



FAIRFAX COUNTY

APPLICATION FILED: July 1, 2002
PLANNING COMMISSION: December 12, 2002

V I R G I N I A

November 25, 2002

STAFF REPORT

APPLICATION CPA 86-C-121-2-2

HUNTER MILL DISTRICT

APPLICANT:	Reston Spectrum Limited Partnership
CURRENT ZONING:	PRC
PARCEL:	17-1 ((1)) 3P pt.
ACREAGE:	1.5 acres
FAR:	0.253
OPEN SPACE:	29%
COMPREHENSIVE PLAN MAP:	Residential Planned Community
RESTON MASTER PLAN:	Town Center Use
PROPOSAL:	Approval of an amendment to a Conceptual Plan to permit a drive-through bank on Pad E which was previously approved for a mix of retail uses.

STAFF RECOMMENDATION:

Staff recommends approval of CPA 86-C-121-2-2, subject to the Conceptual Plan Notes dated November 15, 2002, which are contained in Appendix 1 of the staff report.

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

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.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

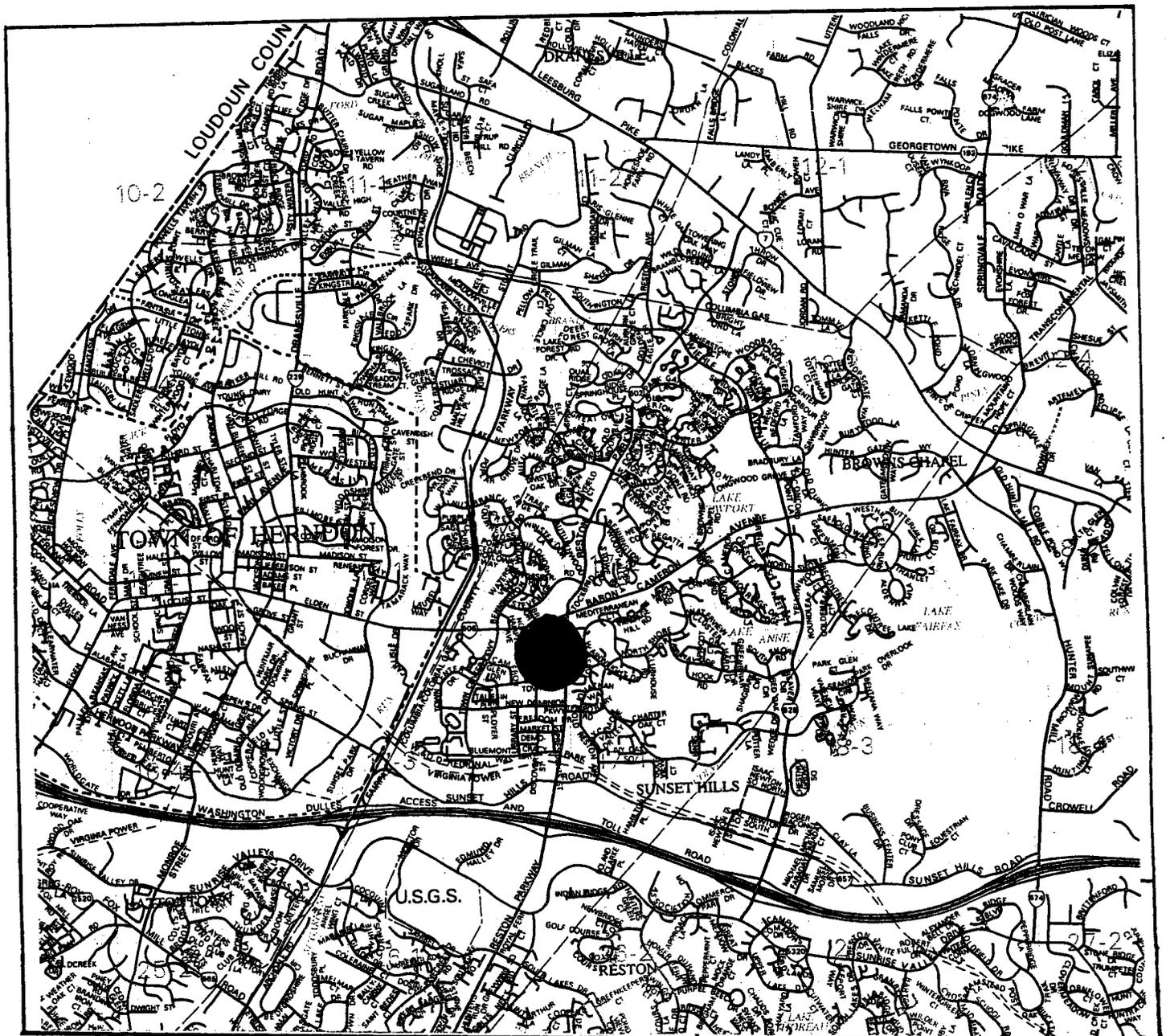
Conceptual Plan Amendment

CPA 86-C-121-2-2

CPA 86-C-121-2-2
FILED 07/01/02

RESTON SPECTRUM LIMITED PARTNERSHIP
TO AMEND THE CONCEPTUAL PLAN FOR RZ 86-C-121
1.50 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: IN THE N.E. CORNER OF FOUNTAIN DR. AND
BOWMAN TOWNE DR.

ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 017-1- /01/ /0003P pt



Conceptual Plan Amendment

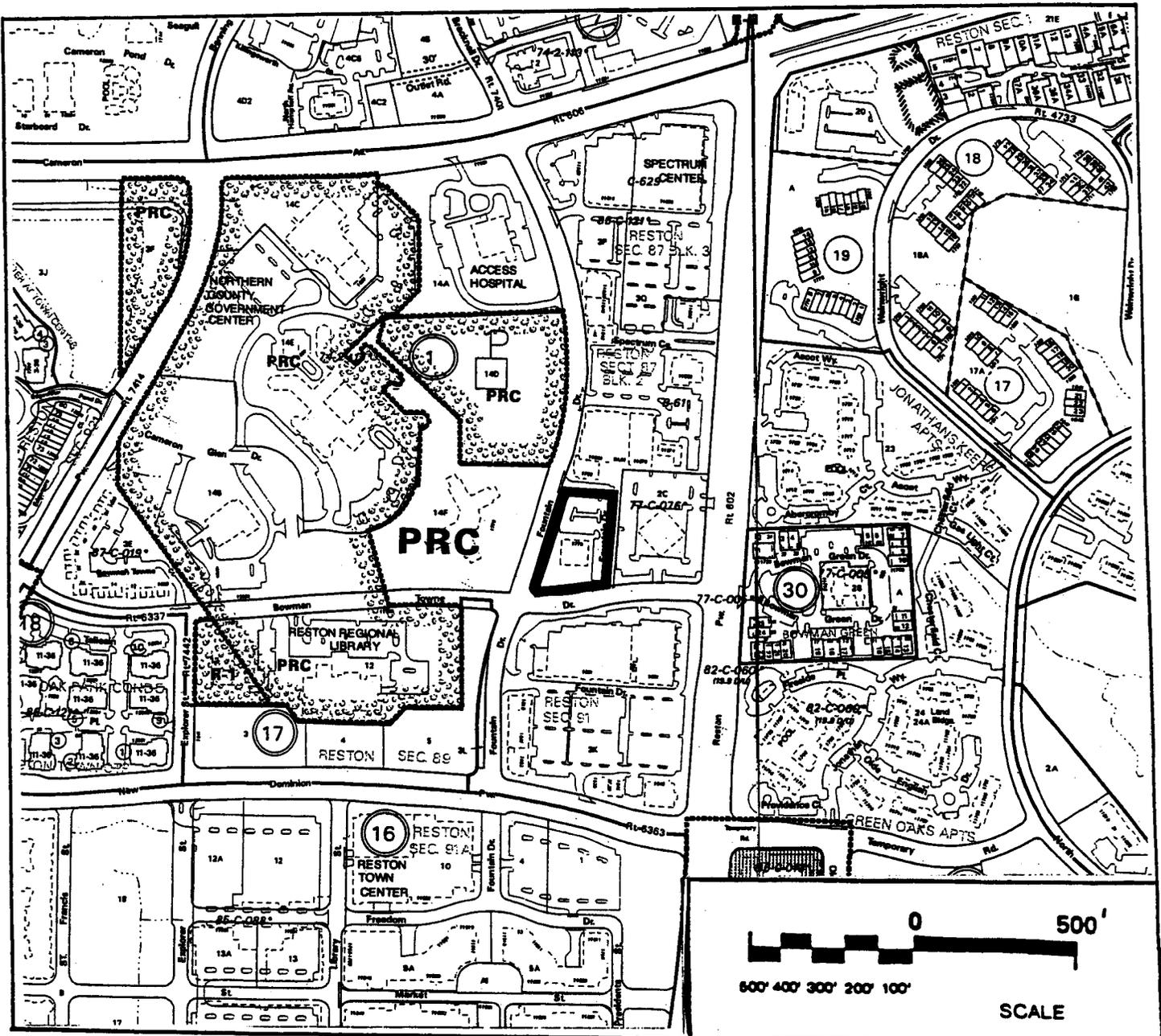
CPA 86-C-121-2-2

CPA 86-C-121-2-2
FILED 07/01/02

RESTON SPECTRUM LIMITED PARTNERSHIP
TO AMEND THE CONCEPTUAL PLAN FOR RZ 86-C-121
1.50 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: IN THE N.E. CORNER OF FOUNTAIN DR. AND
BOWMAN TOWNE DR.

