FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: June 23, 1999

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

FROM: Leslie Johnson, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Staff Analysis of Conceptual Plan Amendment CPA 86-C-121-2: Reston Spectrum L.P.

INTRODUCTION

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

DESCRIPTION OF THE APPLICATION

Reston Spectrum L.P., the applicant, is requesting approval of a Conceptual Plan Amendment for the Spectrum Retail Center located west of Reston Parkway and east of Fountain Drive between New Dominion Drive and Baron Cameron Avenue on 24.3 acres zoned PRC.

CPA 86-C-121-2 requests approval to delete the architectural screening walls shown along Reston Parkway on the approved Conceptual Plan. The applicant has indicated that, due to the location of utilities and the existing grade differential between Reston Parkway and the shopping center, the installation of architectural screening walls along Reston Parkway is impractical. The applicant is proposing to provide additional landscaping along the Reston

Parkway frontage of the site between New Dominion Parkway and Bowman Towne Drive. No other changes to the approved Conceptual Plan are proposed with this amendment application. The applicant's Statement of Justification is contained in Attachment 3.

SURROUNDING AREA DESCRIPTION:

CPA 86-C-121-2			
Direction	**Use**	**Zoning**	**Plan**
North (across Baron Cameron Ave.)	Commercial (Hechinger Center)	PRC	Town Center
Northwest corner of Bowman Towne Dr. and Reston Parkway	Office[1] (Town Center Office Building)	PRC	Town Center
South	Commercial (Town Center Urban Core)	PRC	Town Center
East (across Reston Parkway)	Residential	PRC	Medium and High Density Residential
	Office	PRC	Town Center
West	Reston Regional Library Elderly Assisted Living Facility	PRC	Town Center
	Vacant Inova Emergency Care Facility	PRC	Public Park Town Center

[1] The Town Center Office Building located at Tax Map 17-1 ((1)) 2C is not part of the Spectrum Retail Center and is not part of this Conceptual Plan Amendment Application.

BACKGROUND

The 24.3 acre property was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of rezoning application RZ 86-C-121, one (1) of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings." 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 which do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by DPZ staff and review and approval by the Planning Commission would show more

details for each section to include traffic circulation, landscaping and screening, building location and parking lot location. Therefore, the proffers approved in conjunction with RZ 86-C-121 require the review and approval by the Planning Commission of Town Center Conceptual Plans for each property developed within the Town Center. An excerpt of the approved proffers which sets forth the elements required to be included in the Conceptual Plan is set forth as Attachment 4.

The approved Development Plan (DP) for the area south of Bowman Towne Drive is part of Part 5 of RZ 86-C-121. The approved DP for Part 5 permits up to a maximum of 455,000 square feet of commercial space, a maximum non-residential FAR of 0.7 and a maximum building height of 15 stories or 180 feet. Uses approved in this section include all uses permitted by right in the PRC District Town Center as well as certain other special exception and special permit uses. The approved DP for the area north of Bowman Towne Drive is Part 6 of RZ 86-C-121 which permits up to 384,000 square feet of gross floor area of commercial space, a maximum non-residential FAR of 0.5 and a maximum building height of 10 stories or 120 feet. Uses approved in this section include all uses permitted by right in the PRC District Town Center zoning category, as well as certain other special exception and special permit uses.

On July 14, 1994 the Planning Commission approved a Conceptual Plan for the Spectrum (CP 86-C-121-2) which permitted development of a retail center with a minimum gross floor area of 240,000 square feet and a maximum gross floor area of 310,000 square feet. The maximum FAR was approved at 0.30. A copy of the approved Conceptual Plan and Plan Notes are presented as Attachment 5.

COMPREHENSIVE PLAN PROVISIONS (Attachment 6)

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

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

"The Reston Town Center is the designated "Core" area with the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed use projects that have substantial retail, office, commercial and residential components....."

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

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

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

ANALYSIS

Description of the Conceptual Plan Amendment (CPA)

Title of CPA: Spectrum at Reston Town Center
Prepared by: Davis & Carter
Dates: July 14, 1994 revised February 22, 1999

The CPA submitted consists of one sheet. The applicant has submitted Sheet 1 of the approved Conceptual Plan which depicts the overall layout of the Spectrum Retail Center with a Legend that defines the location of retaining walls, decorative screen walls, architectural features and perspective views, as well as containing the approved Plan Notes. The applicant has revised this sheet with a notation that the decorative screen walls are to be removed with this Conceptual Plan Amendment application. A revised set of Plan Notes, printed on 8½ X 11 paper has also been provided. The applicant has reaffirmed the previously approved Plan Notes with the exception of Notes 14 and 26 which have been revised to reflect the deletion of the decorative screen walls and the addition of landscaping in lieu of the screen walls along a portion of the Reston Parkway frontage. No other changes to the approved Conceptual Plan or Plan Notes are proposed.

Conformance With Proffers & Development Plan

The approved development plan for Part 5 of RZ 86-C-121 (the land area south of Bowman Towne Drive) permits commercial development up to a maximum of 455,000 square feet of commercial space, a maximum non-residential FAR of 0.7 and a maximum building height of 15 stories or 180 feet. The approved DP for Part 6 (the land area north of Bowman Towne Drive) permits commercial development up to 384,000 square feet of gross floor area, a maximum non-residential FAR of 0.5 and a maximum building height of 10 stories or 120 feet. The initial CP approval was deemed in conformance with the approved Development Plan for Parts 5 and 6 of RZ 86-C-121.

In addition, 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. The proffers list a number of elements that are required components of the Conceptual Plan including:

- 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 Hub (Mass Transit Facility)
- Floor Area Ratios
- General Location of Office and Commercial Buildings
- Height Limits
- General Location and Type of Housing Units

The previously approved Conceptual Plans, with the Plan Notes, satisfactorily addressed the elements required to be provided on the Conceptual Plan. The only proposed change to the previously approved Conceptual Plan is the request to delete the requirement for the decorative screen walls along Reston Parkway. An analysis of the merits of this request is discussed in the Land Use Analysis set forth below.

STAFF ANALYSIS

Environmental Analysis (Attachment 7)

No issues identified.

Transportation Analysis (Attachment 8)

No issues identified.

Land Use Analysis (Attachment 6)

Note 26 of the approved CP requires the applicant to construct a series of landscaped berms and decorative screen walls along its frontage of Reston Parkway in order to reasonably screen the street-level view of surface parking areas from Reston Parkway. The applicant has requested deletion of the requirement for these decorative screen walls. In lieu of the decorative screen wall, the applicant believes that the existing landscaping, which includes combinations of berms and hedges at street level effectively screens the surface parking associated with the retail center, which in some areas is located substantially below the elevation of Reston Parkway. Further, it appears that due to the location of utilities within the planting strip along Reston Parkway, the location of a four foot tall decorative wall would not be permitted.

The area in question includes approximately 2,200 feet of frontage along the west side of Reston Parkway from New Dominion Parkway to Baron Cameron Avenue. Between New Dominion Parkway and Bowman Towne Drive, the grade slopes down from Reston Parkway approximately 20 feet to the parking area of the shopping center. Turf grass is the ground cover over a majority of this slope although portions of the slope are landscaped with various ornamental grasses, creeping euonymus, shrubs and small trees. A few Willow Oaks are located on the slope. The applicant has indicated that additional Willow Oaks have been ordered for planting in the spring to replace those that have died. Along the Reston Parkway frontage from Bowman Towne Drive to Baron Cameron Avenue, a euonymus hedge has been planted adjacent to the trail that runs at grade with Reston Parkway. The parking area is located below the grade of Reston Parkway and the hedge visually serves the same purpose as the proposed decorative screen walls. However, as with the southern portion of the site, the landscaping on the slope between Reston Parkway and the parking areas for the shopping center could be enhanced.

Staff from the Urban Forestry Branch has met on site with the applicant's representatives to discuss additional landscaping which could be provided along the slope. Specifically, staff recommended that additional Willow Oaks be planted to continue the row of trees which currently exists. In addition, staff recommends that additional flowering trees be planted on the slope, which at maturity will serve to screen the parking from Reston Parkway but will not grow tall enough to block the building fronts and signage within the shopping center. Additional ground covers such as Vinca, Liriope, and flowering bulbs could be planted in the mulch bed on the slope to provide a more favorable ground cover for the trees as opposed to the turf grass that currently exists.

The applicant has indicated that additional ground cover and trees have already been ordered to replace vegetation that has died. The applicant has also indicated that additional flowering trees, as recommended by the Urban Forester, will be planted along portions of the slope. A revised Landscape Plan has been submitted, which shows the existing landscaping and the additional landscaping proposed as noted above. A reduction of this revised Landscape Plan is set forth in Attachment 9. The Conceptual Plan Notes have been revised to commit to providing landscaping as indicated on the revised Landscape Plan and to delete the reference to the decorative screen walls. The previously approved Plan Notes will remain in effect.

Staff believes that the additional landscaping as shown on the revised Landscape Plan will effectively screen the existing surface parking lot; and therefore supports the applicant's request to delete the decorative screen walls.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

CPA 86-C-121-2, Reston Spectrum L.P., proposes to revise the approved Conceptual Plan to delete the requirement for four foot tall decorative screen walls along Reston Parkway. Staff believes that the intent of the commitment to provide screen walls, which was to screen the surface parking areas of the retail center from Reston Parkway, has been fulfilled with the commitment to provide additional landscaping along the slopes adjacent to Reston Parkway. No other changes are proposed with this amendment application.

Staff Recommendations

Staff recommends approval of CPA 86-C-121-2, subject to the revised Plan Notes dated June 23, 1999.

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

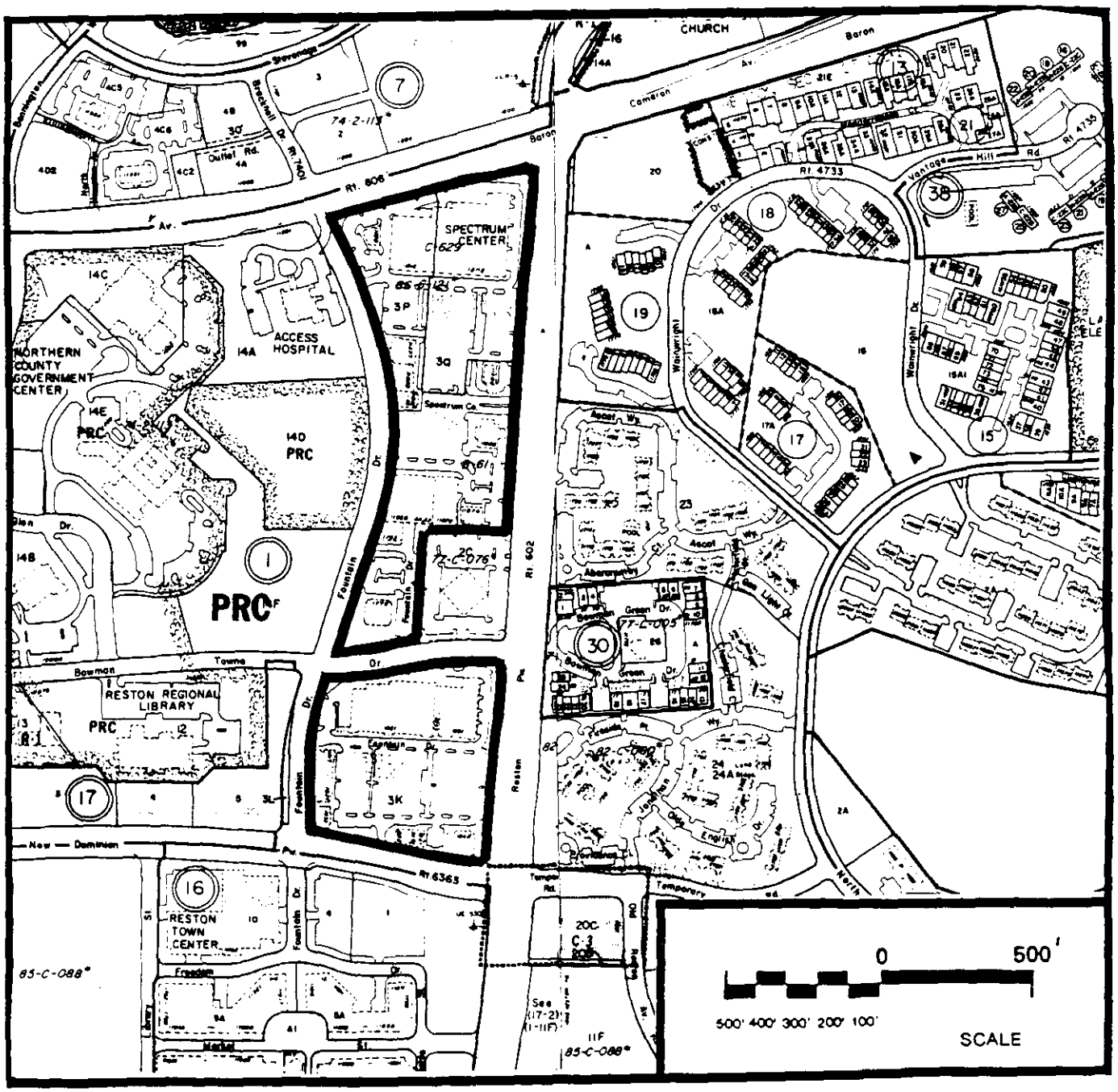
ATTACHMENTS

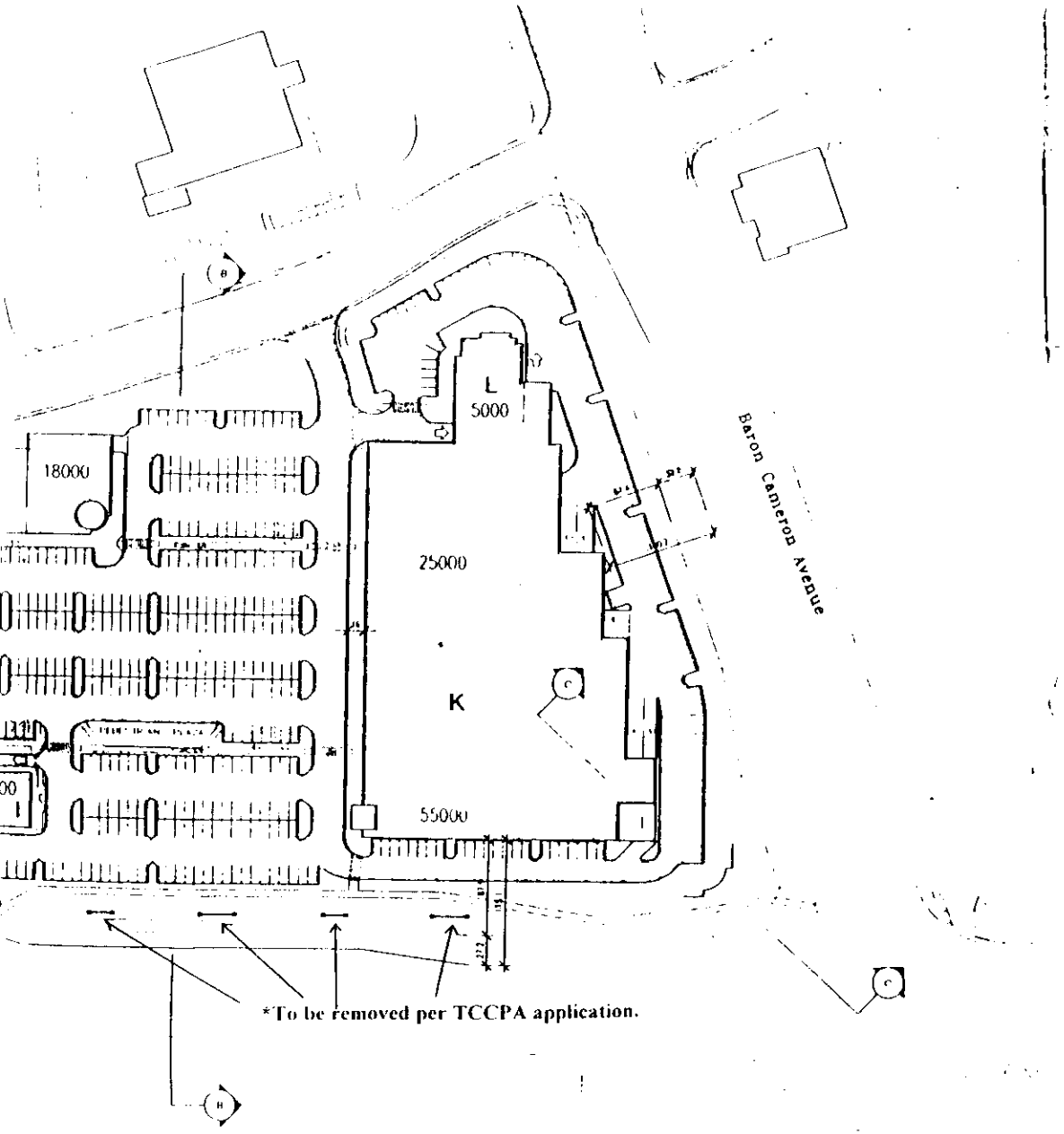
1. Locator Map
2. Conceptual Plan Reduction and Notes
3. Statement of Justification
4. Excerpt from Approved Proffers for RZ 86-C-121
5. Approved Conceptual Plan and Notes for CP 86-C-121-2
6. Plan Citations and Land Use Analysis
7. Environmental Analysis
8. Transportation Analysis
9. Revised Landscape Plan for Reston Parkway frontage
10. Glossary of Terms

CONCEPTUAL PLAN AMENDMENT APPLICATION
CPA 86-C-121-02

CPA 86-C-121-2
FILED 2/23/99

RESTON SPECTURM LP
CONCEPTUAL PLAN AMENDMENT
REMOVAL OF SCREENING WALLS SHOWN ON THE PREVIOUSLY APPROVED TOWN CENTER CONCEPT PLAN
24.3 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: WEST SIDE OF RESTON PKWY., SOUTHWEST QUADRANT OF ITS INTERSECTION WITH BARON CAMERON AVENUE, AND NORTHWEST QUADRANT OF ITS INTERSECTION WITH NEW DOMINION PKWY.
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-1 ((1)) 3K, 3P, 3Q





LEGEND

RETAINING WALLS

DECORATIVE SCREEN WALLS
APPROXIMATELY 2' TO 4' IN HEIGHT
*To be removed per TCCPA application.

ARCHITECTURAL FEATURE

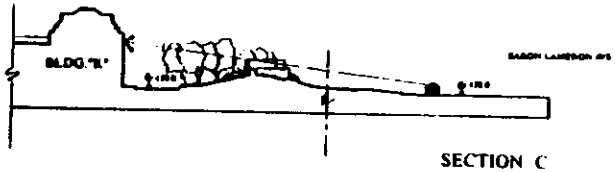
ARCHITECTURAL CORNER TREATMENTS

ARCHITECTURAL CORNER TREATMENTS

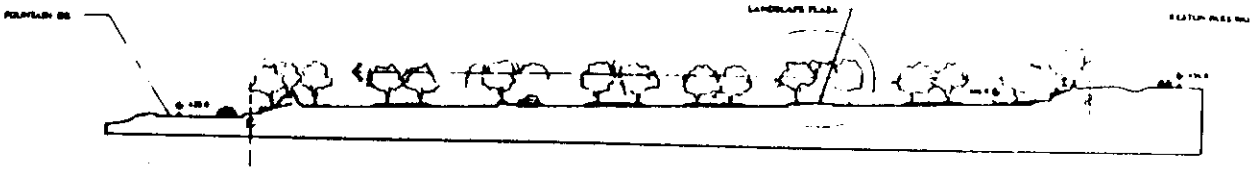
PERSPECTIVE VIEWS

ATTACHMENT 2

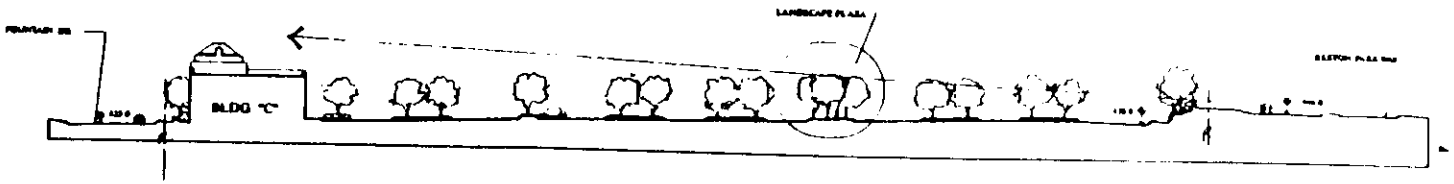
ELEVATION ALONG RESTON PARKWAY IS REPRESENTATIVE OF SECTIONS-91.87



SECTION C

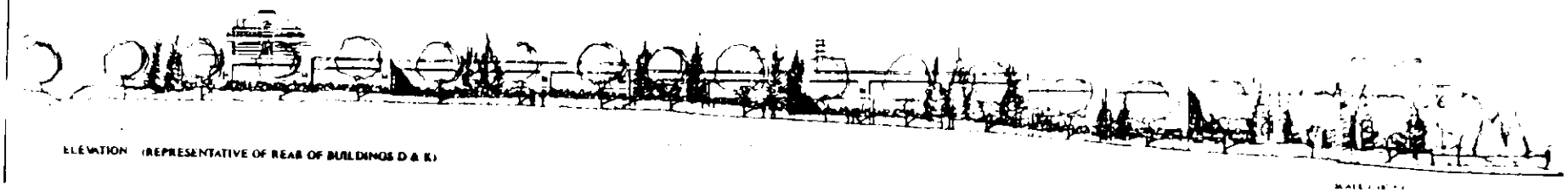


SECTION B

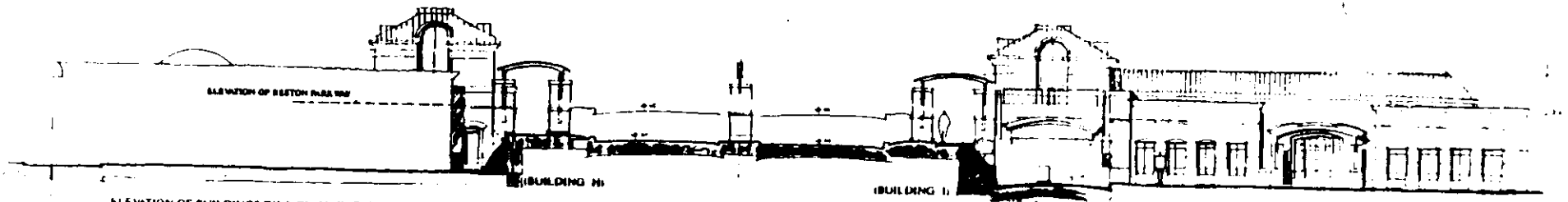


SECTION A

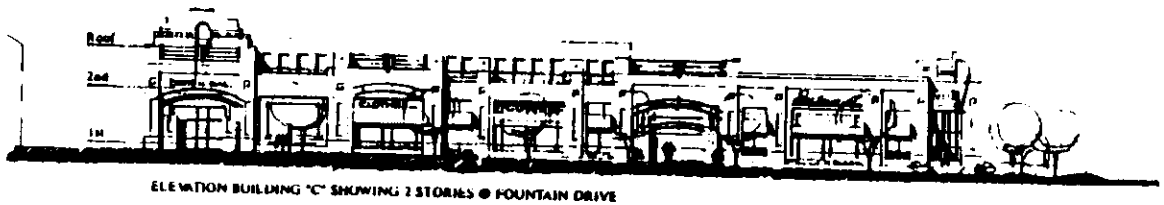
DAVIS CARTER



ELEVATION (REPRESENTATIVE OF REAR OF BUILDINGS D & K)

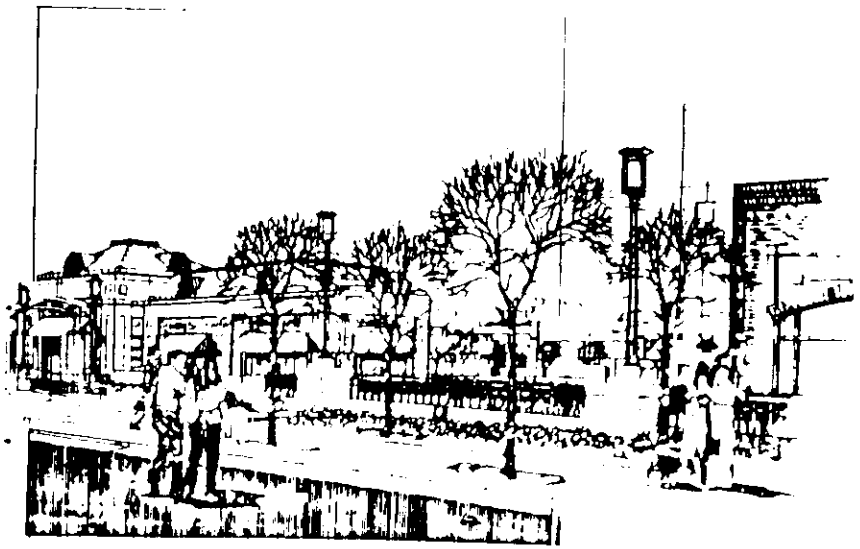


ELEVATION OF BUILDINGS "H" & "I" (MAIN ENTRANCE FROM RESTON PARKWAY)

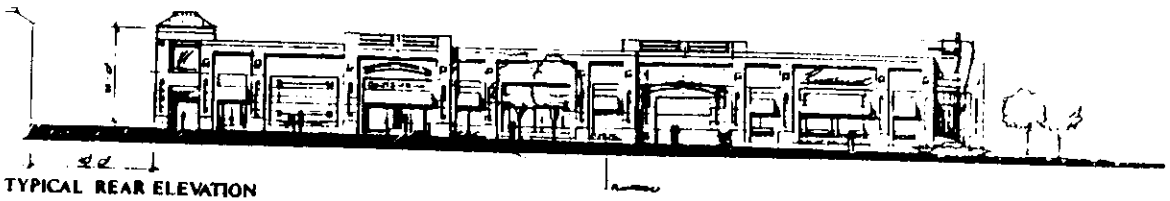


ELEVATION BUILDING "C" SHOWING 2 STORIES @ FOUNTAIN DRIVE

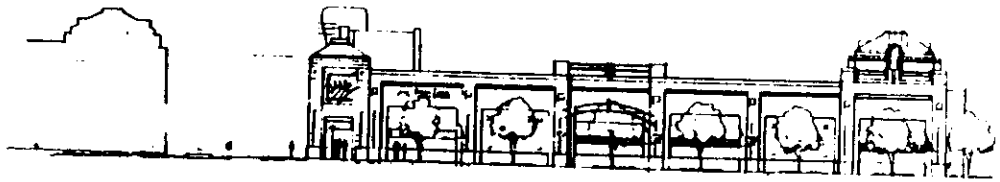
PERSPECTIVE VIEW 1
BUILDING "C"



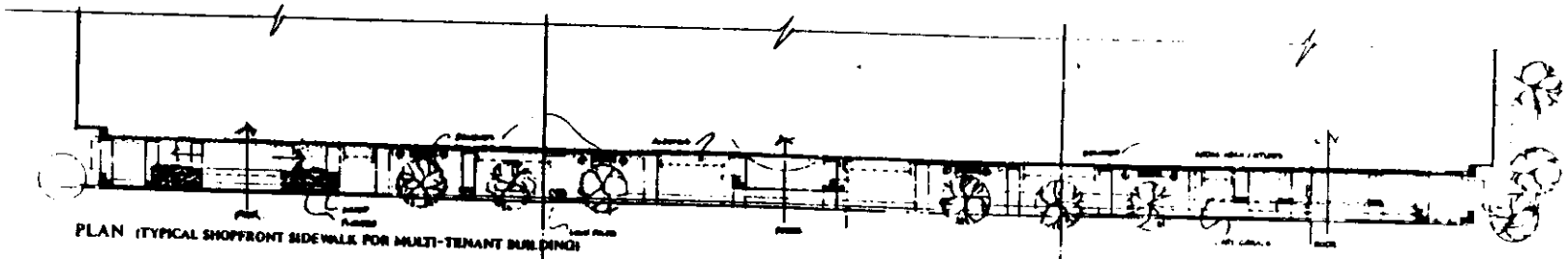
PERSPECTIVE VIEW 2
BUILDINGS "A" & "B"



TYPICAL REAR ELEVATION



TYPICAL SIDE ELEVATION



PLAN (TYPICAL SHOPFRONT SIDEWALK FOR MULTI-TENANT BUILDING)

TYPICAL FRONT ELEVATION

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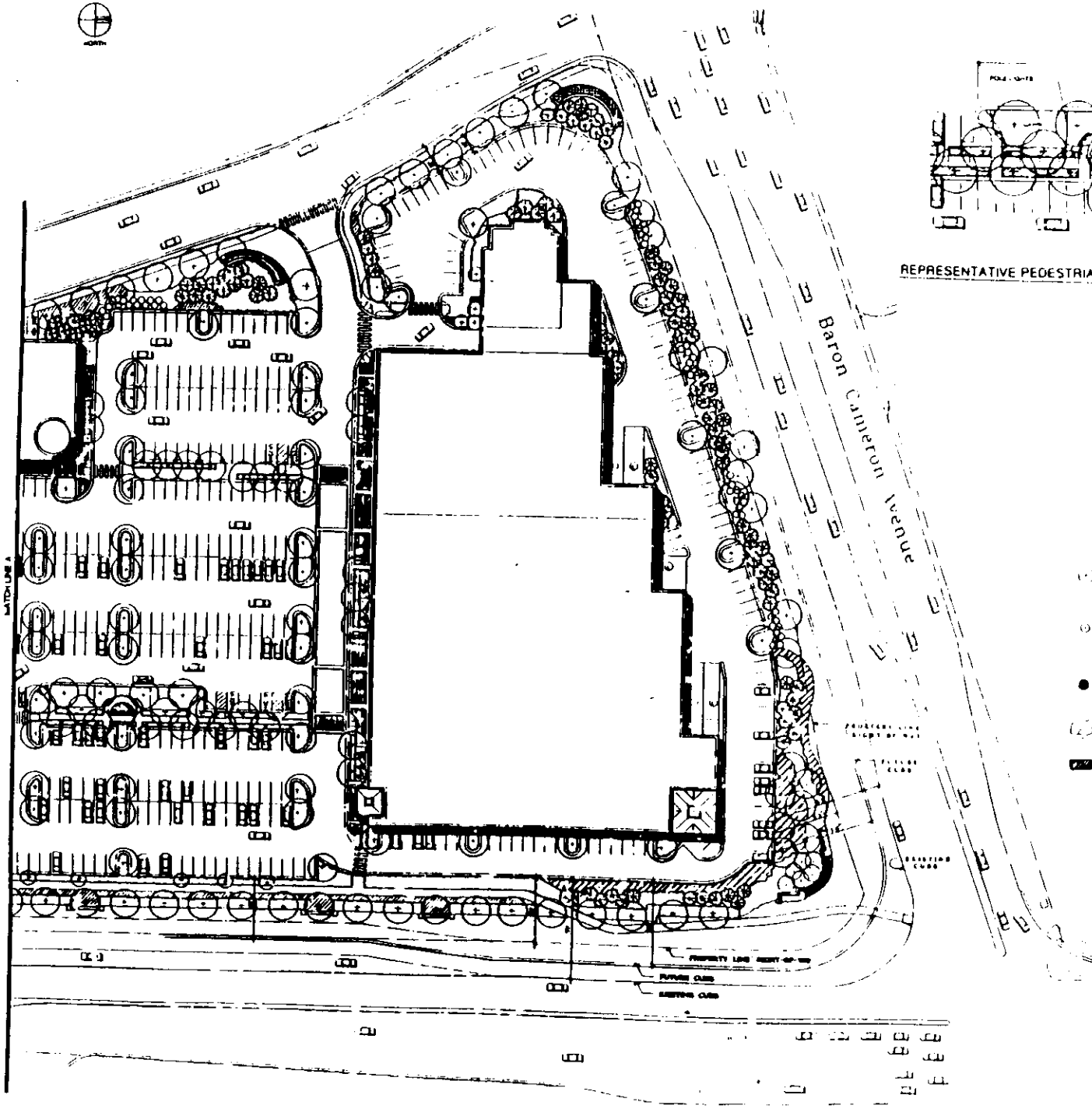

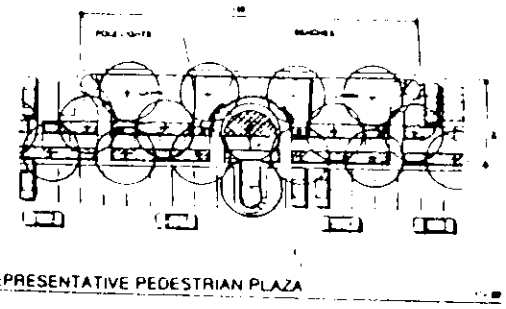

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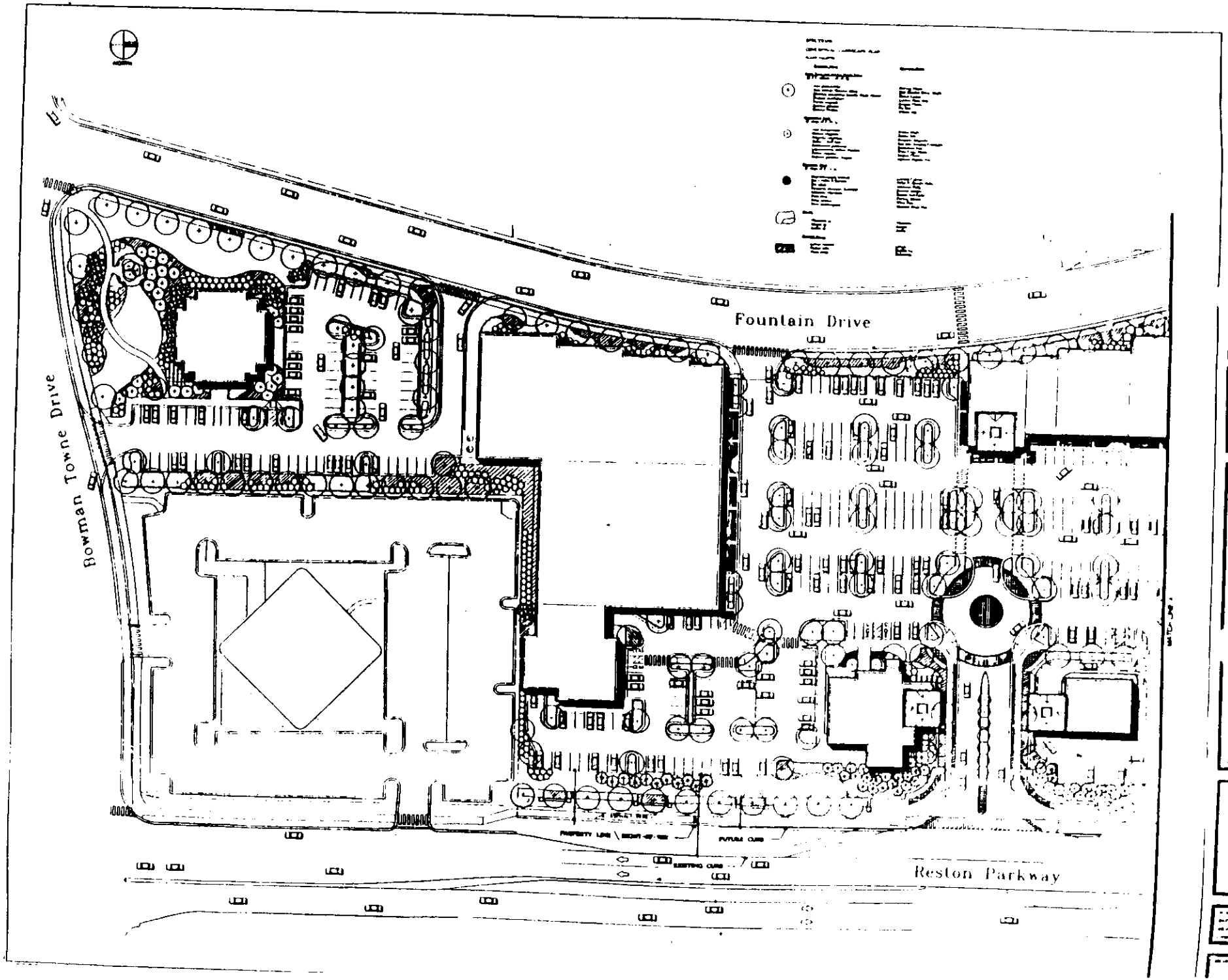
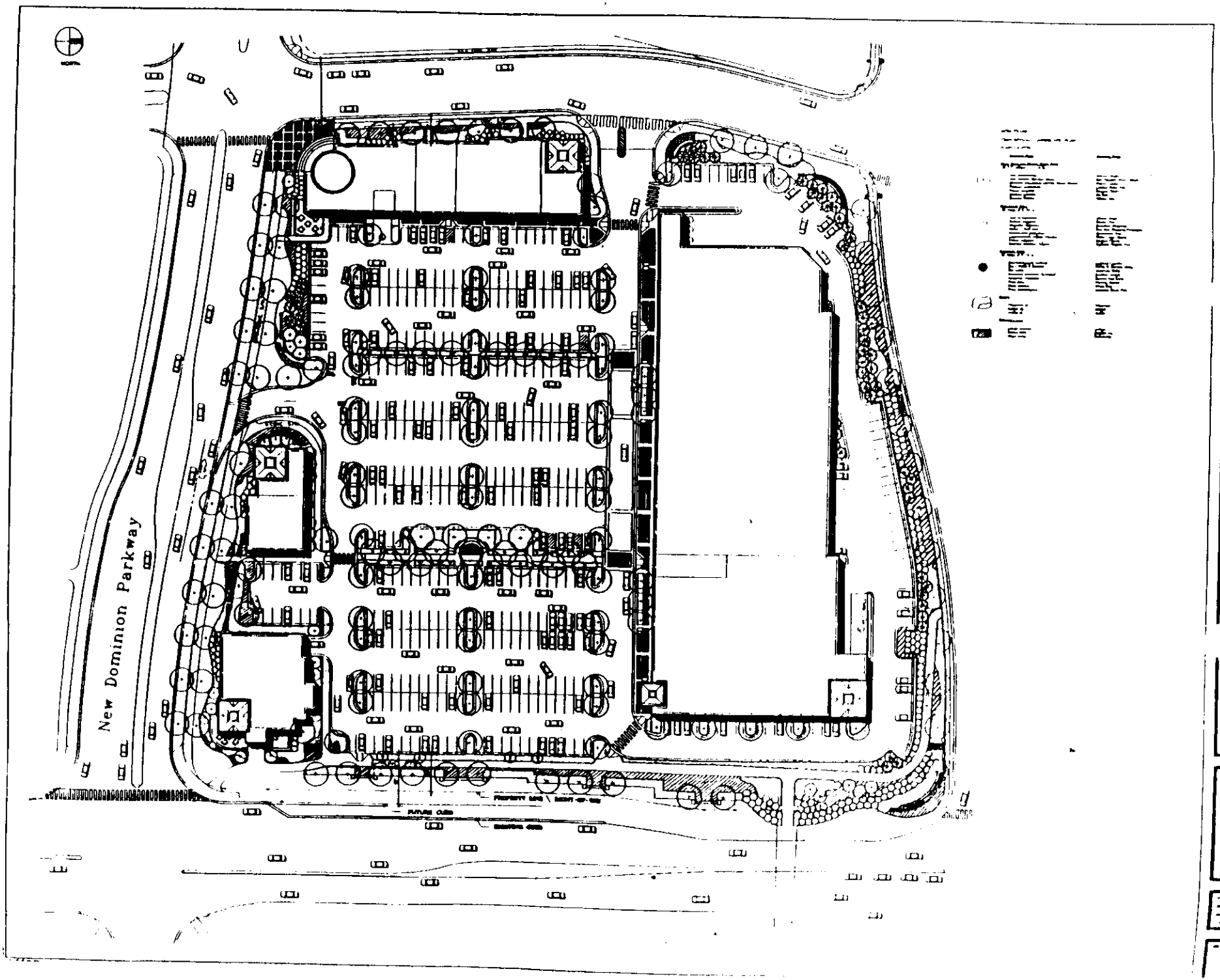
THE SPECTR

LANDSC PLAN SECTION


Fountain Drive
Bowman Towne Drive
Reston Parkway


New Dominion Parkway

TOWN CENTER CONCEPT PLAN AMENDMENT
RESTON SPECTRUM LP - THE SPECTRUM AT RESTON TOWN CENTER
STATEMENT OF JUSTIFICATION

I. INTRODUCTION AND OVERVIEW

Reston Spectrum LP (the "Applicant") submits this Town Center Concept Plan Amendment application (the "Application") for The Spectrum at Reston Town Center ("The Spectrum"). The approved Town Center Concept Plan (the "Plan") for The Spectrum shows screening walls along Reston Parkway. This Application simply seeks to remove the screening walls from the Plan.

The Applicant received approval for the Plan ("CP 86-C-121-2") on July 14, 1994. Today, The Spectrum serves as a very successful retail center that contributes greatly to the energy of the Reston Town Center and fulfills an important retail niche for the Reston community.

II. THE SPECTRUM

The Spectrum is located at the Reston Town Center on Section 91 and Section 87, Blocks 2 & 3. The Spectrum is bounded to the north by Baron Cameron Avenue, to the south by New Dominion Parkway, to the east by Reston Parkway, and to the west by Fountain Drive.

The Spectrum serves a wide-range of the Reston community's retail needs. Tenants include a gourmet grocery store, several family-oriented sit-down restaurants, a bookstore, various boutique shops, a coffee shop, clothing stores, and numerous other stores. Last year, The Spectrum received an award for superior design and craftsmanship from the Masonry Institute at its 35th annual awards ceremony.

III. TOWN CENTER CONCEPT PLAN AMENDMENT

The approved Town Center Concept Plan (the "Plan") for The Spectrum shows screening walls along Reston Parkway. This Application simply seeks to remove the screening walls from the Plan.

Engineering work has revealed that there is not a practicable location for such screening walls along Reston Parkway. A combination of the existing grades and utilities make it impracticable to place the screening walls on the top of the hill along Reston Parkway. The only places where the screening walls could be placed would be at the bottom of the hill, next to the

parking lot--obviously serving no useful purpose.

In addition, the screening walls are no longer necessary in light of the maturing natural screen along Reston Parkway. The original purpose of the screening walls was to reasonably screen the Reston Parkway street-level view of surface parking areas at The Spectrum. Now, the trees along Reston Parkway are maturing and the landscaped berms and slopes provide an effective and attractive natural screen on their own. Therefore, in addition to being impracticable due to the existing grades and utilities, the screening walls also are no longer useful and would only detract from the aesthetics of the maturing natural screen.

IV. CONCLUSION

For all of these reasons, the Applicant respectfully requests the support of the Department of Planning and Zoning and the approval of the submitted Town Center Concept Plan Amendment by the Fairfax County Planning Commission.

By: Jill R. Gottdiener
Jill R. Gottdiener
McGuire, Woods, Battle & Boothe for
Reston Spectrum LP

Dated: October 15, 1998

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

D. DEVELOPMENT PLAN FOR RZ 86-C-121

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

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

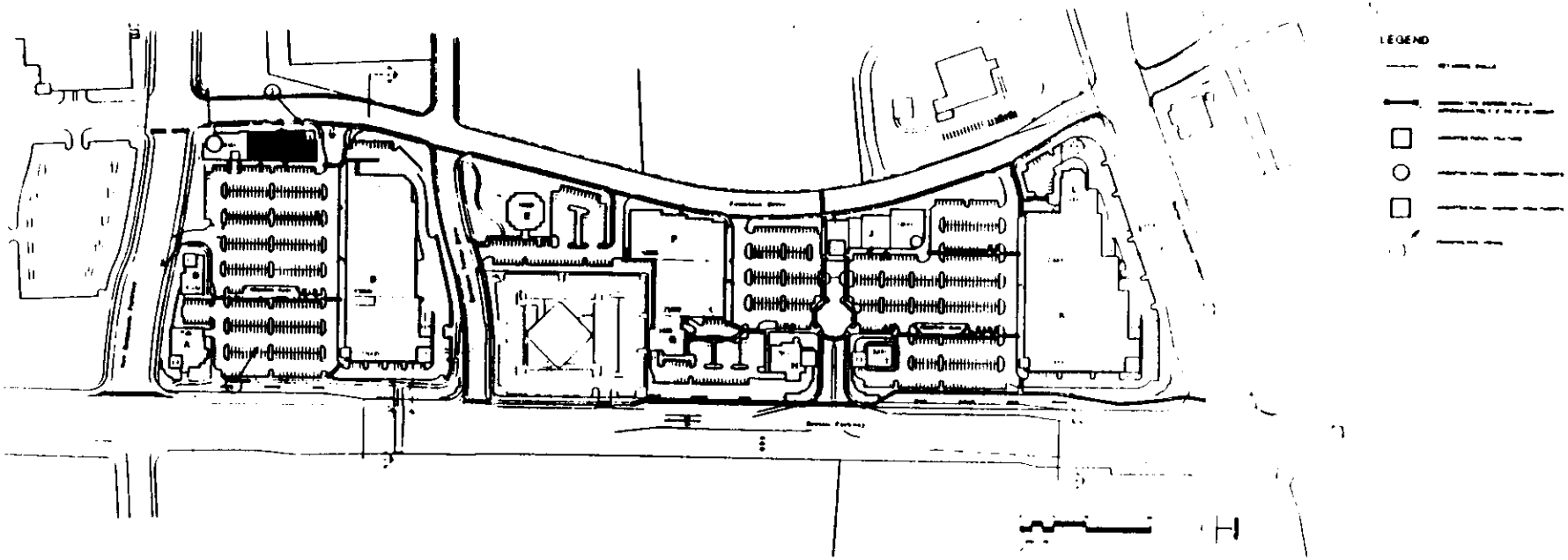
Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of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

E. DEVELOPMENT PLAN FOR RZ 86-C-118

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

The SPECTRUM at Reston Town Center

APPLICANT	Reston Spectrum LTD Partnership
ARCHITECT	Davis & Carter, P.C.
ENGINEER	Urban Engineering
LAWYER	McGuire Woods Battle & Boothe



ATTACHMENT 5

GENERAL

1. These properties are known as Section 91 and Section 87, blocks 2 and 3, Reston.

2. The property which is the subject of this application shall be developed in accordance with the Town Center Conceptual Plan, dated May 5, 1994 (consisting of 5 sheets), prepared by Davis & Carter; subject, however, to these notes and provided that minor modifications may be permitted when necessary by sound engineering or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").

3. The Tax Map reference for these parcels is 17-1 ((1)), part of parcel 3.

4. The square footage for the project shall not be less than 240,000 square feet nor exceed 310,000 square feet, except as qualified by notes #34 and #35.

5. Individual building square feet are illustrative only and subject to change in accordance with these notes. Individual Tenant spaces within buildings (as generally depicted) are illustrative only; the number of Tenants within each building, the Tenant spaces, sizes and configurations are subject to modification by the Applicant.

6. The total acreage for the site is approximately as follows:

Section 91 (southern parcel)	- 9 acres
Section 87 (northern parcel)	- 15.6 acres
Total	- 24.6 acres

7. The maximum FAR for the entire site shall not exceed .30. Either parcel (Section 87 or 91) may exceed .30, so long as the total cap is not exceeded; except as qualified by notes #34 and #35.

8. The minimum open space for the entire site shall be 20%. Either parcel (Section 87 or 91) may have a lesser open space percentage, so long as the overall minimum open space is maintained; except as qualified by notes #34 and #35.

9. The minimum height of the buildings shall be twenty five (25'). The minimum height of the highest point of the architectural "towers" of Buildings A, B and C shall be thirty five feet (35').

10. There are no scenic or natural features on the site deserving of protection.

11. Parking lot and building lighting shall be directed inward and/or downward to avoid glare onto adjacent properties.

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

PHASING

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

LANDSCAPING

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

PEDESTRIAN CIRCULATION, TRAILS AND SIDEWALKS

15. The external and internal pedestrian circulation system shall be provided as generally shown on this Town Center Conceptual Plan.

16. The Applicant is hereby modifying the Reston Town Center Master Conceptual Plan (a) to remove a walkway paralleling Baron Cameron Avenue (which removal has been approved by Reston Land Corporation for safety purposes), and (b) to remove the sidewalk requirement along the western edge of Fountain Drive, from Bowman Town Drive to Baron Cameron Avenue; instead, Applicant shall construct and/or reconstruct those portions of the County trail system leading from Baron Cameron Avenue to Bowman Town Drive.

17. The Applicant shall construct (a) a sidewalk along the east side of Fountain Drive from New Dominion Parkway to Baron Cameron Avenue, and (b) a sidewalk on the west side of Fountain Drive from New Dominion Parkway to Bowman Town Drive.

TRANSPORTATION

18. The Applicant shall construct Fountain Drive from New Dominion Parkway to Baron Cameron Avenue.

19. The Applicant shall construct traffic signal(s), including pedestrian walkway signal(s), where warranted and/or required by the Virginia Department of Transportation ("VDOT").

20. Applicant shall, if requested by the Office of Transportation and VDOT, construct two (2) on-site and two (2) off-site bus shelters (open, typical type) at appropriate locations within or near to the project. The locations of said shelters shall

be de rmined prior to final te plan approval and coordir ed with the Office of Trai ortation and VDOT.

LAND USES

21. It is expected that retail sales establishments will be the predominate use on this site. In addition to retail sales establishments, the Applicant reserves the right to include the following uses, including accessory uses, which are hereby approved as part of this Conceptual Plan:

    a. Commercial uses of special impact (Category 5), limited to eating establishments, fast food restaurants (no drive-thru or stand-alone fast food restaurants), drive-in banks, and quick service food stores (but excluding stand-alone quick service food stores, 24-hour type quick service food stores and establishments with a principal use of delivery of prepared foods).

    b. Commercial recreation uses (Group 5), limited to health clubs, similar commercial recreation uses, and indoor recreational uses.

    c. Institutional uses (Group 3), limited to child care center and/or nursery schools which have an enrollment of less than 100 students daily.

    d. Quasi-public uses (Category 3), limited to child care centers and/or nursery schools which have an enrollment of 100 or more students daily.

    e. Community uses (Group 4), such as community clubs or any other recreational or social use, operated by non-profit organizations where membership thereto is limited to residents of nearby residential areas.

    f. Eating establishments, financial institutions, offices, personal service establishments, business service and supply service establishments (as qualified by subparagraph a), public uses, repair service establishments, and retail sales establishments (including food supermarkets).

    g. Applicant also reserves the right to apply in the future for any special permit and special exception uses not specifically enumerated above, but otherwise permissible by the Town Center Proffers and/or the Zoning Ordinance.

22. Applicant may only include up to three (3) drive-thru facilities in the project, and only within Buildings G, H, I or L, as shown on the Conceptual Plan. Applicant may pursue Town Center Conceptual Plan Amendment(s) or Special Exception(s) to achieve more drive-thrus or to locate said use in Buildings other than G, H, I or L.

SITE DESIGN

23. Landscaping and architectural details are subject to final approval by the Reston Town Center Design Review Board ("DRB"). Loading spaces shall be finally located and configured in order to accommodate Tenant needs, so long as otherwise in substantial compliance with the Conceptual Plan and these notes.

24. Building G shall be physically connected to and architecturally integrated with Building F. Building L shall be physically connected to and architecturally integrated with Building K. Applicant reserves the right to include individual tenants within Buildings G and L (which may include drive-thrus) or to consolidate all of Building G into Building F and/or Building L into Building K.

25. In order to provide a unified architectural treatment to the project and simultaneously provide flexibility for individual Tenant needs, the Applicant shall construct the project architectural components as follows:

    a. Building Design. The buildings (front, side and rear) shall be designed in substantial conformance with the conceptual elevations, subject to final approval by the Reston Town Center Design Review Board.

    b. Outdoor Cafe(s). Applicant reserves the right to incorporate outdoor cafe(s) into the project.

    c. Tenant Entrances. Applicant has delineated several typical and potential building entrances and lettering styles. Applicant may design its entrance features (i) as permitted by the Zoning Ordinance, (ii) in order to accommodate Tenant needs, and (iii) as approved by the Reston Town Center Design Review Board.

    d. Comprehensive Sign Plan. The Applicant shall design and submit a Comprehensive Sign Plan (subject to Planning Commission review and approval) to ensure that all project identification and Tenant signs (entrance, directional, traffic and building mounted signs) are coordinated and consistent with the quality of the architecture of the development.

    e. Reston Town Center Sign. Reston Land Corporation may place Reston Town Center entrance sign(s) and associated landscaping and sign treatments at the intersections of Reston Parkway with Bowman Town Drive and Baron Cameron Avenue. The design of said feature(s) shall be submitted concurrently with The Spectrum's Comprehensive Sign Plan (which is subject to review and approval by the Planning Commission), or Reston Land shall separately submit the

n(s) for review and admin rative approval by the P ning Commission.

26. Applicant to construct a series of landscaped berms and decorative screening walls along its frontage of Reston Parkway (as generally depicted in this Town Center Conceptual Plan and as finally approved by the Reston Town Center Design Review Board) in order to reasonably screen the Reston Parkway street-level view of surface parking areas.

27. Applicant shall fully screen the loading areas of Buildings D and K, so that these facilities will not be visible from the street level of Bowman Towne Drive or Baron Cameron Avenue, with any or all of the following measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. Applicant shall employ these same measures to reasonably screen the Bowman Towne Drive and Baron Cameron Avenue street-level views of surface parking areas. Applicant may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.

28. Applicant shall not include any loading docks along the east side on any building located adjacent to Reston Parkway, except for Building H. Applicant shall fully screen the loading area, if any, of Building H, so that these facilities will not be visible from the street level of Reston Parkway, with any or all of the following measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. Applicant may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.

29. Applicant shall enclose trash receptacles and screen transformers, as required by the Town Center Design Review Board.

30. Acknowledging the prominence of the intersections of Reston Parkway with Bowman Towne Drive and Baron Cameron Avenue, Applicant shall ensure that attractive architectural treatment(s) are included on the north-east corners of Buildings D and K, as approved by the Reston Town Center Design Review Board.

31. The Applicant shall construct and install rooftop parapet screens, walls or similar features designed to screen rooftop equipment from the adjoining parcels, at street level.

32. Applicant shall construct those portions of Building C as noted on the Conceptual Plan up to two (2) stories, so long as Fairfax County approves a parking reduction on Section 91 which allows the Applicant to lease and occupy the second level of Building C without having to provide parking spaces for the second floor, by the earlier of four (4) months from

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

a. Within ten (10) business days of approval of the Town Center Conceptual Plan, Applicant shall submit a written request that the County review and process said parking reduction.

b. Assuming approval of the parking reduction within the noted four (4) month time-frame, Applicant shall construct a second story to Building C, but shall not be required to build the floor or tenant improvements to the second level until individual spaces are leased.

c. Approval (or denial) by the County of the parking reduction shall not delay approval of any site plan or permit.

STORM WATER MANAGEMENT

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

TOWN CENTER CONCEPTUAL PLAN AMENDMENTS

34. By securing approval of this Town Center Conceptual Plan, Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center proffers. Specifically, Applicant reserves the right to subsequently pursue Town Center Conceptual Plan Amendment(s) (on the whole or any portion of the site) to revise uses, increase heights and density and to pursue any and all modifications as permitted by the Town Center rezonings, proffers and Fairfax County Zoning Ordinance.

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

RESTON COMMUNITY

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

37. All s e, landscaping and final arc tectural treatment plans shall ! submitted to the Rest . Citizen Association's Planning & Zoning Committee for review and comment.

38. Applicant shall lease approximately 5,000 square feet of office space within the project (Buildings E or F) for use by Reston community, non-profit organization(s), rent-free for five (5) years, commencing upon completion of Applicant's Work, as defined herein.

    a. The Applicant shall construct a separate entrance and space for the Reston community association(s).

    b. Applicant shall provide a finished space (i.e., dry walls, drop ceiling and lighting, building-standard carpet, standard electrical plugs, and bathroom(s), per code requirements)("Applicant's Work"). The community organization(s) shall pay for utilities, other interior improvements and associated costs.

    c. At the conclusion of the initial five year term, Applicant shall negotiate in good faith with said organization(s) and offer the leased space at the then fair market value (as negotiated by the parties or determined by a mutually agreed upon appraiser) for one additional five (5) year term. Thereafter, the parties may negotiate for such additional term(s) as they mutually deem appropriate or desirable.

39. Applicant shall contribute $15,000 at final site plan approval to the Reston Street Light Fund.

FOUNTAIN DRIVE

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Planning Analysis for: CPA 86-C-121-2
Reston Spectrum, L.P.

DATE: 26 May 1999

This memorandum includes citations from the Comprehensive Plan that list and explain land use and design policies for this property, and the development plan dated February 22, 1999. The application requests a conceptual plan amendment for the removal of screening walls. Approval of this application would not alter the approved floor area ratio (F.A.R.) of .30.

COMPREHENSIVE PLAN CITATIONS:

The 24.3-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. An assessment of the proposal for conformance with the land use recommendations of the Comprehensive Plan should be guided by the following citations from the Plan:

On pages 422 and 423 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Land Unit D," the Plan states:

"<u>Town Center Portion of Land Unit D</u>

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 Comprehensive Plan map shows that the property is planned for residential planned community and designated as Town Center by the Reston Land Use Master Plan.

CHARACTER OF THE SURROUNDING AREA:

Direction	Use	Plan	Zoning
North	shopping center	RPC	PRC
South	shopping center and office buildings	RPC	PRC
East	multifamily and townhouse units	RPC	PRC
West	hospital, government center, library	RPC	PRC

PLANNING ANALYSIS:

The application and development plan have been evaluated according the Comprehensive Plan guidance cited above. The proposed use and intensity are in harmony with the Comprehensive Plan recommendations for this site. There are no significant design or compatibility issues posed by the development plan.

The applicant should provide supplemental tall shrubs and ground plantings as natural screening in place of the screening walls.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for **CPA 86-C-121-2**
Reston Spectrum LP

DATE: 26 May 1999

The request to remove approved screening walls from the Concept Plan for the subject property has been evaluated by Noel Kaplan of the Environment and Development Review Branch. No significant environmental issues were identified as a result of this evaluation.

BGD:NHK

P:\RZSEVC\CPA86C121-2Env.wpd

ATTACHMENT 8

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MAY 1 2 1999

ZONING EVALUATION DIVISION

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

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

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

SUBJECT: Transportation Impact

REFERENCE: CPA 86-C-121-2; Reston Spectrum LP
Traffic Zone: 1742
Land Identification Map: 17-1 ((1)) 3K, 3P, 3Q

DATE: May 10, 1999

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on information made available to this Department stamp dated February 23, 1999.

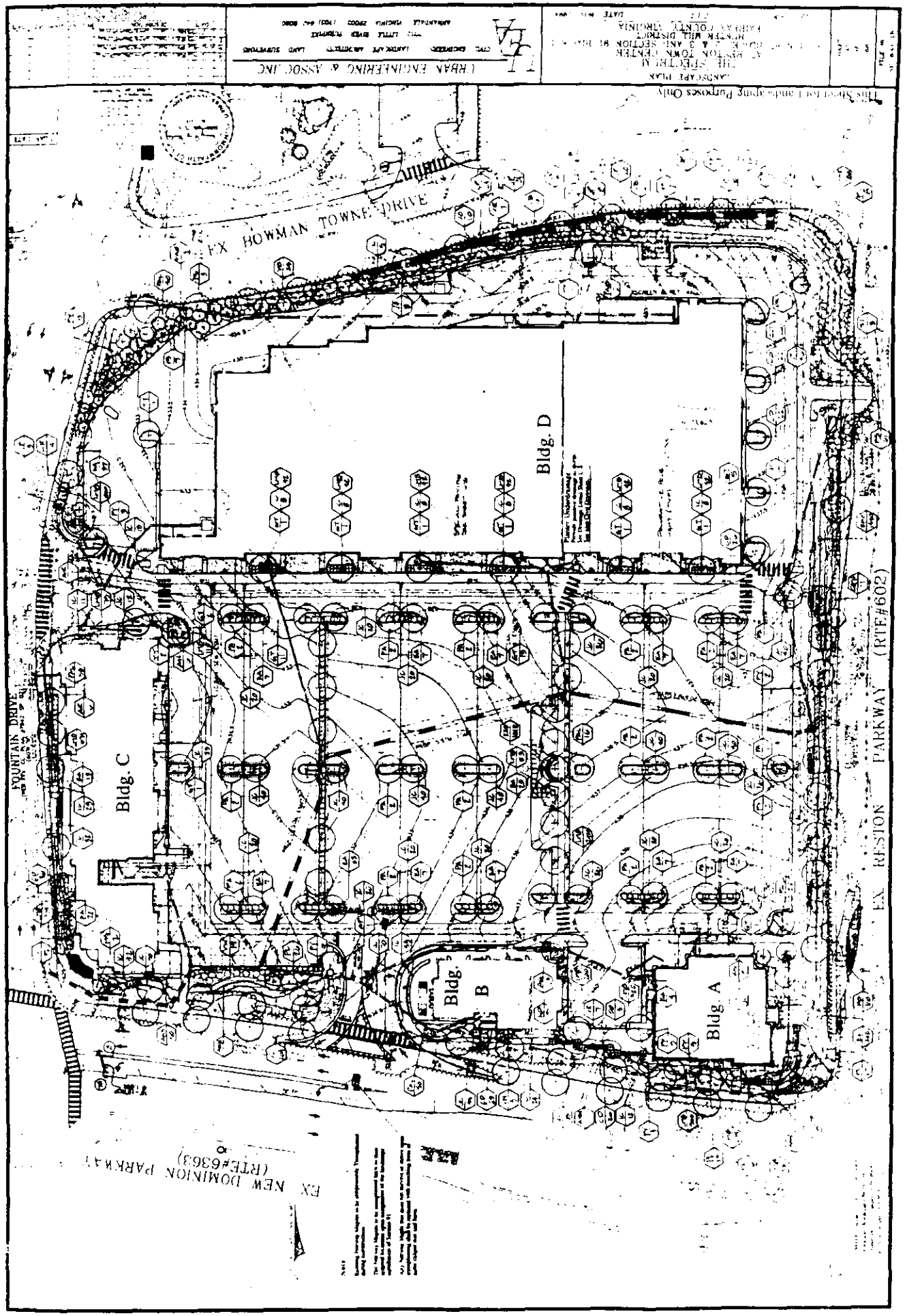
The referenced application is a request for a Concept Plan Amendment. This Department has reviewed the subject application and offers the following comments:

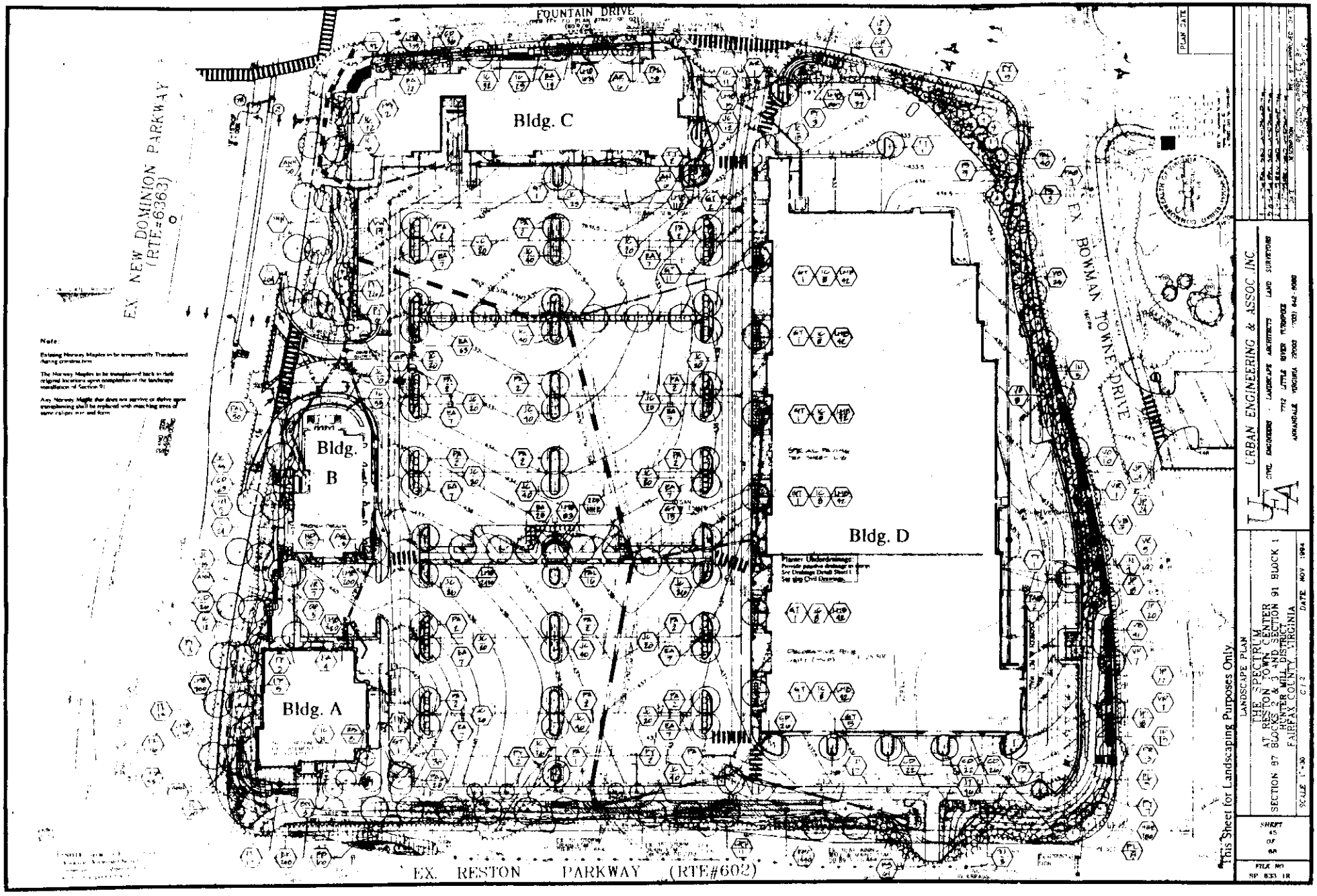
- All previous transportation commitments should be carried forward.

AKR/MGC:mgc

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

ATTACHMENT 9




FOUNTAIN DRIVE
EX. NEW DOMINION PARKWAY (RTE#6363)
EX. BOWMAN TOWNE DRIVE
EX. RESTON PARKWAY (RTE#602)
Bldg. A
Bldg. B
Bldg. C
Bldg. D
Note:
Existing Norway Maples to be temporarily Transplanted during construction
The Norway Maples to be transplanted back to their original locations upon completion of the landscape installation of Section 91
Any Norway Maple that does not survive or define upon transplanting shall be replaced with matching trees of same caliper size and form
Planter Underdrainage:
Provide planter drainage as per Site Development Detail Sheet 1
See grading Civil Drawings.
PLAN DATE
URBAN ENGINEERING & ASSOC. INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE VIRGINIA 22003 (703) 642-8080
This Sheet for Landscaping Purposes Only
LANDSCAPE PLAN
THE SPECTRUM
AT RESTON TOWN CENTER
SECTION 97 BLOCKS 2 & 3 AND SECTION 91 BLOCK 1
HUNTER MILL DISTRICT, VIRGINIA
FAIRFAX COUNTY, VIRGINIA
SCALE 1"=30'
C-12
DATE NOV 1994
SHEET
OF
FILE NO
SP 833 1R

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

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

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

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

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

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is 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. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

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

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
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
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
OSDS	Office of Site Development Services, DOT
PCA	Proffered Condition Amendment
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, DPWES
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, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch