 86-C-121-8 (Oracle) | | | |
|---|---|---|---|
| **Direction** | **Use** | **Zoning** | **Plan** |
| North | Vacant<br>(Section 95-1, Part 12 of RZ 86-C-121) | PRC | Town Center |
| | Service Station/ Quick-Service Food Store/Vehicle Light Service Establishment | PRC | Town Center |
| South | Dulles Toll Road R-O-W | | |
| East | Office and Retail<br>(Plaza America) | PDC | Mixed Use |
| West | Reston Parkway R-O-W | | |
| | Vacant<br>(Subject of CP-86-C-121-9 for office use) | PRC | Town Center |

| CP 86-C-121-9 (BDM) | | | |
|---|---|---|---|
| North | Vacant<br>(Section 95-3 & 4, Part 10 of RZ 86-C-121) | PRC | Town Center |
| Northwest | Office | PRC | Town Center |
| South | Dulles Toll Road | | |
| East | Reston Parkway R-O-W<br><br>Vacant<br>(Subject of CP-86-C-121-8) | PRC | Town Center |
| West | Commercial Retail<br>(Target) | PRC | Town Center |

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 4)

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

The Comprehensive Plan Map shows that the property is planned for Town Center.

**ANALYSIS**

***CP 86-C-121-8*** *(Oracle)*

**Description of the Conceptual Plan**
(Copy at Front of Staff Report)

**Title of CP:** Oracle, Reston Section 95-2
**Prepared By:** Davis, Carter & Scott
**Dates:** February 14, 1997

The CP contains a total of nine (9) sheets. **Sheet #1** shows the general layout of the site. **Sheet #2** contains the site notes, the proposed phasing of the four office buildings and parking structures, an aerial view and a vicinity map which shows the site in the context of existing, approved, and proposed development on surrounding parcels and major streets. A cross section of the Sunset Hills Road streetscaping is also shown. **Sheets #3** and **4** show cross sections which

depict the relationship of the proposed structures to the adjacent roadways and the relationship between the Oracle and BDM developments as viewed from Reston Parkway. **Sheet #5** shows a perspective of both the Oracle and BDM development from southbound Reston Parkway. The proposed signage at the corner of Reston Parkway and Sunset Hills Road is also depicted. **Sheet #6** shows a perspective of the Phase I and Phase II buildings. **Sheet #7** is a copy of the Development Plan (DP) which lists the approved uses and maximum floor area ratio for this site (Part 11), approved pursuant to RZ 86-C-121. **Sheets #8** and **#9** depict a more detailed landscape plan for the site.

The layout depicted on Sheet 1 of the CP shows the ultimate build out of the proposed office development. Four office buildings are proposed to be constructed in four phases as follows:

| | | |
|---|---|---|
| Phase I | 220,000 gsf | 8 stories |
| Phase II | 165,000 gsf | 6 stories |
| Phase III | 165,000 gsf | 6 stories |
| Phase IV | 175,000 gsf | 7 stories |
| Total | 725,000 gsf | |

The four buildings are located generally in the central portion of the site and are oriented to an interior plaza area around a circular travel aisle serving all four buildings from the main entrance road. Access to the site is provided from Sunset Hills Road at its intersection with Old Reston Avenue. The Phase I, II and III buildings will be structurally connected by a two story building enclosure to allow interior access among the three buildings. No connection is provided to the Phase IV building. Parking will be provided in two five level parking garages and two surface parking areas. One parking structure will be located parallel to Reston Parkway, with the other parking structure located in the southeast corner of the site adjacent to the Dulles Toll Road and the Plaza America Development. Surface parking is shown to the rear of the Phase 1 building, immediately north of the property boundary adjacent to the Dulles Toll Road. A second surface area is located to the rear of the Phase IV building adjacent to the eastern property boundary with Plaza America. Under the phasing plan shown on Sheet 2 of the CP, with the construction of Phase I, surface parking will be provided where the Phase II and Phase III buildings are shown. Two on-site Stormwater Management/Best Management Practices (SWM/BMP) facilities are shown. A proposed wet pond is located adjacent to

Sunset Hills Road, just west of the main entrance road into the site. The second facility (which is proposed as a dry pond) is located along the southeastern property boundary between the parking garage and the boundary with Plaza America.

The CP also shows two major tree save areas. An approximately 60 foot wide area of existing vegetation which runs the length of the Reston Parkway frontage and a portion of the Sunset Hills Road frontage at its intersection with Reston Parkway will be preserved. This existing vegetation is located between the proposed parking garage and the right-of-way line for Reston Parkway. A large tree save area is also shown in the southeast corner of the site to the rear of the parking garage, abutting the Dulles Toll Road. Additional tree save will be provided along the Dulles Toll Road frontage of the site, but the vast majority of the existing vegetation is located off-site within the Dulles Toll Road right-of-way. Finally, a small tree save area is shown adjacent to the wet pond along Sunset Hills Road. Pedestrian trails have been provided along Sunset Hills Road and along the main entrance road serving the site. Pedestrian connections are also provided from the parking structures to the buildings. In addition to the conceptual landscaping shown on Sheet 1 of the CP, a more detailed landscape plan has been provided which illustrates the quality and quantity of landscaping proposed for site, including a tree preservation area within the interior Plaza. The CP Notes state that upon final build out a minimum 20% open space and a minimum 10% tree cover will be provided.

***CP 86-C-121-9*** (BDM)

**Description of the Conceptual Plan**
(Copy at Front of Staff Report)

| | |
|---|---|
| **Title of CP:** | Reston Section 939 |
| **Prepared By:** | Davis, Carter & Scott |
| **Dates:** | February 14, 1997 |

The CP contains a total of eight (8) sheets. **Sheet #1** shows the general layout of the site. **Sheet #2** contains the site notes and an illustrative layout of the westernmost part of the site comprising the 0.88 acres located opposite the intersection of Town Center Parkway. This area is proposed to be dedicated to Fairfax County for a potential bus transit drop off point. **Sheet #3** contains a vicinity map which shows the site in the context of existing, approved and proposed development on surrounding parcels and major streets. Sheet 3 also depicts the proposed signage at the corner of Reston Parkway and Sunset Hills Road. **Sheets #4 and #5** show cross sections which depict the relationship of the proposed structures to the adjacent roadways and the relationship between

the Oracle and BDM developments as viewed from Reston Parkway and the Dulles Toll Road Access Ramp. A perspective of both the Oracle and BDM development from southbound Reston Parkway is also provided. **Sheet #6** provides a conceptual front and side elevation of the BDM building to be constructed as Phase I. **Sheet #7** is a copy of the Development Plan (DP) which lists the approved uses and maximum floor area ratio for this site (Part 9) approved pursuant to RZ 86-C-121. **Sheet #8** depicts a more detailed landscape plan for the site.

The layout depicted on Sheet 1 of the CP shows the ultimate build out of the proposed office development. Two office buildings are proposed to be constructed in two phases as follows:

| | | |
|---|---|---|
| Building 1 | 326,000 gfa | 12 stories/165 ft. |
| Building 2 | 131,000 gfa | 7 stories/100 ft |
| **Total** | 457,00 gfa | |

The two buildings are generally located in the central portion of the site and have a perpendicular orientation toward Sunset Hills Road. Access to the site is proposed to be provided via two entrances from Sunset Hills Road. A large open space area with landscaping is provided along Sunset Hills Road in front of the two office buildings between the two entrances and is connected to a plaza area which is centrally located between the two buildings. Surface parking will be provided at the eastern and western ends of the property, with the surface lot serving the 12 story building located at the corner of Reston Parkway and Sunset Hills Road. A four level parking garage is located to the rear of the buildings, in the southeast corner of the site adjacent to Reston Parkway and the Dulles Toll Road. This parking structure is proposed to be constructed with Phase II. With construction of Phase I, interim surface parking will be provided where the garage is proposed to be located and also where the Phase II building is proposed. Two Stormwater Management/Best Management Practices (SWM/BMP) facilities are proposed to serve this site. A proposed wet pond is to be located off-site on Reston Section 93-4 (Tax Map 17-3 ((1)) pt. 5). A dry pond is located in the western corner of the site adjacent to a small tree save area. Further to the west, where the property narrows to almost coincide with the Dulles Toll Road right-of-way, is the 0.88 acre parcel to be dedicated to the County for future transit.

The only on-site tree save area proposed is a small area located at the far western end of the site. A tree save area is also shown along the Dulles Toll Road frontage of the site, but this tree save area is located within the Dulles Toll Road right-of-way and not on the application property. Pedestrian trails have been provided along Sunset Hills Road and along Reston Parkway. Pedestrian connections to the proposed buildings are provided from Sunset Hills Road along

the two site entrances. Pedestrian connections have also been provided between the two buildings through the proposed plaza. In addition to the conceptual landscaping shown on Sheet 1 of the CP, a more detailed landscape plan has been provided which illustrates the quality and quantity of landscaping proposed for the site. The CP Notes state that upon final build out a minimum 20% open space and a minimum 10% tree cover will be provided.

**Conformance With Proffers & Development Plan**

For the Oracle site, the proposed maximum of 725,000 square feet of office development at an FAR of approximately 0.73 and a maximum building height of 180 feet are in conformance with the approved Development Plan. The approved Development Plan also shows a 75 foot building restriction line from the Dulles Toll Road right-of-way line. No buildings are proposed within this 75 foot setback; however, a portion of each parking garage does fall within the 75 foot building restriction line. It has been the longstanding interpretation of the Zoning Ordinance that the setback requirement from interstate highways does not apply to parking structures that are not structurally attached to a building. Therefore, this encroachment of the parking structures into the 75 foot building restriction line is permitted.

For the BDM site, the proposed maximum of 457,000 square feet of office development at an FAR of approximately 0.71 and a maximum building height of 180 feet is in conformance with the approved Development Plan. As with the Oracle site, the approved development plan shows a 75 foot building restriction line from the Dulles Toll Road right-of-way. Again, while no office buildings are located within this building restriction line, a section of the parking garage is located within this 75 foot setback. As stated previously, this encroachment is permitted based on a longstanding Zoning Ordinance interpretation.

On the "Land-Use, Heights, FAR" element of the 3-part "Master Conceptual Plan", the Oracle site (Section 95-2) is identified to be developed with office, retail, residential and/or parking with a maximum FAR of 0.70. Similarly, the BDM site is identified to be developed with office, retail, residential, transit facility and/or parking with a maximum FAR of 0.70. On the "Circulation" element of the "Master Conceptual Plan", an internal circulation system is not shown for either the Oracle or BDM developments. Two entrances from Sunset Hills Road are shown on the Master Conceptual Plan for both the Oracle and BDM developments. On the "Open Space and Landscape" element of the "Master Conceptual Plan" both sites are shown to provide a landscape/screening/existing natural buffer along the Sunset Hills Road frontages and a linear open space area and landscape/screening/existing natural buffer along the Reston Parkway frontages of the site. The proposed Oracle and BDM developments are in conformance with these elements.

As stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 86-C-121 require the review and approval by the Planning Commission of Reston Town Center Conceptual Plans. This section contains the description of the applicant's proposal and staff's analysis of both the Oracle and BDM Conceptual Plans for each of the elements listed in the proffers as required components of the conceptual plan. It should be noted that the 530-acre Reston Town Center as a whole is planned to be mixed-use; however, there is no requirement that each parcel within the District be developed as mixed-use.

## DESCRIPTION

A vehicular traffic circulation plan including approximate location of entrances.

*CP 86-C-121-8 (Oracle)*

The CP for Oracle shows one entrance to the site from Sunset Hills Road at its intersection with Old Reston Avenue. There is no direct access proposed to the Dulles Toll Road or to Reston Parkway. Internal circulation for the site will be provided through a four lane divided entrance road which terminates at a loop road which provides access to the main entrances to all four buildings. An open space plaza is located within the center of the loop road. This loop road also provides access to the two parking structures and permits vehicular access to the surface parking lots to the rear of the buildings. According to the Notes contained on the CP, the applicant will construct a number of transportation improvements to Sunset Hills Road and Reston Parkway in conjunction with the development of this site. These improvements include:

- Dedication and construction of Sunset Hills Road across the site's frontage to accommodate a six lane configuration, including a separate right turn lane into the Oracle entrance.
- Construction of dual left turn lanes and two through lanes on westbound Sunset Hills Road at its intersection with Reston Parkway
- Construction of a right turn lane on northbound Reston Parkway to eastbound Sunset Hills Road.
- Modifications to the existing signal at Sunset Hills Road and Old Reston Avenue.

The applicant has committed to substantially complete these improvements prior to occupancy of the first building. In addition, the applicant has committed to have the Sunset Hills Road/Reston Parkway intersection improvements completed by August 1, 1999.

*CP 86-C-121-9 (BDM)*

The CP for BDM shows two entrances to the site from Sunset Hills Road. Both entrances will require median breaks on Sunset Hills Road to allow left turns into the site from westbound Sunset Hills Road. There is no direct access proposed to the Dulles Toll Road or to Reston Parkway. The easternmost entrance will provide primary access to Building 1 and to the surface parking area located at the corner of Reston Parkway and Sunset Hills Road. The westernmost entrance will provide primary access to Building 2 and the surface parking lot in the western portion of the site. Both entrances will be connected via a U-shaped travel aisle that circulates to the rear of the buildings and provides access to the parking garage from either entrance.

Transportation Improvements to be constructed with the BDM development include:

- Dedication and construction of Sunset Hills Road across the eastern portion of the site's frontage to accommodate a six lane configuration, including a separate right turn lane into each of the two entrances and a separate right turn lane to southbound Reston Parkway.

- Dedication of right-of-way along the remainder of the site's frontage west of the westernmost entrance on Sunset Hills Road to permit a third through lane to be constructed by others.

- Dual left turn lanes from eastbound Sunset Hills Road to northbound Reston Parkway.

- Modifications to the left turn bays on westbound Sunset Hills Road at both entrances to the site.

- Installation of traffic signals at either or both entrances to the site, if warranted by VDOT.

Similar to the Oracle site, the applicant has committed to complete these improvements prior to occupancy of the first building. In addition, the applicant has committed to have the remainder of the Sunset Hills Road/Reston Parkway intersection improvements completed by August 1, 1999.

Currently there are 1.3 million square feet of office/R&D development within the Town Center. Upon build out of both the Oracle and BDM developments, office/R&D development in the Town Center will have reached approximately 2.5 million square feet. Review of the Reston Town Center transportation proffers indicates that, with Phase 1 of the Oracle development, all Phase 1A transportation improvements will be completed (the threshold for completion of

the Phase 1A transportation improvements is 2.3 million square feet). In addition, 3 out of 7 of the Phase 1B transportation improvements (threshold for completion is 4.3 million square feet) have currently been completed. The reconstruction of Reston Avenue to add one lane in each direction from the Toll Road to Temporary Road is anticipated to be completed in 1999.

Minor streets in approximate location

The roads internal to both the Oracle and BDM developments are proposed as private streets and travelways to provide access to the surface parking areas and the parking garages, There were no roads shown traversing this site on the "Circulation" element of the 3-part "Master Conceptual Plan".

Pedestrian walkways and trails

The CPs for both the Oracle and BDM developments show sidewalks/trails along the Sunset Hills Road frontage of the site. A trail will also be provided along the Reston Parkway frontage of the BDM site. Internal pedestrian sidewalks/trails on both sites provide connections from the parking garages to the buildings and from the buildings to the proposed plaza areas on each site. Pedestrian walkways are also provided to connect to the major trail along Sunset Hills Road. The CPs also note that, should future mass transit/rail stations become available within the Dulles Toll Road right-of-way, the applicant shall provide for at-grade pedestrian walkway connections from the proposed developments to the mass transit/rail site.

Landscaping and Screening.

*CP 86-C-121-8 (Oracle)*

A 25 foot wide landscaped buffer has been provided along the Sunset Hills Road frontage of the site. This buffer consists of one row of deciduous trees and (due to the presence of utility easements within the 25 foot buffer) a section of the buffer near the main entrance to the site will consist only of low growing shrubs. Along the Reston Parkway frontage of the site, a buffer of existing vegetation is proposed to be preserved. On the detailed landscape plan provided on Sheet #8, supplemental landscaping is shown along Reston Parkway. Along the Toll Road, except for a tree preservation area in the southeast corner of the site, and trees within the Dulles Toll Road right-of-way very little supplemental landscaping is shown. A Note on the CP states that in the event the existing vegetation is removed from the right-of-way, the applicant shall provide reasonable supplemental landscaping in the affected areas, subject to VDOT

approval. The proposed interior site landscaping for Phase I is shown in detail on Sheet 8 of the Concept Plan and provides for a variety of landscaping and includes building foundation plantings as well as detailed treatment of the open space areas. However, no landscaping detail has been provided for the Plaza area. The only landscaping shown for the plaza consists of two tree preservation areas.

*CP 86-C-121-9 (BDM)*

The streetscaping along Sunset Hills Road from Reston Parkway to the easternmost entrance will consist of a 20 foot wide buffer with a single row of deciduous trees. This buffer will widen considerably in front of the two office buildings, with the row of deciduous trees continuing. Additional landscaping will be provided in this open space area. The buffer will again taper to 20 feet in width from the westernmost entrance to where the tree preservation area is proposed. It should be noted that a parking bay running parallel with Sunset Hills Road will be provided at the edge of each 20 foot wide buffer.

The streetscaping along Reston Parkway consists of a 40 foot wide open space area which slopes down from Reston Parkway as illustrated on Sheet 5 of the CP. Streetscaping, to include two rows of deciduous trees interspersed with low-lying shrubs and ornamental trees is provided along the Reston Parkway frontage. A 20 to 40 foot wide open space area is provided between the parking garage and surface parking areas and the Dulles Toll Road. One row of deciduous trees has been provided within this open space area. Additional landscaping detail for the plaza area and open space area along Sunset Hills Road has been provided on Sheet 8 of the CP. The CP notes state that the final design of the plaza area will be determined at the time of construction of Building 2.

<u>Open Space</u>

The Reston Town Center proffers specify that the approximately 449-acre Town Center Study Area shall contain at least 15% open space including walkways, pedestrian plazas, parks, and ponds. A note on the proposed CP indicates that a minimum of 20% open space will be provided on each site. It appears that the Oracle CP depicts more than 20% open space, although the applicant has only committed to a minimum of 20%.

<u>Recreation and Community Facilities</u>

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

Location of a Time-Transfer Transit Hub (Mass Transit Facility)

The circulation element of the Master Conceptual Plan shows future transit facilities to encourage the use of mass transit facilities throughout the Reston Town Center Study Area. The "Circulation" Plan shows a transit facility located along the Sunset Hills Road frontage of the BDM site, opposite its intersection with the newly opened Town Center Parkway. The Conceptual Plan Notes for the BDM site indicate that this 0.88 acre parcel will be dedicated to the County for a potential future mass transit/bus drop-off site. The applicant is not committing to construct this facility. No bus shelters have been proposed along Sunset Hills Road for either the Oracle or BDM sites.

Floor Area Ratios

The Development Plan for RZ 86-C-121 shows the combined maximum non-residential FAR for Parts 9, 10, 11 and 12 as 0.70. A maximum FAR of 0.70 is also noted for Section 95-2 and 939 on the "Land Use, Heights" FAR" element of the 3-part Master Conceptual Plan. Each of these parcels is currently undeveloped. The CP for Oracle proposes a maximum of 725,000 square feet at a maximum FAR of 0.73; a maximum of 457,000 square feet at a maximum FAR of 0.71 is proposed for the BDM site. The combined FAR of these two sites is 0.72 which is above the maximum FAR; however, the approved development plan states that the maximum FAR of Parts 9, 10, 11 and 12 together shall not exceed 0.70. Parts 10 and 12 are undeveloped. Therefore with the development of these two parcels, the FAR for all four parts must not exceed 0.70.

Height Limits

The approved Development Plan limits the height for both the Oracle and BDM site to 15 stories or 180 feet. The Land Use, Heights, FAR element of the Master Conceptual Plan shows a height limit of 180 feet. The maximum height for the Oracle development shown on the CP and all of the cross sections and elevations is 8 stories or approximately 100 feet. The maximum height for the BDM site shown on the CP is 12 stories or 165 feet.

General Location and Type of Housing Units

No housing units are proposed with the application.

General Location of Office and Commercial Buildings

The Oracle buildings are centrally located on the site and are oriented to the interior of the site to form a circular pattern around a central plaza area. The surface parking areas and garages are located to the rear of the buildings, generally on the periphery of the site.

The BDM buildings are oriented to Sunset Hills Road with a central plaza area provided between the two buildings. A loop road which circulates to the rear of the buildings connects the two entrances with the surface parking lots and the parking garage located in the southeast corner of the site.

## STAFF ANALYSIS

**Environmental Analysis** (Appendix 5)

Subsequent to the publication of the Environmental Analysis, the applicants submitted revised Conceptual Plans. The following is a discussion of how the issues previously identified in the analysis have been addressed.

*CP 86-C-121-8 (Oracle)*

**Issue**: Tree Preservation

Several areas have been identified on the CP as tree preservation areas; most notably, along Reston Parkway and in the southeastern corner of the site. A small tree preservation area is located adjacent to the SWM facility along Sunset Hills Road. The applicant is also showing tree save off site within the Dulles Toll Road right-of-way. However, in the previous submission the labeling of these areas was not consistent with the legend and no limits of clearing and grading were depicted on the plans. Further, there was no commitment for tree preservation or for the provision of supplemental landscaping in the event tree preservation could not be accomplished.

**Resolution:**

The revised CP dated February 14, 1997 clearly labels all tree preservation areas and delineates limits of clearing and grading consistent with these areas. Several Notes have been added to the CP which state that the applicant shall adhere to the limits of clearing and grading as shown and that, if it is determined necessary by DEM to remove trees previously designated to be preserved due to final engineering issues (such as the location of utility lines and trails), an equivalent area of tree preservation will be provided elsewhere on the site. The applicant has also added a note that, in the event the tree save area shown in the Dulles Toll Road right-of-way is removed, the applicant shall provide reasonable supplemental landscaping, subject to VDOT approval, within the affected right-of-way area. Staff would also note that on the application property along the Toll Road right-of-way between the two proposed garages, there is only a 15 foot wide strip of open space in which to provide any type of supplemental planting. It would be desirable to widen this area to allow for additional on-site landscaping adjacent to the Toll Road. However, staff believes that this issue has been adequately addressed with the revised CP and Notes.

**Issue:** Highway Noise

Highway noise from the Dulles Access and Toll Roads will impact the site. The proposed buildings may be affected by future noise levels exceeding DNL 70 dBA. Interior noise levels within office buildings should not exceed DNL 50 dBA.

**Resolution:**

The applicant should commit to interior noise mitigation measures through a note on the Conceptual Plan. The revised CP does not address this issue.

**Issue:** Stormwater Management

The proposed development will be subject to County SWM/BMP requirements. The CP identifies the location of two on-site SWM/BMP facilities: a wet pond near the proposed entrance to the development, and a dry pond along the eastern property boundary. Staff also believes that the applicant should incorporate a wetland fringe around at least a portion of the perimeter of the wet pond and planting of native species of high wildlife value within the fringe area.

