

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: September 1, 1999

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

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

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

SUBJECT: Staff Analysis of Conceptual Plan Amendment CPA 86-C-121-8:
Oracle Corporation

INTRODUCTION

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

DESCRIPTION OF THE APPLICATION

Oracle Corporation, the applicant, is requesting approval of a Conceptual Plan Amendment for its corporate office building located in the southeast quadrant of the intersection of Reston Parkway and Sunset Hills Road, immediately north of the Dulles Toll Road on 22.24 acres zoned PRC. CPA 86-C-121-8 requests approval to increase the building height of the planned Phase II from six stories, as shown on the approved Conceptual Plan to a maximum of eight stories. No other changes to the approved Conceptual Plan are proposed with this application. The applicant's Statement of Justification is contained in Attachment 3.

SURROUNDING AREA DESCRIPTION:

CPA 86-C-121-8			
Direction	Use	Zoning	Plan
North (across Sunset Hills Road)	Vacant ¹ (Section 95-1, Part 12 of RZ 86-C-121)	PRC	Town Center
Northeast	Service Station/Quick Service Food Store/Vehicle Light Service Establishment	PRC	Town Center
South	Dulles Toll Road R-O-W	PRC	Town Center
East	Office and Retail (Plaza America)	PDC	Mixed Use
West	Reston Parkway R-O-W Office (TRW)	PRC	Town Center

¹The property located at Tax Map 17-3 ((1)) 37. Reston Section 95-1, is currently vacant and has been approved for elderly housing pursuant to CP 86-C-121-10.

BACKGROUND

The 22.24 acre property was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of rezoning application RZ 86-C-121, one (1) of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings." Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but which do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by DPZ staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation, landscaping and screening, building location and parking lot location. Therefore, the proffers approved in conjunction with RZ 86-C-121

require the review and approval by the Planning Commission of Town Center Conceptual Plans for each property developed within the Town Center. An excerpt of the approved proffers which sets forth the elements required to be included in the Conceptual Plan is set forth as Attachment 4.

The approved Development Plan (DP) for the Oracle Development is designated as Part 11 of RZ 86-C-121. The approved DP for Part 11 permits office use up to a maximum of 729,000 square feet of gross floor area, a maximum non-residential FAR of 0.70 and a maximum building height of 15 stories or 180 feet. Uses approved in this section include all uses permitted by right in the PRC District Town Center as well as certain other special exception and special permit uses.

On February 26, 1997 the Planning Commission approved a Conceptual Plan, CP 86-C-121-8, which permitted development of the corporate headquarters for the Oracle Corporation to consist of four office buildings, ranging in height from 6 to 8 stories and two five story parking structures. A maximum gross floor area of 725,000 at an FAR of 0.73 was approved. The Phase I building was constructed in 1998. A copy of the approved Conceptual Plan and Plan Notes are presented as Attachment 5. It should be noted that the approved DP states that the maximum overall non-residential FAR for Parts 9, 10, 11 and 12 shall not exceed 0.70. Concept Plans have been approved for Parts 9 and 12, with an FAR of 0.68 for Part 12 (elderly housing) and 0.71 for Part 9 (TRW site). A Concept Plan for Part 10 (northwest quadrant of intersection of Reston Parkway and Sunset Hills Road) is currently pending and the applicant has been advised that the FAR for Part 10 when combined with the approved FAR for Parts 9, 11 and 12 cannot exceed 0.70.

COMPREHENSIVE PLAN PROVISIONS (Attachment 6)

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

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

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

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

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

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

ANALYSIS

Description of the Conceptual Plan Amendment (CPA)

Title of CPA: Oracle, Reston, Section 95-2
Prepared by: Davis, Carter, Scott, Ltd.
Dates: February 3, 1999, revised April 22, 1999

The applicant has resubmitted the approved CP, which consists of nine (9) sheets. Sheet 1 has been revised to reflect the increase in building height for the Phase II building from six to eight stories. Sheet 2 reflects the revised Plan Notes and changes to the Phase II illustrative which reflects a temporary surface parking area in the location of the future Phase IV building to accommodate the surface parking being displaced as a result of construction of the Phase II building. All other aspects of the approved Concept Plan, including the total gross floor area for the site; the number, layout and height of the remaining office buildings and parking structures; pedestrian circulation and landscaping and plaza features remain unchanged.

Conformance With Proffers & Development Plan

The approved development plan for Part 11 of RZ 86-C-121 permits up to a maximum of 729,000 square feet of commercial space, a maximum non-residential FAR of 0.70 and a maximum building height of 15 stories or 180 feet. The initial CP approval was deemed in conformance with the approved Development Plan for Part 11 of RZ 86-C-121.

In addition, as stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 86-C-121 require the review and approval by the Planning Commission of Reston Town Center Conceptual Plans. The proffers list a number of elements that are required components of the Conceptual Plan including:

- ▶ A vehicular traffic circulation plan including approximate location of entrances.
- ▶ Minor streets in approximate location.
- ▶ Pedestrian walkways and trails

- ▶ Landscaping and Screening
- ▶ Open Space
- ▶ Recreation and Community Facilities
- ▶ Location of a Time Transfer Hub (Mass Transit Facility)
- ▶ Floor Area Ratios
- ▶ General Location of Office and Commercial Buildings
- ▶ Height Limits
- ▶ General Location and Type of Housing Units

The previously approved Conceptual Plan, with the Plan Notes, satisfactorily addressed the elements required to be provided on the Conceptual Plan. The only proposed change to the previously approved Conceptual Plan is a request to increase the building height of the Phase II building from six to eight stories and provide temporary surface parking in the area of the Phase IV building. An analysis of the merits of this request is discussed in the Land Use Analysis set forth below.

STAFF ANALYSIS

Environmental Analysis (Attachment 7)

The Urban Forester has noted that with the construction of the Phase II building the existing surface parking lot will be relocated to the area designated for the future Phase IV building. The Phase IV area is currently wooded and contains a number of trees which were included in an inventory of significant trees on the Oracle site. The Urban Forester has noted that several of these trees may be impacted with the construction of the relocated surface lot and has requested that the applicant locate these trees on the Preliminary Site Plan 9523-PSP-02-1 that has been filed concurrently with the Conceptual Plan Amendment and explore the potential for tree preservation with the design of this surface lot. The Urban Forester believes that with minor modifications to the design of the parking lot, some of these trees could be preserved through future phases of the project, especially along the slope adjacent to the entrance road. Staff has forwarded this recommendation to the applicant. It would be desirable for the applicant to commit through a note on the CP that additional tree preservation opportunities will be pursued in consultation with the Urban Forester in the area of the Phase IV temporary surface parking. The applicant has not addressed this issue.

No other environmental issues have been identified.

Transportation Analysis (Attachment 8)

No issues identified.

Land Use Analysis (Attachment 6)

The proposed increase in height of the Phase II building is in conformance with the use and intensity recommendations for the site. In addition to the requested increase in height, the applicant has reaffirmed the previously approved Concept Plan Notes with several modifications. These modifications are a result of citizen input on the requested amendment to the CP. Specifically, the applicant has modified Note 5 to add an asphalt trail connection to Reston Parkway at the southwest corner of the site to facilitate pedestrian access to any future mass transit station located in the Dulles Airport Access Road right-of-way in the vicinity of Reston Parkway. Note 11 has been modified to commit to providing supplemental landscaping along Reston Parkway with the Phase II construction.

With the applicant's commitment to reaffirm the previously approved Plan Notes as modified with this Concept Plan amendment, staff believes all land use issues have been satisfactorily resolved.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

CPA 86-C-121-8, Oracle Corporation, proposes to revise the approved Conceptual Plan to increase the Phase II building height from six to eight stories. No increase in FAR or changes to site layout are proposed with this Concept Plan Amendment. Staff believes that the proposal is in conformance with the approved proffers and Comprehensive Plan recommendations for the site.

Staff Recommendations

Staff recommends approval of CPA 86-C-121-8, subject to the revised Plan Notes dated August 2, 1999.

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

ATTACHMENTS

1. Locator Map
2. Conceptual Plan Reduction and Notes
3. Statement of Justification
4. Excerpt from Approved Proffers for RZ 86-C-121
5. Approved Conceptual Plan and Notes for CP 86-C-121-8