ZONED: PRC
OVERLAY DISTRICT(S):
017-1- /01/ /0003P pt

TAX MAP



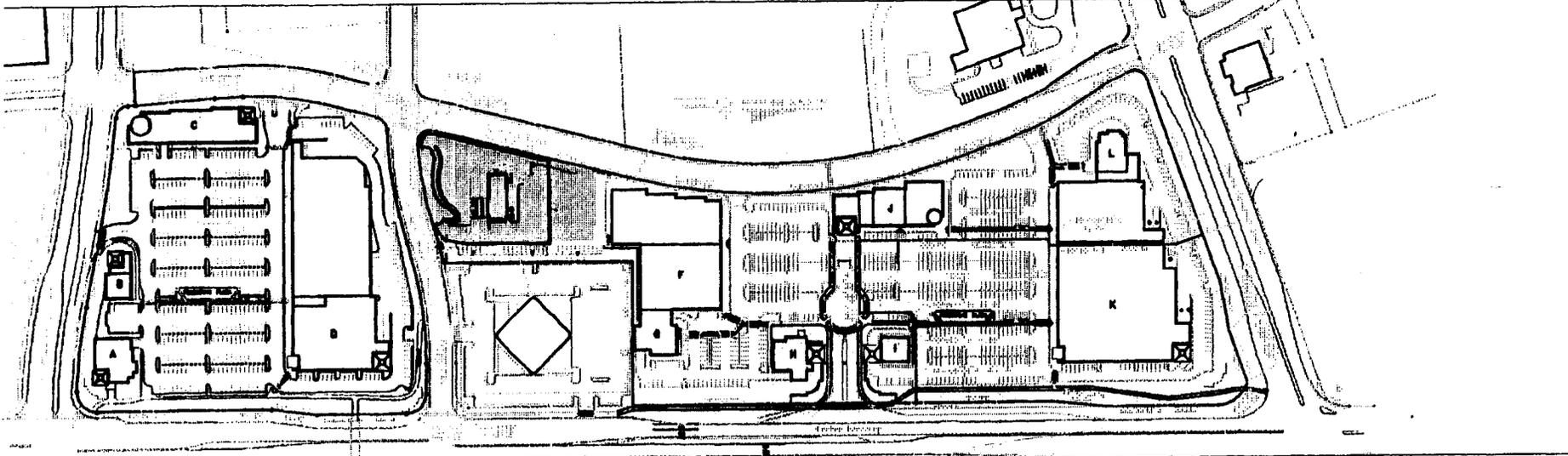
RESTON TOWN CENTER CONCEPT PLAN AMENDMENT

THE SPECTRUM AT RESTON TOWN CENTER

APPLICANT / OWNER:
RESTON SPECTRUM LIMITED PARTNERSHIP
 C/O LERNER CORPORATION
 11601 HUFF COURT
 NORTH BETHESDA, MARYLAND 20896
 PHONE - (301) 984-1500

INDEX

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2. PAD "E" EXHIBIT, DATA, & NOTES
3. PAD "E" ELEVATION PLAN
4. PAD "E" ELEVATION PLAN
5. PAD "E" SITE CROSS SECTIONS

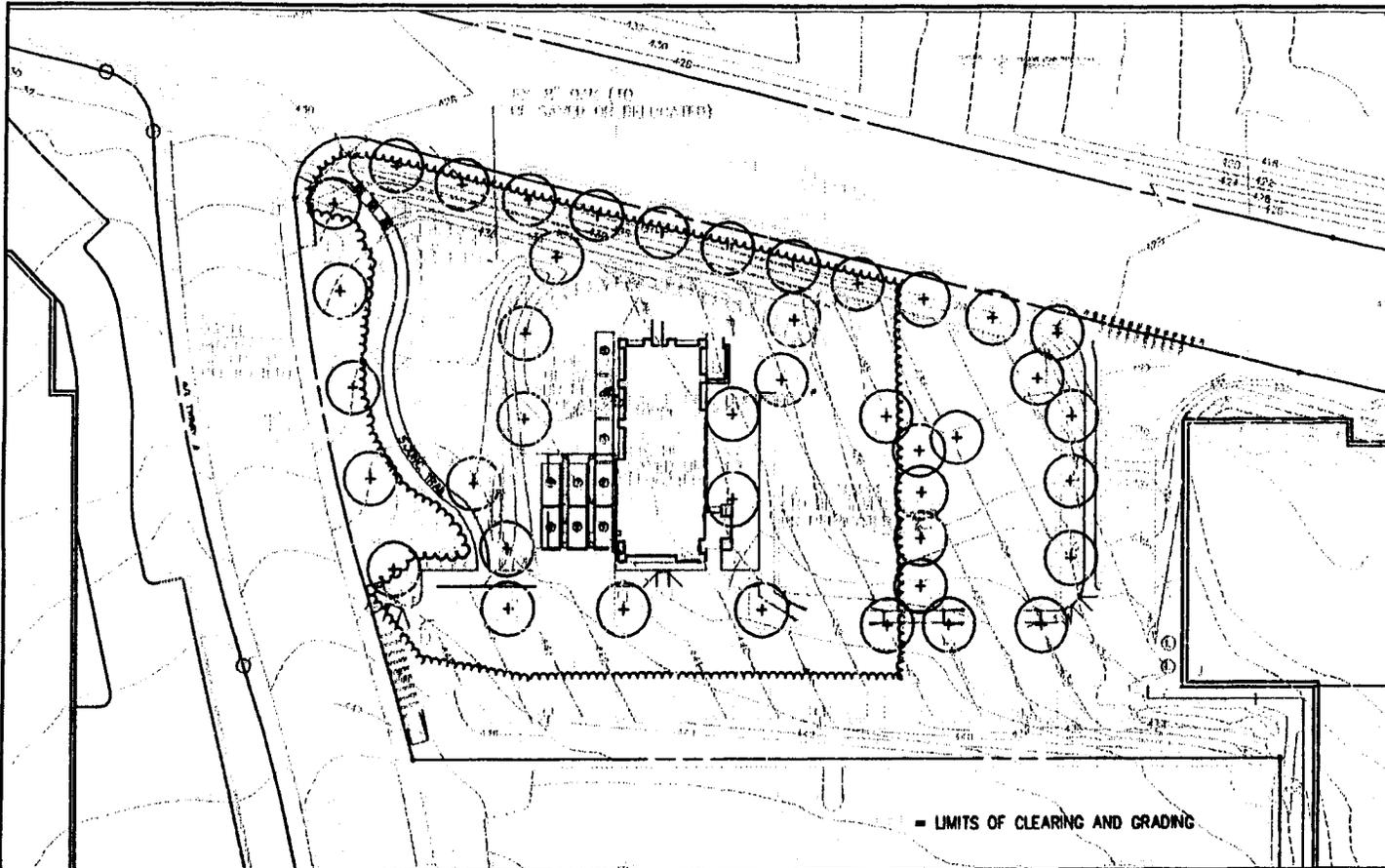


NOTES AND CONDITIONS FROM APPROVED TOWN CENTER CONCEPT PLAN # **(PROPOSED NOTES AND CONDITIONS FOR THIS APPLICATION--SEE SHEET #2)**

<p>Notes regarding the location of the building at the intersection of the street and the parking lot. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan.</p>	<p>Notes regarding the location of the building at the intersection of the street and the parking lot. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan.</p>	<p>Notes regarding the location of the building at the intersection of the street and the parking lot. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan.</p>	<p>Notes regarding the location of the building at the intersection of the street and the parking lot. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan.</p>	<p>Notes regarding the location of the building at the intersection of the street and the parking lot. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan.</p>	<p>Notes regarding the location of the building at the intersection of the street and the parking lot. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan. The building shall be constructed in accordance with the approved concept plan.</p>
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URBAN ENGINEERING & ASSOC., INC.
 11111 WOODBRIDGE AVENUE, SUITE 100
 WOODBRIDGE, VA 22191
 (703) 596-1111
 FAX (703) 596-1112
 WWW.URBANENGINEERING.COM

TITLE: RESTON TOWN CENTER CONCEPT PLAN AMENDMENT - BLOCK 1
 SECTION OF RESTON TOWN CENTER CONCEPT PLAN AMENDMENT - BLOCK 1
 DATE: 11/11/11



PAD "E" DATA

Site Area	0.400 ac. (34,500 sq. ft.)
Net Y. Area (sq. ft.)	12,000
Proposed Y. Area (sq. ft.)	12,000
Net Y. Area	12,000
Site Area	0.400 ac. (34,500 sq. ft.)
Net Y. Area (sq. ft.)	12,000
Proposed Y. Area (sq. ft.)	12,000
Net Y. Area	12,000

Item	Quantity	Notes
Planting	12	12 trees (6" dbh) and 12 shrubs (6" dbh)
Planting	12	12 trees (6" dbh) and 12 shrubs (6" dbh)

The Y. Area is a portion of the site area that is not to be developed. The Y. Area is shown on the site plan and is not to be developed. The Y. Area is shown on the site plan and is not to be developed. The Y. Area is shown on the site plan and is not to be developed.

SUBJECT: CONCEPTUAL LANDSCAPE PLAN PLANT PALETTE

- Planting**
- Tree: 6" dbh
 - Shrub: 6" dbh
- Planting**
- Tree: 6" dbh
 - Shrub: 6" dbh

Station Spectrum Limited Partnership
 Concept Plan Amendment (CP-C121-2-2)
 November 15, 2022

Pad E Notes

- The Property listed in the subject of this application shall be developed in accordance with the Station Spectrum Concept Plan Amendment dated November 14, 2022, (consisting of 2 sheets) prepared by Urban Engineering and Associates, Inc. (the "Concept Plan"), and/or, however, to those notes and provided that other modifications may be permitted where necessitated by special circumstances or which may become necessary as part of the site engineering, as determined by the Department of Public Works and Environmental Services (DPWES).
- The proposed bank with drive-through shall be constructed in substantial accordance with the building structure indicated in Sheets 3 and 4 and shall utilize similar building materials and colors as those used in the balance of the Station Spectrum Center.
- The Applicant shall save those trees identified on this Concept Plan as intended to be saved or as otherwise determined in conjunction with the Urban Forestry Division of the DPWES. All trees shown to be preserved on this Concept Plan and the site plan for the Property shall be protected by 10-page metal wire fencing, a minimum of four (4) feet in height, attached to steel posts. Except as required to construct the proposed pedestrian path across the Property, the fencing shall be erected at the proposed limits of disturbance prior to commencement of any clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel. Fencing around trees that are located adjacent to the proposed pedestrian path and that are to be saved shall be identified on the site plan submitted for the Property and treated as so to maintain the potential for damage to such trees as a result of grading and site work for the pedestrian path.
- In those instances where the Applicant is unable to save the existing tree(s) due to grading and construction to accommodate the pedestrian bank shown in Sheet 3 below, the Applicant shall relocate such tree(s) elsewhere on the Property in the vicinity of the drive-through lane (the north and east sides) as generally shown on Sheet 2 hereon. The relocated trees, shrubs and landscaping shown on Sheet 2 are preliminary and may be modified as warranted by the Station Spectrum Center Design Review Board and/or necessitated by good engineering and site design work, as determined by the DPWES, provided the landscaped bank remains in substantial conformance to the form shown herein.
- The Applicant shall implement a landscaping plan generally consistent with the landscaping plan shown on Sheet 2 hereon.
- The Applicant shall avoid damage to the Property adjoining the first four (4) parking spaces located on both the east and west sides of the entrance from Spectrum Tennis Drive on "Employee Parking Only." Such damage shall be consistent with Article 12 of the Building Ordinance and be created prior to the issuance of a recommended site plan for the proposed bank with drive-through.

Permitted in Note 35 of Team Center Concept Plan CP200-C-121-2 (the "Concept Plan"), Station Spectrum Limited Partnership, the owner of the property known as Pad E of Station Spectrum (2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 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986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Concept Plan Notes

- Applicant may only include up to four (4) drive-thru facilities in the project, and only within Buildings E, G, H, I or L, as shown on the Concept Plan. Applicant may permit Team Center Conceptual Plan Amendment(s) or Special Condition(s) to contain more drive-thrus or to include other uses in Buildings other than E, G, H, I and L.

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1100 W. 10th Street, Suite 100, Lincoln, NE 68502

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PROJECT: STATION SPECTRUM LIMITED PARTNERSHIP

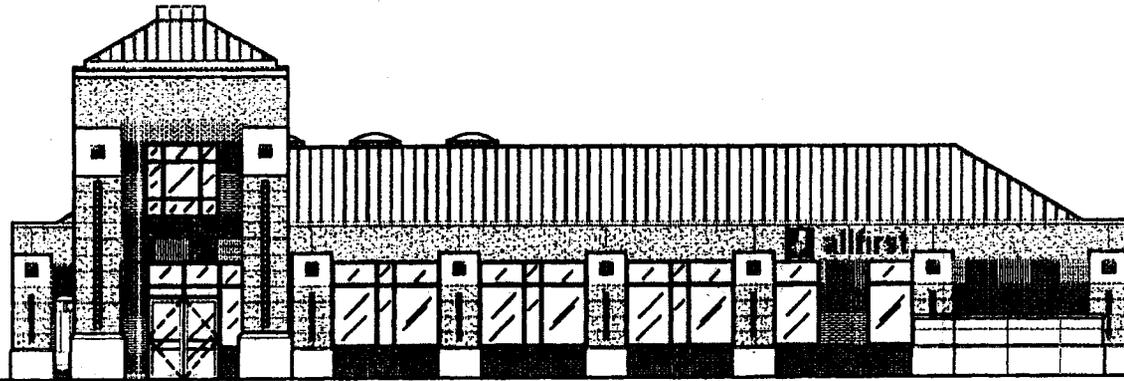
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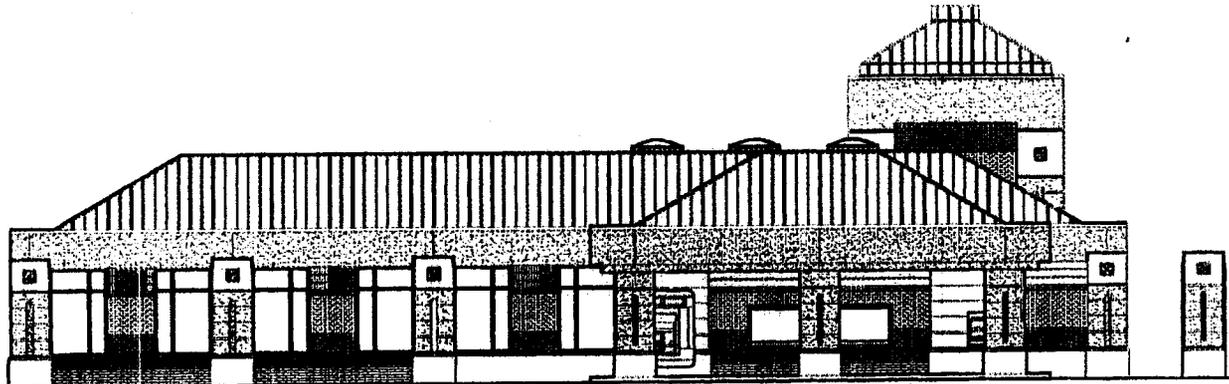
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SUBJECT: STATION SPECTRUM LIMITED PARTNERSHIP

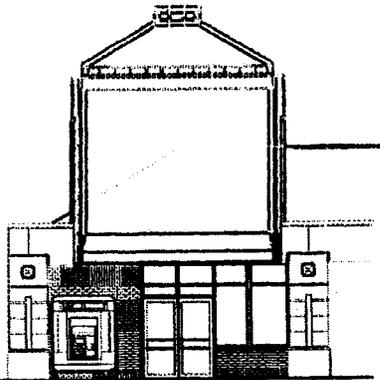
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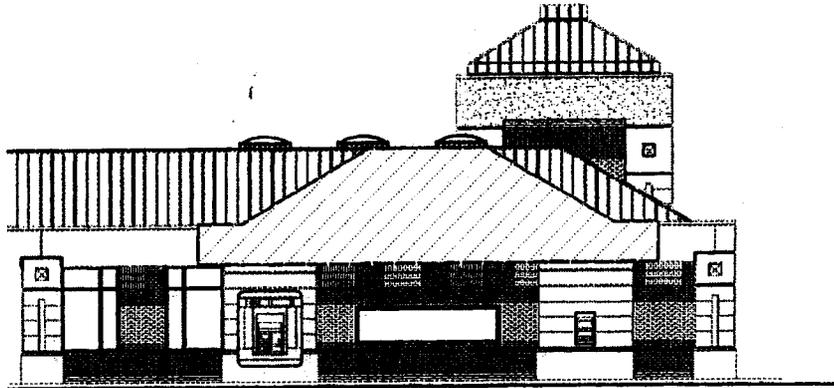
NORTH ELEVATION



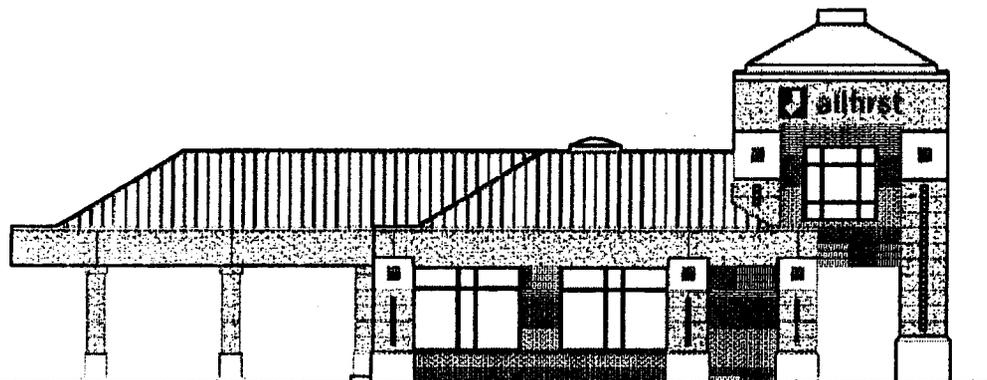
PARTIAL ELEVATION



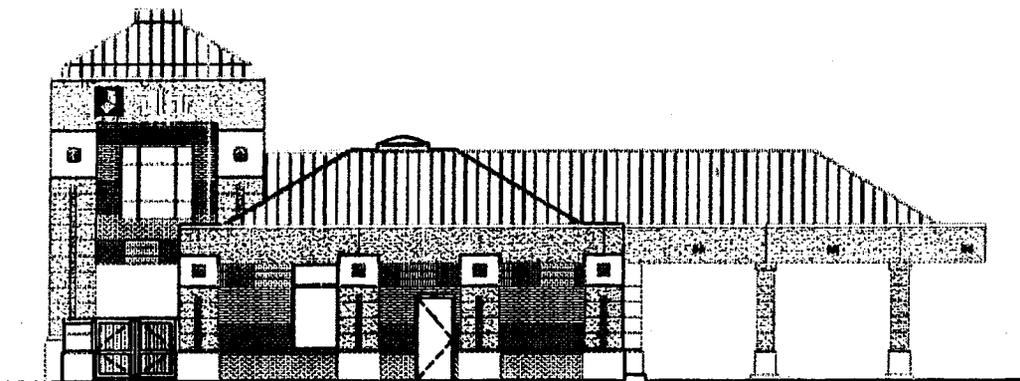
SOUTH ELEVATION



DATE	11-22
DESIGNED BY	
CHECKED BY	
SCALE	
URBAN ENGINEERING & ASSOC., INC. 1000 N. W. 10th St., Suite 1000 Ft. Lauderdale, Florida 33304 Phone: (305) 555-1111	
TITLE SECTION OF MASSIVE CENTER PARTIAL ELEVATIONS FORT LAUDERDALE, FLORIDA	
SCALE: 1/8" = 1'-0"	

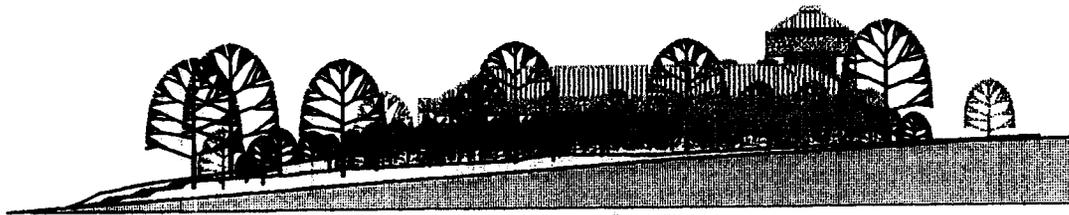


EAST ELEVATION

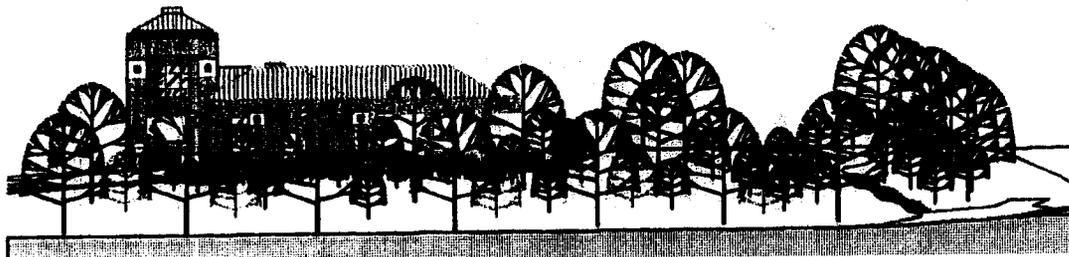


WEST ELEVATION

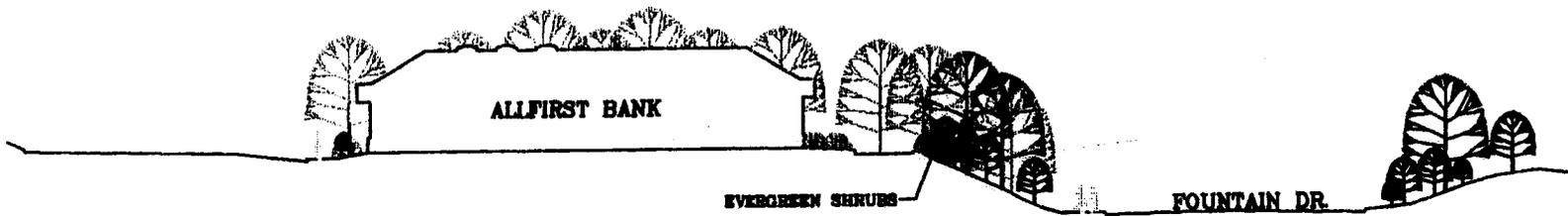
<p>DATE: 11-23-11</p>	
<p>PROJECT: SECTION OF THE FIRST FLOOR CENTER OF BLOCK 1</p>	
<p>LOCATION: FAIRFAX COUNTY, VIRGINIA</p>	
<p>SCALE: 1/8" = 1'-0"</p>	
<p>TITLE: THE UNIVERSITY CENTER</p>	
<p>DESIGNER: URBAN ENGINEERING & ASSOC., INC.</p>	
<p>ARCHITECT: URBAN ENGINEERING & ASSOC., INC.</p>	
<p>11-23-11</p>	



ELEVATION - BOWMAN TOWNE DRIVE



ELEVATION - FOUNTAIN DRIVE



DATE	11/11/11
SCALE	1" = 10'
TITLE	THE UNIVERSITY CENTER IN BLOCK 1 SECTION OF MAPS 1 & 2, 11th & 12th STS. PAULINA, INDIANA
DESIGNED BY	URBAN ENGINEERING & ASSOC., INC.
DRAWN BY	URBAN ENGINEERING & ASSOC., INC.
CHECKED BY	URBAN ENGINEERING & ASSOC., INC.
APPROVED BY	URBAN ENGINEERING & ASSOC., INC.
PROJECT NO.	11-11-11
DATE	11/11/11

— —

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant is requesting approval of an amendment to the Conceptual Plan for the Spectrum at Reston Town Center, previously approved for a mix of retail uses, to permit the following changes:

- The addition of one (1) additional drive-thru facility to the retail center, which would increase the total maximum number of drive-thru uses in the center from three (3) to four (4). Currently, Concept Plan note #22 states that up to three (3) drive-thru facilities may be permitted in the project and only within Buildings G, H, I, or L. The applicant proposes to add Building E as a fourth permitted location for a drive-thru facility.
- Construction of a drive-thru bank on Pad E, which is currently developed with an area of parking.
- A decrease in the developed gross floor area on Pad E from 10,000 square feet of retail use to a 3,000 square foot drive-thru bank.

Location:

The property is located in the northeast quadrant of the intersection of Bowman Towne Drive and Fountain Drive. The property is also identified as Sections 87, Blocks 2 and 3 and Section 91, Block 1, within the Reston Town Center.

A copy of the Conceptual Plan notes and the applicant's Statement of Justification are included as Appendices 1, 2 and 3, respectively.

LOCATION AND CHARACTER

Site Description:

The 1.5 acre site is located in the northeast quadrant of the intersection of Bowman Towne Drive and Fountain Drive and is zoned PRC. The northern portion of the site is developed with a parking lot. Access to the site is provided via driveways on Bowman Towne Drive and Fountain Drive. The southern portion of the site, with the exception of the travel aisles and parking, is currently undeveloped and is a grassed area which contains some existing trees. The eastern portion of the site slopes down to Fountain Drive. A row of street trees is located at the bottom of the slope, inside the sidewalk.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Retail/office Use	PRC	Residential Planned Community
South	Retail/Office	PRC	Residential Planned Community
East	Office/Retail	PRC	Residential Planned Community
West	Multi-family residential (Sunrise)	PRC	Residential Planned Community

BACKGROUND**Site History** (See Appendices 4 and 5):

The 24.3 acre Spectrum site 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 of the four (4) rezoning applications collectively referred to as the "Reston Town Center Rezoning". Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum 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 the Department of Planning and Zoning (DPZ) staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation, landscape, and building and parking locations.

The approved Development Plan (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 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 contained in Attachment 5. The Town Center Concept Plan (TCCP) also included approvals for certain uses that otherwise would require special exception approval, including banks with drive-thru, and other uses of special impact, and placed a limit of the number of such uses permitted. Specifically, only three (3) drive-thru uses were approved for Spectrum; however, Note #22 of the Plan Notes stated that the applicant may pursue Town Center Conceptual Plan Amendment(s) or Special Exception(s) to achieve more drive-thrus or to locate such uses in Buildings other than G, H, I or L. The application site is Pad E which is located within the northern portion of Spectrum in Section 87, Blocks 2 and 3. The TCCP Plan also included a landscape plan and other design elements.

On July 7, 1999, the Planning Commission approved CPA 86-C-121-2 which permitted minor modifications to the TCCP to permit the installation of a series of landscaped berms along Reston Parkway in lieu of architectural screening walls.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 6)

Plan Area: Upper Potomac Planning District; Area III

Planning Sector: Reston-Herndon Suburban Center

Plan Map: Residential Planned Community

Reston Master Plan: Town Center

Plan Text:

On page 19 of Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, "Town Center Portion of Land Unit D," the Plan states:

"The general boundaries of Land Unit D are Baron Cameron Avenue on the north, the Dulles Airport Access Road on the south, and the Bowman Distillery property on the east, as shown on Figure 4.

Land Unit D encompasses the Reston Town Center and the Bowman Distillery site. There are presently large areas of vacant land in this land unit, but a wide variety of uses already exist as part of this planned urban mixed-use center including major retail and office uses, public housing, a regional library, a homeless shelter, a nursing home, a hospital, an emergency medical facility, medical offices, human services offices, a major hotel and conference center, the Northern County Governmental Center, and local-serving retail uses at the intersection of Sunset Hills Road and Old Reston Avenue. The southern portion of Land Unit D encompasses the northern half of the Reston Parkway Transit Station Area (TSA).

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

The portion of the land unit adjacent to the Reston Parkway TSA is subject to the pedestrian access guidelines detailed in the General Transit Station Area Recommendations shown at the beginning of the Suburban Center text.

Town Center Portion of Land Unit D

The Reston Town Center is the designated higher intensity node 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. Reston Town Center portion of Land Unit D consists of sub-units D-1, D-2, part of D-3, D-4, D-5, D-6 and the most western part of D-7. The central portion of the Town Center consists of the approximately 85 acres known as the Town Center Urban Core, located in Sub-unit D-2.

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 Parkway and Bluemont Way, 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...

Sub-unit D-1 (part of Reston Parkway Transit Station Area)

Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital and associated medial office building, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center."

Map:

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

ANALYSIS

Conceptual Plan Amendment (CPA) (Copy at front of staff report)

Title of CPA: Reston Town Center Concept Plan Amendment;
The Spectrum at Reston Town Center

Prepared By: Urban Engineering & Associates, Inc.

Original and Revision Dates: April, 2002 (Sheets 1 and 2); as revised through November 19, 2002
September, 2002 (Sheets 3 and 4); as revised through November 19, 2002
November 15, 2002 (Sheet 5); as revised through November 19, 2002

Plan Description

The Conceptual Plan Amendment (CPA) consists of five (5) sheets, labeled Sheets 1-5 of 5. Sheet 1 of 5 contains the previously approved CP Notes and the overall Spectrum layout. Sheet 2 of 5 illustrates the proposed site layout of Pad E, including landscaping and berming and amended Plan Notes. Sheet 3 of 5 shows

Pad E elevations, east and west. Sheet 4 of 5 contains north and south building elevations and partial elevations of the south. Sheet 5 of 5 contains Pad E cross sections. One section shows an earth berm with evergreen plantings to screen the drive-thru lanes from Bowman Towne Drive. The other section shows the grade difference between the eastern side of the site and Fountain Drive and proposed evergreen shrubs along the top of the slope to screen the stacking lanes from Fountain Drive.

The proposed drive-thru bank is generally located in the central portion of Pad E. The site has access from Fountain Drive, on the west, via an existing driveway which serves the existing parking lot which is located in the northern portion of the site, and, from Bowman Towne Drive on the south via another driveway entrance. The proposed drive-thru bank is shown with an east-west orientation on the site with three (3) drive-thru lanes located on the south side of the building. The stacking lane, which contains nine (9) spaces, is accessed from the parking lot in the northern part of the site and runs parallel with Fountain Drive. Vehicles exiting the drive-thru lanes may either exit the site via the driveway on Bowman Towne Drive or circulate back through the parking lot to exit onto Fountain Drive, north of the parking lot.

The southern portion of the site, along Bowman Towne Drive, is shown developed with a meandering trail and landscaping which includes street trees, ornamental trees, evergreen trees and shrubs which are consistent with the landscape plan and plan varieties approved for the entire Spectrum development. Within this landscaped area the applicant has designated a number of trees to be saved "if possible". The applicant's proposed amended Plan notes state that tree save will be determined in conjunction with the Urban Forester and that trees to be preserved will be fenced and identified on the site plan. Trees that are not able to be saved will be relocated elsewhere on the property, to the extent practicable, in coordination with the Urban Forester. The open space area was approved as a park on the original Spectrum plan. In order to address staff concerns about the visibility of the drive-thru windows and lanes from the adjacent roadways, the applicant proposes to construct a landscaped berm along the south and west sides of the drive-thru lane within this open space area. The applicant has attempted to demonstrate through a section drawing that the proposed berm will effectively screen the drive-thru from Bowman Towne Drive. Staff suggested the addition of an approximately four (4) foot high wall along Fountain Drive to screen the stacking lane; however, the applicant stated that the proposed landscaping will effectively screen the stacking lane because of a grade differential between Fountain Drive and the stacking lane. According to the applicant, the proposed stacking lane will be approximately 14 feet above Fountain Drive. Existing trees which are located in side the sidewalk at the bottom of the slope will be retained. Staff continues to be of the opinion that a low wall along the western and southwestern sides of the stacking lane would be preferable and would provide better screening of vehicles.

The proposed structure contains approximately 3,300 square feet with a FAR of 0.25. The proposed building height is 25 feet. Twenty-nine percent (29%) open space is proposed.

The applicant has submitted a revised set of Plan Notes, which re-affirm the previously approved Plan Notes with the exception of Note 22 which has been revised to increase the number of drive-thru facilities in Spectrum from three (3) to four (4) and to add Building E to the buildings previously approved for drive-thru uses (Buildings G, H, I, or L). In addition, the applicant has added 7 Pad E Notes which state that the property shall be developed in accordance with the Town Center Concept Plan Amendment dated November 19, 2002, and that the proposed drive-thru bank shall be constructed in substantial conformance with the building elevations contained on Sheets 3 and 4. Notes 3 and 4 provide for trees identified to be saved on the CP to be shown on the site plan and to be saved or transplanted in accordance with the Urban Forester's recommendations. Note 5 provides for a landscaped berm to be located along the outside of the drive-thru lane (the south and west sides) to better screen the drive-thru from Bowman Towne Drive and Fountain Drive, subject to final approval by the Reston Town Center Design Review Board. Note 6 states that landscaping shall be generally consistent with that shown on Sheet 2. Note 7 states that the first three (3) parking spaces located on both the east and west sides of the entrance from Bowman Towne Drive shall be designated as "Employee Parking Only", in conformance with Article 12 of the Zoning Ordinance.

Pedestrian circulation includes a pedestrian trail through the "park" area in the southern end of the site, an existing trail along Bowman Towne Drive, and an existing sidewalk along Fountain Drive.

Conformance with Proffers and Development Plan

The approved Development Plan for Part 6 (the 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 to be in conformance with the approved Development Plan for Part 6 of RZ 86-C-121. This proposal reduces the approved gross floor area by approximately 7,000 square feet and continues to be in conformance with the approved Development Plan.

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

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that, subject to the applicant's proposed amended CP Notes, the addition of the proposed drive-thru bank on Pad E and an increase in the number of approved drive-thru uses in the Spectrum development from three (3) to four (4) is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions, as well as the approved Development Plan and proffers. Staff believes the proposed landscaped berms address previous concerns regarding visual impacts of the drive-thru windows and, to a lesser extent, the vehicle stacking lane.

Staff Recommendations

Staff recommends approval of CPA 86-C-121-2-2, subject to the Conceptual Plan Notes dated November 28, 2002, which are contained in Appendix 1 of the staff report.

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

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. Conceptual Plan Notes
2. Affidavit
3. Statement of Justification
4. Previously approved Conceptual Plan and Notes for CP 86-C-121-2
5. Excerpted Proffers for RZ 86-C-121
6. Plan Citations and Land Use and Environmental Analysis
7. Transportation Analysis
8. Glossary of Terms

Reston Spectrum Limited Partnership**Concept Plan Amendment 86-C121-2-2****November 19, 2002**

Pursuant to Note 35 of Town Center Concept Plan CP 86-C-121-2 (the "Concept Plan"), Reston Spectrum Limited Partnership, the owner of the property known as Pad E of Reston Section 87, Block 2 (Fairfax County Tax Map Nos. 17-1 ((1)) 3-K, 3-P and 3-Q) (the "Property") and the Applicant for this Concept Plan amendment, on behalf of itself and its successors in interest, hereby agrees that development of the Property will be in substantial conformance with the approved Concept Plan dated May 5, 1994, which shall remain in full force and effect except where amended as part of this Concept Plan Amendment (CP 86-C-121-2-2) dated November 19, 2002.

The Concept Plan Notes listed below are contingent upon the approval of CP 86-C-121-2-2 and, if approved, amend only those Plan Notes referenced below. The remainder of the previously approved Concept Plan Notes dated May 5, 1994, shall remain in full force and effect.

The Pad E Notes located hereon, if approved, shall supplement the approved Concept Plan Notes, as amended, and shall apply only to development of the Property as a drive-thru use. The Pad E Notes shall have no application, force or effect on development of the remainder of the Spectrum at Reston Town Center.

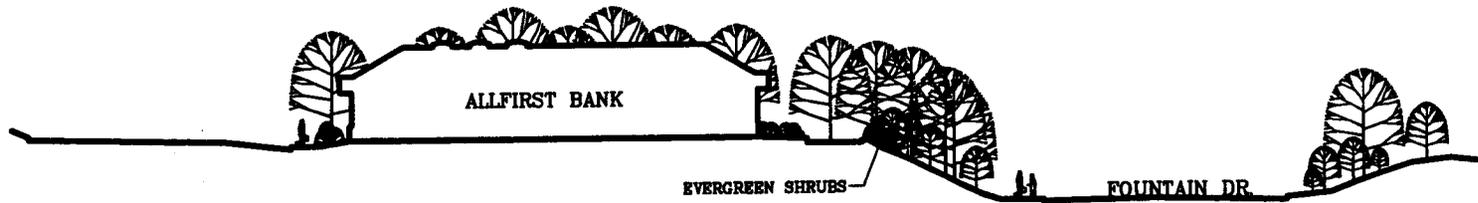
Concept Plan Notes

22. Applicant may only include up to four (4) drive-thru facilities in the project, and only within Buildings E, 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 E, G, H, I or L.

Pad E Notes

1. The Property that is the subject of this application shall be developed in accordance with the Town Center Concept Plan Amendment dated November 19, 2002, (consisting of 5 sheets), prepared by Urban Engineering and Associates, Inc. (the "Concept Plan"); subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").
2. The proposed bank with drive-through shall be constructed in substantial conformance with the building elevations included in Sheets 3 and 4 and shall utilize similar building materials and colors as those used in the balance of the Reston Spectrum Center.

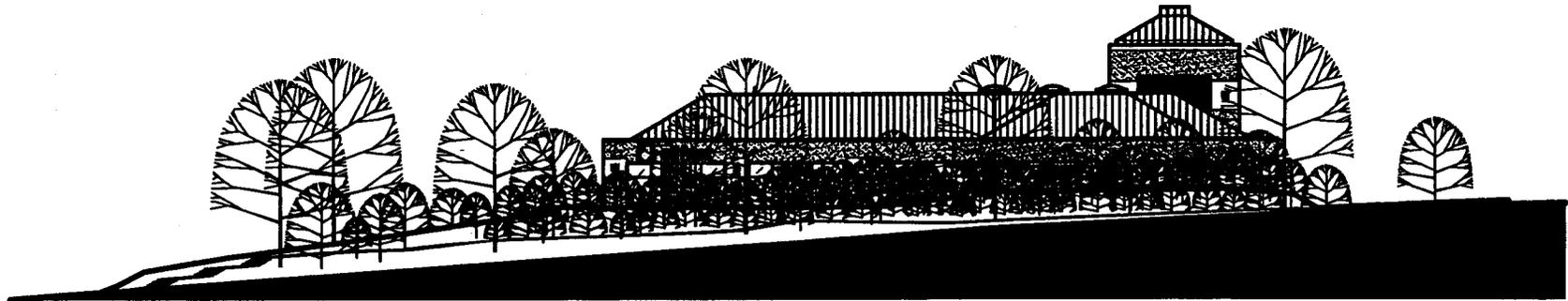
3. The Applicant shall save those trees identified on this Concept Plan as intended to be saved or as otherwise determined in conjunction with the Urban Forestry Division of the DPWES. All trees shown to be preserved on this Concept Plan and the site plan for the Property shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts. Except as required to construct the proposed pedestrian path across the Property, the fencing shall be erected at the proposed limits of disturbance prior to commencement of any clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel. Fencing around trees that are located adjacent to the proposed pedestrian path and that are to be saved shall be identified on the site plan submitted for the Property and erected so as to minimize the potential for damage to such trees as a result of grading and site work for the pedestrian path.
4. In those instances where the Applicant is unable to save the existing tree(s) due to grading and construction to accommodate the landscaped berm discussed in Note 5 below, the Applicant shall relocate such tree(s) elsewhere on the Property to the extent such relocation is practicable and does not threaten the continued viability of the tree(s). Prior to relocation of any tree(s) pursuant to this Note 4, the Applicant shall consult with the Urban Forestry Division of the DPWES to determine the feasibility of such relocation efforts.
5. To better screen the proposed drive-through from view along Bowman Towne Drive and Fountain Drive, the Applicant shall construct a landscaped berm along the outside of the drive-through lane (the south and west sides) as generally shown on Sheet 2 hereon. The landscaped berm, grades and topography shown on Sheet 2 are preliminary and may be modified as requested by the Reston Town Center Design Review Board and/or necessitated by sound engineering and site design work, as determined by the DPWES, provided the landscaped berm remains in substantial conformance to the berm shown hereon.
6. The Applicant shall implement a landscaping plan generally consistent with the landscaping plan shown on Sheet 2 hereon.
7. The Applicant shall erect signage on the Property designating the first three (3) parking spaces located on both the east and west sides of the entrance from Bowman Towne Drive as "Employee Parking Only." Such signage shall be consistent with Article 10 of the Zoning Ordinance and be erected prior to the issuance of a nonresidential use permit for the proposed bank with drive-through.



John A. Ammon + Associates, Inc.

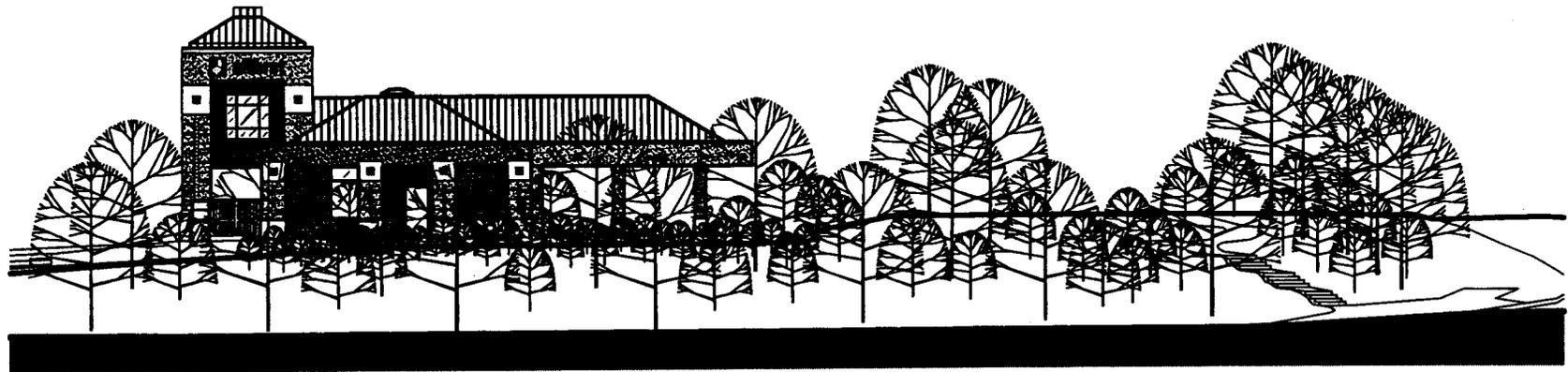
345 North Charles Street
 Baltimore, Maryland 21201
 Phone: 410.752.3510 Fax: 410.752.8358

ARCHITECTURE PLANNING FACILITIES MANAGEMENT INTERIOR DESIGN



ELEVATION - BOWMAN TOWNE DRIVE

DATE: 11/13/02



ELEVATION - FOUNTAIN DRIVE

DATE: 11/13/02



John A. Ammon + Associates, Inc.

345 North Charles Street

Baltimore, Maryland 21201

Phone: 410.752.3510 Fax: 410.752.8358

ARCHITECTURE PLANNING FACILITIES MANAGEMENT INTERIOR DESIGN

To Bette Crane
7-10-02

Department of Planning and Zoning

MAY 09 2002

REZONING AFFIDAVIT

Zoning Evaluation Division

DATE: May 1, 2002
(enter date affidavit is notarized)

I, Mark C. Looney, Esquire, Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): _____
(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 must 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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Reston Spectrum Limited Partnership Agents: Arthur Fuccillo Frank Gambino Tom Stecher	c/o Lerner Corporation 11501 Huff Court North Bethesda, MD 20895-1094	Applicant/Title Owner Tax Map 17-1((1)) 3P
Allfirst Bank Agent: John T. Dillon	110 South Paco Street Baltimore, MD 21201	Ground Lessee Tax Map 17-1((1)) 3P (pt)
Urban Engineering & Associates, Inc. Agents: Barry B. Smith Eric S. Siegel David Weikle	7712 Little River Turnpike Annandale, VA 22003	Engineers

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

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

Rezoning Attachment to Par. 1(a)

DATE: May 1, 2002
 (enter date affidavit is notarized)

for Application No. (s): _____
 (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(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
J. A. Ammon & Associates, Inc. Agent: John A. Ammon, AIA	345 North Charles Street Baltimore, MD 21201	Architect
Cooley Godward LLP Agents: Antonio J. Calabrese, Esq. Mark C. Looney, Esquire Stacey S. Rothfuss, AICP, Planner	One Freedom Square Reston Town Center 11951 Freedom Drive Reston, VA 20190	Attorneys/Agent

(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: May 1, 2002
(enter date affidavit is notarized)

for Application No. (s): _____
(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, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

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

Allfirst Bank
110 South Paca Street
Baltimore, MD 21201

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 a ll 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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Allfirst Financial Inc.

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 corporati on information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* 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 Attachment to Par. 1(b)

DATE: May 1, 2002
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Spectrum G. P., Inc. c/o Lerner Corporation
11501 Huff Court
North Bethesda, MD 20895-1094

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Edward L. Cohen	Judy L. Lerner	Mark D. Lerner
Robert K. Tanenbaum	Debra Lerner Cohen	Marla Lerner Tanenbaum

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

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

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

Urban Engineering & Associates, Inc. 7712 Little River Turnpike
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Barry B. Smith Brian A. Sears
J. Edgar Sears, Jr.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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.

Rezoning Attachment to Par. 1(b)

DATE: May 1, 2002
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

J. A. Ammon & Associates, Inc. 345 North Charles Street
Baltimore, MD 21201

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 SHAREHOLDER: (enter first name, middle initial, and last name)

John A. Ammon

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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.

Rezoning Attachment to Par. 1(c)

DATE: May 1, 2002
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

Lerner Enterprises Limited Partnership c/o Lerner Corporation
11501 Huff Court
North Bethesda, MD 20895-1094

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

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

Taleco Partners, LLC -	General Partner
Theodore N. Lerner -	Limited Partner
Annette M. Lerner -	Limited Partner
Theodore N. Lerner Children's Trust -	Limited Partner
Annette M. Lerner Children's Trust -	Limited Partner
Debra Lerner Cohen -	Limited Partner
Marla Lerner Tanenbaun -	Limited Partner
Mark D. Lerner -	Limited Partner

(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: May 1, 2002
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

Cooley Godward LLP
One Freedom Square,
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

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

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

Gregory B. Abbott
Kenneth J. Adelson
Matthias Alder
Gordon C. Atkinson
Frederick D. Baron
Andrew R. Basile
Brandon D. Baum
Lois K. Benes
Robert J. Benson
Lee F. Benton
Laura A. Berezin
Barbara L. Borden
Jodie M. Bourdet
Lance W. Bridges
Robert J. Brigham
James P. Brogan
Deborah L. Budach
Susan P. Bushor
Antonio J. Calabrese
Linda F. Callison
James H. Carroll
Peter H. Carson
Lynda K. Chandler
Jarnie E. Chung
Paul G. Churchill
Richard E. Climan

Thomas A. Coll
Joseph W. Conroy
John W. Crittenden
Janet L. Cullum
John A. Dado
Craig E. Dauchy
Scott D. Devereaux
James J. Donato
Steven N. Dupont
John C. Dwyer
Chuck P. Ebertin
Robert L. Eisenbach, III
Kimberly D. Fanning
M. Wainwright Fishburn, Jr.
Keith A. Flaum
Daniel W. Frank
Richard H. Frank
William S. Freeman
Steven L. Friedlander
Thomas J. Friel, Jr.
James F. Fulton, Jr.
William G. Gaede III
William S. Galliani
Jeremy D. Glaser
Kathleen A. Goodhart
William E. Grauer

Jonathan G. Graves
Kenneth L. Guernsey
Andrew Hartman
Amy Hartman
Judith A. Hasko
Bernard L. Hatcher
Matthew B. Hemington
Mark M. Hrenya
Suzanne Sawochka Hooper
J. Christopher Jaczko
Eric C. Jensen
Robert L. Jones
Barclay J. Kamb
Christopher J. Kearns
J. Michael Kelly
James C. Kitch
Michael J. Klisch
Glen A. Kohl
Barbara A. Kosacz
Karen J. Kubin
T. Gregory Lanier
Jane R. Levine
Michael R. Lincoln
James C. T. Linfield
David A. Lipkin

(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: May 1, 2002
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

Cooley Godward LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

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

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

Samuel M. Livermore
Deborah J. Ludewig
Brian J. Lynch
Deborah A. Marshall
Pamela J. Martinson
Daniel P. Meehan
Robert H. Miller
Ann M. Mooney
Gary H. Moore
Timothy J. Moore
Webb B. Morrow, III
Daniel R. Mummery
Frederick T. Muto
Lance Director Nagel
Glenn G. Nash
Stephen C. Neal
James E. Nesland
Christopher R. J. Pace
Vincent P. Pangrazio
Timothy G. Patterson

Anne H. Peck
D. Bradley Peck
Susan Cooper Philpot
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Michael A. Plumleigh
Anna B. Pope
Jeffrey G. Randall
Thomas Z. Reicher
Eric M. Reifschneider
Michael G. Rhodes
Benjamin K. Riley
Julie M. Robinson
Ricardo Rodriguez
Harry Rubin
Adam J. Ruttenberg
Adam Salassi
Thomas R. Salley III

Carl R. Sanchez
Martin S. Schenker
Joseph A. Scherer
Paul H. Schwartz
Steven E. Segal
Laurie A. Smiley
Michael D. Stern
Anthony M. Stiegler
Anita F. Stork
Lee Anne Storum
Myron G. Sugarman
Michael J. Sullivan
Christopher J. Sundermeier
Stephen P. Swinton
C. Scott Talbot
Mark P. Tanoury
Gregory C. Tenhoff
Timothy S. Teter
John H. Toole
Michael Traynor

(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: May 1, 2002
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

Cooley Godward LLP
One Freedom Square,
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

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

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

- Karyn R. Tucker
- A. James Vasquez-Azpiri
- William S. Veatch
- Robert R. Vieth
- David A. Walsh
- Thomas S. Welk
- Daniel P. Westman
- Christopher A. Westover
- Kathryn M. Wheble
- Francis R. Wheeler
- Brett D. White
- Toni Pryor Wise
- Nancy H. Wotjas
- Christopher O. B. Wright
- Christopher W. Wright
- John F. Young
- Kevin J. Zimmer

(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: May 1, 2002
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

REZONING AFFIDAVIT

DATE: May 1, 2002
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, 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, either "NONE" on line below.)**

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, 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:

(check one)

Applicant Applicant's Authorized Agent

Mark C. Looney, Agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 1st day of May, 2002, in the State/Comm. of Virginia, County/City of Fairfax.

Judith Murray
Notary Public

My commission expires: 3/31/03

RECEIVED
Department of Planning & Zoning

MAY 09 2002

Zoning Evaluation Division

**TOWN CENTER CONCEPT PLAN AMENDMENT
THE SPECTRUM AT RESTON TOWN CENTER
RESTON SPECTRUM LIMITED PARTNERSHIP
STATEMENT OF JUSTIFICATION**

A. INTRODUCTION

Reston Spectrum Limited Partnership (the "Applicant") requests approval of a Town Center Concept Plan amendment ("CPA") to modify an approved pad site ("Pad E" or the "Property") within The Spectrum at Reston Town Center ("Spectrum") to permit the construction of a bank with a drive-through facility. Pad E is located on the northeast corner of Fountain Drive and Bowman Towne Drive and is the only remaining undeveloped pad site. Spectrum is approved for a mix of retail uses, including restaurants, banks, retail stores, personal services and a gourmet grocery store. It has become a tremendously successful retail center that fulfills an important retail function for the Reston community; the CPA would assist the Applicant to complete the Spectrum's development with this last pad site.

B. BACKGROUND

Spectrum is zoned Planned Residential Community ("PRC") and is governed by two separate Development Plans and Proffers approved with the series of rezoning cases approved by the Board of Supervisors in 1987 for the Reston Town Center. Pad E is located within Section 87, Blocks 2 & 3, which represent the northern portion of Spectrum. The Development Plan for Section 87, Blocks 2 & 3, located north of Bowman Towne Drive and inclusive of Pad E, permits commercial development of up to 384,000 s.f. at a 0.5 FAR. The maximum permitted building height is ten (10) stories or 120 feet. All by-right uses in the PRC zoning district, as well as several special exception and special permit uses, are permitted within Section 87, Blocks 2 & 3. The Development Plans do not contain any details regarding the specific layout of the site.

Pursuant to the Reston Town Center Proffers, the Fairfax County Planning Commission approved a Town Center Concept Plan ("TCCP" or "CP") for Spectrum in July 1994, that permits the construction of a minimum of 240,000 s.f. and a maximum of 310,000 s.f. of retail, community, institutional and similar uses at a maximum FAR of 0.30 for the entire Spectrum. The TCCP also included approvals for certain uses that otherwise would require a Special Exception, including banks with drive-throughs, and other uses of special impact, and placed an arbitrary limitation on the number of such uses permitted at Spectrum. The TCCP also included a detailed landscape plan and other commitments by the Applicant related to development of the retail center. The Applicant also reserved the right to amend the CP without the necessity of including all of the Spectrum center in the application, provided such amendment does not affect the development rights of the remaining portions of the Spectrum center.

Pursuant to the amendment provisions, approved with the original TCCP, the Planning Commission approved minor modifications to the TCCP July 1999 to permit the installation of a series of landscaped berms long Reston Parkway in lieu of architectural screening walls.

C. OVERVIEW OF APPLICATION

The Applicant proposes to reduce the square footage of development permitted on Pad E that was approved as part of the original TCCP for Spectrum and to construct a +/- 3,000 s.f. bank and associated drive-through on Pad E. Pad E currently is permitted to develop as a stand-alone pad site with up to 10,000 s.f. of retail uses; the Property already is improved as a surface parking lot. The Applicant also proposes to increase the permitted number of drive-through locations from three (3) to four (4) and to include Pad E as a permitted drive-through location. The approved TCCP currently and arbitrarily restricts the number of drive-throughs in Spectrum to three and limits the locations of such facilities to Pads G, H, I & L. There are currently two existing drive-throughs on Pads G & I and a third under construction on Pad L. Pad E would be added as another location for a drive-through use.

The proposed change is necessary to respond to shifts in the marketplace that have occurred since the original TCCP was approved eight (8) years ago. The existing TCCP reflects the Applicant's forecast in 1994 of the types and locations of retail uses and tenants that would locate within the Spectrum retail center; it is a plan for success, not a guarantee. Importantly, much of the Applicant's forecast has materialized; a few portions of Spectrum, however, have not attracted tenants as quickly as the balance of the center. Some of those challenges result from the building orientation, locations and uses approved as part of the TCCP. Pad E represents one of the few locations in Spectrum that has struggled to attract a tenant because of its location, size and orientation.

Reflecting the growth in financial institutions serving the greater Reston community, the Applicant has the opportunity to conclude the initial retail development of Spectrum by locating a bank and drive-through on Pad E. The bank and associated drive-through will have a 70% smaller building footprint than the approved retail pad site and a reduced parking requirement, all while remaining consistent with planning concepts and design parameters approved with the original TCCP. These items are discussed below.

1. SITE LAYOUT

The bank building and drive-through lanes have been oriented to ensure that the bulk of the building's façade, and the drive-thru lanes in particular, face away from Fountain Drive, which functions as the main north-south parkway through Spectrum. The proposed bank orientation also directs vehicles transacting business at the drive-through windows to face east, away from the adjacent roadways, the assisted living facility and public park located across Fountain Drive. This orientation will alleviate headlight glare from bank patrons and facilitate internal site circulation.

The proposed building and drive-through lanes generally fall within the previously approved building footprint. Minor modifications to the footprint have been made in order to provide sufficient numbers of drive-through lanes and adequate stacking; however, by working within the originally approved building footprint, the Applicant has been able to incorporate and supplement much of the approved landscape plan and existing vegetation on the Property.

2. LANDSCAPING

The landscape plan for Spectrum includes both perimeter and internal landscaping. Most of the perimeter landscaping has already been installed; therefore, any proposed plantings will supplement the approved/installed landscaping and provide a nice blend of mature and new landscaping. The additional landscaping proposed for the bank and drive-through includes buffering of the drive-through lanes from the adjacent roadways and will consist of a mixture of canopy and understory trees and shrubs dispersed among the existing and more mature vegetation.

3. ACCESS & CIRCULATION

Given its location adjacent to Fountain Drive and Bowman Towne Drive, along with its two (2) entrance locations, Pad E is an excellent location for a drive-through facility. As noted, the proposed layout includes two vehicular access points: one to Fountain Drive, which is a north/south alternative to Reston Parkway, and the other to Bowman Towne Drive. Pedestrian connections along each roadway already have been constructed and will connect the bank to the surrounding retail, office and residential uses. Internal circulation of the bank and drive-through is designed to ensure traffic is removed from the adjacent streets and does not stack into the driving lanes; nor will bank customers need to navigate around various other buildings and parking areas to find the drive-through entrances.

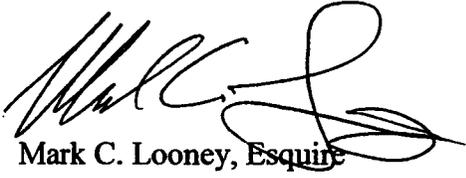
4. ARCHITECTURAL DESIGN

Pad E is located at the midpoint of the Spectrum development and will be the last vacant pad site to develop under the current approved layout. Because of the staggered nature of development within Spectrum, the center has developed with distinct north and south retail centers, as opposed to a single, cohesive development. Development of Pad E, however, will improve Spectrum's appearance and function as a single, contiguous retail development. It will have a consistent landscaping, signage and architectural design theme spanning the entire length of Spectrum's frontage along Fountain Drive. The design of the bank will complement the architectural detail and quality of the balance of Spectrum that already has been constructed. The bank also will be subject to the review and approval of the Reston Town Center Design Review Board.

D. CONCLUSION

With approval of this CPA, the Applicant will be able to respond to changes in the marketplace that have occurred since the initial development forecast was created in 1994. The bank also will help complete initial construction of Spectrum and close the gap in the midpoint of the center in order to facilitate its appearance and function as a single, cohesive retail development. The Applicant respectfully requests the support of the Planning Staff and the approval of this CPA by the Planning Commission.

Respectfully submitted:



Mark C. Looney, Esquire

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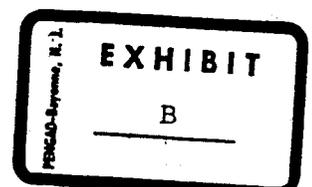
AUG 21 1996

GENERAL

ZONING EVALUATION DIVISION

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

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



11. Parking lot and building lighting shall be directed inward and/or downward to avoid glare onto adjacent properties.
12. Applicant reserves the right to vary the number of proposed parking and loading spaces. Applicant shall meet the minimum zoning ordinance requirements for the number of parking spaces.

PHASING

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

LANDSCAPING

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

PEDESTRIAN CIRCULATION, TRAILS AND SIDEWALKS

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

TRANSPORTATION

18. The Applicant shall construct Fountain Drive from New Dominion Parkway to Baron Cameron Avenue.
19. The Applicant shall construct traffic signal(s), including pedestrian walkway signal(s), where warranted and/or required by the Virginia Department of Transportation ("VDOT").

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

LAND USES

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

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

SITE DESIGN

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

- e. Reston Town Center Sign. Reston Land Corporation may place Reston Town Center entrance sign(s) and associated landscaping and sign treatments at the intersections of Reston Parkway with Bowman Town Drive and Baron Cameron Avenue. The design of said feature(s) shall be submitted concurrently with The Spectrum's Comprehensive Sign Plan (which is subject to review and approval by the Planning Commission), or Reston Land shall separately submit the sign(s) for review and administrative approval by the Planning Commission.
26. Applicant to construct a series of landscaped berms and decorative screening walls along its frontage of Reston Parkway (as generally depicted in this Town Center Conceptual Plan and as finally approved by the Reston Town Center Design Review Board) in order to reasonably screen the Reston Parkway street-level view of surface parking areas.
27. Applicant shall fully screen the loading areas of Buildings D and K, so that these facilities will not be visible from the street level of Bowman Towne Drive or Baron Cameron Avenue, with any or all of the following measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. Applicant shall employ these same measures to reasonably screen the Bowman Towne Drive and Baron Cameron Avenue street-level views of surface parking areas. Applicant may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.
28. Applicant shall not include any loading docks along the east side on any building located adjacent to Reston Parkway, except for Building H. Applicant shall fully screen the loading area, if any, of Building H, so that these facilities will not be visible from the street level of Reston Parkway, with any or all of the following measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. Applicant may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.
29. Applicant shall enclose trash receptacles and screen transformers, as required by the Town Center Design Review Board.
30. Acknowledging the prominence of the intersections of Reston Parkway with Bowman Towne Drive and Baron Cameron Avenue, Applicant shall ensure that attractive architectural treatment(s) are included on the north-east corners of Buildings D and K, as approved by the Reston Town Center Design Review Board.

31. The Applicant shall construct and install rooftop parapet screens, walls or similar features designed to screen rooftop equipment from the adjoining parcels, at street level.
32. Applicant shall construct those portions of Building C as noted on the Conceptual Plan up to two (2) stories, so long as Fairfax County approves a parking reduction on Section 91 which allows the Applicant to lease and occupy the second level of Building C without having to provide parking spaces for the second floor, by the earlier of four (4) months from approval of this Conceptual Plan or by final site plan approval for Section 91.
 - a. Within ten (10) business days of approval of the Town Center Conceptual Plan, Applicant shall submit a written request that the County review and process said parking reduction.
 - b. Assuming approval of the parking reduction within the noted four (4) month time-frame, Applicant shall construct a second story to Building C, but shall not be required to build the floor or tenant improvements to the second level until individual spaces are leased.
 - c. Approval (or denial) by the County of the parking reduction shall not delay approval of any site plan or permit.

STORM WATER MANAGEMENT

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

TOWN CENTER CONCEPTUAL PLAN AMENDMENTS

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

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

RESTON COMMUNITY

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

FOUNTAIN DRIVE

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



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

Barbara J. Lippa, Executive Director
Sara Robin Hardv, Chief, Administration Branch
Mary A. Pascoe, Clerk to the Commission

PLANNING COMMISSION
SUITE 330
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA 22035-0042

(703) 324-2865
FAX (703) 324-3948
TTY (703) 324-7951

July 14, 1999

Jill R. Gottdiener, representing
Reston Spectrum LP
McGuire, Woods, Battle & Boothe
1750 Tysons Blvd., Suite 1800
McLean, VA 22102

Dear Ms. Gottdiener:

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JUL 15 1999

ZONING EVALUATION DIVISION

This will serve as your record of the Planning Commission's action on CPA-86-C-121-02, an application by Reston Spectrum LP, for a conceptual plan amendment. On Wednesday, July 7, 1999, the Planning Commission voted unanimously to approve CPA-86-C-121-1, subject to the revised Plan Notes, as contained in the staff analysis dated June 23, 1999.

For your information, I have attached a copy of the verbatim excerpts from the Commission's action on this application. Should you need any additional information on this action, please contact me at 324-2865.

Sincerely,

Barbara J. Lippa
Executive Director

Attachment (a/s)

cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Leslie Johnson, Senior Staff Coordinator, DPZ
Y-2 File

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

D. DEVELOPMENT PLAN FOR RZ 86-C-121

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

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

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

E. DEVELOPMENT PLAN FOR RZ 86-C-118

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

CPA 86-C-121-02
RESTON SPECTRUM L.P.
NOTES

June 23, 1999

The Applicant reaffirms the notes accepted in conjunction with CP 86-C-121-2, with the following modifications:

14. Applicant shall implement a landscaping plan generally consistent with the landscaping plan submitted as part of the site plan for the Spectrum, attached as Exhibit A. Any plantings shown on the landscaping plan that have been removed or destroyed will be replaced as soon as possible. In addition, seven Kwanzan Cherry trees with a 2 ½ to 3" minimum caliper will be installed as indicated the attached landscaping plan.

26. Applicant to construct a series of landscaped berms 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.

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

FROM: Fred R. Selden, Director *fr*
Planning Division, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis for:
CPA 86-C-121-2-2
The Spectrum at Reston Town Center

DATE: 2 October 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated June 27, 2002. This application requests a conceptual plan amendment for bank with a drive through window. Approval of this application would result in a floor area ratio (F.A.R.) of .05. 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 located in the Spectrum Shopping Center, planned for residential planned community (the Reston Master Land Use Plan shows that the property is planned for Town Center use) and zoned PRC. The surrounding area is planned for residential planned community and zoned PRC. A multifamily residential development is located to the north of the subject property. The Spectrum Shopping Center is located to the east, west and south of the subject property.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 1.5-acre property is located in the Reston-Herndon Suburban Center and Transit Station Areas of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on the land use and the intensity/density for the property:

Text:

On page 19 of Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, "Land Unit Recommendations, Land Unit D," the Plan states:

"The general boundaries of Land Unit D are Baron Cameron Avenue on the north, the Dulles Airport Access Road on the south, and the Bowman Distillery property on the east, as shown on Figure 4.

Land Unit D encompasses the Reston Town Center and the Bowman Distillery site. There are presently large areas of vacant land in this land unit, but a wide variety of uses already exist as part of this planned urban mixed-use center including major retail and office uses, public housing, a regional library, a homeless shelter, a nursing home, a hospital, an emergency medical facility, medical offices, human services offices, a major hotel and conference center, the Northern County Governmental Center, and local-serving retail uses at the intersection of Sunset Hills Road and Old Reston Avenue. The southern portion of Land Unit D encompasses the northern half of the Reston Parkway Transit Station Area (TSA).

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

The portion of the land unit adjacent to the Reston Parkway TSA is subject to the pedestrian access guidelines detailed in the General Transit Station Area Recommendations shown at the beginning of the Suburban Center text.

Town Center Portion of Land Unit D

The Reston Town Center is the designated higher intensity node 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. Reston Town Center portion of Land Unit D consists of sub-units D-1, D-2, part of D-3, D-4, D-5, D-6 and the most western part of D-7. The central portion of the Town Center consists of the approximately 85 acres known as the Town Center Urban Core, located in Sub-unit D-2.

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 Parkway and Bluemont Way, 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...

Sub-unit D-1 (part of Reston Parkway Transit Station Area)

Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital and associated medial office building, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center."

Map:

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

Analysis:

The application and development plan propose a bank with a drive-through window which is in harmony with the use and intensity recommendations of the Comprehensive Plan. Due to the location of the proposed bank which has separate access from the shopping center, the additional drive through window is appropriate.

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

Text:

On page 19 of Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, "Urban Design Guidelines," the Plan states:

"Design Guidelines for Transit Station Areas

Building Design, Height and Mass...

- Building facades should be interesting and varied, with an absence of blank walls. Buildings should be designed with features such as multiple windows, doors, and awnings. Blank walls on the side and back of buildings should be mitigated with landscaping, screening and buffering. Long expanses of blank walls along major roads should be avoided.

- To encourage a more urban environment and pedestrian scale, the bulk and mass of buildings should be minimized through the articulation of the building form, step backs from the building base, and plane changes within the building elevations...

Design Compatibility

- Development on the periphery of transit station areas adjacent to existing residential areas should be maintain or create an effective transition to the surrounding community in terms of layout, design and appearance."

Analysis:

The development plan shows a well designed structure and site. The proposed architectural design is compatible with the surrounding development.

Text:

"Open Spaces

- Small plazas and/or courtyards should be incorporated into the designs of buildings and/or building complexes to serve the daily needs of local employees and visitors. These open spaces should be appealing places to gather with seating, lighting, landscaping and other amenities. These spaces should be integrated purposefully into the overall design of the development, and not merely be residual areas left over after buildings and parking lots are sited.
- Public art/sculpture should be incorporated into all open spaces.

Trees, Landscaping and Natural Environment

- Existing vegetation and large specimen trees should be preserved and incorporated into the site design when possible.
- Landscaping should be provided that is attractive in all seasons, and provides shade to seating areas and pedestrian paths/sidewalks during summer months.
- Significant landscaped and/or natural streetscapes, as well as street trees should be provided along all roadways, in particular roadways which form the periphery of the Suburban Center and Transit Station Areas (e.g. Sunrise Valley Drive, Sunset Hills Road, Fox Mill Road, and Coppermine Road)."

Analysis:

The development plan shows a substantial area of open space and landscaping which includes a pathway connection to the corner.

Text:

"Pedestrian and Bicycle Access and Connections

- Site designs should balance the needs of both the pedestrian and the automobile; however, the circulation systems for pedestrians and automobiles should remain separate.
- Pedestrian/bicycle access should be provided to facilitate circulation within, to, around, and between each transit station area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.
- Pedestrian access between buildings is essential to ensure opportunities are available for people to walk to nearby uses.
- Pedestrian/bicycle paths of any one development or site should interconnect with pedestrian/bicycle paths of any adjacent development or site, to create a

highly-connected transit station area. In addition, pedestrian/bicycle access should connect to the countywide and regional trail systems, connecting local sites with the larger community.

- Safe and convenient pedestrian street crossings should be designed, and include good lighting as well as access elements (e.g. ramps for persons with disabilities).
- Secure and convenient bicycle storage should be provided as part of all non-residential development.

Transit Access and Connections

- Safe, convenient and direct pedestrian pathways should be provided between all types of transit stops and buildings.
- Pathways should be designed such that pedestrians do not cross parking lots/structures to reach a building.
- Bus shelters should be provided at transit stops that protect patrons from the weather, are safe, easy to maintain, and relatively vandal-proof.

Vehicular Access and Connections

- Avoid direct access from parking structures onto major arterial roads."

Analysis:

The development plan shows a complete pedestrian and vehicular access system.

FRS:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Fred R. Selden, Director *frs*
Planning Division, DPZ

SUBJECT: Environmental Assessment for:
CPA 86-C-121-2-2
Reston Spectrum Limited Partnership

DATE: 1 November 2002

This application requests a conceptual plan amendment for a bank with a drive-through facility consisting of four drive-throughs. This site is located in Sub-unit D-1 in Land Unit D of the Reston-Herndon Suburban Center and Transit Station Areas in the Upper Potomac Planning District in Area III. There are no environmental concerns based on the Comprehensive Plan.

FRS:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

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

SUBJECT: Transportation Impact

REFERENCE: CPA 86-C-121; Reston Spectrum Limited Partnership
Land Identification Map: 17-1((1)) Pt. 3P

DATE: November 22, 2002

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application.

The proposed application would not create any significant additional impacts on the surrounding public street system. Therefore, this department would not object to the approval of the subject application.

AKR:lj

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

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 a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (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 Public Works and Environmental Services.

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 DPWES 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 DPWES for review and approved pursuant to Chapter 101 of the County Code.

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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