**Resolution:**

The more detailed landscape plan provided as Sheet 8 of the CP shows wetland plants to be provided around the perimeter of the wet pond. Therefore, this issue has been addressed.

In summary, while the most significant environmental issue, tree preservation, has been adequately addressed, staff recommends that the applicant commit through a note on the CP to interior noise mitigation.

*CP 86-C-121-9 (BDM)*

**Issue:** Tree Preservation

The only significant stands of hardwood trees on the site are located in the southeastern corner of the property (in the area where a parking garage is proposed) and within the narrow western portion of the site. Tree preservation areas have been designated for the narrow undevelopable strip at the western end of the site and within the Dulles Toll Road right-of-way. It appears that the entirety of the hardwood stand within the southeastern portion of the property will be cleared to provide for the parking structure. As with the Oracle site, no limits of clearing and grading had been shown on the previous CP and the notes contained no commitments with regard to ensuring tree preservation for those

areas identified. In addition, staff believed that it would be desirable for the applicant to pursue a design that would enable preservation of part of the hardwood stand within the southeastern portion of the property.

**Resolution:**

The revised CP dated February 14, 1997 clearly labels the tree preservation areas and delineates limits of clearing and grading consistent with these areas. A note has been added to the CP which states that, in the event the tree save area shown in the Dulles Toll Road right-of-way is removed, the applicant shall provide reasonable supplemental landscaping in this area, subject to VDOT approval. The applicant has not addressed staff's suggestion to modify the design of the parking structure in an effort to provide some additional tree preservation.

**Issue:** Highway Noise

Same issues as identified for the proposed Oracle development.

**Resolution:**

Applicant has not addressed this issue.

**Issue:** Stormwater Management/Best Management Practices (SWM/BMP)

For the BDM site, the applicant is proposing a dry pond in the western section of the site and a wet pond off-site on property identified as Tax Map 17-3 ((1)) 5H. As with the Oracle development, staff believes that a wetland fringe should be provided around the wet pond.

**Resolution:**

No landscaping detail has been provided for this off-site pond.

In summary, there are a number of outstanding environmental issues. It would be desirable for the applicants to address the deficiencies noted with regard to tree preservation, interior noise mitigation and development of a wetland fringe with appropriate landscaping around the off-site wet pond facility.

**Land Use Analysis** (Appendix 4)

Both the Oracle and BDM developments are located within the Town Center portion of Land Unit D of the Reston-Herndon Suburban Center. The Reston Town Center area is the designated "Core" area within the Reston-Herndon Suburban Center and represents the major focal point for the Suburban Center

by integrating pedestrian-scaled mixed use projects that have substantial retail, office, commercial and residential components. The Conceptual Plans for both Oracle and BDM are in conformance with the use and intensity guidance of the Comprehensive Plan as well as with the approved Development Plans. However, the Conceptual Plans raise design related issues. The Comprehensive Plan for the Reston-Herndon Suburban Center requires that development proposals within the Suburban Center meet a number of development criteria. These criteria are set forth in the Land Use Analysis contained in Appendix 4. For purposes of this analysis staff will focus on two of the Criteria and, due to the similarity of issues, will discuss both Oracle and the BDM proposals together. Criterion 2 states that a development plan should be provided that provides high quality site and architectural design, streetscaping, urban design and development amenities. Criterion 4 states that a development proposal should provide for design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods.

**Site Design**

During the initial review of the proposed Conceptual Plans, staff expressed major concern with the proposed location of the four and five level parking structures along Reston Parkway, which, at this prominent location near the intersections of both the Dulles Toll Road and Sunset Hills Road, is viewed as the gateway to the Reston Town Center. Given the prominent location of the two sites, staff believed the location of the garages along Reston Parkway was less than desirable. In response to staff concerns, the applicant provided several cross sections of the proposed garages as seen from Reston Parkway, (Sheets 3 and 4 of the Oracle CP and Sheets 4 and 5 of the BDM CP). These cross sections show that, due to site topography, the effective height of the parking levels as seen from Reston Parkway will be approximately 13 feet for the BDM garage and 20-30 feet for the Oracle garage. The applicants have also revised the CP notes to state that the garages will be constructed in conformance with the cross sections and will incorporate architectural treatments to visually break up the horizontal expanses and complement the proposed office buildings.

A 40-60 foot wide buffer of existing mature vegetation will be preserved between Reston Parkway and the Oracle garage and at the intersection of Sunset Hills Road and Reston Parkway, further mitigating the visual impact of the Oracle garage. However, along the Reston Parkway frontage of the BDM site the applicant is proposing streetscaping within a 40 foot wide open space area that slopes down toward the parking garage and surface parking lot. The streetscaping includes two rows of deciduous trees with a minimum 3" caliper, low growing shrubs and the existing 8 foot wide asphalt trail. A more detailed conceptual landscape plan was included with the revised CP dated February 14, 1997. This landscape plan shows a variety of plantings provided along the Reston Parkway frontage of the site as well as on the slope adjacent to the

garage and surface parking lot to further screen the garage and surface parking lot from Reston Parkway. Staff was also concerned with the location of a five car parking bay within 75 feet of the intersection of Reston Parkway and Sunset Hills Road on the BDM site and requested that the applicant delete this row of parking to provide for additional open space in which to provide the high quality landscaping and signage feature envisioned at such a prominent corner. As originally proposed only 20 feet of open space would have been provided between the proposed signage feature and the parking bay. On the revised CP dated February 14, 1997, the five parking spaces have been deleted and replaced with landscaping. Therefore, this issue has been satisfactorily addressed.

The streetscaping along Sunset Hills Road from Reston Parkway to the easternmost entrance into the BDM site will consist of a 20 foot wide buffer with a single row of deciduous trees. Similarly, along Sunset Hills Road from the westernmost entrance into the BDM site to the proposed tree preservation area, only a 20 foot wide buffer with one row of deciduous trees will be provided. Surface parking will be provided up to the edge of the 20 foot wide buffer. It would be desirable to increase this buffer to provide additional open space between the parking lot and Sunset Hills Road to allow for additional streetscaping, or at a minimum provide underplantings.

**Landscaping and Site Amenities**

As originally submitted, staff believed that the landscaping shown on the Concept Plans for both sites lacked the level of detail that was provided in conjunction with other Conceptual Plans submitted to the County, such as those for the Spectrum and Target sites. The Conceptual Plans have been revised to provide minimum sizes of some of the proposed landscaping, specifically for the landscaping along Sunset Hills Road and Reston Parkway. In addition, the revised Conceptual Plans each contain an additional sheet which depicts a more detailed landscaping plan for each site. These plans show more detailed landscaping treatments for the building foundations and open space areas to include additional trees, shrubs and underplantings. The landscaping plan for the BDM site also shows a more detailed treatment of the plaza area and open space area in front of the plaza. The CP notes state that the supplemental landscape plans submitted are representative of the quality and quantity of the landscaping to be provided on site. Staff believes this level of detail is in keeping with the detail received on other Conceptual Plans submitted to the County and provides for the high quality design envisioned for the Town Center.

Staff had also been concerned with the lack of detail presented on the CP with respect to the plaza areas. Notes on the CP for both sites state that the plaza areas will be landscaped and incorporate such features such as walkways, seating areas, and special planting. There is no commitment as to when the plaza area will be developed for the Oracle site and the Notes on the BDM CP

state that the plaza area will be constructed with the second building. Staff believes that it would be desirable for the plaza areas which will serve as a focal point for each development to be constructed with the first phase of development for each site. The supplemental landscape plan submitted for the BDM site as part of the revised CP, does provide a more detailed plaza design. While still conceptual, it illustrates that this area will be a focal point for the development. Additional detail has not been provided for the plaza area on the Oracle site. The supplemental landscape plan submitted for the Oracle site shows only that two areas of tree preservation will be provided within the plaza area. No other amenities, such as walkways, seating areas and special landscaping treatments have been shown. It would be desirable to have the same level of detail provided for the Oracle plaza area as provided for the BDM plaza.

**Architectural Elements**

The final architecture of the proposed buildings is subject to the review and approval of the Town Center Architectural Review Board. A perspective of the proposed architectural design of the Phase I and Phase II Oracle buildings has been provided on Sheet 6 of the CPs. A Note has been provided on theOracleCP that states that the architecture of the four buildings will be consistent in design and materials and will complement each other. A front and side elevation of Phase I BDM building is provided on Sheet 6 of the CP. A similar note to that provided on the Oracle CP is also provided on the BDM CP, committing that the two buildings will be consistent in design and materials and will complement one another. Staff suggested that it might be desirable for the applicants to utilize similar building materials and/or architectural treatments that would enable these two premier developments to create a focal point at this gateway to the Town Center that would also complement the existing Town Center development. However, no such commitment has been provided.

**Signage**

The Notes for both the Oracle and BDM developments state that signage shall be provided in accordance with Article 12 of the Zoning Ordinance. A monument sign is shown for both the BDM site and the Oracle site at the corner of Reston Parkway and Sunset Hills Road. Conceptual elevations have been provided for these signs, but no information is provided concerning the size or height. A second monument sign is proposed at the main entrance to the Oracle site. No building mounted signage for either the Oracle or BDM developments has been shown.

Under the provisions of Article 12, office parks are permitted one freestanding sign at each major entrance to the development. As such, this sign is limited to 40 square feet in area and 20 square feet in height. Further, for building mounted signage, the Ordinance permits a total sign area of 1.5 times the first 100 linear feet of building frontage plus one (1) additional square foot for each

remaining linear foot of building frontage, with building frontage defined as the face or wall containing the primary entrance. Staff would note that the applicant will have to pursue approval of a Comprehensive Sign Plan as permitted by Sect. 12-210 of the Zoning Ordinance for the monument signs as proposed. Staff further notes that showing the proposed signage on the CPs is not a guarantee of approval.

**Transportation Analysis** (Appendix 6)

A detailed transportation analysis and summary has been prepared by the Office of Transportation which discusses the impacts of the proposed developments on the area transportation network and which also discusses the site specific improvements proposed for each development. This detailed analysis is contained in Appendix 6. The following discussion will highlight the major issues of concern.

A traffic impact study prepared by Wells and Associates, L.L.C. submitted in conjunction with the Conceptual Plans for Oracle and BDM analyzed the impacts of the two proposed developments on the adjacent public street system. The traffic impact study suggests that, with certain transportation improvements in place and based on certain assumptions, the intersection of Reston Parkway and Sunset Hills Road will operate better in 1999 after occupancy of the first phases of both the Oracle and BDM developments, than it operates today. The traffic study indicates the intersection will operate at a Level of Service E, as opposed to an existing Level of Service F. Staff was concerned that the conclusions set forth in the analysis were based on assumptions which may be unrealistically optimistic. For example, the study assumes that the Fairfax County Parkway will be complete between Sunset Hills Road and Baron Cameron Avenue and thus available to provide an alternate north/south route to Reston Parkway by 1999. At present, there are no funds allocated to this segment of the Parkway; even if funding were available, staff believes it is doubtful if this segment could be constructed and open to traffic by 1999.

Secondly, based on the assumed presence of the Fairfax County Parkway in 1999, the analysis diverted 40% of the existing traffic using Reston Parkway to the Fairfax County Parkway. No analytical basis was provided to demonstrate the origin or validity of this assumed diversion. Finally, despite the location of the proposed developments adjacent to the Dulles Toll Road/Reston Parkway interchange, it was assumed that only 14% of the BDM traffic and 28% of the Oracle traffic will actually approach the sites via Reston Parkway at the Toll Road. Staff believes a much higher percentage of traffic for both developments will utilize the Reston Parkway/Dulles Toll Road interchange.

The applicant and its transportation consultant were made aware of Staff's concerns and were requested to provide a revised transportation analysis based on more realistic assumptions. In response to these concerns, the applicant

now identified as the Oracle development, the applicant for Plaza America will either not construct, or close and landscape, the westernmost entrance for the property. During the initial review of the proposed Oracle development, staff requested that interparcel access to Plaza America, as anticipated by the Plaza America proffers, be provided. Without this interparcel connection, the westernmost entrance to Plaza America would remain open. With the location of Oracle's entrance at the intersection of Old Reston Avenue and Sunset Hills Road, staff raised concern that the proposed westernmost entrance to Plaza America would be located too close to this intersection. This issue will be more thoroughly reviewed by DEM in consultation with VDOT at the time of site plan approval for the Oracle and Plaza America developments.

CP 86-C-121-9 BDM

Reston Parkway

The same comments previously made for Oracle concerning timing of the Reston Parkway/Sunset Hills intersection improvements are also applicable for the BDM development.

Sunset Hills Road

Staff believes that this applicant should provide the third eastbound lane along Sunset Hills Road with separate right turn lanes at each site entrance. The proposed BDM development is expected to generate 2,122 vehicles per day with 440 vehicles in the PM peak hour. The Target development west of the subject site provided a six-lane cross-section with a separate right turn lane at the site entrance. The Oracle development east of the subject site is proposing a six-lane cross-section with a separate right turn lane at the site entrance which will tie into the recent six-lane cross-section provided by Plaza America.

As shown on the revised Conceptual Plan dated February 14, 1997 and in the Plan Notes, the applicant has committed to construct a third through lane with separate right turn lanes across a portion of the frontage of the site from the westernmost entrance to Reston Parkway. However, the applicant has specifically excluded the construction of this third through lane west of its westernmost entrance to tie into the improvements provided with the Target application, although the applicant has committed to the dedication of right-of-way to allow for the future construction of this third lane. Staff believes that the applicant should complete the construction of the third through lane across the entire frontage of the site.

Median Break at Eastern Entrance

Currently, a median break exists on Sunset Hills Road at the proposed easternmost site entrance. The median is substandard with regard to current

submitted a revised traffic study to VDOT. According to VDOT staff, the supplemental information provided with the revised analysis assumed that the Fairfax County Parkway from Sunset Hills Road would not be constructed by 1999 and the 40% diversion of traffic from Reston Parkway would therefore not occur. Based on the revised analysis, VDOT staff has concluded that, with certain recommended improvements, the intersection will function slightly better than it does at the present.

The applicant has proposed a number of site specific transportation improvements for both the Oracle and BDM site. These improvements are specified on the CP notes for both developments and were listed earlier in this report. For the purpose of this discussion, only those issues which remain outstanding will be discussed.

CP 86-C-121-8 (Oracle)

Reston Parkway

The Comprehensive Plan recommends that Reston Parkway be improved to a six-lane divided facility. The applicants' traffic analysis assumes the improvement of Reston Parkway to six lanes from the Dulles Toll Road to Temporary Road. The applicant has indicated in the Statement of Justification that it is anticipated that these improvements will be completed in 1999.

However, the only firm commitment concerning construction of the Reston Parkway improvements included construction of a right turn lane along the Oracle frontage which will be completed prior to occupancy of Phase I, which is projected to occur in August of 1998. Occupancy of Phase I of the BDM development is projected to occur in January 1999. The Concept Plans for both BDM and Oracle show Reston Parkway both northbound and southbound to be improved with an additional through lane and dual left turn lanes. Initially, no commitment was made as to when these additional improvements to Reston Parkway would be provided. On the revised CPs for both Oracle and BDM dated February 14, 1997, a Note has been added which states that the Reston Parkway/Sunset Hills Road intersection improvements will be constructed and available for use by the traveling public by August 1, 1999. It should be noted that occupancy of Phase I for each development will occur approximately 9-12 months before the full set of improvements assumed in the traffic study is completed. Therefore, during this time period it appears that the operation of the intersection as predicted in the study will not be achieved.

Interparcel Access to Plaza America

The proffers approved in conjunction with the approval of the Plaza America development, which is immediately east of the Oracle development, state that, at such time as interparcel access to Plaza America is provided through what is

VDOT guidelines on median break spacing. VDOT recommends that this median break and the proposed eastern entrance to the site be closed. However, if the applicant wishes to pursue the median remaining open, VDOT has identified a number of issues that will need to be addressed. VDOT's analysis is contained in Appendix 6. The Notes on the revised CP dated February 14, 1997 commit to all the requested improvements to permit the median break.

Transportation Demand Management

The Transportation Analysis prepared by the Office of Transportation and contained in Appendix 6 provides a discussion concerning the merits of providing an aggressive Transportation Demand Management (TDM) Program for the proposed developments. The revised Notes on the CPs for both the Oracle and BDM developments commit to a number of Transportation Demand Management (TDM) initiatives. These initiatives are based on the TDM program established pursuant to the original Reston Town Center Proffers. The proffers provide for the applicant to achieve a trip generation rate below that which was conventionally accepted in 1987 when the Town Center Proffers were negotiated. It is staff's position that these developments should be subject to a more rigorous TDM program than the overall Town Center for the following reasons:

- Under the Town Center Proffers, the performance of the TDM program is to be monitored only at specific times based on the amount of office development constructed and occupied within the Town Center (2.3, 4.3, 5.5, 6.3 and 7.1 million square feet). At present there is approximately 1.5 million square feet of office space within the Town Center. Thus the monitoring requirement will not be activated until an additional 800,000 square feet of office space has been built on these two sites or elsewhere in the Town Center.

- The critical location of these two developments requires that their traffic levels be mitigated to an even greater degree than the majority of the Town Center.

- The area in the vicinity of Reston Parkway and the Dulles Toll Road has been identified as a possible location for a future rail station in conjunction with the possible extension of rail along the Dulles corridor. Developments in the vicinity of this interchange should achieve the highest standard of travel demand management performance.

In summary, staff believes that the applicant has addressed most of the transportation issues identified. The two outstanding issues concern completion of a third eastbound lane on Sunset Hills Road to Reston Parkway across the full

frontage of the BDM site starting from the terminus of the third lane provided in conjunction with the Target development and the desirability of a more extensive TDM program with regular monitoring.

**Public Facilities** (Appendices 7-11)

There are no public facilities issues associated with these applications.

## CONCLUSIONS AND RECOMMENDATIONS

### Staff Conclusions

CP 86-C-121-8 (Oracle) proposes an office development to consist of four office buildings with a maximum gross floor area of 725,000 sq. ft. at an FAR of 0.73. CP 86-C-121-9 (BDM) proposes an office development to consist of two office buildings with a maximum gross floor area of 457,000 sq. ft. at an FAR of 0.71. The proposed conceptual plans for both developments include the applicable elements of a Conceptual Plan as specified in the approved proffers. Although there are several outstanding issues remaining, as discussed in this report, staff recommends approval of the Conceptual Plans.

### Staff Recommendations

Staff recommends approval of Conceptual Plan CP 86-C-121-8.

Staff recommends approval of Conceptual Plan CP 86-C-121-9.

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

## APPENDICES

1. Affidavit
2. Statement of Justification
3. Excerpted Proffers & Locator Map, RZ 86-C-121

3A. Master Conceptual Plan

4. Plan Citations and Land Use Analysis
5. Environmental Analysis
6. Transportation Analysis
7. Sanitary Sewer Analysis

8. Water Service Analysis
9. Department of Public Works Analysis
10. Fire & Rescue Analysis
11. Park Authority Analysis
12. Glossary of Terms

# REZONING AFFIDAVIT

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C 121-8
(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)

McGuire, Woods, Battle & Boothe, LLP
8280 Greensboro Drive, Ste. 900
McLean, VA 22102

(check if applicable) [X] 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, Senior General Partner and Limited Partner)

Adams, Robert T.
Ames, W. Allen, Jr.
Anderson, Arthur E., II
Anderson, Donald D.
Anderson, John F.
Appler, Thomas L.
Armstrong, C. Torrence
Atkinson, Frank B.
Bagley, Terrence M.
Bates, John W., III
Battle, John S., Jr.
Belcher, Dennis I.
Bergan, Ann R.
Berkley, Waverly Lee, III
Blaine, Steven W.
Boland, J. William
Bowie, C. Keating
Bracey, Lucius H., Jr.
Bradshaw, Michael T.
Brame, J. Robert, III
Bridgeman, James D.
Brittin, Jocelyn W.
Broaddus, William G.
Brown, Brickford Y.
Brown, Thomas C., Jr.
Buell, Robert M.
Burke, Donald F.
Burke, John W., III
Burkholder, Evan A.
Burrus, Robert L., Jr.
Busch, Stephen D.
Cabaniss, Thomas E.
Cairns, Scott S.
Carter, Joseph C., III
Cason, Alan C.
Cogbill, John V., III
Colangelo, Stephen M.
Comey, James B.
Corson, J. Jay, IV
Coward, Curtis M.
Cranford, Page D.
Cullen, Richard
Dabney, H. Slayton, Jr.
Daniel, John W., II

(check if applicable) [X] 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: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C-151-8
(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.)

James C. Cleveland, Reston Land Corporation, political contribution to RobertDix - $199 in August 1995; $100 in March, 1996

(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 signee)

Subscribed and sworn to before me this 17th day of February, 19 97, in the state of Virginia.

My commission expires: 6.30.98.

Notary Public

Form RZA-1 (7/27/89)

APPENDIX 1

# REZONING AFFIDAVIT

DATE: February 17 1997
(enter date affidavit is notarized)

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

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

in Application No(s): CP 86-C 121-8
(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) |
|---|---|---|
| Westerra Reston, L.L.C.<br>Agent: Peter P. Schmergel , former<br>James C. Cleveland<br>Alvis H. Hagelis<br>Thomas J. D'Alesandro, IV<br>Gregory F. Hamm<br>Westerra Management, LLC | 11911 Freedom Drive<br>Reston, VA 22090 | Applicant/Land Owner<br>17-3-((1))-6, 15, part of 5<br>17-4-((1)) |
| Reston Land Corporation | 11911 Freedom Drive<br>Reston, VA 22090 | Former Land Owner |
| Urban Engineering & Associates, Inc.<br>Agents: Barry B. Smith<br>Eric S. Siegel | 7712 Little River Turnpike<br>Annandale, VA 22003 | Engineers |
| McGuire, Woods, Battle & Boothe<br>Agents: John J. Bellaschi, Esquire | 8280 Greensboro Drive<br>McLean, VA 22102 | Former Attorneys |

(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: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): C/P 96-C121-5
(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, Ste. 300
Reston, VA 22090

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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.)

William D. Deihl, Chairman
Peter P. Schmergel, Vice President
Sandy Pearson, V.P.
Norman D. Peel, Asst.Secy
David R. Schultz, Asst.Secy
Robert Drumheller, Asst.Treas.
Richard G. Sneed, Asst.Cntr.

James C. Cleveland, President
Nicholas G. Greco, Ex. VP
John A. Caselli, Treasurer
Dan R. Jochumsen, Asst.Cntr.
Anthony Cavaliere, Asst.Treas.
Arthur Golden, Asst.Treas.

Gordon Gilbert Garney, Asst.Secy
John W. Farrar, V.P.
Patricia Stevenson, Secretary
John A. Caselli, Treasurer
Steven L. Lopes, Asst.Cntr.
Charles Terry Olson, Asst.Cntr.

DIRECTORS:
James C. Cleveland
Nicholas G. Greco
Norman D. Peel
O. Russ Beaman
William D. Deihl

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(enter County-assigned application number(s))

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)

[X] 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-Scott 8260 Greensboro Drive
Suite 500
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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, Executive Vice President
Lena I. Scott, 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.

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(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-Scott.<br>Agents: Douglas N. Carter<br>Andrew C. Smith | 8260 Greensboro Drive<br>Suite 500<br>McLean, VA 22302 | Architects |
| Oracle Corporation | Oracle Corporation<br>500 Oracle Parkway<br>Redwood Shores, CA 95065 | Co-Applicant/Contract Purchaser |
| Watt, Tieder & Hoffar, LLP<br>Agents: Antonio J. Calabrese, Esquire<br>Christine G. Kropat, AICP | 7929 Westpark Drive<br>Suite 400<br>McLean, VA 22102 | Attorneys/Agents |

(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: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP86-C121-8
(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)

[X] There are 10 or less shareholders, and all of the shareholders are listed belo
[ ] 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 an class of stock issued by said corporation, and no shareholders are listed belo

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

Mobil Corporation

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

William D. Deihl, President
Anthony Cavaliere, Asst. Treas.
Joseph Sarnowski, Asst. Treas.
Robert Book, Asst.Sec.
L.L. Brewer, Asst.Sec.
John J. Guilfoyle, Asst.Sec.
Charles Olson, Asst.Sec.

Nicholas G. Greco, Sr. VP
Robert Drumneller, Asst. Treas.
Patricia Stevenson, Sec.
Hal R. Bradford, Asst.Sec.
James B. Ekins, Asst.Sec.
Virginia Kellogg, Asst.Sec.
David R. Schultz, Asst.Sec.

John A. Caselli, Treasurer
Arthur Golden, Asst. Treas.
Carol B. Allums, Asst.Sec.
James H. Breed, Asst.Sec.
Gordon Garney, Asst.Sec.
Norman D. Peel, Asst.Sec.
O. Russ Beaman, Controller

DIRECTORS:

O. Russ Beaman
Robert O. Swanson

William D. Deihl
Norman D. Peel

Nicholas G. Greco

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CPC-C121-8
(enter County-assigned application number(s))

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

Oracle Corporation. 500 Oracle Parkwayt
Redwood Shores, CA 94065

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.
[X] 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)

publicly traded

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

Lawrence J. Ellison, Chairman and Chief Executive Officer
Jeffrey O. Henley, Executive Vice President and Chief Financial Officer
Raymond J. Lane, Executive Vice President

---

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: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(enter County-assigned application number(s))

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

Westerra Management, L.L.C., 11911 Freedom Drive
a Delaware limited liability company 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)

| | |
|---|---|
| Westbrook Land Investment, L.L.C. | Member 99% |
| Westerra Co-Holdings, L.L.C. | Member 1% |

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

Officers/Directors:

William D. Deihl, President
Thomas J. D'Alesandro, IV, Vice President
Kathy O. East, Ass't VP
John W. Farrar, Ass't VP
Donald F. Frutchey, Ass't VP
Gregory F. Hamm, Ass't VP
Maryls A. Lotito, Ass't Sec.

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(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.
[X] 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)

Publicly traded on a national stock exchange having more than 500 shareholders, none of whom owns 10% or more of any class of stock issued by said corporation.

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

Directors:

Lewis M. Branscomb
Samuel C. Johnson
William J. Kennedy, III
Joseph D. Hanley
Charles S. Sanford, Jr.
Debra D. Drumheller
Paul J. Hoenmans
Donald V. Fites
J. Richard Munro
Aulana L. Peters
Robert G. Schwartz
Charles A. Heimbold, Jr.
Allen F. Jacobson
Helene L. Kaplan
Lucio A. Noto
Eugene A. Renna
Robert O. Swanson

Officers:

Lucio A. Noto, Chair&Pres.
Rex D. Adams, VP
R. Hart Gardner, Treas.
Joseph Sarnowski, Asst.Treas.
C. M. Devine, Secretary
Robert Book, Asst.Sec.
Charles Olson, Asst.Sec.
Timothy Sexton, General Auditor
Robert Minyard
Stephen R. Lasala
E.S. Thomassen
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
Samuel Gillespie, General Counsel
Joseph A. Sarn
Charles H. Dubois
Thomas Deloach, 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.
Aldis V. Liventals
Peter J. Antico
Steven A. Lopez

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(enter County-assigned application number(s))

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

(1) Westerra Holdings, L.L.C. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

(2) Westbrook Land Investments, L.L.C. Member 99%
(3) Westerra Co-Holdings, L.L.C. Member 1%

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

Paul D. Kazilionis, Co-Chief Exec. Officer
Lawrence A. Corson, VP
Jonathan H. Paul, VP
Rachel V. Brannan, Treasurer
Susan A. Merkel, Ass't Sec.
William H. Walton, III, Co-Chief Exec. Officer
Jeffrey M. Kaplan, VP
Andrew T. Tedford, VP
Patrick K. Fox, Secretary

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C-021-8
(enter County-assigned application number(s))

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

Westerra Reston, L.L.C. 11911 Freedom Drive
Reston, VA 22090

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Westerra Holdings, L.L.L. Member 99%
Westerra Co-Holdings, L.L.C. Member 1%

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

Paul D. Kazilionis, Co-Chief Exec. Officer
Lawrence A. Corson, VP
Jonathan H. Paul, VP
Rachel V. Brannan, Treasurer
Susan A. Merkel, Ass't Sec.
William H. Walton, III, Co-Chief Exec. Officer
Jeffrey M. Kaplan, VP
Andrew T. Tedford, VP
Patrick K. Fox, Secretary

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-X
(enter County-assigned application number(s))

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

(9) Westbrook Land Investments, L.L.C. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed belo
[ ] 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 an class of stock issued by said corporation, and no shareholders are listed belo

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

Tiger/Westbrook Real Estate Fund, L.P. Member 91%
Tiger/Westbrook Real Estate Co-Investment Partnership, L.P. Member 9%

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

Paul D. Kazilionis, Co-Chief Exec. Officer
Lawrence A. Corson, VP
Jonathan H. Paul, VP
Rachel V. Brannan, Treasurer
Susan A. Merkel, Ass't Sec.
William H. Walton, III, Co-Chief Exec. Officer
Jeffrey M.Kaplan, VP
Andrew T. Tedford, VP
Patrick K. Fox, Secretary

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-0121-V
(enter County-assigned application number(s))

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

Westerra Co-Holdings, L.L.C. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

DISCLOSURE OF CORPORATION: (check one statement)

[X] 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)

| | |
|---|---|
| Tiger/Westbrook Real Estate Fund, L.P. | Member 91% |
| Tiger/Westbrook Real Estate Co-Investment Partnership, L.P. | Member 9% |

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

| | |
|---|---|
| Paul D. Kazilionis, Co-Chief Exec. Officer | William H. Walton, III, Co-Chief Exec. Officer |
| Lawrence A. Corson, VP | Jeffrey M.Kaplan, VP |
| Jonathan H. Paul, VP | Andrew T. Tedford, VP |
| Rachel V. Brannan, Treasurer | Patrick K. Fox, Secretary |
| Susan A. Merkel, Ass't Sec. | |

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-X
(enter County-assigned application number(s))

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

Westbrook Real Estate Partners, L.L.C. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

See below

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

Managing Members: Paul D. Kazilionis
William H. Walton, III

Non-Managing Members: Rachel V. Brannan
Jeffrey M. Kaplan
Lawrence A. Corson
Jonathan H. Paul
Patrick K. Fox
J. Scott Nesbit
Mary I. Harris
Gregory J. Hartman
Andrew T. Tedford

No officers or directors

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(enter County-assigned application number(s))

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

(7) Tiger/Westbrook Real Estate Partners Management, L.L.C. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

(5) Managing Member: Westbrook Real Estate Partners, L.L.C.
(5) Non-Managing Member: Tiger Real Estate Holdings, L.L.C.

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

No officers/directors

---

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

(10) Leeway & Co. c/o Tiger/Westbrook Real Estate Partners Management LLC
599 Lexington Avenue, Ste. 3800
New York, NY 10022

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.
[X] 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)

Publicly traded pension fund having more than 500 pensioners, none of whom own 10% or more of any class of stock issued by said corporation.

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

No officers/directors

(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: February 17 1977
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(enter County-assigned application number(s))

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

Tiger/Westbrook Real Estate Fund, L.P. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

(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 Partner: Tiger/Westbrook Real Estate Partners, Management, L.L.C.
Limited Partners:

Allstate Insurance Company
Allstate Life Insurance Company
Bankers Trust Company as Trustee
BP America Retirement Trust
Trustees of Columbia University
Commonwealth of Pennsylvania Public School Employees' Retirement System
Cornell University
Trustees of Dartmouth College
Endowment Realty Investors II, Inc.
State Street Bank and Trust Company as Master Trustee for the General Mills, Inc. Master Trust
The Honeywell Master Trust for certain Company Pension and Retirement Plans
The IBM Retirement Plan Trust
LaSalle Advisors Limited for a Managed Account
Leeway & Co.
The Ministers and Missionaries Benefit Board of the American Baptist Churches
Nassau Capital Funds, L.P.
NC/TREIT-Trust
New York State Common Retirement Fund
OTR, as Nominee for The State Teachers Retirement Board, Ohio
The Police and Firemen's Disability and Pension Fund of Ohio
Oregon Public Employes' Retirement Fund
United Parcel Service Retirement Plan
United States Steel and Carnegie Pension Fund as Trustee for MRO Special Investments Group Trust
United States Steel and Carnegie Pension Fund as Trustee for USS Special Investments Grop trust
Weyerhaeuser Foundations and Trusts (4 plans)

Only entity with more than a 10% interest is Leeway & Co.

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

DATE: February 22, 1991
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(enter County-assigned application number(s))

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

Tiger Real Estate Holding, L.L.C.

599 Lexington Avenue, Ste. 3800
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

See below

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

Managing Members:

Julian H. Robertson, Jr.
Steven F. Mandel, Jr.

Non-Managing Members:

John A. Griffin
Steven Olson
Nolan Altman
Robert S. Pitts, Jr.
Gillespie Caffray
Chris Shumway
Robert Feduniak
John Sommi
Robert Fink
Dr. Aaron Stern
John Hou
David B. Williams
Jeffrey G. Rutishauser

No officers or directors

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe, L.L.P.
8280 Greensboro Drive, Ste. 900
McLean, VA 22102

(check if applicable) [X] 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)

Corson, J. Jay, IV
Coward, Curtis M.
Cranford, Page D.
Cullen, Richard
Dabney, H. Slayton, Jr.
Daniel, John W., II
Davis, Mark S.
Dawes, Michael F.
Den Hartog, Grace R.
Donnelly, William E.
Douglass, W. Birch, III
Drew, Randal H.
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.
Edwards, Elizabeth F.
Evans, David E.
Evans, K. Stewart, Jr.
Feller, Howard
Fifer, Carson Lee, Jr.
Flemming, Michael D.
France, Bonnie M.
Franklin, Stanley M.
Garrett, Judson P., Jr.
Garrett, Sam Y., Jr.
Getchell, E. Duncan, Jr.
Gieg, William F.
Giguere, Michael J.
Glassman, M. Melissa
Goldman, Nathan D.
Good, Dennis W., Jr.
Goodall, Larry M.
Gordon, Thomas C., Jr.
Graham, John
Grandis, Leslie A.
Grimes, Larry B.
Hampton, Glenn W.
Harmon, T. Craig
Harwood, Steven J.
Hobson, Richard R. G.
Houston, David S.
Jennings, Michael L.
Jett, R. Arthur, Jr.
King, Donald E.
King, William H., Jr.
Kittrell, Steven D.
Krueger, Kurt J.
La Frata, Mark J.
Landess, Fred S.
Lefcoe, Vann H.
Levin, Michael H.
Lewis, James M.
Little, Nancy R.
Marshall, Gary S.
Martin, George K.
McArver, R. Dennis
McCallum, Steve C.
McCann, John E.
McElligott, James P., Jr.
McElroy, Robert G.
McFarland, Robert W.
McGee, Gary C.

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

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP86-C121-8
(enter County-assigned application number(s))

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

Tiger/Westbrook Real Estate Co-Investment Partnership, L.P. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

(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 Partner: Tiger/Westbrook Real Estate Partners Management, L.L.C.
Limited Partners:

Allstate Insurance Company
Allstate Life Insurance Company
Bankers Trust Company as Trustee
BP America Retirement Trust
Trustees of Columbia University
Commonwealth of Pennsylvania Public School Employees' Retirement System
Cornell University
Trustees of Dartmouth College
Endowment Realty Investors II, Inc.
State Street Bank and Trust Company as Master Trustee for the General Mills, Inc. Master Trust
The Honeywell Master Trust for certain Company Pension and Retirement Plans
The IBM Retirement Plan Trust
LaSalle Advisors Limited for a Managed Account
Leeway & Co.
The Ministers and Missionaries Benefit Board of the American Baptist Churches
Nassau Capital Funds, L.P.
NC/TREIT Trust
New York State Common Retirement Fund
OTR, as Nominee for The State Teachers Retirement Board, Ohio
The Police and Firemen's Disability and Pension Fund of Ohio
Oregon Public Employes' Retirement Fund
United Parcel Service Retirement Plan
United States Steel and Carnegie Pension Fund as Trustee for MRO Special Investments Group Trust
United States Steel and Carnegie Pension Fund as Trustee for USS Special Investments Grop trust
Weyerhaeuser Foundations and Trusts (4 plans)

Only entity with more than a 10% interest is Leeway & Co.

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

Rezoning Attachment to Par. 1(c)



DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe, L.L.P.
8280 Greensboro Drive, Ste. 900
McLean, VA 22102

(check if applicable) [X] 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)

These are the only partners in the above referenced firm:

Stump, John S.
Stutts, James F.
Swartz, Charles R.
Swett, Jay T.
Tashjian-Brown, Eva S.
Terwilliger, George J., III
Thornhill, James A.
Tierney, Philip
Traver, Courtland L.
Tucker, Sharon K.
Twomey, William E., Jr.
Urech, Dan
Van der Mersch, Xavier
Vieth, Robert R.
Waddell, William R.
Walsh, James H.
Watts, Stephen H., II
Weisner, John M.
Whitt-Sellers, Jane R.
Whittemore, Anne M.
Williamson, Mark D.
Wilson, Ernest
Wood, R. Craig
Woloszyn, John J.
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zirkle, Warren E.
Zughaib, Edward E.

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

DATE: January 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-8
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe, L.L.P.
8280 Greensboro Drive, Ste. 900
McLean, VA 22102

(check if applicable) [X] 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)

McGonigle, Thomas J.
McIntyre, Charles W., Jr.
McMenamin, Joseph P.
McVey, Henry H., III
Melson, David E.
Menges, Charles L.
Merriman, R. Marshall, Jr.
Michels, John J.
Middleditch, Leigh B., Jr.
Moran, Kenneth J.
Morgan, O. Forrest
Murphy, Brian D.
Murphy, Sean F.
Murray, John V.
Newton, Thomas L., Jr.
Ney, R. Terrence
O'Grady, Clive R. G.
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, Robert H., Jr.
Payne, Maria L.
Price, James H., III
Richardson, David L., II
Richardson, Lloyd M.
Rifken, Lawrence E.
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rosen, Charlotte R.
Russell, Deborah M.
Russell, Frederick L.
Rust, Dana L.
Sacks, Morton A.
Sanderlin, James L.
Sanders, Wellford L., Jr.
Scannell, Raymond F.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Scruggs, George L., Jr.
Sharp, Larry D.
Shelley, Patrick M.
Slaughter, Alexander H.
Slaughter, D. French, III
Slingluff, Robert L.
Slone, Daniel K.
Smith, R. Gordon
Sooy, Kathleen Taylor
Spahn, Thomas E.
Spencer, Christopher C.
Stallings, Thomas J.
Steen, Bruce M.
Stillman, F. Bradford
Stone, Jacquelyn E.
Stoneburner, Gresham R.
Strickland, William J.
Stroud, Robert E.

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

# REZONING AFFIDAVIT

DATE: February 17 1997
(enter date affidavit is notarized)

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

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

in Application No(s): CPA 86-C121-9
(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) |
|---|---|---|
| Westerra Reston, L.L.C.<br>Agents: Peter P. Schmergel, former<br>James C. Cieveland<br>Alvis H. Hagelis<br>Thomas J. D'Alesandro, IV<br>Gregory F. Hamm<br>Westerra Management, LLC | 11911 Freedom Drive<br>Suite 300<br>Reston, VA 22090 | Co-Applicant/Property Owner<br>17-3-((1))-4, 5D, 14<br>5G, 5J, part of 5 |
| Reston Land Corporation | 11911 Freedom Drive<br>Reston, VA 22090 | Former Land Owner |
| Urban Engineering & Associates, Inc.<br>Agents: Barry B. Smith<br>Eric S. Siegel | 7712 Little River Turnpike<br>Annandale, VA 22003 | Engineers |
| McGuire, Woods, Battle & Boothe<br>Agents: John J. Bellaschi, Esquire | 8280 Greensboro Drive<br>McLean, VA 22102 | Former Attorneys |

(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).

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C-121-8
(enter County-assigned application number(s))

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

Watt, Tieder & Hoffar, L.L.P., 7929 Westpark Drive, Suite 400, 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 Watt, Tieder & Hoffar, L.L.P.

Baker, Lewis J.
Bochlert, Garry R.
Brown, Timothy F.
Calabrese, Antonio J.
Cohen, Daniel E.
Cox, Robert K.
Danforth, Henry D.
Fitzgerald, Robert M.
Hoffar, Julian F.
Katsantonis, Vivian
Lavoie, John G.
Lee, Charlie C. H.
Long, Michael G.
McCaffrey, Donna S.
McCullough, Francis X.
Mann, Richard G., Jr.
Olden, Kathleen A.
Pappas, Christopher P.
Parrott, Edward J.
Powell, Thomas J.
Raley, Charles E.
Reid, Carter B.
Riddles, Benjamin T., II
Romm, David C.
Sgarlata, Mark A.
Tatusko, Wayne G.
Tieder, John B., Jr.
Varela, Paul A.
Vautin, Tara L.
Watt, Robert G.
Weber, Steven J.
Werther, Barbara G.

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.

# REZONING AFFIDAVIT

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-7
(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)

McGuire, Woods, Battle & Boothe, L.L.P., 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, L.L.P.

Adams, Robert T.
Ames, W. Allen, Jr.
Anderson, Arthur E., II
Anderson, Donald D.
Anderson, John F.
Appler, Thomas L.
Armstrong, C. Torrence
Atkinson, Frank B.
Bagley, Terrence M.
Bates, John W., III
Battle, John S., Jr.
Belcher, Dennis I.
Bergan, Ann R.
Berkley, Waverly Lee, III
Blaine, Steven W.
Boland, J. William
Bowie, C. Keating
Bracey, Lucius H., Jr.
Bradshaw, Michael T.
Brame, J. Robert, III
Bridgeman, James D.
Brittin, Jocelyn W.
Broaddus, William G.
Brown, Brickford Y.
Brown, Thomas C., Jr.
Buell, Robert M.
Burke, Donald F.
Burke, John W., III
Burkholder, Evan A.
Burrus, Robert L., Jr.
Busch, Stephen D.
Cabaniss, Thomas E.
Cairns, Scott S.
Carter, Joseph C., III
Cason, Alan C.
Cogbill, John V., III
Colangelo, Stephen M.
Comey, James B.

(check if applicable) [X] 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: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CPA 86-C-121-9
(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, Ste. 300
Reston, VA 22090

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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.)

William D. Deihl, Chairman
Peter P. Schmergel, Vice President
Sandy Pearson, V.P.
Norman D. Peel, Asst.Secy
David R. Schultz, Asst.Secy
Robert Drumheller, Asst.Treas.
Richard G. Sneed, Asst.Cntr.

James C. Cleveland, President
Nichola G. Greco, Ex. VP
John A. Caselli, Treasurer
Dan R. Jochumsen, Asst.Cntr.
Anthony Cavaliere, Asst.Treas.
Arthur Golden, Asst.Treas.

Gordon Gilbert Garney, Asst.Secy
J. W. Farrar, V.P.
Patricia Stevenson, Secretary
John A. Caselli, Treasurer
Steven L. Lopes, Asst.Cntr.
Charles Terry Olson, Asst.Cntr.

DIRECTORS:
James C. Cleveland
Nicholas G. Greco
Norman D. Peel
O. Russ Beaman
William D. Deihl

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(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) |
|---|---|---|
| Watt, Tider & Hoffar, L.L.P.<br>Agents: Antonio J. Calabrese, Esquire<br>Christine G. Kropat, AICP | 7929 Westpark Drive<br>Suite 400<br>McLean, VA 22102 | Attorneys/Agents |
| Davis-Carter-Scott<br>Agents: Douglas N. Carter<br>Hiro Nirmalani | 8260 Greensboro Drive<br>Suite 500<br>McLean VA 22302 | Architects |
| VA 939 Associates Limited Partnership<br>Agent: Peter Johnston | c/o Boston Properties, Inc.<br>8 Arlington Street<br>Boston, MA 02116 | Co-Applicant/Contract Purchaser<br>(Section 939) |

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

# REZONING AFFIDAVIT

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(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.

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

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

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 partnership in 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 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.)

James C. Cleveland, Reston Land Corporation, political contribution to Robert Dix - $199 in August 1995; $100 in March 1996.

(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 17th day of February, 19 97
the state of Virginia.

My commission expires: 6.30.98

Notary Public

Rezoning Attachment to Par. 1(b)

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C-121-9
(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)

[X] 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

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

William D. Deihl, President
Anthony Cavaliere, Asst.Treas.
Joseph Sarnowski, Asst.Treas.
Robert Book, Asst.Sec.
L.L. Brewer, Asst.Sec.
John J. Guilfoyle, Asst.Sec.
Charles Olson, Asst.Sec.

Nicholas G. Greco, Sr. VP
Robert Drumheller, Asst.Treas.
Patricia Stevenson, Sec.
Hal R. Bradford, Asst.Sec.
James B. Ekins, Asst.Sec.
Virginia Kellogg, Asst.Sec.
O. Russ Beaman, Controller

John A. Caselli, Treasurer
Arthur Golden, Asst.Treas.
Carol B. Allums, Asst.Sec.
James H. Breed, Asst.Sec.
Gordon Garney, Asst.Sec.
Norman D. Peel, Asst.Sec.
David R. Schultz, Asst.Sec.

DIRECTORS:

O. Russ Beaman
Robert O. Swanson

William D. Deihl
Norman D. Peel

Nicholas G. Greco

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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)

[X] 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-Scott 8260 Greensboro Drive
Suite 500
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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, Executive Vice President
Lena I. Scott, 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: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-4
(enter County-assigned application number(s))

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

Westerra Management, L.L.C., 11911 Freedom Drive
a Delaware limited liability company Reston, VA 22090

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Westbrook Land Investment, L.L.C. Member 99%
Westerra Co-Holdings, L.L.C. Member 1%

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

Officers/Directors:

William D. Deihl, President
Thomas J. D'Alesandro, IV, Vice President
Kathy O. East, Ass't VP
John W. Farrar, Ass't VP
Donald F. Frutchey, Ass't VP
Gregory F. Hamm, Ass't VP
Maryls A. Lotito, Ass't Sec.

Rezoning Attachment to Par. 1(b)

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(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.

[X] 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)
publicly traded

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

Directors:

Lewis M. Branscomb
Samuel C. Johnson
William J. Kennedy, III
Joseph D. Hanley
Charles S. Sanford, Jr.
Debra D. Drumheller
Paul J. Hoenmans
Donald V. Fites
J. Richard Munro
Aulana L. Peters
Robert G. Schwartz
Charles A. Heimbold, Jr.
Allen F. Jacobson
Helene L. Kaplan
Lucio A. Noto
Eugene A. Renna
Robert O. Swanson

Officers:

Lucio A. Noto, Chair&Pres.
Rex D. Adams, VP
R. Hart Gardner, Treas.
Joseph Sarnowski, Asst.Treas.
C. M. Devine, Secretary
Robert Book, Asst.Sec.
Charles Olson, Asst.Sec.
Timothy Sexton, General Auditor
Robert Minyard
Stephen R. Lasala
E. S. Thomassen
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
Samuel Gillespie, General Counsel
Joseph A. Sarn
Charles H. Dubois
Thomas Deloach, 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.
Aldis V. Liventals
Peter J. Antico
Steven A. Lopez

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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

(1) Westerra Holdings, L.L.C. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

(4) Westbrook Land Investments, L.L.C. Member 99%
(3) Westerra Co-Holdings, L.L.C. Member 1%

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

Paul D. Kazilionis, Co-Chief Exec. Officer
Lawrence A. Corson, VP
Jonathan H. Paul, VP
Rachel V. Brannan, Treasurer
Susan A. Merkel, Ass't Sec.
William H. Walton, III, Co-Chief Exec. Officer
Jeffrey M. Kaplan, VP
Andrew T. Tedford, VP
Patrick K. Fox, Secretary

DATE: 7 January 1997
(enter date affidavit is notarized)

for Application No(s): CPA 86-CM-1-9
(enter County-assigned application number(s))

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

Westerra Reston, L.L.C. 11911 Freedom Drive
Reston, VA 22090

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Westerra Holdings, L.L.L. Member 99%
Westerra Co-Holdings, L.L.C. Member 1%

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

Paul D. Kazilionis, Co-Chief Exec. Officer
Lawrence A. Corson, VP
Jonathan H. Paul, VP
Rachel V. Brannan, Treasurer
Susan A. Merkel, Ass't Sec.
William H. Walton, III, Co-Chief Exec. Officer
Jeffrey M. Kaplan, VP
Andrew T. Tedford, VP
Patrick K. Fox, Secretary

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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

(7) Westbrook Land Investments, L.L.C. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed belo
[ ] 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 an class of stock issued by said corporation, and no shareholders are listed belo

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

(a) Tiger/Westbrook Real Estate Fund, L.P. Member 91%
(b) Tiger/Westbrook Real Estate Co-Investment Partnership, L.P. Member 9%

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

Paul D. Kazilionis, Co-Chief Exec. Officer
Lawrence A. Corson, VP
Jonathan H. Paul, VP
Rachel V. Brannan, Treasurer
Susan A. Merkel, Ass't Sec.
William H. Walton, III, Co-Chief Exec. Officer
Jeffrey M. Kaplan, VP
Andrew T. Tedford, VP
Patrick K. Fox, Secretary

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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

(3) Westerra Co-Holdings, L.L.C. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed belo
[ ] 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 an class of stock issued by said corporation, and no shareholders are listed belo

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

(6) Tiger/Westbrook Real Estate Fund, L.P. Member 91%
(6) Tiger/Westbrook Real Estate Co-Investment Partnership, L.P. Member 9%

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

Paul D. Kazilionis, Co-Chief Exec. Officer
Lawrence A. Corson, VP
Jonathan H. Paul, VP
Rachel V. Brannan, Treasurer
Susan A. Merkel, Ass't Sec.
William H. Walton, III, Co-Chief Exec. Officer
Jeffrey M. Kaplan, VP
Andrew T. Tedford, VP
Patrick K. Fox, Secretary

Rezoning Attachment to Par. 1(b) 

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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

Westbrook Real Estate Partners, L.L.C. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed belo
[ ] 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 an class of stock issued by said corporation, and no shareholders are listed belo

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

See below

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

Managing Members: Paul D. Kazilionis
William H. Walton, III

Non-Managing Members: Rachel V. Brannan
Jeffrey M. Kaplan
Lawrence A. Corson
Jonathan H. Paul
Patrick K. Fox
J. Scott Nesbit
Mary I. Harris
Gregory J. Hartman
Andrew T. Tedford

No officers or directors

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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

(7) Tiger/Westbrook Real Estate Partners Management, L.L.C. 599 Lexington Avenue, Ste. 3800 New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

(8) Managing Member: Westbrook Real Estate Partners, L.L.C.
(9) Non-Managing Member: Tiger Real Estate Holdings, L.L.C.

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

No officers/directors

---

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

(10) Leeway & Co. c/o Tiger/Westbrook Real Estate Partners Management LLC 599 Lexington Avenue, Ste. 3800 New York, NY 10022

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.
[X] 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)

Publicly traded pension fund having more than 500 pensioners, none of whom own 10% or more of any class of stock issued by said corporation.

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

No officers/directors

(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: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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

VA 939, Inc., a Delaware corporation
c/o Boston Properties, Inc.
8 Arlington Street
Boston, MA 02116

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Mortimer B. Zuckerman
Edward H. Linde

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

DIRECTORS:

Mortimer B. Zuckerman
Edward H. Linde

OFFICERS:

Edward H. Linde, President
Mortimer B. Zuckerman, Vice President
Robert E. Burke, Vice President
Raymond A. Ritchey, Vice President
Mortimer B. Zuckerman, Treasurer
Edward H. Linde, Secretary
William J. Wedge, Assistant Secretary
Debra G. Moses, Assistant Secretary
Stephen R. Clineburg, Assistant Secretary

Rezoning Attachment to Par. 1(b) 

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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

Tiger Real Estate Holding, L.L.C. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed belo
[ ] 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 an class of stock issued by said corporation, and no shareholders are listed belo

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

See below

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

Managing Members: Julian H. Robertson, Jr.
Steven F. Mandel, Jr.

Non-Managing Members: John A. Griffin
Steven Olson
Nolan Altman
Robert S. Pitts, Jr.
Gillespie Caffray
Chris Shumway
Robert Feduniak
John Sommi
Robert Fink
Dr. Aaron Stern
John Hou
David B. Williams
Jeffrey G. Rutishauser

No officers or directors

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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

Tiger/Westbrook Real Estate Co-Investment Partnership, L.P. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

(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 Partner: Tiger/Westbrook Real Estate Partners Management, L.L.C.
Limited Partners:

Allstate Insurance Company
Allstate Life Insurance Company
Bankers Trust Company as Trustee
BP America Retirement Trust
Trustees of Columbia University
Commonwealth of Pennsylvania Public School Employees' Retirement System
Cornell University
Trustees of Dartmouth College
Endowment Realty Investors II, Inc.
State Street Bank and Trust Company as Master Trustee for the General Mills, Inc. Master Trust
The Honeywell Master Trust for certain Company Pension and Retirement Plans
The IBM Retirement Plan Trust
LaSalle Advisors Limited for a Managed Account
Leeway & Co.
The Ministers and Missionaries Benefit Board of the American Baptist Churches
Nassau Capital Funds, L.P.
NC/TREIT Trust
New York State Common Retirement Fund
OTR, as Nominee for The State Teachers Retirement Board, Ohio
The Police and Firemen's Disability and Pension Fund of Ohio
Oregon Public Employes' Retirement Fund
United Parcel Service Retirement Plan
United States Steel and Carnegie Pension Fund as Trustee for MRO Special Investments Group Trust
United States Steel and Carnegie Pension Fund as Trustee for USS Special Investments Grop trust
Weyerhaeuser Foundations and Trusts (4 plans)

Only entity with more than a 10% interest is Leeway & Co.

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

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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

Tiger/Westbrook Real Estate Fund, L.P. 599 Lexington Avenue, Ste. 3800
New York, NY 10022

(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 Partner: Tiger/Westbrook Real Estate Partners, Management, L.L.C.
Limited Partners:

Allstate Insurance Company
Allstate Life Insurance Company
Bankers Trust Company as Trustee
BP America Retirement Trust
Trustees of Columbia University
Commonwealth of Pennsylvania Public School Employees' Retirement System
Cornell University
Trustees of Dartmouth College
Endowment Realty Investors II, Inc.
State Street Bank and Trust Company as Master Trustee for the General Mills, Inc. Master Trust
The Honeywell Master Trust for certain Company Pension and Retirement Plans
The IBM Retirement Plan Trust
LaSalle Advisors Limited for a Managed Account
Leeway & Co.
The Ministers and Missionaries Benefit Board of the American Baptist Churches
Nassau Capital Funds, L.P.
NC/TREIT-Trust
New York State Common Retirement Fund
OTR, as Nominee for The State Teachers Retirement Board, Ohio
The Police and Firemen's Disability and Pension Fund of Ohio
Oregon Public Employes' Retirement Fund
United Parcel Service Retirement Plan
United States Steel and Carnegie Pension Fund as Trustee for MRO Special Investments Group Trust
United States Steel and Carnegie Pension Fund as Trustee for USS Special Investments Grop trust
Weyerhaeuser Foundations and Trusts (4 plans)

Only entity with more than a 10% interest is Leeway & Co.

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

Rezoning Attachment to Par. 1(c)



DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C 121-9
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe, L.L.P.
8280 Greensboro Drive, Ste. 900
McLean, VA 22102

(check if applicable) [X] 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)

McGonigle, Thomas J.
McIntyre, Charles W., Jr.
McMenamin, Joseph P.
McVey, Henry H., III
Melson, David E.
Menges, Charles L.
Merriman, R. Marshall, Jr.
Michels, John J.
Middleditch, Leigh B., Jr.
Moran, Kenneth J.
Morgan, O. Forrest
Murphy, Brian D.
Murphy, Sean F.
Murray, John V.
Newton, Thomas L., Jr.
Ney, R. Terrence
O'Grady, Clive R. G.
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, Robert H., Jr.
Payne, Maria L.
Price, James H., III
Richardson, David L., II
Richardson, Lloyd M.
Rifken, Lawrence E.
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rosen, Charlotte R.
Russell, Deborah M.
Russell, Frederick L.
Rust, Dana L.
Sacks, Morton A.
Sanderlin, James L.
Sanders, Wellford L., Jr.
Scannell, Raymond F.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Scruggs, George L., Jr.
Sharp, Larry D.
Shelley, Patrick M.
Slaughter, Alexander H.
Slaughter, D. French, III
Slingluff, Robert L.
Slone, Daniel K.
Smith, R. Gordon
Sooy, Kathleen Taylor
Spahn, Thomas E.
Spencer, Christopher C.
Stallings, Thomas J.
Steen, Bruce M.
Stillman, F. Bradford
Stone, Jacquelyn E.
Stoneburner, Gresham R.
Strickland, William J.
Stroud, Robert E.

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

Rezoning Attachment to Par. 1(c)

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C 121-9
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe, L.L.P.
8280 Greensboro Drive, Ste. 900
McLean, VA 22102

(check if applicable) [X] 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)

Corson, J. Jay, IV
Coward, Curtis M.
Cranford, Page D.
Cullen, Richard
Dabney, H. Slayton, Jr.
Daniel, John W., II
Davis, Mark S.
Dawes, Michael F.
Den Hartog, Grace R.
Donnelly, William E.
Douglass, W. Birch, III
Drew, Randal H.
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.
Edwards, Elizabeth F.
Evans, David E.
Evans, K. Stewart, Jr.
Feller, Howard
Fifer, Carson Lee, Jr.
Flemming, Michael D.
France, Bonnie M.
Franklin, Stanley M.
Garrett, Judson P., Jr.
Garrett, Sam Y., Jr.
Getchell, E. Duncan, Jr.
Gieg, William F.
Giguere, Michael J.
Glassman, M. Melissa
Goldman, Nathan D.
Good, Dennis W., Jr.
Goodall, Larry M.
Gordon, Thomas C., Jr
Graham, John
Grandis, Leslie A.
Grimes, Larry B.
Hampton, Glenn W.
Harmon, T. Craig
Harwood, Steven J.
Hobson, Richard R. G.
Houston, David S.
Jennings, Michael L.
Jett, R. Arthur, Jr.
King, Donald E.
King, William H., Jr.
Kittrell, Steven D.
Krueger, Kurt J.
La Frata, Mark J.
Landess, Fred S.
Lefcoe, Vann H.
Levin, Michael H.
Lewis, James M.
Little, Nancy R.
Marshall, Gary S.
Martin, George K.
McArver, R. Dennis
McCallum, Steve C.
McCann, John E.
McElligott, James P., Jr.
McElroy, Robert G.
McFarland, Robert W.
McGee, Gary C.

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

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86 - C121-9
(enter County-assigned application number(s))

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

Watt, Tieder & Hoffar, L.L.P., 7929 Westpark Drive, Suite 400, McLean, VA 22102

(check if applicable) [X] 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 Watt, Tieder & Hoffar, L.L.P.

Baker, Lewis J.
Bochlert, Garry R.
Brown, Timothy F.
Calabrese, Antonio J.
Cohen, Daniel E.
Cox, Robert K.
Danforth, Henry D.
Fitzgerald, Robert M.
Hoffar, Julian F.
Katsantonis, Vivian
Lavoie, John G.
Lee, Charlie C. H.
Long, Michael G.
McCaffrey, Donna S.
McCullough, Francis X.
Mann, Richard G., Jr.
Olden, Kathleen A.
Pappas, Christopher P.
Parrott, Edward J.
Powell, Thomas J.
Raley, Charles E.
Reid, Carter B.
Riddles, Benjamin T., II
Romm, David C.
Sgarlata, Mark A.
Tatusko, Wayne G.
Tieder, John B., Jr.
Varela, Paul A.
Vautin, Tara L.
Watt, Robert G.
Weber, Steven J.
Werther, Barbara G.

These are the only partners in the above-referenced firm

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

DATE: February 17, 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-4
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe, L.L.P.
8280 Greensboro Drive, Ste. 900
McLean, VA 22102

(check if applicable) [X] 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)

These are the only partners in the above referenced firm

Stump, John S
Stutts, James F.
Swartz, Charles R.
Swett, Jay T.
Tashjian-Brown, Eva S.
Terwilliger, George J., III
Thornhill, James A.
Tierney, Philip
Traver, Courtland L.
Tucker, Sharon K.
Twomey, William E., Jr.
Urech, Dan
Van der Mersch, Xavier
Vieth, Robert R.
Waddell, William R.
Walsh, James H.
Watts, Stephen H., II
Weisner, John M.
Whitt-Sellers, Jane R.
Whittemore, Anne M.
Williamson, Mark D.
Wilson, Ernest
Wood, R. Craig
Woloszyn, John J.
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zirkle, Warren E.
Zughaib, Edward E.

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

Rezoning Attachment to Par. 1(c)

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): CP 86-C121-9
(enter County-assigned application number(s))

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

VA 939 Associates, a Delaware general partnership

c/o Boston Properties, Inc.
8 Arlington Street
Boston, MA 02116

(check if applicable) [X] 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)

| | |
|---|---|
| Mortimer B. Zuckerman | General Partner |
| Edward H. Linde | General Partner |

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

Rezoning Attachment to Par. 1(c)

DATE: February 17 1997
(enter date affidavit is notarized)

for Application No(s): C.P. 86-C-121-9
(enter County-assigned application number(s))

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

VA 939 Associates Limited Partnership, a Delaware limited partnership
c/o Boston Properties, Inc.
8 Arlington Street
Boston, MA 02116

(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)

VA 939, Inc., a Delaware corporation - General Partner
VA 939 Associates, a Delaware general partnership - Limited Partner

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

# TOWN CENTER CONCEPT PLAN - SECTION 95, BLOCK 2
# RESTON LAND CORPORATION - ORACLE
# STATEMENT OF JUSTIFICATION

## I. INTRODUCTION AND OVERVIEW

Reston Land Corporation ("RLC") and Oracle Systems, Inc. ("Oracle") (the "Applicants") are proposing a four-building office complex containing up to 725,000 sq. ft. on land known as Section 95, Block 2, Reston (the "Property"). The Property, which encompasses 22.68 acres, includes three parcels known as Tax Map References 17-2-((1)), parcel 6, part of parcel 7 and parcel 15. The Property is part of the Reston Town Center District and located in the northeast corner of the intersection of Reston Parkway and the Dulles Toll Road, south of Sunset Hills Road. The Property is zoned PRC-Town Center.

## II. OFFICE USES IN THE TOWN CENTER DISTRICT

RLC, the Reston Community, the Fairfax County Board of Supervisors, the Planning Commission and the Planning Staff have, since the approval of the Town Center rezonings (86-C-121 and subsequent Proffered Condition Amendments ("PCA's")) contemplated significant office development within the 450 acre Reston Town Center District. Currently, approximately 1.3 million sq. ft. of office space exists within the Town Center District, focused within the Town Center Core (530,000 sq. ft.), the RTC Office Park located on Sunset Hills Road (266,000 sq. ft.), Reston Executive Center (also located on Sunset Hills Road, containing 420,000 sq. ft.) and The Reston Hospital office complex (80,000 sq. ft.).

The Town Center Proffers permit a minimum of 5.5 million sq. ft. of office development and a maximum of 7.1 million sq. ft. of office development within the Town Center District. The subject parcel, combined with Section 939 (the proposed BDM site located in the northwest corner of the intersection of Reston Parkway and the Dulles Toll Road) form a major gateway to the Town Center District. Both Section 95, Block 2 and Section 939 ideally suit high-quality corporate users such as Oracle and BDM. Securing Oracle and BDM as part of the Town Center is a significant coup for the County, Reston Land Corporation and the Reston Community.

## III. ORACLE

Oracle Systems, Inc. is a $4.2 billion database software company which is headquartered in Redwood Shores, California. Oracle is seeking a consolidation of its east coast operations. The proximity of this location to Washington, D.C., access to the region's two major international airports and the existence of a significant roadway system render this site ideal for Oracle's regional, corporate headquarters.

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## IV. DESIGN

The submitted Town Center Concept Plan illustrates four (4) office buildings containing a total of 725,000 sq. ft. on 22.68 acres, consistent with the Reston Master Plan recommendation for the site, as well as the approved Town Center Development Plan (which permits up to 729,000 sq. ft. on this parcel). The maximum building height will be 180'. Parking for the site will be provided by surface and, ultimately, structured parking.

The Applicant is committed to continuing the attention to detail and the quality of development that has been established within the Town Center District. The architecture will be compatible with surrounding buildings. All aspects of this Plan, including the architecture, landscaping, lighting, pedestrian linkages, signage and design, are subject to review and approval by the Reston Town Center Design Review Board ("Town Center DRB").

## V. TRANSPORTATION

Reston Land Corporation has accelerated substantially its proffered road improvements. Basically, RLC has previously fulfilled all proffered road improvements regarding Sunset Hills Road. RLC and Oracle are proposing substantial additional improvements to Sunset Hills Road across the frontage of the Oracle site, as delineated on the submitted Town Center Concept Plan. As part of the Oracle development, RLC will implement the following improvements to Sunset Hills:

- RLC will dedicate to the County the land necessary (both on the north and the south sides of Sunset Hills Road, across the lands owned by RLC) to widen Sunset Hills Road to a six-lane divided facility, consistent with Public Improvement Plans submitted by RLC.

- RLC has agreed to close the existing median break located on the eastern portion of the Oracle site.

- RLC will widen Sunset Hills across the front of the Oracle site (on the south side of Sunset Hills Road) to its full, six-lane divided configuration, including a right turn lane into the major Oracle entrance, as well as a potential, future right turn lane into the western portion of the Oracle site, as delineated on the Town Center Concept Plan.

- As part of these improvements, RLC will tie into the existing Plaza America improvements, located to the east of the application site.

- RLC will either replace or upgrade the new traffic signal located at the intersection of Sunset Hills Road and Old Reston Avenue.

## VI. CONCLUSION

The proposed office buildings are permitted by-right under the Fairfax County Zoning Ordinance, the Reston Master Plan and the Reston Town Center rezonings and proffers. The road improvements proposed as part of this application and other recently approved projects in the Town Center District far exceed the improvements required under the Town Center proffers. Securing Oracle within the Town Center District is a significant coup for Reston Land Corporation, the Reston Community and for Fairfax County.

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

Dated: November 12, 1996

By: AJ CALABRESE

Antonio J. Calabrese, Esquire
McGuire, Woods, Battle & Boothe, LLP
for Reston Land Corporation and
Oracle Systems, Inc.

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- RLC will implement dual left turn lanes from westbound Sunset Hills Road to southbound Reston Parkway.

- RLC will construct two through lanes on westbound Sunset Hills Road at its intersection with Reston Parkway.

- RLC will construct an exclusive right turn lane from westbound Sunset Hills Road to northbound Reston Parkway.

It is important to note that RLC has already fulfilled its proffered improvements to Sunset Hills Road from the Oracle site all the way to the Fairfax County Parkway/Herndon line. In addition to the significant improvements contemplated to Sunset Hills Road, RLC will accelerate dramatically improvements to Reston Parkway, which may be summarized as follows:

- RLC has or will dedicate all the land necessary to the County for a six lane divided Reston Parkway from the Dulles Toll Road to New Dominion Parkway.

- RLC will construct an exclusive right turn lane from northbound Reston Parkway to eastbound Sunset Hills Road.

- RLC will construct dual left-turn lanes on northbound Reston Parkway to westbound Sunset Hills Road.

- RLC will construct the ultimate widening of Reston Parkway to a six lane divided roadway from the Dulles Toll Road to New Dominion Parkway.

- As a significant part of the Reston Parkway widening, RLC has agreed to bridge Reston Parkway over the W&OD Trail. This improvement alone will cost approximately $1.5 million dollars. RLC has committed to Supervisor Dix and the Regional Park Authority to complete this bridge over the W&OD Trail by mid-1999.

Although the Reston Parkway improvements will be processed separately and subsequently to the Town Center Concept Plan for Oracle, the design of the Reston Parkway improvement plans has already commenced and these plans are anticipated to be submitted to the County in the spring of 1997.

The Applicant has enclosed for the Staff's use and ease of reference a summary of the Reston Town Center proffered road improvements and the status of each of these improvements. It is important to note that the current office/R&D space existing within the Town Center District is approximately 1.3 million sq. ft. With the ultimate build out of both Oracle (725,000 sq. ft.) and of BDM (457,000 sq. ft.) there will be approximately 2.5 million sq. ft. of office/R&D development within the Town Center District. Additional office/R&D is anticipated and will be developed within the Town Center Core.

## SUMMARY OF RESTON TOWN CENTER PROFFERED ROAD IMPROVEMENTS

The following is a summary of the proffered Reston Town Center road improvements. We have reflected the new names of the referenced roads as compared to the road designations memorialized in the 1987 proffers. Currently, there is approximately 1.3 million sf of office/R&D development within the Town Center District. Following each proffered improvement is a status summary of any transportation improvements which have been completed or are planned for completion in the near-term:

Proffer No. 9. Phased Transportation Improvements - Phase I-A. Phase I-A may include up to 2.3 million sf of office/R&D space within the Town Center Study Area. Road improvements to consist of the following:

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

(c) Reconstruct Sunset Hills Road to a four-lane divided section from Town Center Parkway to the Herndon Town line. **COMPLETED.**

(d) Widen westbound approach of Sunset Hills Road to Reston Avenue (Reston Parkway) from Old Reston Avenue. **TO BE COMPLETED BY RLC IN 1997.**

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

(f) Vale Avenue (Bluemont) as a four-lane section from Reston Avenue (Reston Parkway) to Alley Street (Library) and improve intersection with Reston Avenue (Reston Parkway). **COMPLETED.**

Proffer No. 10. RLC to apply to FAA (or its successors) for permission to construct those improvements requiring FAA approval. If timely approval not secured, RLC nevertheless permitted to proceed with development. **PERMISSION GRANTED BY FAA.**

Proffer No. 11. Phase I-A improvements must be substantially completed before proceeding beyond 2.3 million sf of office/R&D space.

Proffer No. 12. RLC to conduct Phase I-A Internal Traffic Study by completion of 2.3 million sf of office/R&D space.

Proffer No. 13. Fairfax Parkway Construction. Within six (6) months following the opening of the Fairfax Parkway bridge over the Dulles Airport Access Road, RLC to complete Fairfax Parkway as a four-lane divided section between the Toll Road and Sunset Hills Road. Intersection at Sunset Hills Road anticipated, initially, to be at-grade. (Note: events overtook this proffer, and Fairfax County constructed this section of Fairfax Parkway, with an interchange at Sunset Hills Road). **RLC CONTRIBUTED $4,250,000 TO THESE IMPROVEMENTS AND TO FULFILL THIS PROFFER.**

Proffer No. 14. Phase I-B Development. During Phase B (2.3 - 4.3 million sf of office/R&D), RLC to construct the following road improvements:

(a) Reconstruct Reston Avenue (Reston Parkway) by adding one lane in each direction, from the ramps north of the Dulles Airport Access Road to Temporary Road. **ANTICIPATED TO BE COMPLETED IN 1999.**

(b) The East-West Connector Road (New Dominion Parkway) to a four-lane divided section from Alley Street (Library) to Town Center Parkway. **COMPLETED.**

(c) Town Center Parkway to a four-lane divided section from Bowman Towne Drive to East-West Connector (New Dominion). **COMPLETED.**

(d) Reconstruct the intersection of Baron Cameron Avenue and Reston Avenue (Reston Parkway).

(e) Fairfax Parkway to a four-lane divided facility from Sunset Hills Road to the East-West Connector (New Dominion).

(f) East-West Connector (New Dominion) to a four-lane divided facility from Town Center Parkway to the Fairfax County Parkway.

(g) First Street (Fountain Drive) as a two-lane section from the East-West Connector (New Dominion) to Bowman Towne Drive. **COMPLETED.**

Proffer No. 15. RLC to complete these improvements for Phase I-B before proceeding beyond 4.3 million sf office/R&D space.

Proffer No. 16. RLC to conduct Phase I-B Internal Traffic Study prior to completion of 4.3 million sf of office/R&D space.

Proffer No. 17. Phase I-C Development. During development of Phase I-C (4.3 - 5.5 million sf office/R&D), RLC to construct the following road improvements:

(a) A southbound lane across the Reston Avenue (Reston Parkway) bridge over the Dulles Airport Access Road, between the northern and southern ramps. **COMPLETED.**

(b) Southbound auxiliary lane from Sunset Hills Road to the ramp north of the Dulles Access Road.

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

Proffer No. 18. RLC to substantially complete these improvements prior to the issuance of any permits that would take RLC beyond 5.5 million sf of office/R&D.

Proffer No. 19. RLC to conduct Phase I Comprehensive Traffic Study prior to completion of 5.5 million sf of office/R&D. RLC may conclude its Development Program at this point, or proceed onto Phase II.

Proffer No. 20. Phase II Development. During development from 5.5 to 6.3 million sf, RLC to construct the following road improvements:

(a) Town Center Parkway as a four-lane divided section from East-West Connector (New Dominion) to Sunset Hills Road. **COMPLETED.**

(b) Two additional lanes of Reston Avenue (Reston Parkway), one in either direction, from the East-West Connector (New Dominion) to Baron Cameron Avenue.

(c) Complete Vale Avenue (Bluemont) and remainder of Town Center Urban Core streets.

Proffer No. 21. RLC must substantially complete these improvements before proceeding beyond 6.3 million sf.

Proffer No. 22. RLC to conduct a Phase II Comprehensive Traffic Study before proceeding beyond 6.3 million sf. RLC may choose to terminate Development Program at this point, or proceed onto Phase III.

Proffer No. 23. Phase III Development. During Phase III Development (up to 7.105 million sf) RLC will construct the following road improvements:

(a) First Street (Discovery) from Vale Avenue (Bluemont) to Sunset Hills Road, as a two-lane section.

(b) Two additional lanes of the Fairfax County Parkway, one in either direction, from the Dulles Airport Access Road to the East-West Connector (New Dominion).

In conclusion, Reston Land Corporation has accelerated substantially its proffered road improvements. Additionally, Reston Land has completed road improvements within the Town Center district above and beyond the proffers (for example, various improvements to Sunset Hills Road between Section 935 and 937 - i.e., between the hotel, Reston YMCA and the Target store). Additionally, Reston Land Corporation is proposing significant, additional improvements to Sunset Hills Road in front of the Oracle and BDM projects.

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TOWN CENTER CONCEPT PLAN - SECTION 939
RESTON LAND CORPORATION - BDM
STATEMENT OF JUSTIFICATION

## I. INTRODUCTION AND OVERVIEW

Reston Land Corporation ("RLC") and Boston Properties (the "Applicants") are proposing a two-building office complex containing up to 457,000 sq. ft. on land known as Section 939, Reston (the "Property"). This development is intended to contain the new headquarters for BDM, currently located in Tysons Corner.

The Property, which encompasses 14.982 acres, includes three parcels known as Tax Map References 17-3-((1)) parcels 4, 5D, part of 7/5 and 14. The Property is part of the Reston Town Center District and located in the northwest corner of the intersection of Reston Parkway and the Dulles Toll Road, south of Sunset Hills Road. The Property is zoned PRC-Town Center.

## II. OFFICE USES IN THE TOWN CENTER DISTRICT

RLC, the Reston Community, the Fairfax County Board of Supervisors, the Planning Commission and the Planning Staff have, since the approval of the Town Center rezonings (86-C-121 and subsequent Proffered Condition Amendments ("PCA's")) contemplated a significant office development within the 450 acre Reston Town Center District. Currently, approximately 1.3 million sq. ft. of office space exists within the Town Center District, focused within the Town Center Core (530,000 sq. ft.), the RTC Office Park located on Sunset Hills Road (266,000 sq. ft.), Reston Executive Center (also located on Sunset Hills Road, containing 420,000 sq. ft.) and The Reston Hospital office complex (80,000 sq. ft.).

The Town Center Proffers permit a minimum of 5.5 million sq. ft. of office development and a maximum of 7.1 million sq. ft. of office development. The subject parcel, combined with Section 95, Block 2 (the Oracle site located in the northeast corner of the intersection of Reston Parkway and the Dulles Toll Road) form a major gateway to the Town Center District. Both Section 939 and Section 95, Block 2 ideally suit high-quality corporate users such as BDM and Oracle. Securing BDM and Oracle as part of the Town Center is a significant coup for the County, Reston Land Corporation and the Reston Community.

Simultaneous with this application, Reston Land Corporation is seeking Town Center Concept Plan approval for office development on the adjacent Section 95, Block 2 site, located immediately east of BDM, across Reston Parkway. Together, these sites form one of the premier office locations in the Washington Metropolitan region.

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## III. DESIGN

The submitted Town Center Concept Plan illustrates two (2) office buildings containing a total of 457,000 sq. ft. of office on 14.982 acres, consistent with the Reston Master Plan recommendation for the Property. The maximum building height will be 180'. Parking for the site will be provided by surface and, ultimately, structured parking.

The location of the buildings was specifically chosen to capitalize on the existing topography and provide the most aesthetically pleasing view from the surrounding road network (the Dulles Toll Road, Reston Parkway and Sunset Hills Road). The surrounding road network has been constructed, and will be expanded as part of this application, to exceed the requirements proffered as part of the Town Center rezonings.

The Applicants are committed to continuing the attention to detail and the quality of development that has been established within the Town Center District. The architecture will be compatible and in harmony with surrounding parcels. All aspects of this Plan, including the architecture, landscaping, lighting, pedestrian linkages, signage and design, are subject to review and approval by the Reston Town Center Design Review Board ("Town Center DRB").

## IV. TRANSPORTATION

Reston Land Corporation has accelerated substantially its proffered road improvements. Basically, RLC has previously fulfilled all proffered road improvements regarding Sunset Hills Road. RLC and Boston Properties are proposing additional improvements to Sunset Hills Road across the frontage of the BDM site as delineated on the submitted Town Center Concept Plan.

As part of the development of BDM, RLC and Boston Properties are proposing significant, additional improvements to Sunset Hills Road, which may be summarized as follows:

- Dedication of the land necessary across the frontage of the BDM site to accommodate a six lane divided Sunset Hills Road.

- Dedication of the land necessary along the north side of BDM (across Section 93, Blocks 3 and 4, still owned by RLC) for an ultimate six-lane divided Sunset Hills Road. This commitment will be made during the processing of the appropriate Town Center Concept Plan(s) for the north side of Sunset Hills Road.

- Construction of exclusive right turn lanes into the two entrances to BDM.

- Consistent with the Town Center proffers, the Applicants will contribute to the costs of traffic signals at the entrances to the BDM property.

- Conveyance to the County (or the State) that parcel located at the terminus of Town Center Parkway, as shown on the Town Center Concept Plan, for use as a potential bus drop-off point and/or other appropriate mass transit facility.

It is important to note that RLC has completed all of its Town Center proffer commitments regarding Sunset Hills Road from Reston Parkway to the Fairfax County Parkway/Herndon line. In addition to the significant improvements contemplated to Sunset Hills Road, RLC is also willing to accelerate dramatically improvements to Reston Parkway, which may be summarized as follows:

- RLC has or will dedicate all the land necessary to the County for a six lane divided Reston Parkway from the Dulles Toll Road to New Dominion Parkway.

- RLC will construct an exclusive right turn lane from northbound Reston Parkway to eastbound Sunset Hills Road.

- RLC will construct dual left-turn lanes on northbound Reston Parkway to westbound Sunset Hills Road.

- RLC will construct the ultimate widening of Reston Parkway to a six lane divided roadway from the Dulles Toll Road to New Dominion Parkway.

- As a significant part of the Reston Parkway widening, RLC has agreed to bridge Reston Parkway over the W&OD Trail. This improvement alone will cost approximately $1.5 million dollars. RLC has committed to Supervisor Dix and the Regional Park Authority to complete this bridge over the W&OD Trail by mid-1999.

Although the Reston Parkway improvements will be processed separately and subsequently to the Town Center Concept Plan for BDM, the design of the Reston Parkway improvement plans has already commenced and these plans are anticipated to be submitted to the County in the spring of 1997.

The Applicants have enclosed for the Staff's use and ease of reference a summary of the Reston Town Center proffered road improvements and the status of each of these proffers. It is important to note that the current office/R&D space existing within the Town Center District is approximately 1.3 million sq. ft. With the ultimate build out of both BDM (457,000 sq. ft.) and Oracle (725,000 sq. ft.) there will be approximately 2.5 million sq. ft. of office/R&D development within the Town Center District.

Additional office/R&D is anticipated and will be developed within the Town Center Core.

## V. CONCLUSION

The proposed office buildings are permitted by-right under the Fairfax County Zoning Ordinance, the Reston Master Plan and the Reston Town Center rezonings and proffers. The road improvements proposed as part of this application and other recently approved projects in the Town Center District far exceed the improvements required under the Town Center proffers. Securing BDM within the Town Center District is a significant coup for Reston Land Corporation, the Reston Community and for Fairfax County.

For all of these reasons, The Applicants respectfully request the support of the Office of Comprehensive Planning and the approval of the submitted Town Center Concept Plan by the Fairfax County Planning Commission.

Dated: November 12, 1996

By: AJ CALABRESE

Antonio J. Calabrese, Esquire
McGuire, Woods, Battle & Boothe, LLP
For Reston Land Corporation and
Boston Properties

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## SUMMARY OF RESTON TOWN CENTER PROFFERED ROAD IMPROVEMENTS

The following is a summary of the proffered Reston Town Center road improvements. We have reflected the new names of the referenced roads as compared to the road designations memorialized in the 1987 proffers. Currently, there is approximately 1.3 million sf of office/R&D development within the Town Center District. Following each proffered improvement is a status summary of any transportation improvements which have been completed or are planned for completion in the near-term:

Proffer No. 9. Phased Transportation Improvements - Phase I-A. Phase I-A may include up to 2.3 million sf of office/R&D space within the Town Center Study Area. Road improvements to consist of the following:

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

(c) Reconstruct Sunset Hills Road to a four-lane divided section from Town Center Parkway to the Herndon Town line. **COMPLETED.**

(d) Widen westbound approach of Sunset Hills Road to Reston Avenue (Reston Parkway) from Old Reston Avenue. **TO BE COMPLETED BY RLC IN 1997.**

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

(f) Vale Avenue (Bluemont) as a four-lane section from Reston Avenue (Reston Parkway) to Alley Street (Library) and improve intersection with Reston Avenue (Reston Parkway). **COMPLETED.**

Proffer No. 10. RLC to apply to FAA (or its successors) for permission to construct those improvements requiring FAA approval. If timely approval not secured, RLC nevertheless permitted to proceed with development. **PERMISSION GRANTED BY FAA.**

Proffer No. 11. Phase I-A improvements must be substantially completed before proceeding beyond 2.3 million sf of office/R&D space.

Proffer No. 12. RLC to conduct Phase I-A Internal Traffic Study by completion of 2.3 million sf of office/R&D space.

Proffer No. 13. Fairfax Parkway Construction. Within six (6) months following the opening of the Fairfax Parkway bridge over the Dulles Airport Access Road, RLC to complete Fairfax Parkway as a four-lane divided section between the Toll Road and Sunset Hills Road. Intersection at Sunset Hills Road anticipated, initially, to be at-grade. (Note: events overtook this proffer, and Fairfax County constructed this section of Fairfax Parkway, with an interchange at Sunset Hills Road). **RLC CONTRIBUTED $4,250,000 TO THESE IMPROVEMENTS AND TO FULFILL THIS PROFFER.**

Proffer No. 14. Phase I-B Development. During Phase B (2.3 - 4.3 million sf of office/R&D), RLC to construct the following road improvements:

(a) Reconstruct Reston Avenue (Reston Parkway) by adding one lane in each direction, from the ramps north of the Dulles Airport Access Road to Temporary Road. **ANTICIPATED TO BE COMPLETED IN 1999.**

(b) The East-West Connector Road (New Dominion Parkway) to a four-lane divided section from Alley Street (Library) to Town Center Parkway. **COMPLETED.**

(c) Town Center Parkway to a four-lane divided section from Bowman Towne Drive to East-West Connector (New Dominion). **COMPLETED.**

(d) Reconstruct the intersection of Baron Cameron Avenue and Reston Avenue (Reston Parkway).

(e) Fairfax Parkway to a four-lane divided facility from Sunset Hills Road to the East-West Connector (New Dominion).

(f) East-West Connector (New Dominion) to a four-lane divided facility from Town Center Parkway to the Fairfax County Parkway.

(g) First Street (Fountain Drive) as a two-lane section from the East-West Connector (New Dominion) to Bowman Towne Drive. **COMPLETED.**

Proffer No. 15. RLC to complete these improvements for Phase I-B before proceeding beyond 4.3 million sf office/R&D space.

Proffer No. 16. RLC to conduct Phase I-B Internal Traffic Study prior to completion of 4.3 million sf of office/R&D space.

Proffer No. 17. Phase I-C Development. During development of Phase I-C (4.3 - 5.5 million sf office/R&D), RLC to construct the following road improvements:

(a) A southbound lane across the Reston Avenue (Reston Parkway) bridge over the Dulles Airport Access Road, between the northern and southern ramps. **COMPLETED.**

(b) Southbound auxiliary lane from Sunset Hills Road to the ramp north of the Dulles Access Road.

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

Proffer No. 18. RLC to substantially complete these improvements prior to the issuance of any permits that would take RLC beyond 5.5 million sf of office/R&D.

Proffer No. 19. RLC to conduct Phase I Comprehensive Traffic Study prior to completion of 5.5 million sf of office/R&D. RLC may conclude its Development Program at this point, or proceed onto Phase II.

Proffer No. 20. Phase II Development. During development from 5.5 to 6.3 million sf, RLC to construct the following road improvements:

(a) Town Center Parkway as a four-lane divided section from East-West Connector (New Dominion) to Sunset Hills Road. **COMPLETED.**

(b) Two additional lanes of Reston Avenue (Reston Parkway), one in either direction, from the East-West Connector (New Dominion) to Baron Cameron Avenue.

(c) Complete Vale Avenue (Bluemont) and remainder of Town Center Urban Core streets.

Proffer No. 21. RLC must substantially complete these improvements before proceeding beyond 6.3 million sf.

Proffer No. 22. RLC to conduct a Phase II Comprehensive Traffic Study before proceeding beyond 6.3 million sf. RLC may choose to terminate Development Program at this point, or proceed onto Phase III.

Proffer No. 23. Phase III Development. During Phase III Development (up to 7.105 million sf) RLC will construct the following road improvements:

(a) First Street (Discovery) from Vale Avenue (Bluemont) to Sunset Hills Road, as a two-lane section.

(b) Two additional lanes of the Fairfax County Parkway, one in either direction, from the Dulles Airport Access Road to the East-West Connector (New Dominion).

In conclusion, Reston Land Corporation has accelerated substantially its proffered road improvements. Additionally, Reston Land has completed road improvements within the Town Center district above and beyond the proffers (for example, various improvements to Sunset Hills Road between Section 935 and 937 - i.e., between the hotel, Reston YMCA and the Target store). Additionally, Reston Land Corporation is proposing significant, additional improvements to Sunset Hills Road in front of the Oracle and BDM projects.

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art and artifacts. This room may or may no
center at . discretion of Applicant. Shou
'ease such room, it will be utilized by App

D. DEVELOPMENT PLAN FOR RZ 86-C-121

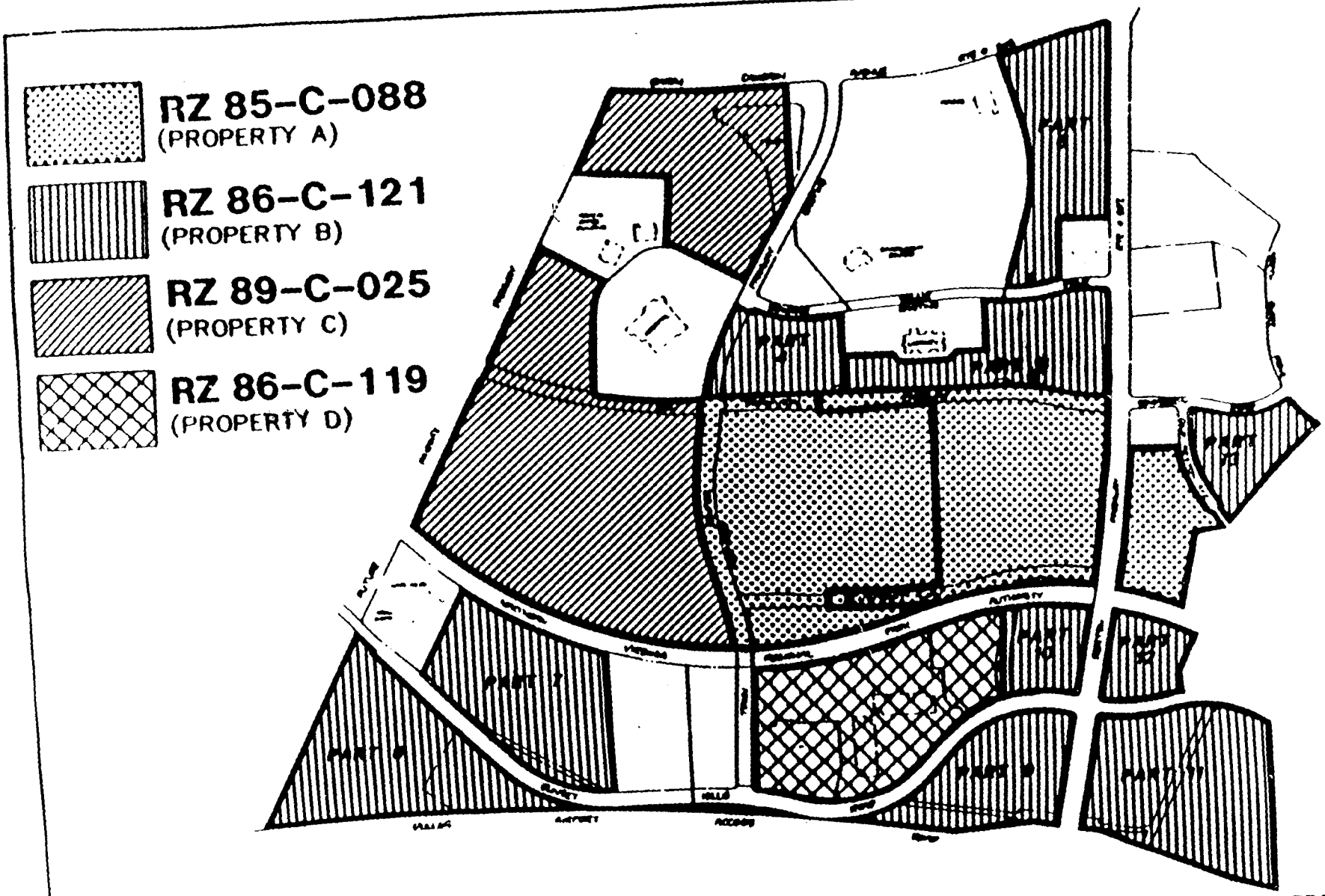
1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to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

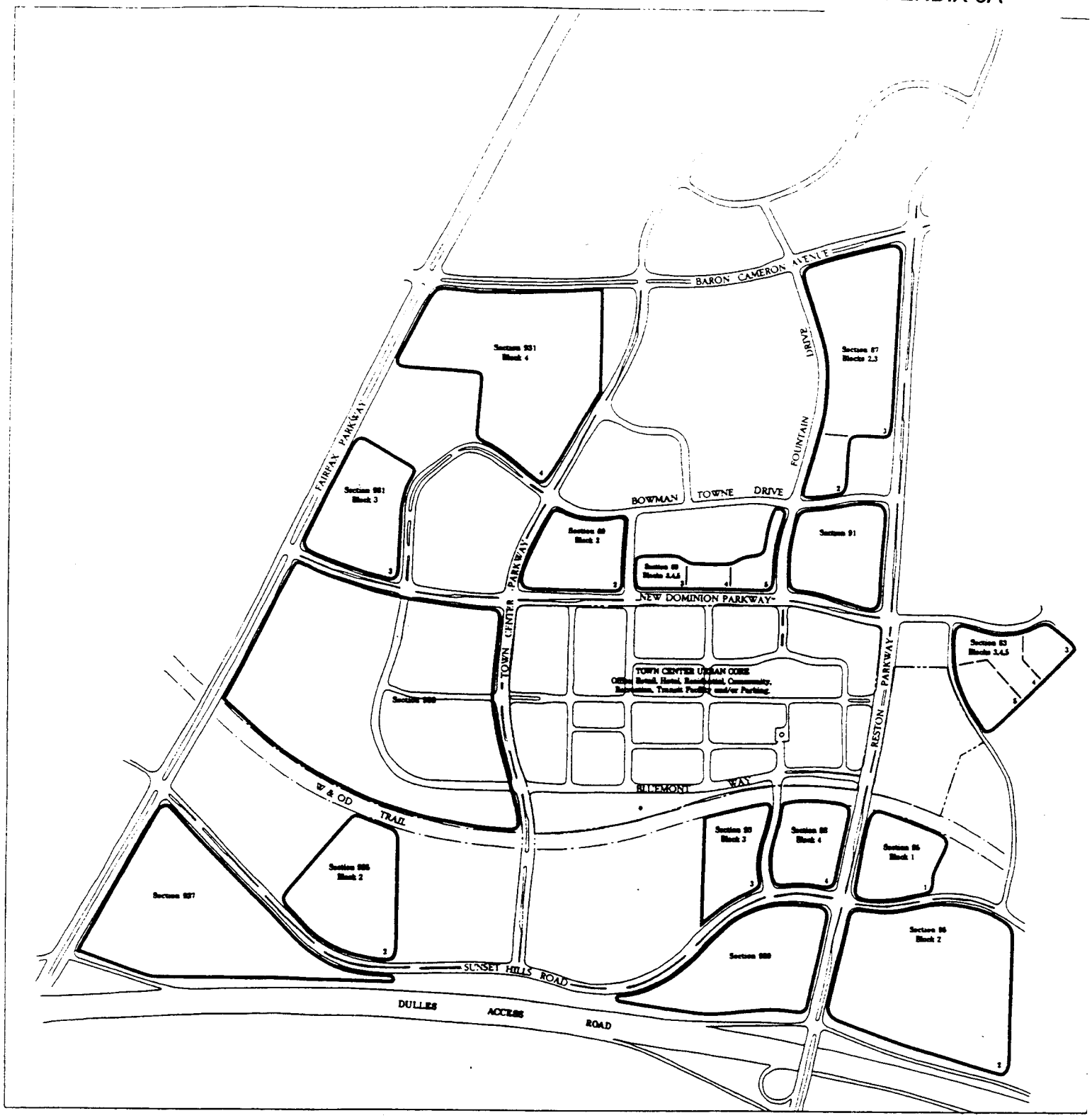
E. DEVELOPMENT PLAN FOR RZ 86-C-118

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




PROPERTIES A,B,C,&D
TOWN CENTER
RESTON

APPENDIX 3A




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

0 100 200 400 NORTH

MAY 1981

SHEET 3 OF 3

| Section/ Block | Use | Height Limit | Non Residential F.A.R. |
|---|---|---|---|
| 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. 300 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 proffers and development plan notes associated with RZ 86-C-119, RZ 86-C-121 and RZ 86-C-118/RZ 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.

FAIRFAX PARKWA

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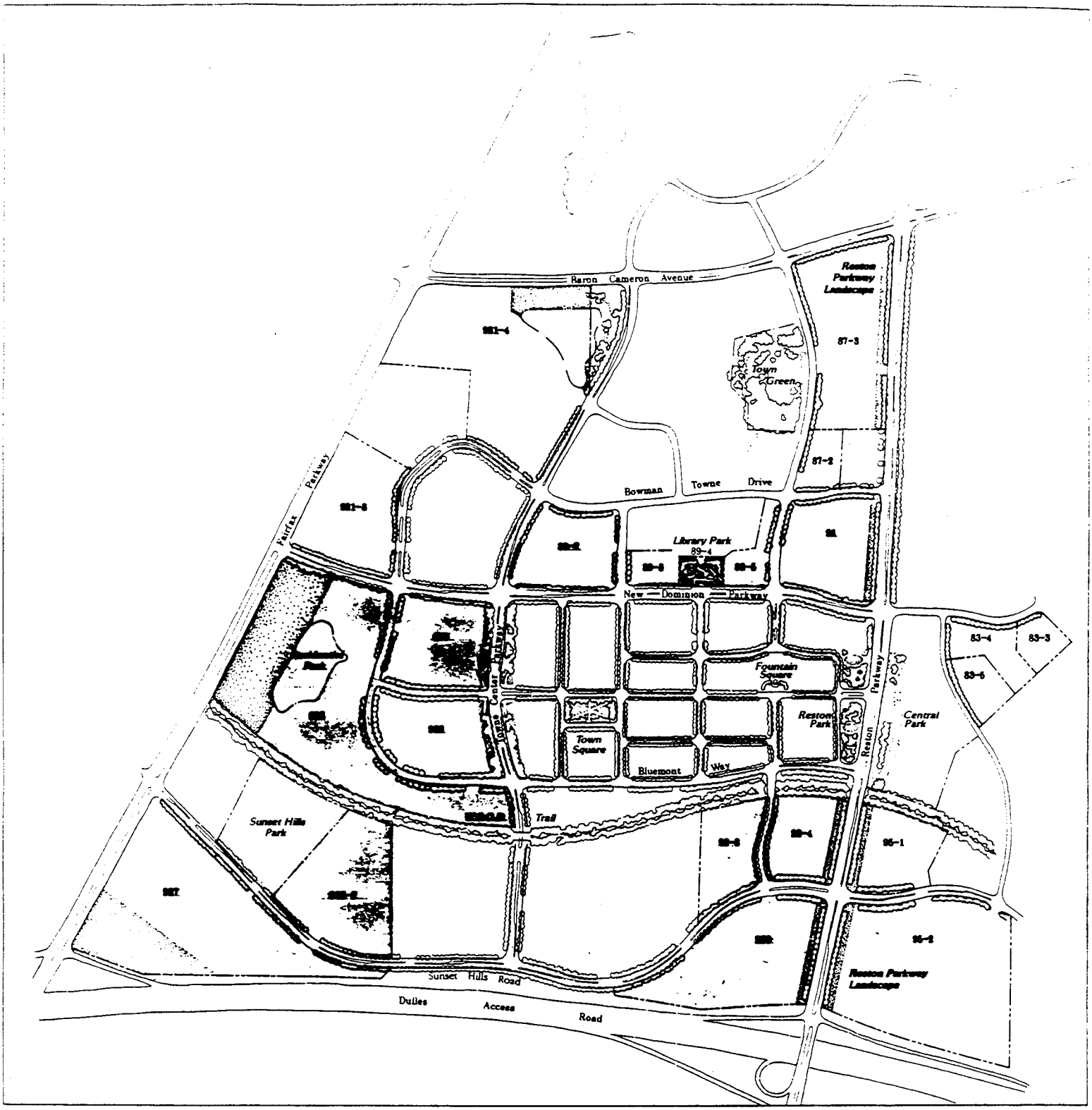



CONCEPTUAL PLAN PARCELS

OPEN SPACE

LANDSCAPE / SCREENING / EXISTING NATURAL BUFFER

MASTER CONCEPTUAL PLAN - OPEN SPACE AND LANDSCAPE

TOWN CENTER DISTRICT PLAN

RESTON LAND CORPORATION

SASAKI ASSOCIATES, INC.

0 100 200 400

NORTH

MAY 1991

SHEET 2 OF 3

GENERAL NOTES

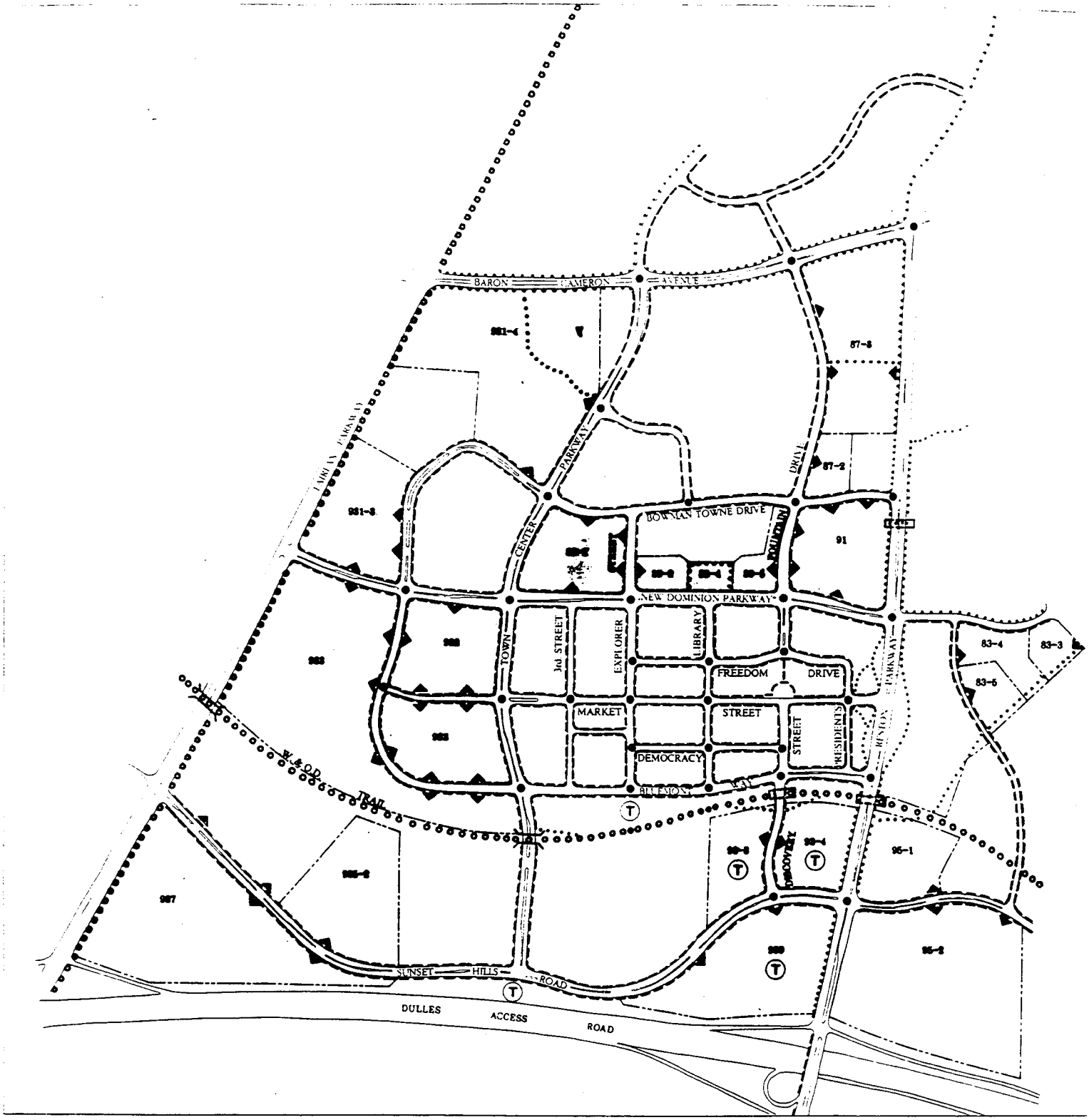
1. This plan depicts the approximate location of open space, landscape, screening and existing natural buffers.

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 RZ 86-C-119, RZ 86-C-121 and RZ 86-C-118/RZ 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
SIDEWALK
PATHWAY
REGIONAL TRAIL
TRANSIT FACILITY
BRIDGE
UNDERPASS
INTERSECTIONS WITH CROSSWALKS
ENTRANCE LOCATIONS
THESE LOCATIONS ARE APPROXIMATE AND MAY BE REVISED, MOVED, ADDED OR ELIMINATED AS PART OF THE SITE PLAN DEVELOPMENT PROCESS

# MASTER CONCEPTUAL PLAN - CIRCULATION
## TOWN CENTER DISTRICT PLAN
RESTON LAND CORPORATION

SASAKI ASSOCIATES, INC.

0 100 200 400 NORTH

MAY 1991

SHEET 1 OF 3

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 RZ 86-C-119, RZ 86-C-121 and RZ 86-C-118/RZ 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.

# FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** Comprehensive Plan Land Use Analysis for:
Case No. CP 86-C-121-8
Reston Land Corporation (Oracle)

**DATE:** 29 January 1997

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated January 17, 1997. This application requests a concept plan for an office building. Approval of this application would result in a floor area ratio (F.A.R.) of .73. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

## CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant and is planned for residential planned community (Town Center according to the Reston Land Use Master Plan.) To the north are located vacant land and retail uses that are planned for mixed uses. To the east is located Plaza America which is planned for mixed use. To the south beyond the Dulles Airport Access Road is located the Sheraton Hotel and Conference Center which is planned for residential planned community. To the west is located vacant land that is planned for residential planned community (Town Center according to the Reston Land Use Master Plan.) This is the proposed site for the BDM development.

## COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 22.68-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property:

**Text:**

On pages 422 and 423 of the 1991 edition of the Area Plan as amended through June 26, 1995, under the heading "Land Unit D, Town Center Portion of Land Unit D," the Plan states:

> "The Reston Town Center is the designated "Core" area within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. Within the central portion of the Town Center (the approximately 85 acres known as the Town Center Urban Core) a commercial intensity up to .95 FAR may be appropriate and is consistent with the Town Center rezonings of March 1987 and subsequently approved Proffered Condition Amendments. Individual blocks or parcels may exceed this intensity, so long as the overall intensity of .95 FAR is not exceeded.
>
> The Reston Town Center should develop as planned in order to provide a viable residential and commercial mix. It is presently planned for a maximum development program of 8,415,000 square feet. Development is planned to be phased in as transportation capacity is available. The proposed composition of this development is as follows:
>
> - Office/research and development - 7,100,000 square feet;
> - Retail - 315,000 square feet; and,
> - Hotel - 1,000,000 square feet.
>
> 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."

**Map:**

The Comprehensive Plan map shows that the property is planned for residential planned community. (The property is designated Town Center by the Reston Land Use Master Plan.)

**Analysis:**

The application and development plan propose an office building complex at .73 FAR which is in conformance with the recommendations for use and intensity of the Comprehensive Plan. However, there are other outstanding issues discussed in the remainder of this memorandum.

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

**Text:**

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

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

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

**Analysis:**

The application and development plan address the impacts of the proposed development and the proposal's conformance with the Comprehensive Plan except for the issues which are discussed in the subsequent text.

**Text:**

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

**Analysis:**

With the exception of perspective sketch, the applicant has not provided architectural renderings of the proposed development. The placement of structures, landscaping and streetscaping are shown on the development plan. With regard to design, the applicant should consider relocating the proposed larger parking garage along the eastern boundary of the site to diminish the impact of such a massive structure on the gateway to the Reston Town Center. The applicant should consider augmenting the landscaping and streetscape throughout the site with additional trees, shrubs and underplantings, especially along Sunset Hills Road. Foundation landscaping should be provided for the proposed structures, especially the southern side of the proposed larger parking garage. The applicant should provide development amenities such as seating areas, picnic facilities, etc. The applicant should further define the central plaza with a fountain or sculpture and seating.

**Text:**

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

**Analysis:**

The Office of Transportation should evaluate the application relative to this development criterion.

**Text:**

"4. Provision of design, siting, style, scale, and materials compatible with

adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods."

**Analysis:**

The applicant should provide architectural schematics for the proposed development in order for this development criterion to be evaluated. Comprehensive sign and lighting plans should also be provided for review.

**Text:**

"5. Provision of energy conservation features that will benefit future residents of the development."

**Analysis:**

The applicant should address this development criterion.

**Text:**

"6. Provision of moderately-priced housing that will serve the needs of the County's population as a part of any mixed-use project."

**Analysis:**

This development criterion does not apply to this application.

**Text:**

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

**Analysis:**

The applicant has assembled the appropriate land for the proposed development.

**Text:**

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

**Analysis:**

The applicant should provide underplantings and shrubs as part of the parking area landscaping.

**Text:**

"9. Consolidation of vehicular access points to minimize interference with arterial roadways."

**Analysis:**

The Office of Transportation should evaluate the application relative to this development criterion.

**Text:**

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

**Analysis:**

These facilities are now required by ordinance. Specific requirements will be determined by the Department of Environmental Management during site plan review.

BGD:ALC

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

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

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

**SUBJECT:** Comprehensive Plan Land Use Analysis for:
Case No. CP 86-C-121-9
Reston Land Corporation (BDM)

**DATE:** 29 January 1997

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated January 17, 1997. This application requests conceptual plan approval for an office development. Approval of this application would result in a floor area ratios (F.A.R.) of .71. The extent to which the proposed use, intensity, and the development plan are consistent with the guidance of the Plan is noted.

## CHARACTER OF THE SURROUNDING AREA:

The subject property is located on the northwest quadrant of the intersection of Reston Parkway and the Dulles Airport Access Road which is planned for residential planned community and designated as part of the Town Center of the Reston Master Plan. To the north and west are located vacant land and office buildings which are planned for residential planned community and are part of the Town Center. To the east is located vacant land which is planned for residential planned community and is part of the Reston Town Center. The Oracle office development is proposed for this site. To the south, beyond the Dulles Airport Access Road, is located office park development which is planned for office use up to .50 FAR.

## COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 14.83-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property

**Text:**

On pages 422 and 423 of the 1991 edition of the Area Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use, Land Unit D," 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."

**Map:**

The Comprehensive Plan map shows that the property is planned for residential planned community. (It is also designated as part of the Reston Town Center by the Reston Master Plan.)

**Analysis:**

The application and development plan propose office use at .71 FAR, which is in conformance with the use and intensity recommendations of the Comprehensive Plan. However, there are other outstanding issues discussed in the remainder of this memorandum.

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

**Text:**

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

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

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

**Analysis:**

The application and development plan address the impacts of the proposed development and the proposal's conformance with the Comprehensive Plan except for the issues which are discussed in the subsequent text.

**Text:**

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

**Analysis:**

The applicant has not provided an architectural rendering of the proposed development other than a perspective sketch. The placement of structures, landscaping and streetscaping are shown on the development plan. The applicant should consider augmenting the landscaping and streetscape throughout the site with additional trees, shrubs and underplantings. Foundation landscaping should be provided for the proposed structures, especially the proposed parking garage. The applicant should provide development amenities such as seating areas, picnic facilities, etc.

**Text:**

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

**Analysis:**

The Office of Transportation should be consulted concerning this development criterion.

**Text:**

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

**Analysis:**

Insufficient information has been provided to determine conformance with this criterion.

The applicant should provide architectural schematics for the proposed development. Comprehensive sign and lighting plans should also be provided for review.

**Text:**

"5. Provision of energy conservation features that will benefit future residents of the development."

**Analysis:**

The applicant should address this development criterion.

**Text:**

"6. Provision of moderately-priced housing that will serve the needs of the County's population as a part of any mixed-use project."

**Analysis:**

This development criterion does not apply to this application.

**Text:**

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

**Analysis:**

The applicant has assembled the appropriate land for the proposed development.

**Text:**

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

**Analysis:**

The applicant should provide underplantings and shrubs as part of the parking area landscaping.

**Text:**

"9. Consolidation of vehicular access points to minimize interference with arterial roadways."

**Analysis:**

The Office of Transportation should be consulted concerning this development criterion.

**Text:**

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

**Analysis:**

These facilities are now required by ordinance.

BGD:ALC

# FAIRFAX COUNTY, VIRGINIA
# MEMORANDUM

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

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

**SUBJECT:** **ENVIRONMENTAL ASSESSMENT** for: CP 86-C-121-8
Reston Section 95, Block 2 (Oracle)

**DATE:** 18 December 1996

This memorandum, prepared by Noel Kaplan, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated December 5, 1996. 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 pages 416-417 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use", the Comprehensive Plan states:

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

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

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. . . ."

On pages 88 to 89 of the 1990 Policy Plan under the heading "Noise", the Comprehensive Plan states:

" . . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; 65 dBA Ldn for outdoor activity areas, 50 dBA Ldn for office environments, and 45 dBA Ldn for residences, schools, theaters and other noise sensitive uses.

**Objective 5:** **Minimize human exposure to unhealthful levels of transportation generated noise.**

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

On pages 86 through 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 a. Implement a best management practices (BMP) program for Fairfax County.

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

On page 90 of the 1990 Policy Plan under the heading "Environmental Hazards", the Comprehensive Plan states:

> **"Objective 7: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils. . . .**
>
> Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards."

## ENVIRONMENTAL ANALYSIS:

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

### Tree Preservation

**Concern:**

While portions of the property have been subject to disturbance, most of the property is wooded; stands of hardwoods of various ages characterize most of the site.

The development plan identifies what appear to be tree preservation areas in several locations on the property (most notably along the western property boundary, along the southern property boundary, and adjacent to each of the two stormwater management facilities). These apparent tree preservation areas are not, however, labeled consistent with the "tree save areas" pattern within the legend for the development plan. Further, a different graphical depiction is used for the area adjacent to the proposed wet pond than for the other apparent tree save areas. In light of the amount of grading that will likely be needed to provide for this pond, it is not clear if tree preservation will be feasible in this location.

**Suggested Solution:**

The applicant should clarify on the development plan where tree preservation will be

pursued. The applicant should ensure that identified tree preservation areas are protected through limits of clearing and grading and that these limits will be adhered to during construction.

The applicant should commit, through a note on the development plan, to maximizing tree preservation, where feasible and desirable consistent with an approved development plan, as determined by the Department of Environmental Management (DEM).

## Highway Noise

**Concern:**

Highway noise from the Dulles Access and Toll Roads will impact the site. Unless shielded from the highways by structures or topography, the proposed structures may be affected by future noise levels exceeding DNL 70 dBA (also referred to as 70 dBA $L_{dn}$). Interior noise levels within office structures should not exceed DNL 50 dBA.

**Suggested Solution:**

Guidance on the reduction of interior noise levels to DNL 50 dBA Ldn is attached. The applicant should commit to these (or other equivalent) measures through a note on the development plan. The applicant may pursue other methods of mitigating highway noise if it can be demonstrated, through an independent noise study for review and approval by DEM, that these methods will be effective in reducing interior noise levels to DNL 50 dBA Ldn or less.

## Stormwater Management/Best Management Practices

**Concern:**

The proposed development will be subject to County stormwater management and best management practice (BMP) requirements. The development plan identifies the proposed locations of two on-site stormwater management BMP facilities: a wet pond near the proposed entrance to the development and a dry pond along the eastern property boundary. Soils that have been mapped within higher topographic areas of the property are generally considered to be well suited to infiltration techniques of stormwater management.

**Suggested Solution:**

At the time of site plan review, the applicant will be required to demonstrate to DEM's satisfaction that stormwater management and BMP requirements have been addressed.

In order to reduce surface water runoff volumes, the applicant should consider infiltration techniques of stormwater management where soil characteristics are suitable.

The applicant should consider the incorporation of a wetland fringe area around at least a portion of the perimeter of the wet pond and the planting of native species of high wildlife value within the fringe area. Pond landscaping guidance can be found in publications issued by the Metropolitan Washington Council of Governments.

**Soil Constraints**

**Concern:**

Soils that have been mapped within lower-lying portions of the property are generally characterized by low bearing values for foundation support and high seasonal groundwater tables. A geotechnical engineering report in accordance with Chapter 107 of the *Fairfax County Code* may be required for any construction within this area.

**TRAILS PLAN:**

The Trails Plan indicates that a trail is required along the west side of Reston Parkway. No trails are identified on the subject property.

BGD:NHK

**FAIRFAX COUNTY, VIRGINIA**
**MEMORANDUM**

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

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

**SUBJECT:** **ENVIRONMENTAL ASSESSMENT** for: CP 86-C-121-9
Reston Section 939 (BDM)

**DATE:** 19 December 1996

This memorandum, prepared by Noel Kaplan, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated December 5, 1996. 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 pages 416-417 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use", the Comprehensive Plan states:

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

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

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. . . ."

On pages 88 to 89 of the 1990 Policy Plan under the heading "Noise", the Comprehensive Plan states:

" . . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; 65 dBA Ldn for outdoor activity areas, 50 dBA Ldn for office environments, and 45 dBA Ldn for residences, schools, theaters and other noise sensitive uses.

**Objective 5: Minimize human exposure to unhealthful levels of transportation generated noise.**

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

On pages 86 through 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 a. Implement a best management practices (BMP) program for Fairfax County.

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

On page 90 of the 1990 Policy Plan under the heading "Environmental Hazards", the Comprehensive Plan states:

> **"Objective 7:** **Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils. . . .**
>
> Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards."

**ENVIRONMENTAL ANALYSIS:**

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

**Tree Preservation**

**Concern:**

Most of the subject property is characterized by an open, grass/shrub cover with scattered cedars and widely scattered mature hardwood trees. The only stands of hardwood trees are located in the southeastern portion of the property (in the area where a parking structure is proposed) and within the narrow western portion of the site.

The development plan identifies tree preservation areas within the hardwood area in the western portion of the property as well as a narrow band along the eastern portion of the southern property boundary. The latter of the two tree save areas appears to be located within the right-of-way of the highway rather than on the subject property. The entirety of the hardwood stand within the southeastern portion of the property will be cleared to provide for the proposed parking structure.

**Suggested Solution:**

The applicant should ensure that the identified tree preservation areas are protected through limits of clearing and grading and that these limits will be adhered to during construction.

The applicant should consider the pursuit of a development design that would allow for preservation of part of the hardwood stand within the southeastern portion of the property.

## Highway Noise

**Concern:**

Highway noise from the Dulles Access and Toll Roads will impact the site. Unless shielded from the highways by structures or topography, the proposed structures may be affected by future noise levels exceeding DNL 70 dBA (also referred to as 70 dBA $L_{dn}$). Interior noise levels within office structures should not exceed DNL 50 dBA.

**Suggested Solution:**

Guidance on the reduction of interior noise levels to DNL 50 dBA Ldn is attached. The applicant should commit to these (or other equivalent) measures through a note on the development plan. The applicant may pursue other methods of mitigating highway noise if it can be demonstrated, through an independent noise study for review and approval by DEM, that these methods will be effective in reducing interior noise levels to DNL 50 dBA Ldn or less.

## Stormwater Management/Best Management Practices

**Concern:**

The proposed development will be subject to County stormwater management and best management practice (BMP) requirements. The development plan indicates that stormwater runoff from a portion of the property will be conveyed into a wet stormwater management BMP pond on a property across Sunset Hills Road. In addition, a dry stormwater management BMP pond is shown within the western portion of the property.

**Suggested Solution:**

At the time of site plan review, the applicant will be required to demonstrate to DEM's satisfaction that stormwater management and BMP requirements have been addressed.

The applicant should consider the incorporation of a wetland fringe area around at least a portion of the perimeter of the off-site wet pond and the planting of native species of high wildlife value within the fringe area. Pond landscaping guidance can be found in publications issued by the Metropolitan Washington Council of Governments.

**Soil Constraints**

**Concern:**

Soils that have been mapped within lower-lying portions of the property are generally characterized by low bearing values for foundation support and high seasonal groundwater tables. A geotechnical engineering report in accordance with Chapter 107 of the *Fairfax County Code* may be required for any construction within this area.

**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:NHK

# GUIDELINES FOR THE ACOUSTICAL TREATMENT OF COMMERCIAL BUILDING STRUCTURES WITHIN HIGHWAY NOISE IMPACT ZONES OF 70-75 dBA $L_{dn}$

In order to achieve a maximum interior noise level of 50 dBA $L_{dn}$ all units located between the 70-75 dBA $L_{dn}$ highway noise impact contours should have the following acoustical attributes:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.

2. Doors and windows should have a laboratory STC rating of at least 28. If windows function as walls (as determined by the Department of Environmental Management) they should have the same laboratory STC rating as walls.

3. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

# FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

**FROM:** Robert L. Moore
Chief, Transportation Planning Division
Office of Transportation

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

**SUBJECT:** Oracle / BDM

**REFERENCE:** My previous memorandum dated January 31, 1997

**DATE:** February 21, 1997

This memorandum supplements the comments of this Office previously transmitted to you on January 31, 1997, based on additional information received since those comments were prepared. In summary, several basic issues were identified with respect to the subject applications:

1. Timing of improvements to Reston Parkway and the Reston Parkway/Sunset Hills Road intersection with respect to the occupancy of the two buildings.

   The current schedule for occupancy of the two buildings is August, 1998 (Oracle) and January, 1999 (BDM). The applicant's traffic study evaluated the projected traffic conditions in 1999. One of the key assumptions in the study is the availability of:

   - six through lanes on Reston Parkway, and
   - other improvements (additional turning lanes) at the Reston Parkway/Sunset Hills Road intersection.

   Thus, among many other assumptions in the traffic study, these improvements must be in place if the traffic conditions predicted by the study are to be achieved. The applicant has clarified that some of the turning lanes at the Reston Parkway/Sunset Hills Road intersection will be operational concurrent with occupancy of the first phase of each development. However, the widening of Reston Parkway, and the provision of additional left-turn lanes on Reston Parkway at Sunset Hills Road, are not committed to be completed until August 1, 1999.

Thus, it appears that Phase I of each building will be occupied for 9-12 months before the full set of improvements assumed in the traffic study is completed. The operation of the intersection as predicted in the study will not be achieved during this period.

2. Extent of improvements to Sunset Hills Road west of Reston Parkway.

The applicant has agreed to provide a third eastbound through lane on Sunset Hills Road between the western entrance to the BDM site and Reston Parkway. This commitment will result in Sunset Hills Road having a variable cross-section between the Fairfax County Parkway and Reston Parkway. Three eastbound lanes will exist east of the Fairfax County Parkway in the vicinity of the Target site. These three lanes will transition to two lanes east of the Target site, then three lanes will resume in the vicinity of the BDM site. The area between the BDM and Target sites is owned by Reston Land (Westerra) and is proposed to be dedicated to the County for a transit transfer station. If the applicant does not provide the continuous third eastbound lane in this area, an "hourglass" effect will be created for eastbound traffic on Sunset Hills Road between the Target and BDM sites.

3. Reasonableness of applicant's traffic study.

The applicant has indicated that a revised traffic study was submitted to VDOT on January 3, 1997, and that VDOT has indicated that this study is satisfactory. This Office was not advised of these activities until after the publication of the January 31 memo. On February 21, 1997, VDOT advised that the revised study has been reviewed and that, as a result of that review, VDOT has concluded that the performance of the roadways in the vicinity of the two sites will be slightly better than that which is experienced at present (see attached letter dated February 20, 1997).

4. Extent of Transportation Demand Management (TDM) program to be provided

The applicant has indicated that these projects will be governed by the TDM program established pursuant to the original Reston Town Center proffer. This proffer provides for the applicant to achieve a trip generation rate below that which was conventionally accepted in 1987 when the Town Center proffer was negotiated. However, these sites should be subjected to a more rigorous TDM program than the overall Town Center for several reasons:

- The performance of the TDM program is to be monitored only at specified times based on the amount of office development constructed and occupied within the

Town Center (2.3, 4.3, 5.5, 6.3, and 7.1 million square feet). At present, there are approximately 1.5 million square feet of office space within the Town Center. Thus, the Town Center TDM monitoring proffer requirement will not be activated until an additional 800,000 square feet of office space have been built on these two sites (or elsewhere within the Town Center).

- The critical location of these two sites requires that their traffic levels be mitigated to an even greater degree than the majority of the Town Center.

- The area in the vicinity of Reston Parkway and the Dulles Toll Road has been identified as a possible location for a future rail station in conjunction with the possible extension of rail in the Dulles corridor; developments in the vicinity of this interchange should achieve the highest standard of travel demand management performance.

Please let me know if any further information is required.

RLM

Attachment a/s

cc: Shiva K. Pant, Director, Office of Transportation
John Winfield, Deputy Director, Design Review, DEM

# COMMONWEALTH of VIRGINIA

**DEPARTMENT OF TRANSPORTATION**
3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033
(703) 934-7300

**DAVID R. GEHR**
COMMISSIONER

**THOMAS F. FARLEY**
DISTRICT ADMINISTRATOR

February 20, 1997

Mr. Bob Moore, Chief
Transportation Planning
Office of Transportation
County of Fairfax
12055 Govt. Center Parkway, 10th Floor
Fairfax, VA 22035-5511

Re: CP 86-C-121-8/CP 86-C-121-9, BDM/ORACLE
Tax Map No.:017-3 ((1))6, 15 and pt. 5; 17-4 ((1)) 74,5D,14

Dear Mr. Moore:

As supplemental information to Ms. Maloney's January 23, 1997 letter, I would like to clarify certain points.

The recommendations of Ms. Maloney's letter come after working with supplemental information provided by the engineer, and doing some analysis of our own. We concluded for the BDM site that basically two options could occur. If improvements were to be as the applicant desired, then use of the single westernmost entrance only was appropriate. If the applicant pursues two entrances, then significant improvements would be necessary to offset the negative impact by the additional activity near the Reston Parkway and Sunset Hills intersection.

The additional analysis suggested that today Level of Service is less than acceptable. To add both entrances with minimal improvements will cause a marked deterioration in service. If the recommended improvements were incorporated, and both entrances made, we believe the Level of Service will still be saturated, but nevertheless better than it is today. We believe that the improvements we recommended in Ms. Maloney's letter optimize future traffic conditions in this area without sacrificing safety.

One of the changed assumptions within the supplemental information provided to this office was that the Fairfax County Parkway would not be constructed and the 40% diversion of site traffic using this road would, therefore, not occur. In either assumption, we were dealing with saturated flows. There is never a level of service that suggests that this will be an ideal intersection. But, all indications lead us to believe that with recommended improvements, this intersection will function better than it does today.

Lastly, I would like to suggest that the left turn lengths discussed in Ms. Maloney's letter (50' taper and 100' lane) be deleted with reference to these being determined during site plan.

I trust I have clarified all necessary points, and as always, look forward to processing this project with you and your staff. Should you have any questions or need additional information, please contact me at (703) 383-2424.

Sincerely,

Charles K. O'Connell

Charles K. O'Connell, P.E.
Transportation Engineer Senior

CKO:sks

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**TO:** Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

**FROM:** Robert L. Moore, Chief
Transportation Planning Division
Office of Transportation

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

**SUBJECT:** Transportation Impact
CP 86-C-121-8; Oracle Systems Inc. (Section 95)
CP 86-C-121-9; BDM (Section 939)

**REFERENCE:** Land Identification Map: Oracle; 17-3((1)) 6, 15, pt 5 & 17-4 ((1)) 7
BDM; 17-3 ((1)) 4, 5D, 14, & pt. 5

**DATE:** January 31, 1997

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated December 5, 1996.

Traffic Impacts

A traffic impact study prepared by Wells and Associates, LLC, November 20, 1996, was submitted in conjunction with the conceptual plans for Oracle (Section 95) and BDM (Section 939). The traffic impact study analyzed the impacts of the two proposed developments on the adjacent public street system.

The following is a summary of the intersection levels of service as predicted by the applicant.

| Intersection | Existing (1996) | | Forecast (1999) | |
|---|---|---|---|---|
| | AM | PM | AM | PM |
| Sunset Hills Rd./Old Reston Ave. | B | A | B | B |
| Sunset Hills Rd./Reston Parkway | F | F | E | E |

This conclusion indicates that, with certain improvements in place and under certain assumptions, the intersection of Reston Parkway/Sunset Hills Road will operate better in 1999 after occupancy of the BDM and Oracle developments than it does today. However, these conclusions are based on several key assumptions which are unrealistically optimistic:

- The study assumes that the Fairfax County Parkway will be complete between Sunset Hills Road and Baron Cameron Avenue and thus provide an alternate north/south route to Reston Parkway by 1999. At present, there are no funds allocated to this segment of the Parkway; even if funding were available, it is doubtful if it could be constructed and open to traffic by 1999.

- Based on the assumed presence of the Fairfax County Parkway in 1999, the analysis diverts 40% of the existing traffic using Reston Parkway to the Fairfax County Parkway. No analytical basis is provided to demonstrate the origin or validity of this assumed diversion.

- Despite their adjacency to the Dulles Toll Road at the Reston Parkway interchange, the analysis assumes that only 14% of the BDM traffic, and 28% of the Oracle traffic, actually approach the sites via Reston Parkway at the Toll Road.

- The analysis only included 220,000 square feet of office development for the Plaza America site, which is located immediately east of the Oracle site. Plaza America has a proffered development plan which permits up to 940,000 square feet of office space.

The applicants and the consultant were advised of these comments several weeks ago and were requested to provide a revised transportation analysis based on more realistic assumptions. However, no such revisions have been prepared.

With more realistic assumptions, the impacts of these developments on the intersections along Sunset Hills Road, particularly at Reston Parkway, will result in levels of service worse than those forecasted by the traffic analysis. These issues have been discussed on numerous occasions with representatives of the applicants over the past several months. However, no additional information or commitments have been provided in response to these discussions.

Comments on Development Plans

CP 86-C-121-8 Oracle - Section 95

Reston Parkway

The Comprehensive Plan recommends that Reston Parkway be improved to a six-lane divided facility. The applicants' traffic analysis assumes the improvement of Reston Parkway to six lanes. However, no timing has been proposed by the applicant for this improvement. Also, the additional turning lanes as noted in the traffic study are not included in the roadway improvement timing on sheet 2 of 5 of the conceptual plan.

Interparcel Access

The Plaza America development located to the east of the subject site has a proffered plan which permits up to 940,000 square feet of office development and 185,000 square feet of retail space. Much of the retail development is already built. The provision of interparcel access to this parcel was included as part of the approval of the Plaza America development. The proffer is as follows:

> "At such time as a public road or non-exclusive public access, at the intersection of Old Reston Avenue and Sunset Hills Road, is provided with acceptable (direct and unimpeded) site access and directional signage for the Property through the Reston Land property which lies immediately to the west of the Property (Tax Map 17-4 ((1)), parcel 7), if requested by Fairfax County and/or VDOT, the Applicant will not construct, or if constructed will close, and landscape as shown on page 4 of the CDPA/FDPA, the westernmost entrance for the Property."

The proposed Oracle development does not accommodate this interparcel connection. Therefore, the lack of interparcel access via this proposal will mean that the westernmost entrance to Sunset Hills Road for the Plaza America development will remain as right-in/right-out only.

CP 86-C-121-9 BDM - Section 939

Reston Parkway

The Comprehensive Plan recommends that Reston Parkway be improved to a six lane divided facility. The applicants' traffic analysis assumes the improvement of Reston Parkway to six lanes. However, no timing has been proposed by the applicant for this improvement. Also, no timing is provided for the additional turning lanes as noted in the traffic study.

Sunset Hills Road

The Comprehensive Plan recommends that Sunset Hills Road be improved to a six lane divided facility between the Fairfax County Parkway and Reston Parkway. Current Plan standards recommend a minimum right-of-way dedication of 68 feet from centerline in order to accommodate one-half of a six-lane section, with an additional 12 feet necessary for the provision of an exclusive right turn deceleration lane at site entrances. However, the applicants for the YMCA facility and the Target retail center to the west of the BDM site have demonstrated that three through lanes plus an exclusive right turn lane can be accommodated within a 68-foot dedication in this area. Therefore, a 68-foot dedication would also be acceptable in the area of this site. Because the roadway centerline is not shown on the conceptual plan, it cannot be determined if adequate right-of-way exists or has been provided along the site frontage.

This proposed BDM development on Section 939 is expected to generate 2,122 vehicles per day with 440 vehicles in the PM peak hour.[1] The Target development west of the subject site provided a six-lane cross-section with a separate right turn lane at the site entrance. The Oracle development east of the subject site has proposed a six-lane cross-section with a separate right turn lane at the site entrance which will tie into the recent six-lane cross-section provided by Plaza America. Therefore, this applicant should provide the third eastbound lane along Sunset Hills Road with separate right turn lanes at each site entrance.

Eastern Entrance

Currently, a median break exists on Sunset Hills Road at the proposed easternmost site entrance. The median is substandard with regard to current VDOT guidelines on median break spacing. In a letter to Ms. Barbara Byron dated January 23, 1997, VDOT recommends that this median break and the proposed eastern entrance to the site be closed. However, if the applicant wishes to pursue the median remaining open, VDOT has noted that the following issues that will need to be addressed:

- third eastbound lane along site frontage on Sunset Hills Road,
- exclusive right turn lane from eastbound Sunset Hills Road to southbound Reston Parkway,
- an additional left turn lane on eastbound Sunset Hills Road to northbound Reston Parkway,
- construction of a 100 foot left turn lane with 50 foot taper at the eastern site entrance, and
- lengthen the left turn lane at the westernmost entrance.

[1]Based on applicants traffic analysis prepared by Wells & Associates, LLC, November 20, 1996.

Travel Demand Management

The applicant has emphasized that since the subject parcels were included within the Reston Town Center rezoning application, their development should be governed exclusively by the commitments obtained in conjunction with the approval of the Town Center. However, the transportation analysis performed with the Town Center rezoning assumed that the majority of development within the Town Center would occur in the Town Center "Core." The Core is surrounded by Sunset Hills Road, Reston Parkway, Baron Cameron Avenue, and the Fairfax County Parkway. As such, the Core has excellent access; trips to and from this area may be dispersed among several major arterial roadways. The two parcels associated with these applications, however, have access only to Sunset Hills Road. Thus, the traffic generated by these sites must use Sunset Hills Road, and much of this traffic will traverse the Sunset Hills Road/Reston Parkway intersection. The alternative access routes available to the Town Center Core are not available for these parcels.

In addition, the analysis conducted for the Town Center rezoning assumed that the traffic volumes generated by uses within the Core would be substantially lower than those which would normally occur in more traditional suburban development. For the first phase of development within the Town Center (up to 2.3 million square feet of office development), it was assumed that site-generated traffic would be 5% below conventional ITE (Institute of Transportation Engineers) factors. For the next phase (up to 4.3 million square feet of office development), a reduction of 15% was assumed. For development levels in excess of 4.3 million square feet, even higher reductions in the trip generation rates were assumed.

Therefore, in view of the critical location of these sites in the immediate vicinity of a congested intersection, the limited options for the provision of access to these sites, and the requirements of the Town Center proffer, the applicant should commit to provide an aggressive and rigorous Transportation Demand Management (TDM) program. This program should consist of the elements identified in Appendix D of the Town Center proffer which is attached herewith (which at the time of the Town Center rezoning were referred to as Transportation System Management, or "TSM," Strategies). In addition, the program should be accompanied by a vigorous monitoring and reporting effort, and its performance should be reported to the County periodically.

Transit Facility Dedication

The applicant has proposed to dedicate an area along the south side of Sunset Hills Road in the vicinity of the Town Center Parkway for use as a possible transit loading / unloading area. At this time, there are no operational plans to provide bus service to this site, and it is not clear

exactly how the proposed loading / unloading area will function. Since there is relatively little development within the immediate vicinity of the proposed transit area, it would appear that it would function primarily as a traditional bus stop.

Summary

- Development of the projects as currently proposed will result in a deterioration of traffic conditions at the intersections of Sunset Hills Road with Reston Parkway and other roads in the immediate area.

- The assumptions upon which the applicant's study are based are unrealistically optimistic, particularly with respect to:

  - the timing of the availability of the Fairfax County Parkway,

  - the ability of the Parkway to divert 40% of the existing traffic away from the Reston Parkway / Sunset Hills Road intersection, regardless of when the Parkway is ultimately constructed, and

  - the paths which motorists will use to reach the two sites.

- Even with the optimistic assumptions as used in the analysis, the Reston Parkway / Sunset Hills Road intersection is projected to operate at Level of Service E in 1999. The County has traditionally attempted to attain higher levels of roadway and intersection performance in reviewing development applications.

- A number of additional clarifications and expansions of the improvements currently proposed by the applicants, such as the provision of the third eastbound lane on Sunset Hills Road west of Reston Parkway, should be provided. If the Fairfax County Parkway is not available for traffic and is not successful in diverting 40% of the traffic from Reston Parkway, major at-grade improvements will need to be provided to the Reston Parkway / Sunset Hills Road intersection to offset the impact of the proposed developments. These improvements should consist of the provision of dual left- and right-turn lanes on all intersection approaches, and possibly the provision of triple left turns for some movements.

- An extensive and rigorous Travel Demand Management program should be implemented by both BDM and Oracle, in keeping with the Town Center proffers and as a mechanism to attempt to reduce single-occupant vehicle trips to and from the sites.

o There are no present plans to utilize the proposed transit drop-off area adjacent to Sunset Hills Road near Town Center Parkway.

In summary, this office could not support the approval of these applications unless:

a. The Reston Parkway / Sunset Hills Road intersection is completely reconstructed to provide multiple left- and right-turn lanes for all approaches, with the final determination to be based on a revised traffic study employing more realistic assumptions than the one submitted to date;

b. Firm commitments are provided that the improvement of Reston Parkway to six lanes will be completed and open to traffic prior to occupancy of the first building on either site;

c. A third eastbound lane is provided along Sunset Hills Road between the terminus of the third lane provided by the Target project and Reston Parkway. In conjunction with this third eastbound lane, the following should also be provided:

- an additional left turn lane should be constructed on eastbound Sunset Hills Road to northbound Reston Parkway,
- a 100 foot left-turn lane should be constructed with 50 foot taper at the eastern site entrance,
- the left turn lane at the westernmost entrance should be lengthened, and
- right-turn lanes should be provided at each site entrance.

d. An extensive and rigorous Travel Demand Management program with regular monitoring and reporting of performance should be implemented.

RLM:kdr

Attachment: a/s

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

## APPENDIX D

### PROPOSED TSM STRATEGIES

It is anticipated that the TSM program will include elements such as the following:

a. Transportation Coordinator

b. Parking Management Program

- Preferential parking for ride-sharers
- Paid parking
- Shared parking
- Structured parking
- No all day, on-street parking

c. Participation in Fairfax County's Ridesharing Program

- Computerized matching services
- Ridesharing information kits for new employees
- Ridesharing display maps and forms in each office building

d. Promotion of Transit Services

- Transit Information Center
- Facilities of time transfers between local and regional service
- Mid-day shuttle bus service

e. Provision for Bus Stops and Shelters Throughout the Town Center Study Area

f. Designation of a Location in the Town Center Study Area for Transit Center

g. Sidewalk System Throughout the Town Center Study Area

h. Connection to the W&OD Trail at Designated Sidewalks

i. Grade Separation of W&OD Trail at Reston Avenue Town Center Parkway and South First Street, subject to Park Authority approval

j. Promotion of Staggered Work Hours Program and Flex-Time

k. Provision for bicycle storage capable of accommodating at least 1.5 percent ~~of all Property employees~~

l. Provision for a Kiss and Ride Center for a future Metrorail Station along the Dulles Airport Access Road

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033
(703) 934-7300

DAVID R. GEHR
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

January 23, 1997

Ms. Barbara A. Byron
Director of Zoning Evaluation Division
Office of Comprehensive Planning
County of Fairfax
12055 Government Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: CP 86-C-121-8/CP 86-C-121-9, BDM/Oracle
Tax Map No.:017-3 ((1)) 6, 15 and pt. 5; 17-4 ((1)) 7 4, 5D, 14

Dear Ms. Byron:

This office has reviewed the concept plans relative to the above mentioned applications and offers the following comments.

The applications represent two office complexes located along Sunset Hills Road.

Section 939 is a two building office containing 457,000 gsf. This development is intended for the headquarters of BDM.

Section 95 is a four building office complex containing 725,000 gsf. This development is intended for Oracle Systems, Inc.

The Fairfax County Comprehensive Plan recommends this section of Sunset Hills Road be reconstructed to a six lane divided facility. This office recommends the applicant dedicate 60 feet of right of way from the centerline of Sunset Hills Road to the property line and construct a 47 foot cross section from the centerline to the face of curb. Additional right of way and pavement may be necessary for right and left turn lanes.

A traffic analysis was submitted using NETSIM software. The Department has concerns with the following;

Design year of the office developments.

Construction of the unbuilt portion of the Fairfax County Parkway.

Trip distribution (40% of trips using Fairfax County Parkway).

Trip generation include only 220,000 gsf for Plaza America. They have approval for 940,000 gsf of office and 185,000 of retail.

The construction of the third thru lane along Sunset Hills Road.

The construction of separate right turn lanes along Sunset Hills Road.

Signal modifications to Sunset Hills Road/Reston Parkway.

The substandard median break at the entrance to BDM.

Oracle Section 95

As shown on the concept plan, the applicant is proposing to construct the third thru lane along the site's frontage. A separate right turn lane should be constructed at the entrance.

The interparcel connection to Plaza America should be provided per the approved proffers RZ 90-C-006.

By not providing the connection, as shown on the concept plan, the additional entrance serving the office complex will be located at an unacceptable distance to the existing Plaza America entrance. The Department will recommend the entrance to Plaza America be relocated at a point where a right turn deceleration lane can be constructed to meet the design speed requirements of the road.

The applicant should construct three exiting lanes from the entrances which will eliminate the thru right combination.

BDM Section 939

As shown on the concept plan, a substandard median break is proposed at the easternmost entrance along Sunset Hills Road.

This office recommends the eastern entrance be closed and the western entrance be utilized as the main entrance by lengthening the left turn lane at the median opening.

If the applicant pursues the substandard median opening the following transportation issues will need to be addressed:

The construction of a third travel lane along the site's frontage.

The construction of an exclusive right turn lane at the intersection of Sunset Hills Road/Reston Parkway.

Constructing dual lefts along Sunset Hills Road (EB) to Reston Parkway (NB).

The left turn lane into the site should be constructed with a 50' taper and 100' turn lane.

The left turn lane at the western entrance should be lengthened.

The applicant should incorporate these changes on future submissions for a favorable review to keep the median opened.

If you should require any additional information, please do not hesitate to contact this office.

Sincerely,

Noreen H. Maloney

Noreen H. Maloney
Transportation Engineer

NHM:dlt

cc: Mr. S. K. Pant

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**TO:** Staff Coordinator
Zoning Evaluation Division, OCP

**DATE:** December 17, 1996

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

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. CP 86-C-121-8

Tax Map No. 017-3- ((1))6, 15 and pt.5; 17-4 ((1)) 7

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

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

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

3. An existing 12 inch pipe line located in an easement and approx. 500 feet from the property is adequate for the proposed use at this time.

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

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

5. Other Pertinent information or comments:

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**TO:** Staff Coordinator
Zoning Evaluation Division, OCP

**DATE:** December 17, 1996

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

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. CP 86-C-121-9

Tax Map No. 017-3- ((01))4, 5D, 14 and pt. 5

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

1. The application property is located in the Sugarland Run (B2) Watershed. It would be sewered into the Blue Plains Treatment Plant.

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

3. An existing 8 inch pipe line located in an easement and on the property is adequate for the proposed use at this time.

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

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

5. Other Pertinent information or comments: Portion of the sanitary sewer line downstream of the existing line located on the property would have to be constructed by the applicant.

# FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 698-5600

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 20 1996
ZONING EVALUATION DIVISION

December 18, 1996

**MEMORANDUM**

**TO:** Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

**FROM:** Planning Branch (Tel. 698-5600 ext. 384)
Engineering and Construction Division

**SUBJECT:** Water Service Analysis, Rezoning Application CP 86-C-121-8

---

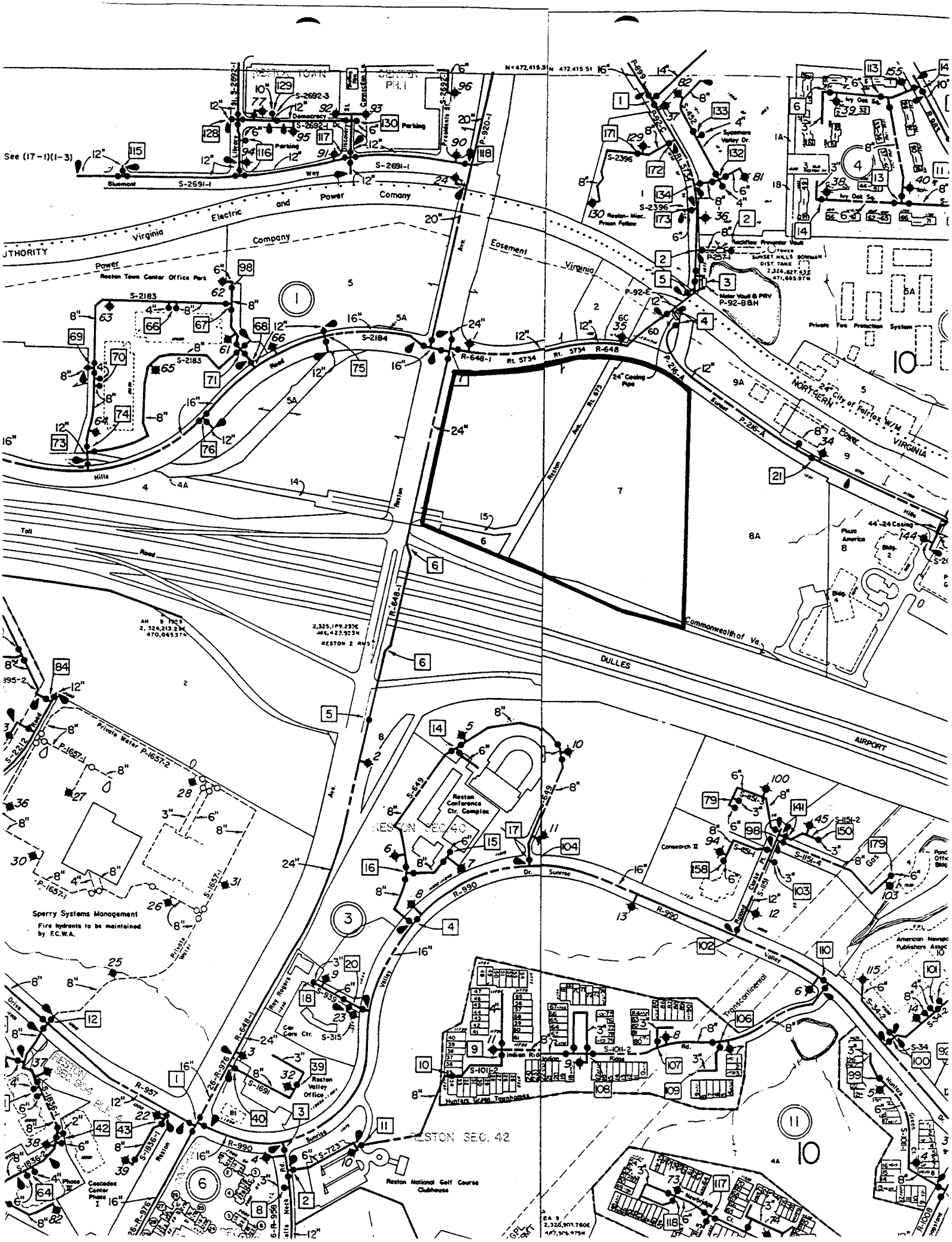
The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.

2. Adequate water service is available at the site from existing 12&24-inch mains located at the property. See enclosed property map.

3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to accommodate water quality concerns.

Attachment



RESTON TOWN CENTER PH. I
See (17-1)(1-3)
Bluemont
Democracy
Parking
Library
Discovery
Presidents St.
Virginia Electric and Power Comany
Power Company
Easement
Virginia
Reston Town Center Office Park
Reston Ave.
Rt. 5734
Rt. 673
Reston Ave.
Hills Road
Toll Road
Commonwealth of Va.
DULLES AIRPORT
Sunset Hills
NORTHERN VIRGINIA
Power
24" City of Fairfax W/M
Private Fire Protection System
Meter Vault & PRV P-92-B&H
Reston-Misc. Prison Fellow
Sycamore Valley Dr.
Ivy Oak Sq.
Plaza America
Reston Conference Ctr. Complex
RESTON SEC. 40
Dr. Sunrise Valley
Conseorch II
Sperry Systems Management
Fire hydrants to be maintained by F.C.W.A.
Private Water
Ray Rogers Drive
Car Care Ctr.
Reston Valley Office
Reston Valley
Transcontinental
Indian Ridge
Hunters Green Townhomes
RESTON SEC. 42
Reston National Golf Course Clubhouse
Cascades Center Phase I
Phase III
American Newspaper Publishers Assoc.

# FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 698-5600

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 20 1996
ZONING EVALUATION DIVISION

December 18, 1996

**MEMORANDUM**

**TO:** Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

**FROM:** Planning Branch (Tel. 698-5600 ext. 384)
Engineering and Construction Division

**SUBJECT:** Water Service Analysis, Rezoning Application CP86-C-121-9

---

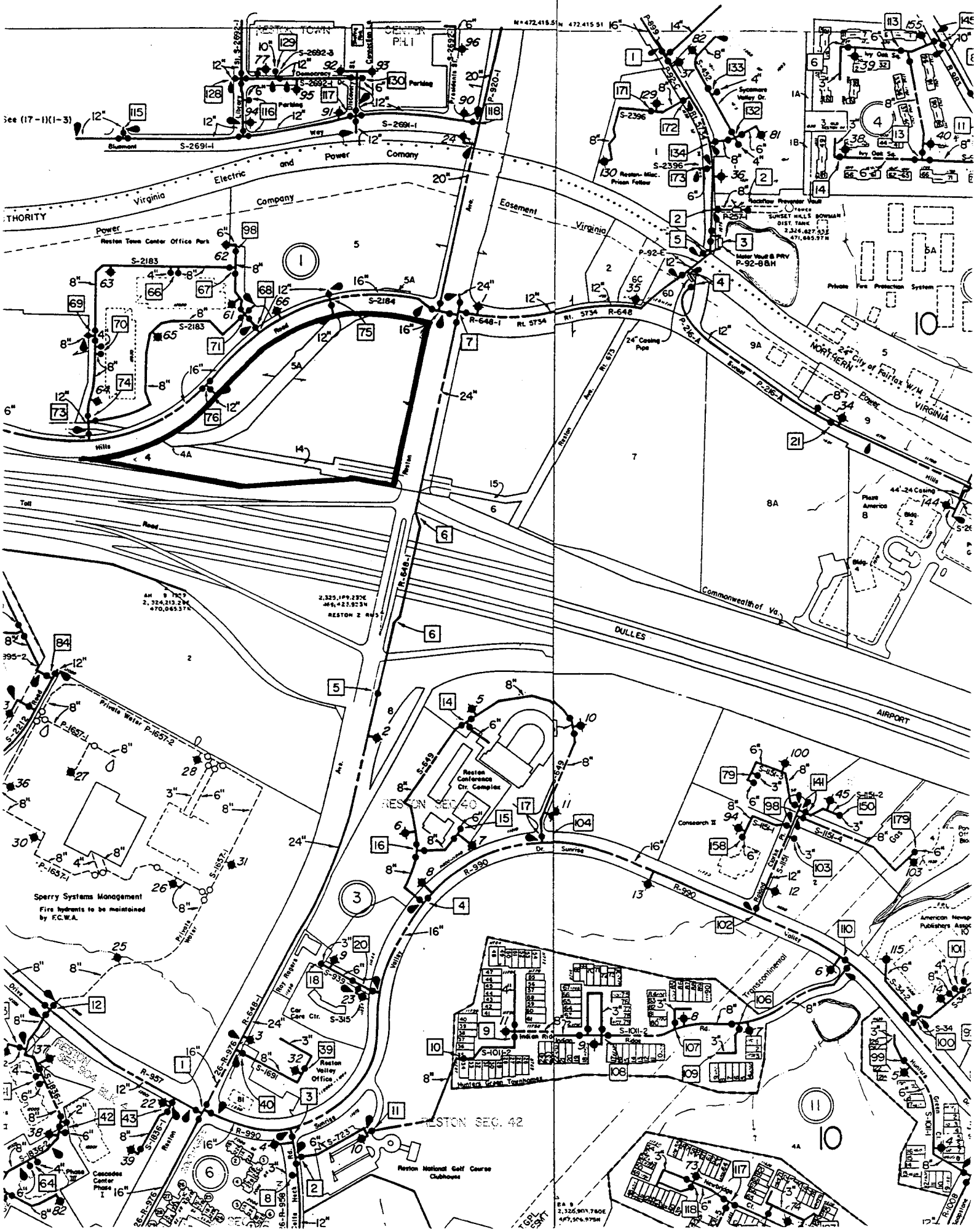
The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.

2. Adequate water service is available at the site from existing 12-inch mains located at the property. See enclosed property map.

3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to accommodate water quality concerns.

Attachment



RESTON TOWN CENTER PH. I
See (17-1)(1-3)
Virginia Electric and Power Company
Power Company
Easement
Virginia
Reston Town Center Office Park
Reston Conference Ctr. Complex
RESTON SEC. 40
RESTON SEC. 42
Reston National Golf Course Clubhouse
Sperry Systems Management
Fire hydrants to be maintained by F.C.W.A.
Private Water
Reston Valley Office
Car Care Ctr.
Hunters Green Townhomes
Transcontinental
Consearch II
Plaza America
Commonwealth of Va.
DULLES
AIRPORT
NORTHERN VIRGINIA
24" City of Fairfax W/M
Private Fire Protection System
Rockflow Preventer Vault
Meter Vault & PRV
Reston-Misc. Prison Fellow
Sycamore Valley Dr.
Ivy Oak Sq.
Cascades Center Phase I
Phase III
Newbridge Ct.
American Newspaper Publishers Assoc.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

DATE RECEIVED 12/19/96
OFFICE OF COMPREHENSIVE PLANNING

FROM: for John W. Koenig, Director Larry L. [illegible]
Utilities Planning and Design Division
Department of Public Works

DEC 23 1996

ZONING EVALUATION DIVISION

SUBJECT: Rezoning Application Review

Name of Applicant/Application: RESTON LAND CORP. & ORACLE SYSTEMS, INC.

Application Number: 86-C-121-8

Type of Application: CP

Information Provided

Application: YES

Development Plan: YES

Other: STATEMENT OF JUSTIFICATION

Date Received in UP&DD: 12-10-96

Date Due Back to OCP: 1-2-97

Site Information

- o Location: 17-3-001-6, 15, pt. 5; 17-4-001-7
- o Area of Site: 23.89 acres
- o ~~Rezoned from:~~ PRC ~~to~~
- o Watershed/Segment: DIFFICULT RUN / COLVIN

I. Drainage

- o Master Drainage Plans: DF261-Streambank Stabilization is located approximately 1 mile downstream of site.
- o UP&DD Ongoing County Drainage Projects: None
- o UP&DD Drainage Complaint Files: ____ Yes ✓ No

  Any downstream drainage complaints on file pertaining to the outfall for this property?

  If yes, Describe:
- o Other Drainage Information: None

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

DATE: 12/19/96
RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 23 1996
ZONING EVALUATION DIVISION

FROM: for John W. Koenig, Director Larry L. Ashton
Utilities Planning and Design Division
Department of Public Works

SUBJECT: Rezoning Application Review

Name of Applicant/Application: RESTON LAND CORPORATION

Application Number: 86-C-121-9

Type of Application: CP

Information Provided

Application: YES

Development Plan: YES

Other: STATEMENT OF JUSTIFICATION

Date Received in UP&DD: 12-10-96

Date Due Back to OCP: 1-2-97

Site Information

- o Location: 17-3-001- 4, 5D, 14, 5 Pt.
- o Area of Site: 14.98 acres
- o Rezoned ~~from:~~ PRC ~~to~~
- o Watershed/Segment: SUGARLAND RUN / SUGARLAND HEAD

I. Drainage

- o Master Drainage Plans: No deficiencies are identified in the Master Drainage Plan downstream of this site.
- o UP&DD Ongoing County Drainage Projects: None
- o UP&DD Drainage Complaint Files:
  ✓ Yes ____ No
  Any downstream drainage complaints on file pertaining to the outfall for this property?
  If yes, Describe: Flooding of open drainage ditch behind 12020 Sunset Hills Rd.
- o Other Drainage Information: None

II. Trails:

_____Yes ✓ No Any Trail projects pending funding approval on this property?

If yes, Describe: _____

_____Yes ✓ No Any funded trail projects affected by this rezoning?

If yes, Describe: _____

III. School Sidewalk Program:

_____Yes ✓ No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, Describe: _____

_____Yes ✓ No Any funded sidewalk projects affected by this rezoning?

If yes, Describe: _____

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

_____Yes ✓ No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, Describe: _____

_____Yes ✓ No Any ongoing E&I projects affected by this rezoning?

If yes, Describe: _____

V. Other UP&DD Projects or Programs:

_____Yes ✓ No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this rezoning?

If yes, Describe: _____

Other Program Information: _____

II. Trails:

_____Yes ✓ No Any Trail projects pending funding approval on this property?

If yes, Describe: _____

_____Yes ✓ No Any funded trail projects affected by this rezoning?

If yes, Describe: _____

III. School Sidewalk Program:

_____Yes ✓ No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, Describe: _____

_____Yes ✓ No Any funded sidewalk projects affected by this rezoning?

If yes, Describe: _____

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

_____Yes ✓ No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, Describe: _____

_____Yes ✓ No Any ongoing E&I projects affected by this rezoning?

If yes, Describe: _____

V. Other UP&DD Projects or Programs:

_____Yes ✓ No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this rezoning?

If yes, Describe: _____

Other Program Information: _____

Application Name/Number: RESTON LAND CORP. & ORACLE SYS., INC. / CP 86-C-121-8

****** UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS ******

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics.

DRAINAGE RECOMMENDATIONS: None

TRAILS RECOMMENDATIONS: NONE

SCHOOL SIDEWALK RECOMMENDATIONS: NONE

SANITARY SEWER E&I RECOMMENDATIONS:

_____ YES ✓ NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I recommendations:

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: None

UP&DD Internal Sign Off by:

Planning Support Branch (Ahmed Rayyan) SMR for
Public Improvements Branch (Walt Wozniak)
Stormwater Management Branch (Bill Henry)

JWK/crt(1631E)

cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (cc only if SW Recommendation mad
cc: Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
cc: Bruce Douglas, Chief, Environment and Development Review Branch
cc: David Marshall, Chief, Public Facilities and Services Branch, Office of Comprehensive Planning

# FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

January 14, 1997

**TO:** Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

**FROM:** Edie Beitzel (246-3805)
Planning Section
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Conceptual Plan Application CP 86-C-121-8

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject Conceptual Plan Application:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station # 25, Reston.

2. After construction programmed for FY 1997, this property will be serviced by the fire station planned for the _____ area.

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   _X_a. currently meets fire protection guidelines.

   ___b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

   ___c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ___d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

Application Name/Number: RESTON LAND CORPORATION / CP 86-C-121-9

****** UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS ******

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics.

DRAINAGE RECOMMENDATIONS: None

TRAILS RECOMMENDATIONS: NONE

SCHOOL SIDEWALK RECOMMENDATIONS: NONE

SANITARY SEWER E&I RECOMMENDATIONS:

_____YES ✓ NOT REQUIRED Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I recommendations:

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: None

UP&DD Internal Sign Off by:
Planning Support Branch (Ahmed Rayyan)
Public Improvements Branch (Walt Wozniak)
Stormwater Management Branch (Bill Henry)

JWK/crt(1631E)
cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (cc only if SW Recommendation made
cc: Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
cc: Bruce Douglas, Chief, Environment and Development Review Branch
cc: David Marshall, Chief, Public Facilities and Services Branch, Office of Comprehensive Planning

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

January 14, 1997

**TO:** Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

**FROM:** Edie Beitzel (246-3805)
Planning Section
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Conceptual Plan Application CP 86-C-121-9

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject Conceputal Plan Application:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station # 25, Reston.

2. After construction programmed for FY 1997, this property will be serviced by the fire station planned for the _____ area.

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   _X_a. currently meets fire protection guidelines.

   ___b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

   ___c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ___d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

T:\PLANNING\MAPPING\REZONE.RSP

**Fairfax County Park Authority**

# MEMORANDUM

**TO:** Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

**DATE:** December 18, 1996

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 20 1996
ZONING EVALUATION DIVISION

**FROM:** Lynn Tadlock, Director
Planning and Development Division

**SUBJECT:** CP 89-C-121-8
Oracle, Reston, Section 95-2
Loc: 17-3((1))6,15,5 pt.; 17-4((1))7

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced plan(s). Based upon that review, staff has determined that the plan bears no adverse impact on the Fairfax County Park Authority.

cc: Doug Petersen, Planning and Development, FCPA
Dorothea L. Stefen, Plan Review, FCPA
Gail Croke, Planning and Development, FCPA

Fairfax County Park Authority

# Memorandum

**TO:** Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

**DATE:** January 22, 1997

**FROM:** Lynn Tadlock, Director
Planning and Development Division

**SUBJECT:** 9348-P-01-1
Reston, Section 939
Loc: 17-3((1))4,5,5D,14

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced plan(s). Based upon that review, staff has determined that the plan bears no adverse impact on the Fairfax County Park Authority.

cc: Doug Petersen, Planning and Development, FCPA
Dorothea L. Stefen, Plan Review, FCPA
Gail Croke, Planning and Development, FCPA

## GLOSSARY

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

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

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

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

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

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

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

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

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

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted 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 s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.1-491 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 staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

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

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

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

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

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

**Abbreviations Commonly Used in Staff Reports**

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

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