6. Plan Citations and Land Use Analysis
7. Environmental Analysis
8. Transportation Analysis
9. Glossary of Terms

CONCEPTUAL PLAN AMENDMENT APPLICATION

CPA 86-C-121-08

CPA 86-C-121-08
FILED 5/20/99

ORACLE CORPORATION
CONCEPTUAL PLAN AMENDMENT

OFFICE USE

22.24 AC. OF LAND; DISTRICT - HUNTER MILL

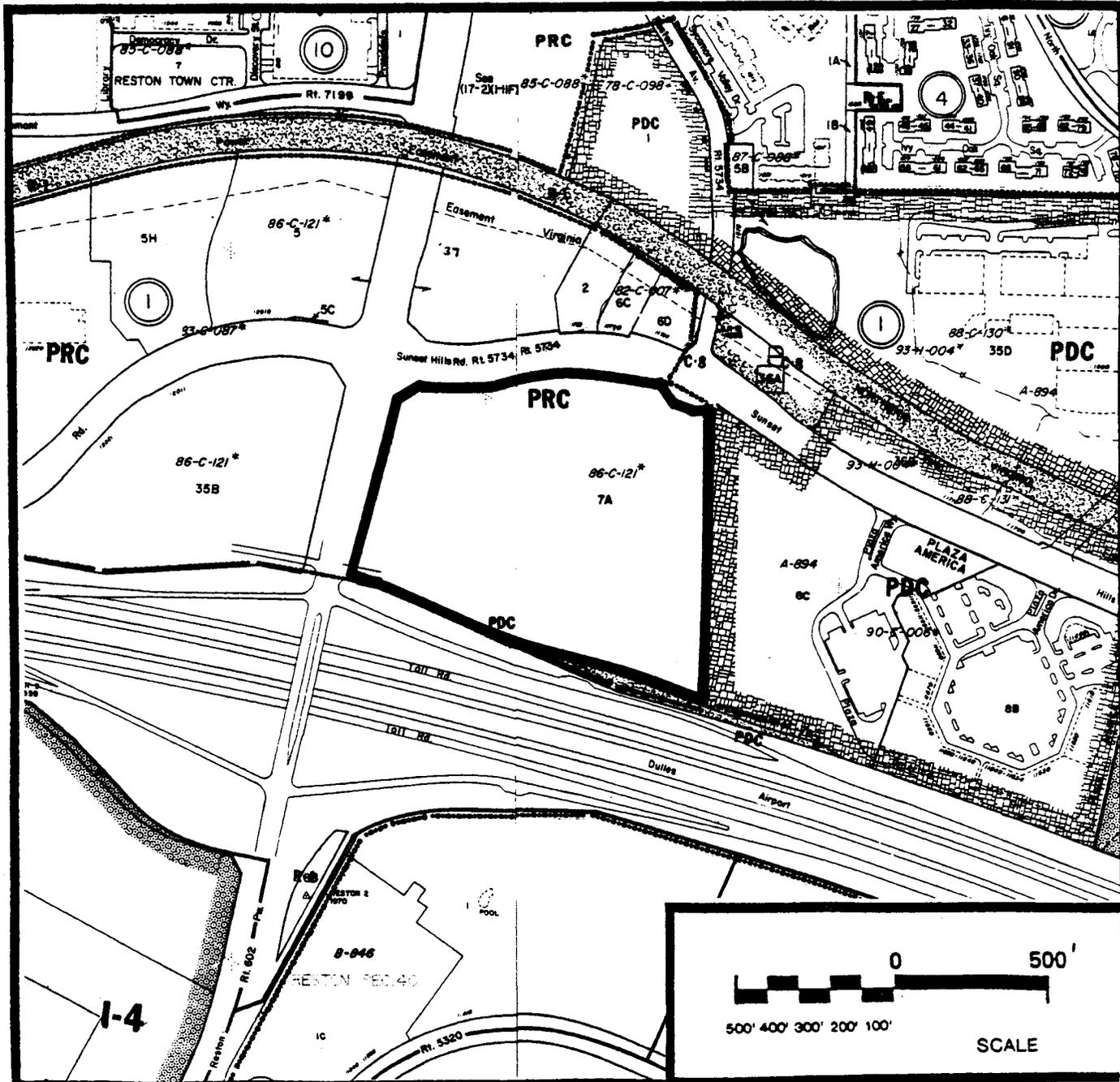
LOCATED: SOUTH SIDE OF SUNSET HILLS ROAD,
SOUTHWEST QUADRANT OF ITS INTERSECTION
WITH OLD RESTON AVENUE

ZONED: PRC

OVERLAY DISTRICT(S):

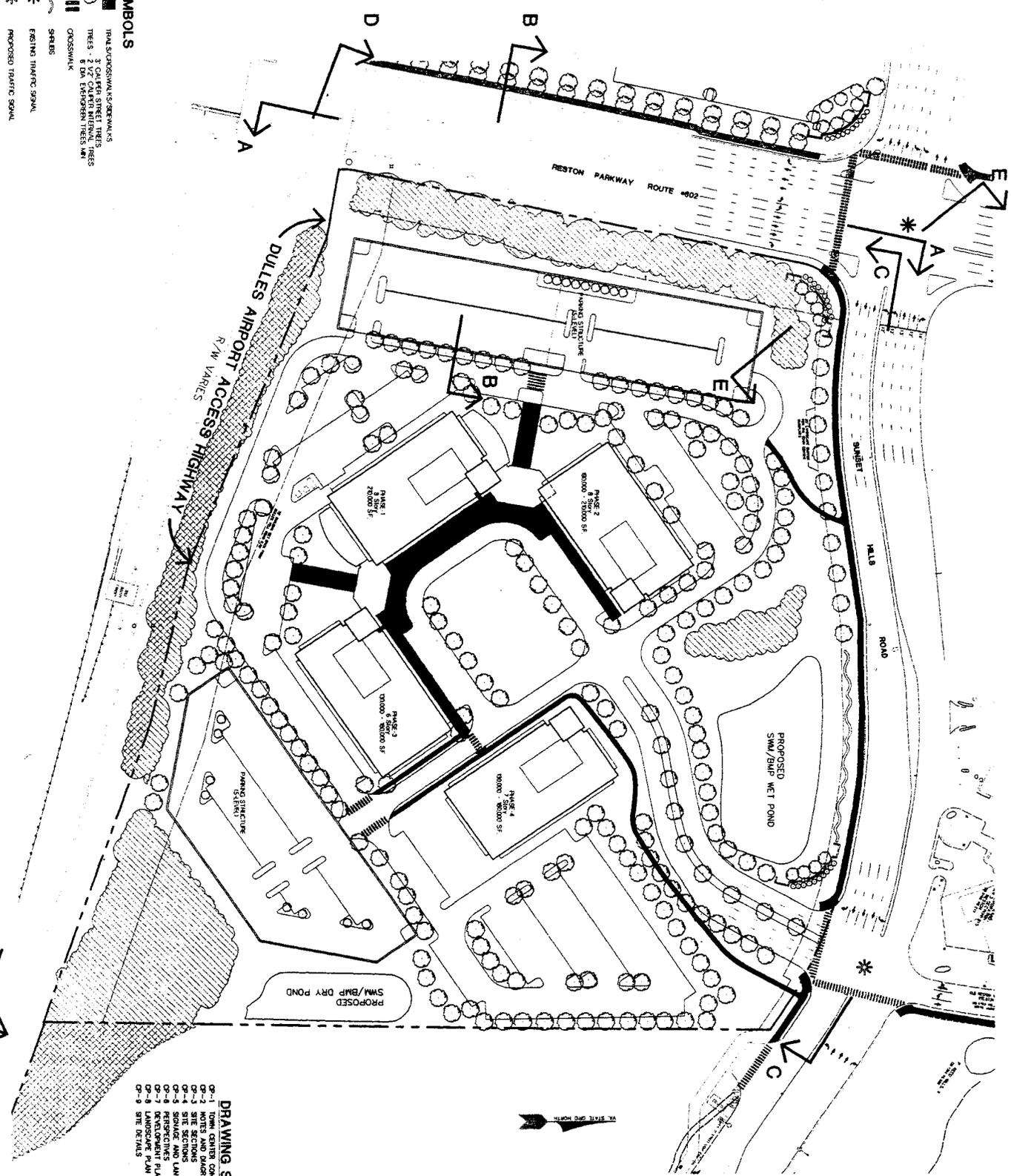
TAX MAP

17-4 ((1)) 7A



- SYMBOLS**
- ▬ TRAIL SIDEWALKS/SIDEWALKS
 - TREES - 3 CALIPER STREET TREES
 - TREES - 2' DIA. CONTEMPORARY TREES, 16'
 - ▬ CROSSWALK
 - SHRUBS
 - ~ PROPOSED TRAFFIC SIGNAL
 - * ON-SITE TREE SAVE AREAS / LIMITS OF CLEARING AND GRADING
 - ▬ OFF-SITE TREE SAVE AREAS

TOWN CENTER CONCEPT PLAN



DRAWING SHEET INDEX

CP-1 TOWN CENTER CONCEPT PLAN	SHEET 1 of 9
CP-2 NOTES AND DIAGRAMS	SHEET 2 of 9
CP-3 SITE SECTIONS	SHEET 3 of 9
CP-4 SITE SECTIONS LANDSCAPING	SHEET 4 of 9
CP-5 RESPECTIVES	SHEET 5 of 9
CP-6 RESPECTIVES	SHEET 6 of 9
CP-7 DEVELOPMENT PLAN	SHEET 7 of 9
CP-8 LANDSCAPE PLAN	SHEET 8 of 9
CP-9 SITE DETAILS	SHEET 9 of 9

<p>PROJECT TITLE ORACLE RESTON Section 95-2 Reston, VA</p>	<p>DATE 11/15/2010</p>	<p>SCALE AS SHOWN</p>	<p>PROJECT NO. 11-0000</p>	<p>DATE 11/15/2010</p>	<p>PROJECT NO. 11-0000</p>						
<p>DAVIS • CARTER • SCOTT ARCHITECTURE AND INTERIOR ARCHITECTURE</p> <p style="font-size: small;">Davis, Carter, Scott, Inc. 1676 International Drive, Suite 300, McLean, Virginia 22102 • 703.556.9377 201 Millwood Square, 4th Floor, Fairfax, Virginia 22031 • 703.556.9377</p>											

DAVIS • CARTER • SCOTT
ARCHITECTS AND INTERIOR ARCHITECTS

1000 North 19th Street, Suite 2000 • Reston, VA 20191
Tel: 703.441.1100

REVISIONS
DATE COMMENTS
BY
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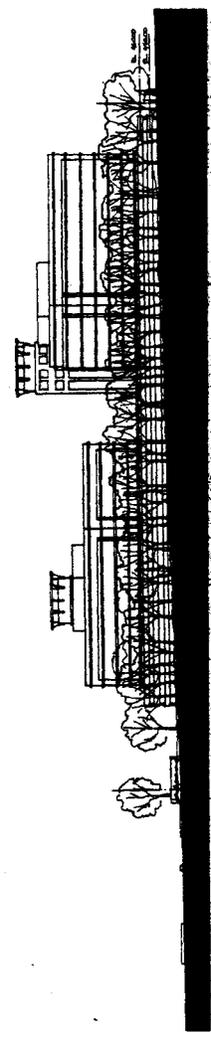
PROJECT TITLE
ORACLE

RESTON
Section 96-2
Reston, VA

PROJECT NO. 96-2600

DATE
SITE SECTIONS

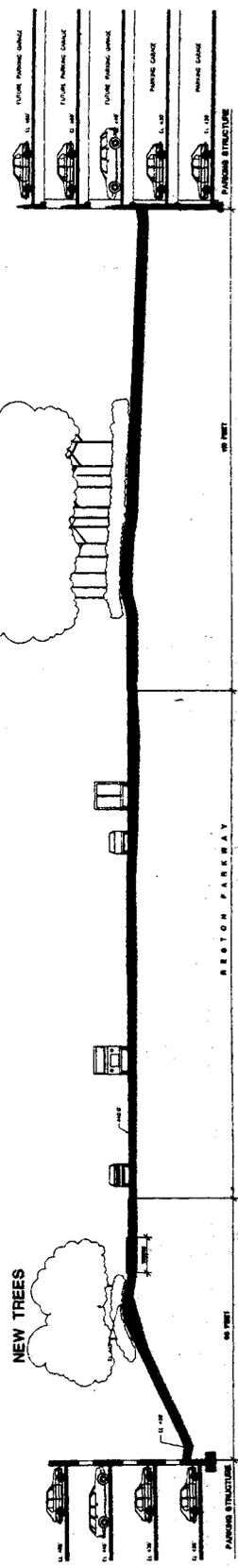
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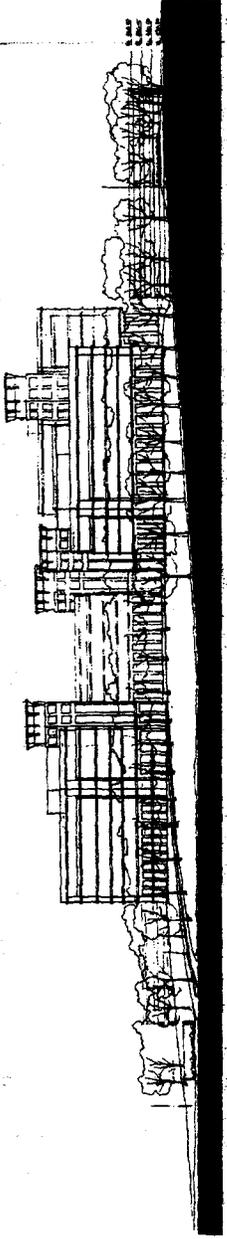
A RESTON PARKWAY SECTION
1/32" = 1'-0"
358_SECTION

EXISTING TREES

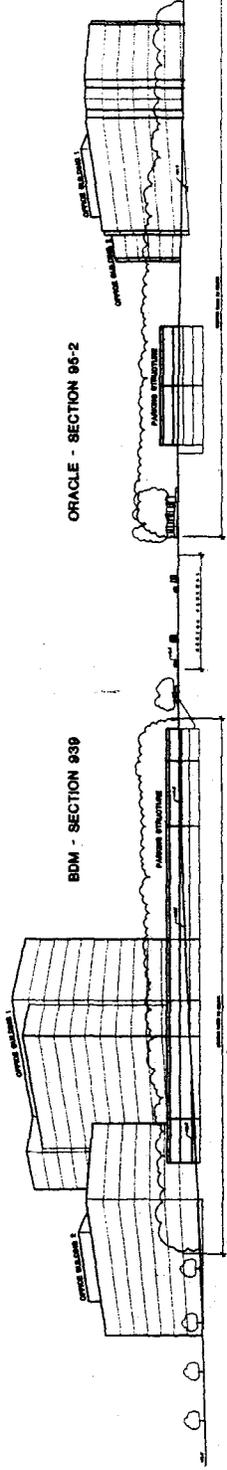
NEW TREES



B RESTON PARKWAY SECTION
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358_SECTION



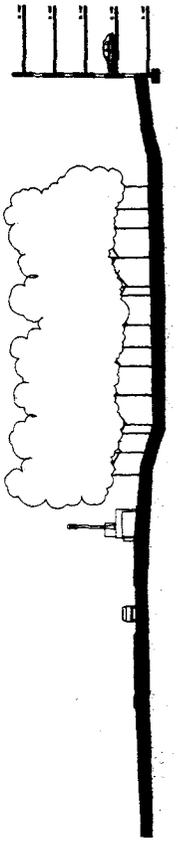
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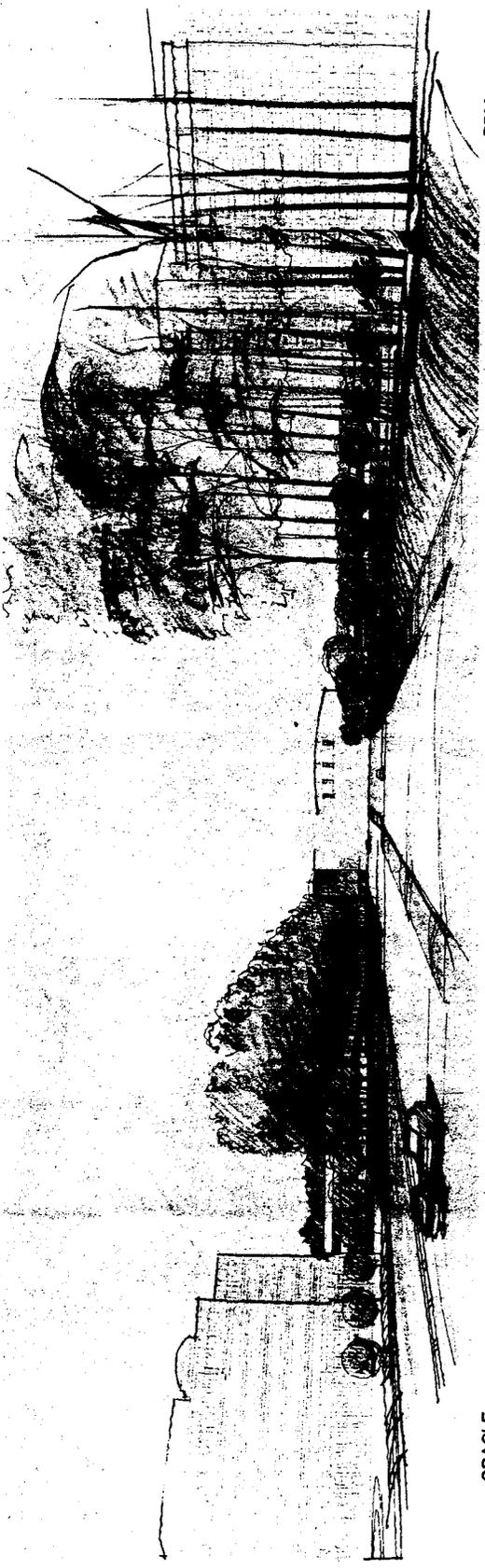
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D SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMP
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E SECTION THROUGH SIGNAGE AT INTERSECTION
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358_SEC01.dwg

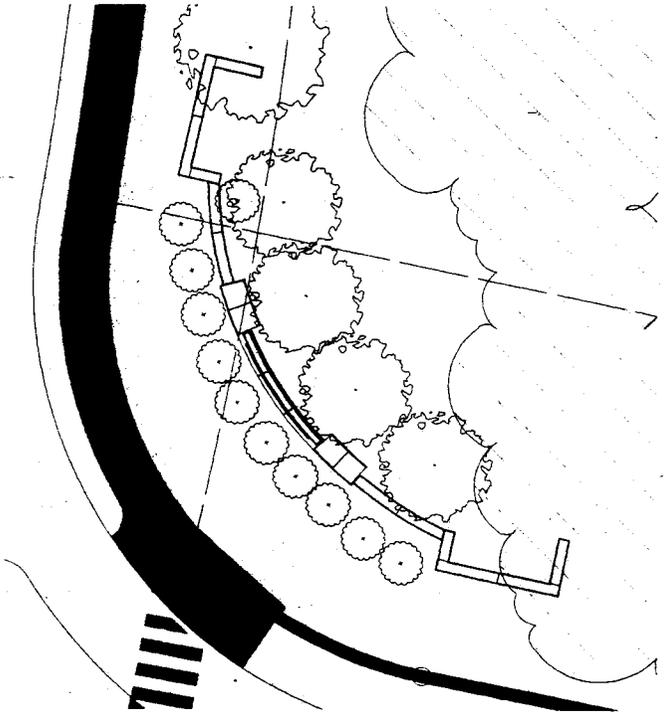
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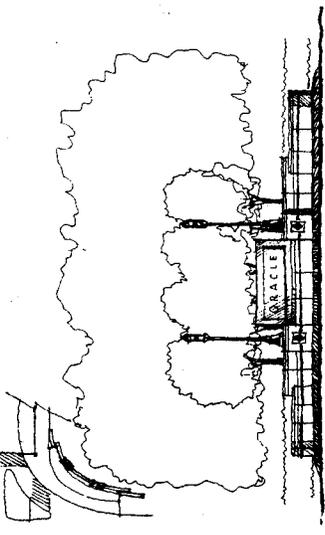
ORACLE

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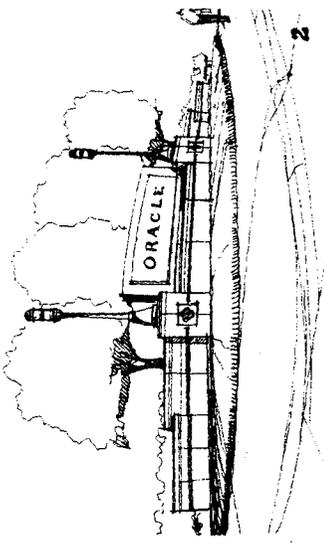
RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
 1/8" = 1'-0"
 358-RPZ 6/9



ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

REVISIONS
 STAFF COMMENTS 03/06
 STAFF COMMENTS 07/07
 STAFF COMMENTS 07/07
 STAFF COMMENTS 07/07
 STAFF COMMENTS 07/07

PROJECT TITLE
ORACLE

RESTON
 Section 95-2
 Reston, VA

PROJECT NO. 34-1010

DATE/TITLE
SIGNAGE AND LANDSCAPE

SCALE
 DATE 11/07
 DRAWN BY 3/08
 CHECKED BY 08

DRAWING NUMBER
CP-5

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ORACLE
STAFF COMMENTS 2/25/8
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STAFF COMMENTS 2/17/8

PROJECT TITLE
ORACLE

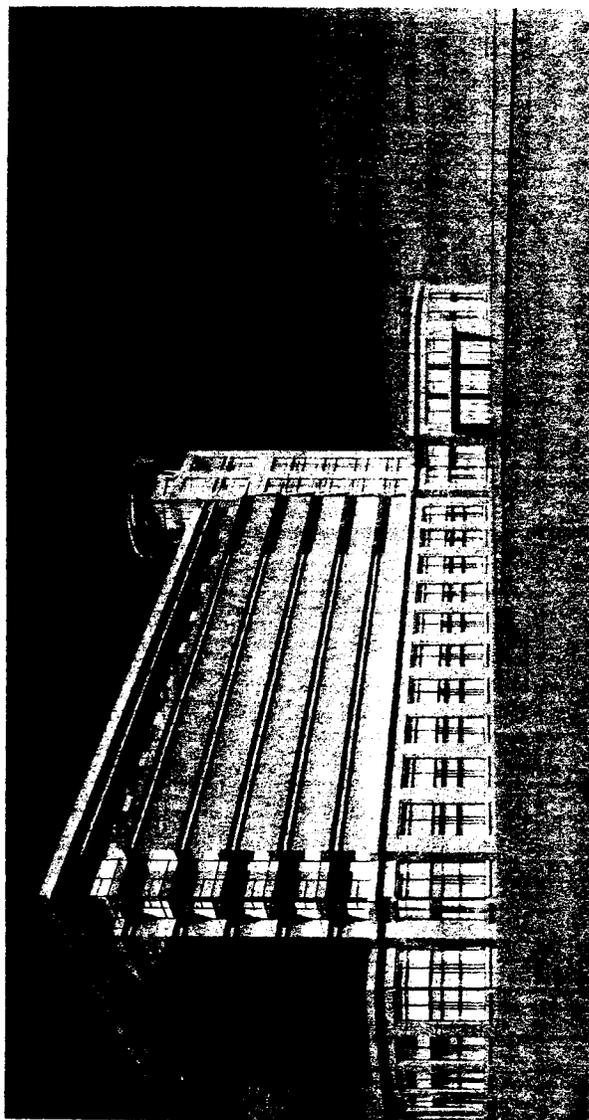
RESTON
Section 95-2
Reston, VA

PROJECT NO. 34-3561

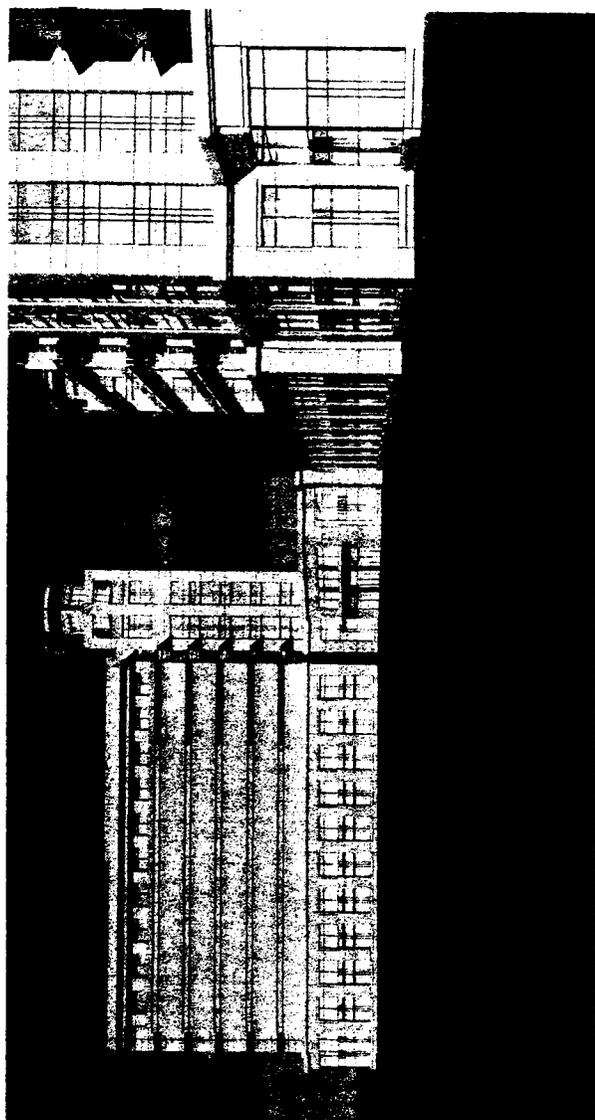
DRAWING TITLE
PERSPECTIVES

DATE
NO. 1

DATE
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PHASE I



PHASE II

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REVISIONS
START COMMENTS DATE
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PROJECT TITLE
ORACLE

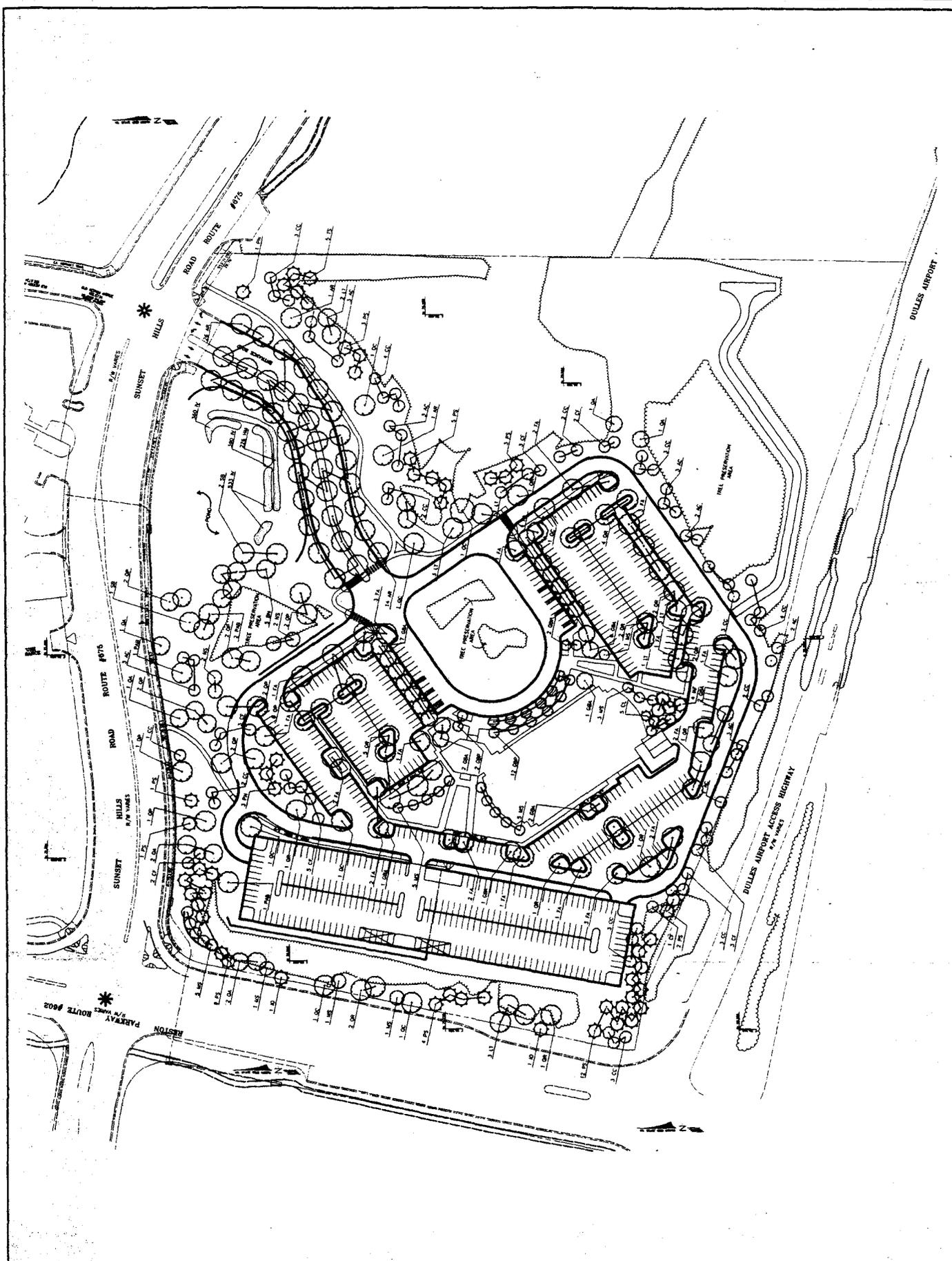
RESTON
Section 96-2
Reston, VA

PROJECT NO. 24 004

DRAWING TITLE
LANDSCAPE PLAN

SCALE 1" = 50'
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CHECKED BY

DRAWING NUMBER



LANDSCAPE PLAN

**RESTON TOWN CENTER CONCEPT PLAN
ORACLE - SECTION 95, BLOCK 2, PHASE 2
NOTES**

August 27, 1999

The Applicant reaffirms the notes accepted in conjunction with CPA 86-C-121-8, with the following modifications:

GENERAL

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated February 3, 1999 and revised through August 27, 1999, prepared by Davis-Carter-Scott; subject, however, to the notes dated February 14, 1997 as modified below, and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").
3. The application property consists of approximately 22.68 acres. Oracle Corporation ("Oracle") is the owner of the property and shall hereinafter be referred to as the "Applicant".
5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan. In addition, the Applicant will provide an asphalt trail at the southwest corner of the site that will connect the Oracle campus to Reston Parkway for the purpose of facilitating pedestrian access to any future mass transit station located in the Dulles Airport Access Road right-of-way in the vicinity of Reston Parkway.

PHASING

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

<u>Phase</u>	<u>Square Feet</u>	<u>Opening</u>
Phase I	210,000	August, 1998
Phase II	190,000-210,000	August, 2001
Phase III	130,000-180,000	August, 2004
<u>Phase IV</u>	<u>130,000-180,000</u>	August, 2007
Total Not to Exceed	725,000	

LANDSCAPING

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

- 11A. As part of the Phase II construction, the Applicant shall retain the services of a certified arborist to evaluate the existing buffer along Reston Parkway and provide recommendations for additional, supplemental landscaping along Reston Parkway. The certified arborist shall identify any trees planted and/or transplanted to this buffer area during the Phase I construction that have not survived or have declined severely and are not anticipated to survive. Those trees identified shall be replaced during the Phase II construction with trees having a minimum 2 to 2.5 inch caliper. In addition, the certified arborist shall identify gaps in the existing landscaping, which shall be supplemented with additional trees and which may include evergreen plantings that may include trees transplanted from areas to be disturbed as part of the Phase II construction, subject to confirmation of the location of utility lines and easements. The Applicant shall incorporate the recommendations of the certified arborist into a revised Landscape Plan for the Reston Parkway frontage to be submitted for review and approval by the Urban Forestry Branch of DPWES concurrent with the second submission of the Phase II site plan. The Applicant shall provide a copy of this landscape plan to the Hunter Mill District Planning Commissioner for review and comment.

**TOWN CENTER CONCEPT PLAN AMENDMENT
RESTON, SECTION 95, BLOCK 2
ORACLE CORPORATION
STATEMENT OF JUSTIFICATION**

MAY 18 1999

ZONING EVALUATION DIVISION

I. INTRODUCTION AND OVERVIEW

Oracle Corporation (the "Applicant") is proposing to amend the Town Center Concept Plan for the Reston headquarters site to increase the height of the Phase II building from six to eight stories. The Oracle Reston headquarters site is planned for a four-building office complex containing up to 725,000 sq. ft. on land known as Section 95, Block 2, Reston (the "Property"). The Reston Planning and Zoning Committee has approved this request. The Property, which encompasses 22.68 acres, includes three parcels known as Tax Map References 17-3-((1)), part of parcel 5, parcels 6 and 15 and 17-4-((1)), part of parcel 7. The Property is located within the Reston Town Center District at the northeast corner of the intersection of Reston Parkway and the Dulles Toll Road, south of Sunset Hills Road. The Property is zoned PRC-Town Center.

II. PROPOSED AMENDMENT

The Phase I building is completed and occupied by Oracle, and they are now ready to begin construction of the Phase II building. The Town Center Concept Plan specifies a maximum number of stories for each of the four proposed buildings. The Phase I building was constructed to the maximum specified height of eight stories. The approved Town Center Concept Plan specifies a maximum building height of six stories for the Phase II building, and Oracle's plans now call for the second building to be eight stories also, similar to the first building. The other aspects of the approved Town Center Concept Plan remain unchanged, including the total square footage for the project (725,000 s.f.) and the number of, height and lay-out of the office buildings and parking structures. The landscaping and plaza features, pedestrian circulation and road improvements also remain unchanged. The Phase II diagram on Sheet 2 of the Town Center Concept Plan Amendment also has been amended to reflect a temporary surface parking area (in the location of the proposed Phase IV building) that is needed to replace the current surface parking located where the Phase II building will be constructed. The square footages of each of the buildings have been update; the notes for the approved Town Center Concept Plan permit these modifications provided the total permitted square footage is not exceeded. The anticipated building program is as follows:

<u>Phase</u>	<u>Square Feet</u>	<u>Opening</u>
Phase I	210,000	August, 1998
Phase II	190,000-210,000	August, 2001
Phase III	130,000-180,000	August, 2004
Phase IV	<u>130,000-130,000</u>	August, 2007
Total not to exceed:	725,000	

III. ORACLE

Oracle Corporation is a \$7.1 billion database software and application company which is headquartered in Redwood Shores, California. Oracle is in the process of consolidating its east coast operations at the Reston Headquarters site. The proximity of this location to Washington, D.C., access to northern Virginia's two major international airports and the existence of a significant roadway system render this site ideal for Oracle's east coast campus.

IV. DESIGN

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

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

V. TRANSPORTATION

The proposed amendment will have no impact on the transportation network, since the total square footage of the project, and therefore its traffic impact, remains unchanged. All transportation commitments made under the approved Town Center Concept Plan remain in place. Many of these road improvements have already been completed. As most people who travel in Reston are aware, the improvements proposed under the approved Town Center Concept Plan for Reston Parkway and Sunset Hills Road in the vicinity of the Oracle site are under construction and are scheduled to be completed by August 1999.

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

VI. CONCLUSION

The proposed amendment to the Oracle Reston Headquarters Town Center Concept Plan to increase the height of the Phase II building from six to eight stories is a simple and straightforward amendment, which does not modify any of the major elements of the approved Town Center Concept Plan. No additional impacts are created by this amendment. The Reston Planning and Zoning Committee has endorsed this request. For all of these reasons, Oracle respectfully requests an expeditious review by and the support of the Department of Comprehensive Planning and the approval of the amended Town Center Concept Plan by the Fairfax County Planning Commission.

Dated: April 29, 1999

By: _____

AJ CALABRESE

Antonio J. Calabrese, Esquire
McGuire, Woods, Battle & Boothe, LLP
for Oracle Corporation



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

Peter F. Murphy, Jr., Chairman
John R. Byers, Vice Chairman
Suzanne F. Harsel, Secretary
Alvin L. Thomas, Parliamentarian

James C. Wyckoff, Jr. Executive Director
Barbara J. Lippa, Deputy Executive Director
Sara Robin Hardy, Chief, Administration Branch
Mary A. Pascoe, Clerk to the Commission

PLANNING COMMISSION
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John B. Kelso
Ronald W. Koch
John M. Palatiello

February 28, 1997

Antonio J. Calabrese, Esquire
Watt, Tieder & Hoffar, LLP
7929 Westpark Drive
Suite 400
McLean, Virginia 22102

RE: CP-86-C-121-8 & CP-86-C-121-9
Westerra Reston L.L.C. and
Oracle Corporation

Dear Tony:

This will serve as your record of the Planning Commission's action on CP-86-C-121-8 and CP-86-C-121-9, applications by Westerra Reston L.L.C. and Oracle Corporation in the Hunter Mill District.

On Wednesday, February 26, 1997, the Planning Commission voted 7-0-2 (Commissioners Alcorn and Byers abstaining; Commissioners Coan, Hunter, and Murphy absent from the meeting) to approve CP-86-C-121-8 to permit construction of four office buildings with structured parking, and CP-86-C-121-9 to permit construction of two office building with structured parking.

For your information, a copy of the verbatim excerpts from the Planning Commission's actions on these applications is also attached. Should you need any additional information on these cases, please do not hesitate to contact me at 324-2865.

Sincerely,

Barbara J. Lippa
Deputy Director

Attachment (a/s)

cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Leslie Johnson, Staff Coordinator, ZED, OCP
February 26, 1997 Date File
Y-2 File

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

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 95, Block 2, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5, parcels 6 and 15, and 17-4-((1)), part of parcel 7.
2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated November 1, 1996 and revised through February 3, 1997, prepared by Davis-Carter-Scott; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").
3. The application property consists of approximately 22.68 acres. Westerra Reston, L.L.C. ("Westerra") is the owner of the property. Oracle is the contract purchaser of the site. Westerra and Oracle shall hereinafter be referred to as the "Applicant."
4. The proposed office buildings shall consist of a maximum of 725,000 gross square feet, as approved by the Town Center rezonings (RZ 86-C-121 and subsequent PCAs).
5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.
6. Upon build out, a minimum of 20% open space shall be provided.
7. Upon build out, a minimum of 10% tree cover shall be provided.

PHASING

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

<u>Phase</u>	<u>Square Feet</u>	<u>Opening</u>
Building I	220,000	August, 1998
Building II	165,000	August, 2001
Building III	165,000	August, 2004
Building IV	<u>175,000</u> 725,000	August, 2007

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

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

LANDSCAPING

11. The Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan. Said landscaping plan, including the delineated tree save areas, shall be coordinated with and subject to final review and approval by DEM. The Applicant has attached a more detailed Landscape Plan (prepared by EDAW Inc.) which is representative of the quality and quantity of Applicant's final landscaping plan and is subject to final review, modification and approval by the Reston Town Center Design Review Board.
12. All tree save areas and supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") rights-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicant shall relocate the supplemental landscaping within the application property, subject to review and approval by DEM.
13. Certain tree save areas are shown within the VDOT Dulles Toll Road right-of-way. Should said trees be cleared, the Applicant shall, subject to VDOT approval, provide reasonable, supplemental landscaping in the affected area(s) (within the VDOT right-of-way and/or, if feasible, on the Applicant's site).
14. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said supplemental landscaping to other portions of the site, subject to review and approval by DEM.
15. The Applicant will adhere to the limits of clearing and grading as shown. During site plan review, if it is determined necessary by DEM to remove any trees previously designated to be preserved in order to locate additional necessary utility lines or trails, then an area of additional tree save of equivalent value as determined by DEM shall be substituted at an alternate location on the Property. If a suitable alternate location cannot be identified on site, the Applicant shall plant supplemental trees according to the directions of DEM, pursuant to the PFM.
16. In order to help screen its proposed dry pond from the contiguous Plaza America site located to the east, the Applicant shall include additional plantings. Due to PFM constraints, said landscaping may be placed on the Plaza America site, subject to said landowner's permission.

TRANSPORTATION

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

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

the Oracle entrance.

19. The Applicant shall construct dual left-turn lanes on westbound Sunset Hills Road at its intersection with Reston Parkway, as depicted on the Plan.
20. The Applicant shall construct a right turn lane on northbound Reston Parkway to eastbound Sunset Hills Road.
21. The Applicant shall construct two through lanes on westbound Sunset Hills Road at its intersection with Reston Parkway.
22. If required by VDOT, the Applicant shall replace/improve the traffic signal at the intersection of Sunset Hills Road and Old Reston Avenue to correspond to the noted roadway improvements. Subject to timely approval by VDOT, the Applicant shall complete installation of said traffic signal prior to the issuance of a non-RUP for the first office building.
23. The Applicant reserves the right to process separately its Sunset Hills Road improvement plan(s). Applicant anticipates review and approval of the Oracle site plan and/or RGP (rough grading plan) prior to final approval of the Sunset Hills Road improvement plan.
24. The Applicant shall have the noted Sunset Hills Road and Reston Parkway improvements substantially completed (such that the improved and widened roads are available for use by the traveling public) by the issuance of the first non-Residential Use Permit for occupancy of the first office building.
25. The Applicant shall have completed the Sunset Hills Road/Reston Parkway intersection improvements (as shown on the Town Center Concept Plan) (such that the improved and widened intersection is available for use by the traveling public) by August 1, 1999.

TRANSPORTATION MANAGEMENT PROGRAM

26. The Applicant will appoint a Transportation System Management ("TSM") program coordinator for its development. Said TSM manager will be responsible for coordinating with LINK and the Reston Town Center TSM programs. Said TSM's will be designed to reduce single occupancy vehicle trips and encourage ride-sharing, the use of mass transit and reduced reliance on single occupancy vehicle travel, all pursuant to the Town Center Proffers.
27. As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.
28. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.
29. The TSM coordinator will provide staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.

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

LAND USES

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

SITE DESIGN

32. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").
33. The four buildings' architecture generally will be consistent in design and materials used and will complement one another.
34. The plaza area will be landscaped and incorporate such features as walkways, seating areas and special planting. Development and implementation of these features will be phased subject to engineering and other design considerations.
35. The parking structures will incorporate architectural treatments to visually break up the horizontal expanses and will include materials compatible with the buildings.
36. The top parking levels will incorporate planting(s) to visually soften the structure's appearance and to break-up the top levels of parking.
37. The maximum height of the parking structures will be five (5) levels. The parking structures shall be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 3 and 4).
38. The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berming and fencing or walls.
39. Signage will be provided in accordance with Article 12 of the Zoning Ordinance.
40. Should future mass transit/rail stations become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connections(s) on its site to said mass transit facilities.

TOWN CENTER CONCEPT PLAN AMENDMENTS

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

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

TABULATIONS

ZONED: PRC Town Center

SITE AREA: 987,941 SF (22.68 AC)

PROPOSED USE: office

GROSS SQUARE FOOTAGE: 725,000 SF

PARKING SPACES: Will be provided in accordance with the provisions of Article 11. Applicant reserves the right to provide additional spaces per the tenants' needs.

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

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

Ms. Barbara Byron
Fairfax County Office of Comprehensive Planning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035-5505

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

FEB 16 2001

Re: Reston, Section 95, Block 2
Town Center Concept Plan Amendment
Tax Map Numbers: 17-4-((1))7A

ZONING EVALUATION DIVISION

Dear Ms. Byron:

As the owner of the above-referenced property, I hereby consent to, and authorize McGuireWoods LLP to act as our agent for, the above-referenced application.

UBS Lease Finance, L.L.C., by Oracle Corporation, its authorized representative

By: [Signature]
Name: Bruce Lange
Title: Sr. Vice-President and Corporate Treasurer,
Oracle Corporation

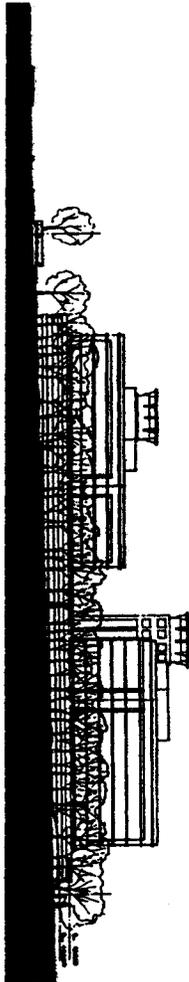
STATE OF California
COUNTY OF SAN MATEO, to-wit:

The foregoing instrument was acknowledged before me this 8th
day of February, 2001, by Bruce Lange, as Vice President and
Corporate Treasurer, Oracle Corporation, authorized representative
for UBS Lease Finance, L.L.C.

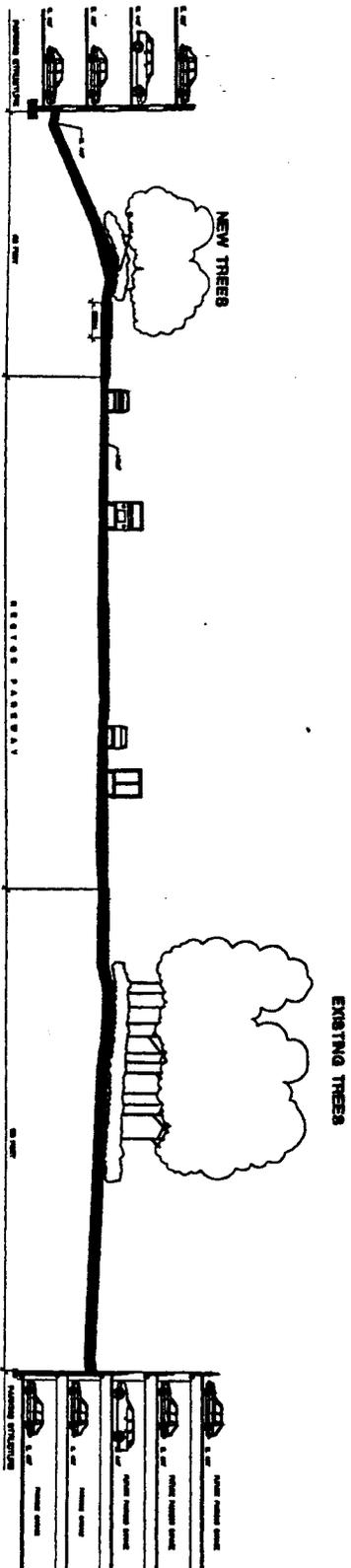


Kathleen M. Farrell
Notary Public

My Commission expires: April 4, 2002



A RESTON PARKWAY SECTION
 1/8" = 1'-0"
 SEE ARCH. 4



B RESTON PARKWAY SECTION
 1/8" = 1'-0"
 SEE ARCH. 4

DAVIS - CARTER - SCOTT
 ARCHITECTS AND INTERIOR DESIGNERS

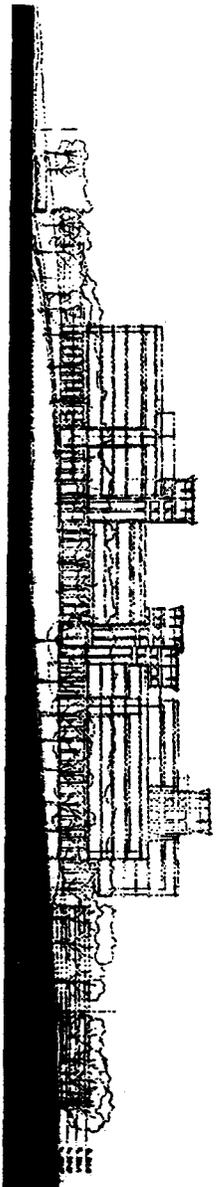
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PROJECT NAME
ORACLE

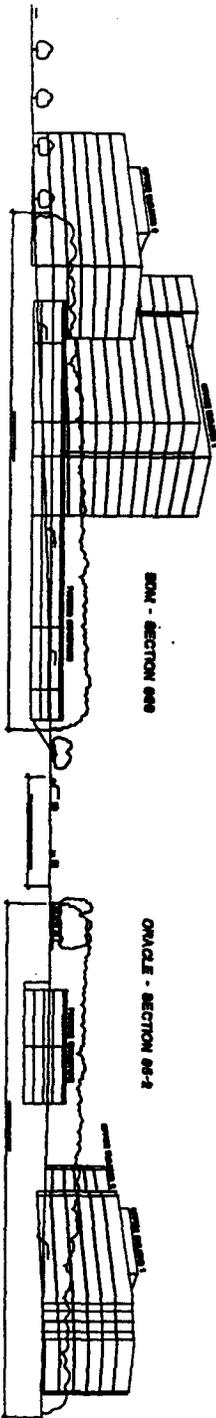
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**RESTON
 Section 86-2
 Reston, VA**

DATE
**SITE
 SECTIONS**

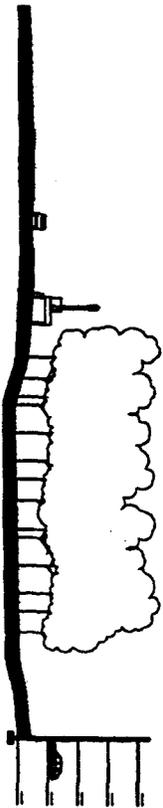
DATE
CP-3



C SUNSET HILLS ROAD SECTION
 1/32" = 1'-0"
 SEE SECTION



D SECTION THROUGH DILLER ACCESS ROAD HIGHWAY RAMP
 1/32" = 1'-0"
 SEE SECTION



E SECTION THROUGH SIGNAGE AT INTERSECTION
 1/16" = 1'-0"
 SEE SECTION

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 ARCHITECTS AND INTERIOR ARCHITECTS

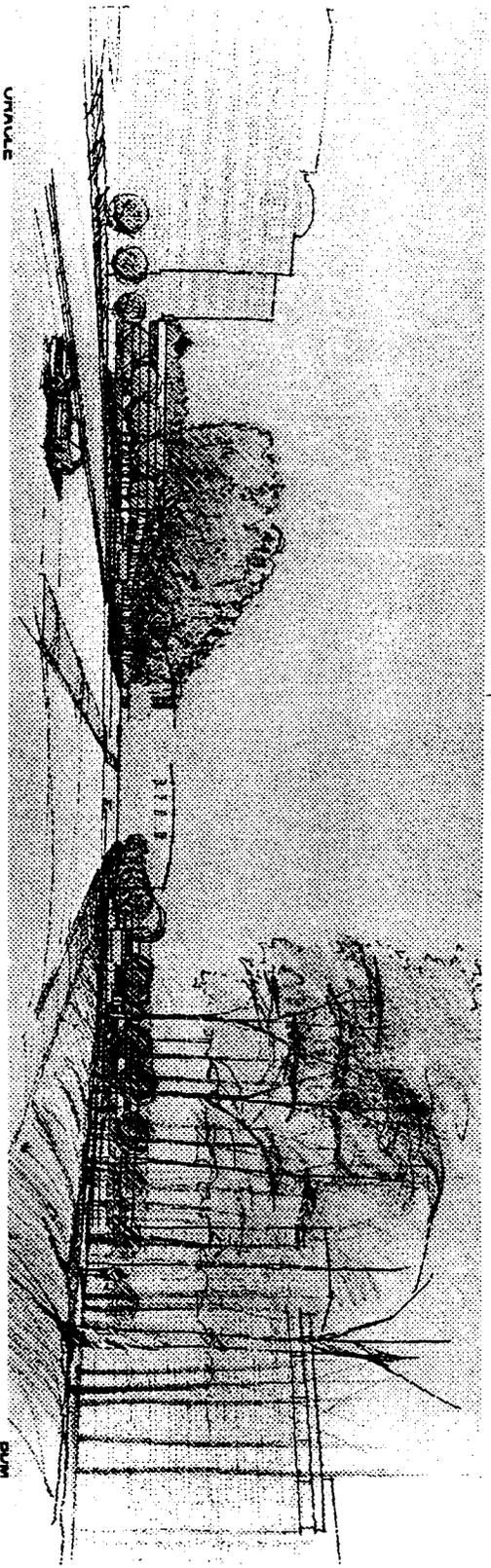
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PROJECT NAME
ORACLE

PROJECT LOCATION
REBETON Section 86-2
 Reston, VA

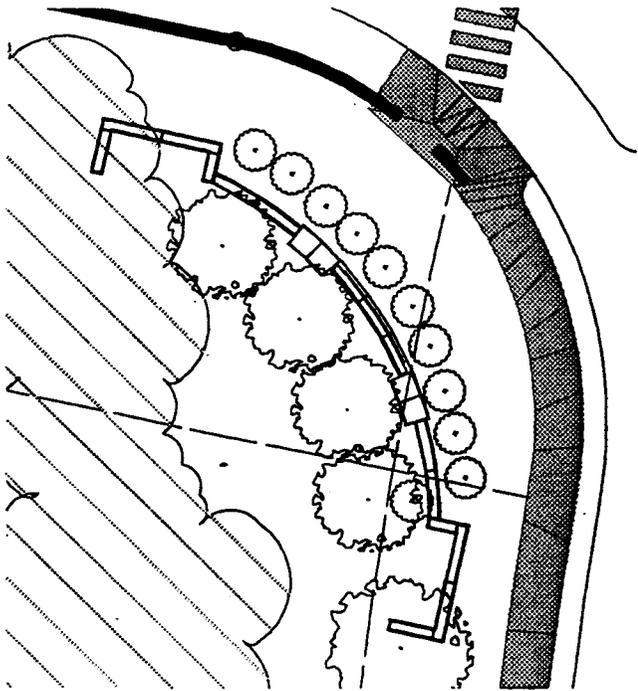
DATE
SITE SECTIONS

SCALE
CP-4

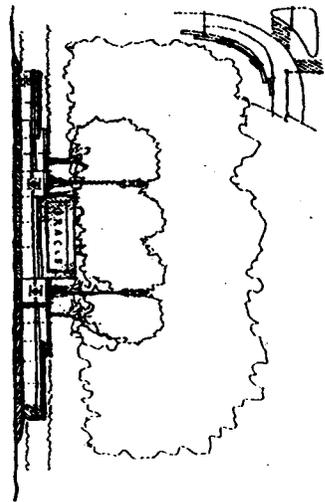


ORACLE

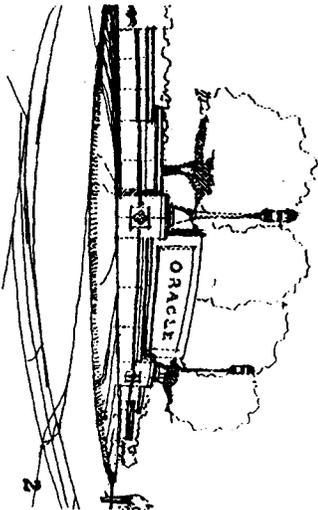
REBTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
1/8" = 1'-0"
308-RP7.dwg



ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

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ARCHITECTS AND INTERIOR ARCHITECTS

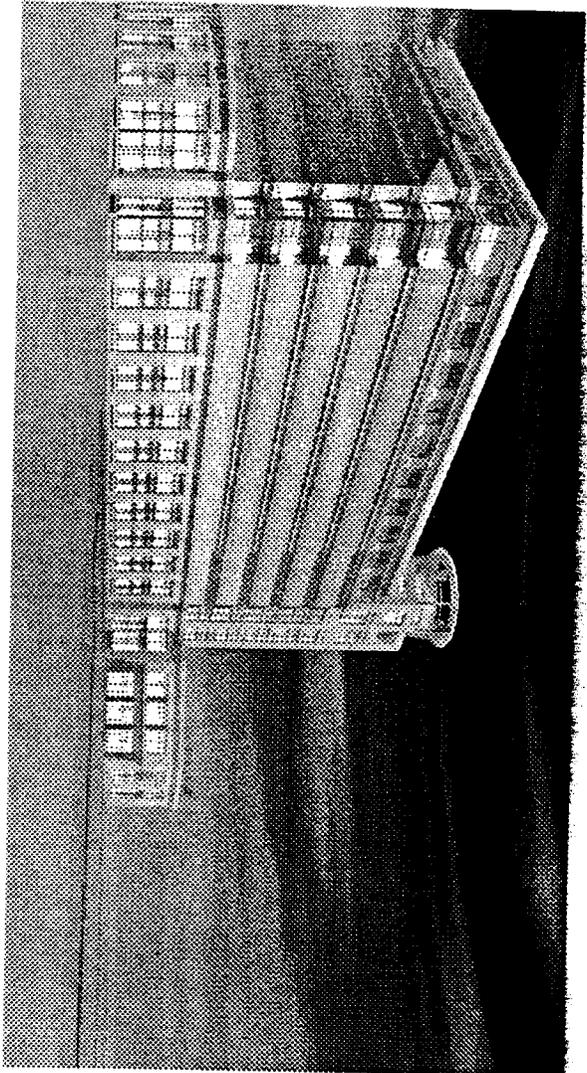
DATE: 10/15/08
TIME: 10:00 AM
PROJECT: REBTON PARKWAY
SHEET: CP-5

ORACLE

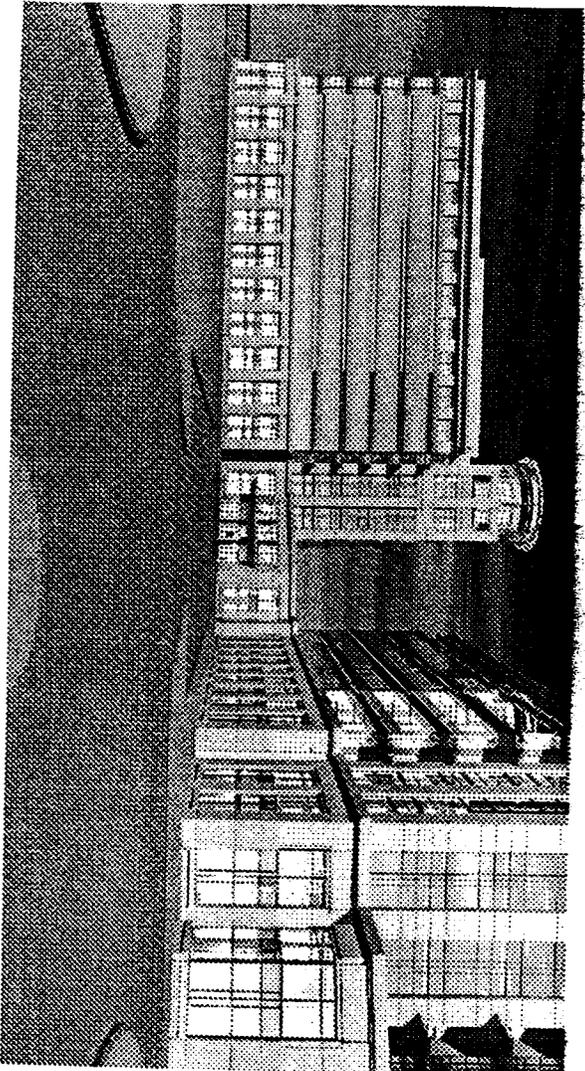
REBTON
Section 95-2
Reston, VA

LANDSCAPE
SIGNAGE
AND

CP-5



PHASE I



PHASE II

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ARCHITECTS AND INTERIOR ARCHITECTS

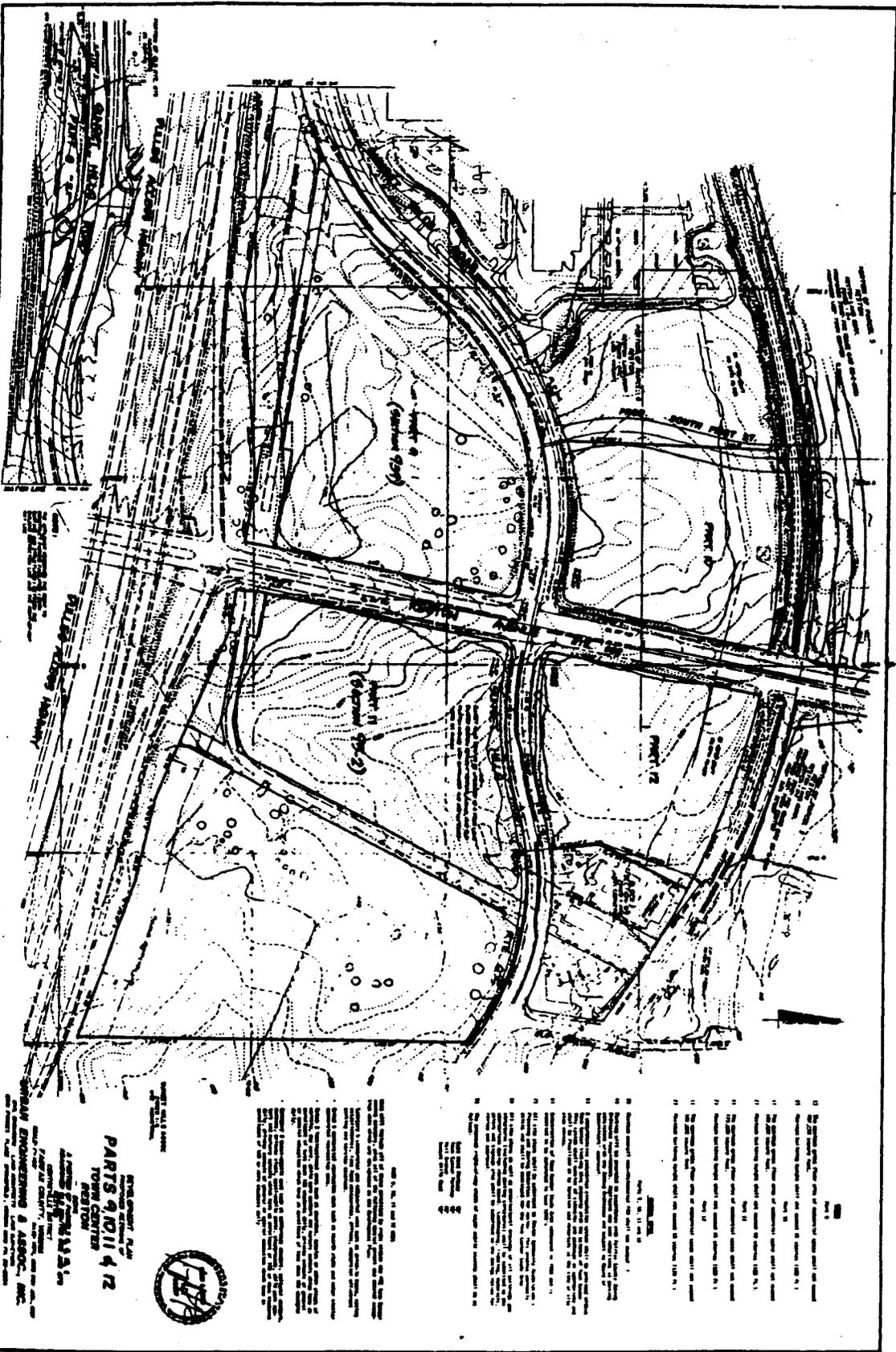
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PROJECT TITLE
ORACLE

PROJECT NO.
REBTON
Section 06-2
Reston, VA

DATE
DRAWN BY
CHECKED BY
PERSPEC-
TIVES

DATE
DRAWN BY
CHECKED BY
CP-6



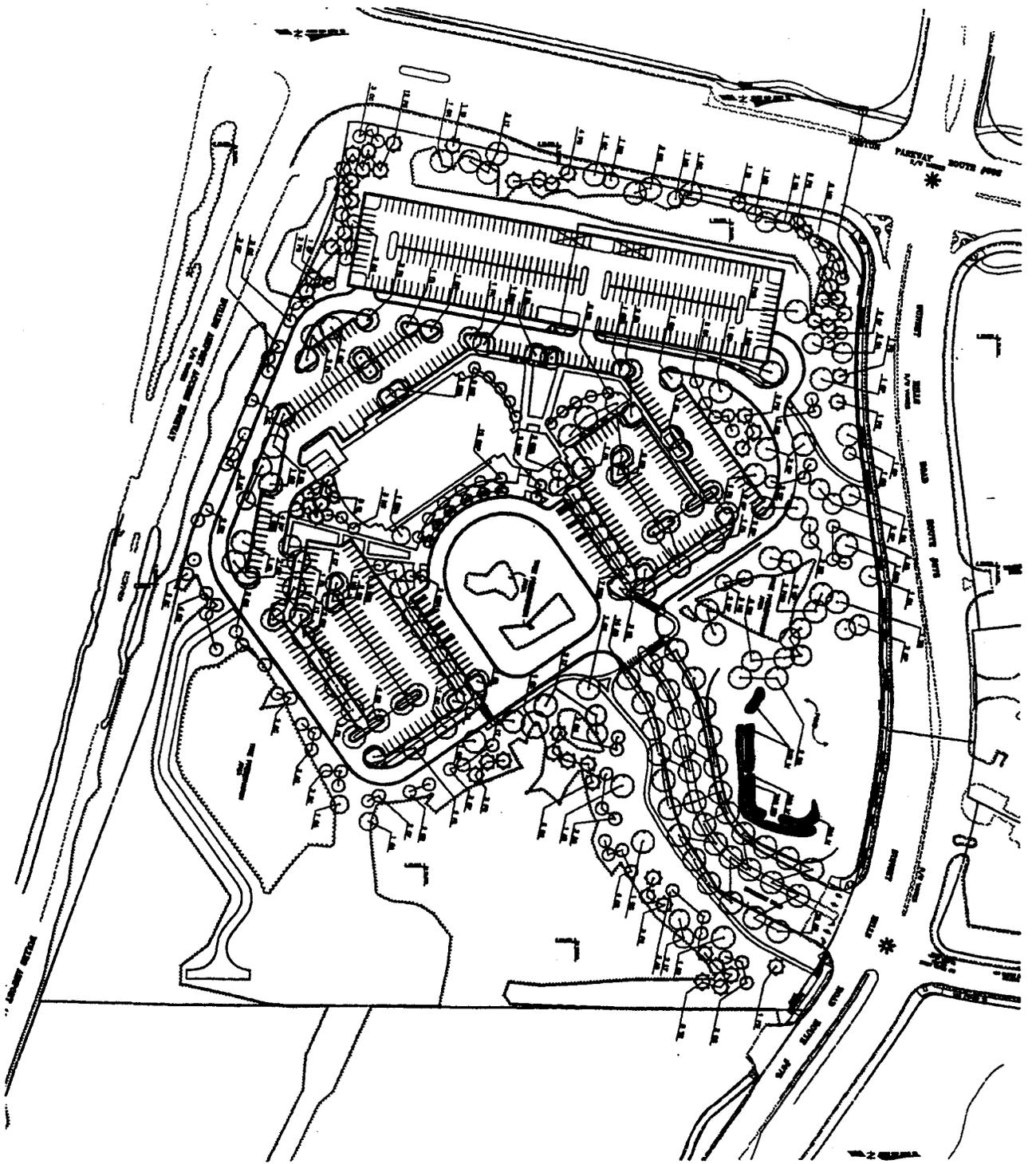
DEVELOPMENT PLAN
PARTS 9, 10, 11 & 12
 TOWN CENTER
 RESTON
 ALBERT F. SMITH, INC.
 10000 WOODBURN DRIVE
 RESTON, VIRGINIA 20190
 703-790-1100



1. The site plan shall be prepared in accordance with the provisions of the Virginia Uniform Statewide Building Code, 28 VAC 130-1-1, and the Reston Town Center Master Plan, 28 VAC 130-1-1.1.
2. The site plan shall show the location of all buildings, parking areas, and other structures to be constructed on the site.
3. The site plan shall show the location of all easements, rights-of-way, and other encumbrances affecting the site.
4. The site plan shall show the location of all utility lines, including water, sewer, gas, and electric.
5. The site plan shall show the location of all existing and proposed roads, including streets, alleys, and driveways.
6. The site plan shall show the location of all existing and proposed parking areas, including surface parking, structured parking, and transit parking.
7. The site plan shall show the location of all existing and proposed landscaping, including trees, shrubs, and lawns.
8. The site plan shall show the location of all existing and proposed site improvements, including sidewalks, curbs, and lighting.
9. The site plan shall show the location of all existing and proposed site access points, including entrances, exits, and emergency access.
10. The site plan shall show the location of all existing and proposed site boundaries, including property lines and easement lines.
11. The site plan shall show the location of all existing and proposed site features, including topography, vegetation, and water features.
12. The site plan shall show the location of all existing and proposed site conditions, including existing structures, utilities, and easements.
13. The site plan shall show the location of all existing and proposed site uses, including residential, commercial, and public uses.
14. The site plan shall show the location of all existing and proposed site regulations, including zoning, subdivision, and other applicable laws and regulations.
15. The site plan shall show the location of all existing and proposed site information, including survey data, title block, and other relevant information.

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CP-7



LANDSCAPE PLAN



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PROJECT NAME
ORACLE

PROJECT LOCATION
RESTON
Section 06-2
Reston, VA

PROJECT NUMBER
LANDSCAPE PLAN

DATE
GP-8

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Planning Analysis for: CPA 86-C-121-8
Oracle Corporation

DATE: 30 August 1999

This memorandum includes citations from the Comprehensive Plan that list and explain land use and design policies for this property, and the development plan dated April 22, 1999. The application requests a conceptual plan amendment for increasing the building height. Approval of this application would result in a floor area ratio (F.A.R.) of .70.

COMPREHENSIVE PLAN CITATIONS:

The 22.24-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. An assessment of the proposal for conformance with the land use recommendations of the Comprehensive Plan should be guided by the following citations from the Plan:

On page 423 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Town Center Portion of Land Unit D," the Plan states:

"The Reston Town Center is the designated "Core" area within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. Within the central portion of the Town Center (the approximately 85 acres known as the Town Center Urban Core) a commercial intensity up to .95 FAR may be appropriate and is consistent with the Town Center rezonings of March 1987 and subsequently approved Proffered Condition Amendments. Individual blocks or parcels may exceed this intensity, so long as the overall intensity of .95 FAR is not exceeded.

The Reston Town Center should develop as planned in order to provide a viable residential and commercial mix. It is presently planned for a maximum development program of 8,415,000 square feet. Development is planned to be phased in as transportation capacity is available. The proposed composition of this development is as follows:

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

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

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

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

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

CHARACTER OF THE SURROUNDING AREA:

<u>Direction</u>	<u>Use</u>	<u>Plan</u>	<u>Zoning</u>
North	vacant, office and retail	Residential Planned Community	PRC

Barbara A. Byron, Director
CPA 8-C-121-8
Page 3

South	Hotel and Conference Center	Planned Residential Community	PRC
East	Office and retail	Mixed Use	PDC
West	Office	Residential Planned Community	PRC

PLANNING ANALYSIS:

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

The applicant should consider providing supplemental evergreen trees adjacent to the Dulles Airport Access Road.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for CPA 86-C-121-8
Oracle Corporation

DATE: 30 August 1999

The request to add two stories to an approved office building within the Reston Town Center area has been evaluated by Noel Kaplan of the Environment and Development Review Branch. No significant environmental issues were identified as a result of this evaluation.

BGD:NHK

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. 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 - 08; Oracle Corporation
Land Identification Map: 17 - 4 ((1)) 7A

DATE: July 26, 1999

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this department dated April 22, 1999.

The proposed application is a request to increase the height of the Phase II building from six to eight stories. This would not result in an increase in FAR over that originally approved. Therefore, provided all previous transportation commitments are carried forward, this department would not object to the approval of the subject application.

AKR/eg

cc: Michelle Brickner, Acting 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 Environmental Management.

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	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	UMTA	Urban Mass Transit Association
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HCD	Housing and Community Development	VPH	Vehicles per Hour
LOS	Level of Service	WMATA	Washington Metropolitan Area Transit Authority
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DOT	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch