



FAIRFAX COUNTY

APPLICATION FILED: February 26, 2001
PLANNING COMMISSION: June 27, 2001

V I R G I N I A

June 14, 2001

STAFF REPORT

APPLICATION CPA 1986-C-121-8-2

HUNTER MILL DISTRICT

APPLICANT: Oracle Corporation

PRESENT ZONING: PRC

PARCEL(S): 17-4 ((1)) 7A

ACREAGE: 22.24 Acres

FAR/DENSITY: 0.70

PLAN MAP: Residential Planned Community

PROPOSAL: Approval of a Conceptual Plan Amendment for an increase in the building height of the planned Phase III building from six stories to eight stories with a relocation of previously approved gross floor area from the Phase IV building to the Phase III building. The applicant also requests approval to increase the previously approved five level parking deck to six levels, with one level below grade.

STAFF RECOMMENDATIONS:

Staff recommends approval of CPA 1986-C-121-8-2 subject to the proposed notes in Appendix 1.

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 recommendation of staff; it does not reflect the position of the Planning Commission.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 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 APPLICATION

CPA 86-C-121-08-02

CPA 86-C-121-08-02
FILED 02/26/01

ORACLE CORPORATION
CONCEPTUAL PLAN AMENDMENT
PROPOSED: OFFICE

LOCATED:

APPROX. 22.24 ACRES OF LAND; DISTRICT - HUNTER MILL
NORTHEAST QUADRANT OF THE INTERSECTION OF THE
DULLES AIRPORT ACCESS ROAD AND RESTON PARKWAY; SOUTHSIDE
OF SUNSET HILLS ROAD

ZONING:

PRC

OVERLAY DISTRICTS(S):

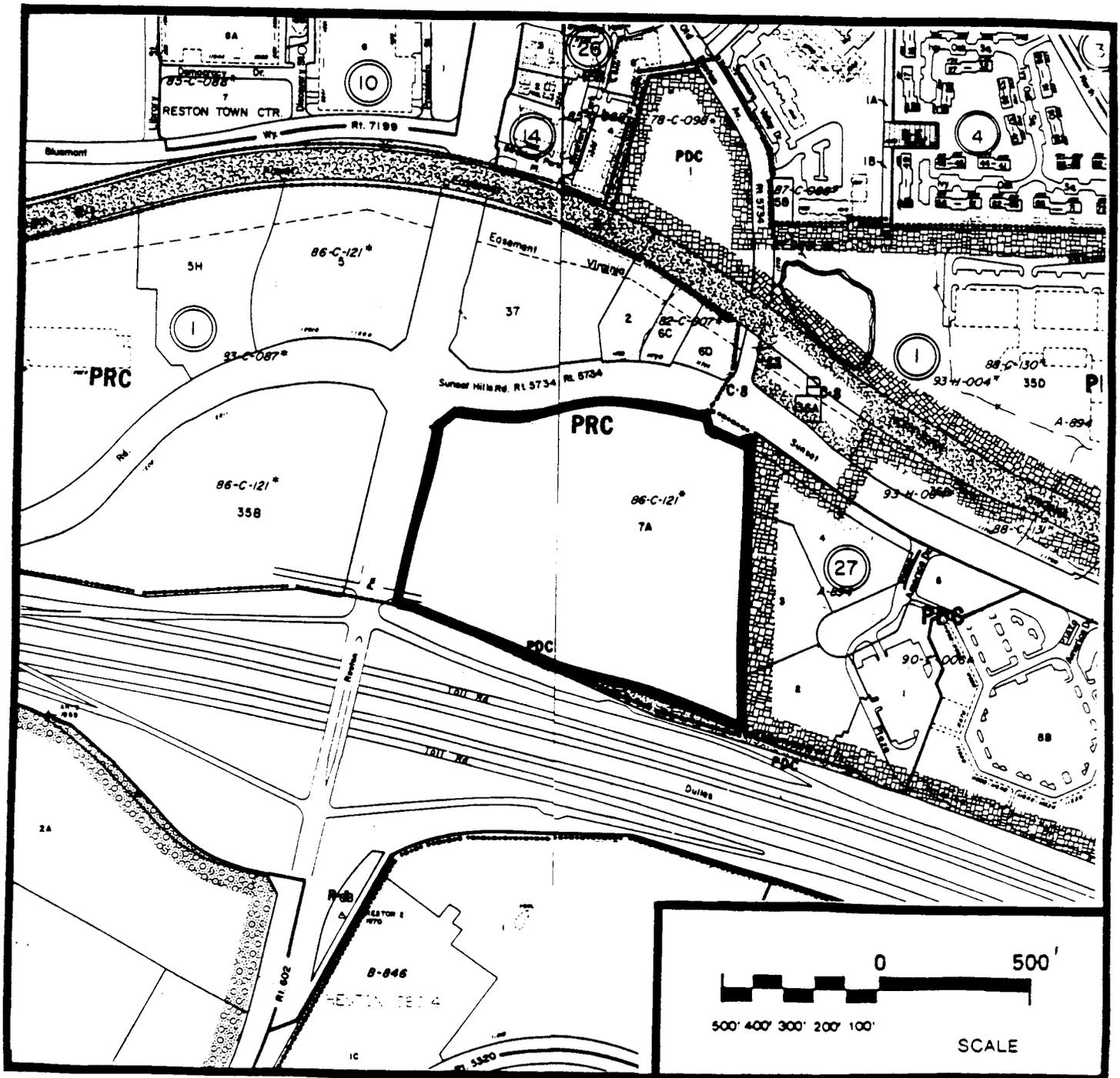
MAP REF 017-4((1))7A



CONCEPTUAL PLAN AMENDMENT APPLICATION

CPA 86-C-121-08-02

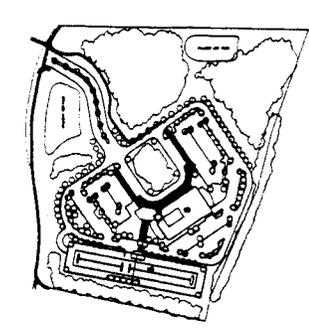
CPA 86-C-121-08-02 ORACLE CORPORATION
FILED 02/26/01 CONCEPTUAL PLAN AMENDMENT
PROPOSED: OFFICE
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LOCATED: NORTHEAST QUADRANT OF THE INTERSECTION OF THE
DULLES AIRPORT ACCESS ROAD AND RESTON PARKWAY; SOUTHSIDE
OF SUNSET HILLS ROAD
ZONING: PRC
OVERLAY DISTRICTS(S):
MAP REF 017-4((1))7A



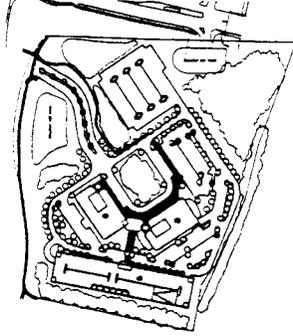
PROJECT TITLE
ORACLE
RESTON
 Section 95-2
 Reston, VA

DATE: 11/11/91
 DRAWN BY: J. M. ...
 CHECKED BY: ...

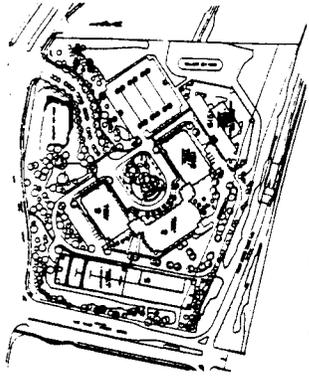
SCALE: 1" = 100'
 SHEET NO. CP-2
 OF 2



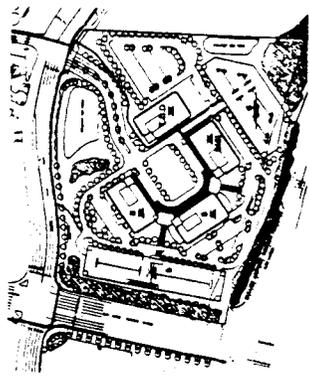
PHASE I



PHASE II



PHASE III



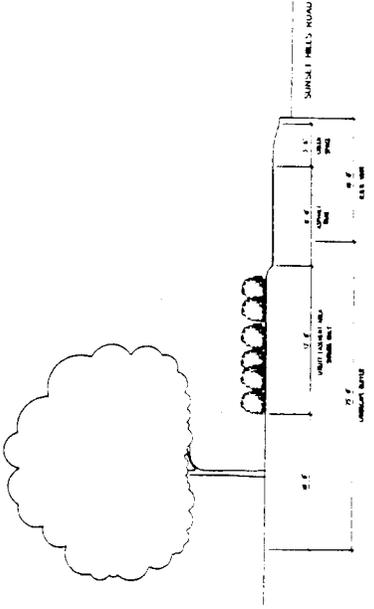
PHASE IV



VICINITY MAP



AERIAL VIEW



SECTION AT SUNSET HILLS ROAD

SCALE: 1" = 100'

SECTION FOR CLARIFICATION PURPOSES ONLY

1. The proposed development is located in the Reston area, which is a planned community with a mix of residential and commercial uses. The site is bounded by Sunset Hills Road to the north and ...

2. The proposed development consists of four phases, each with its own set of buildings and parking areas. The phases are designed to be developed sequentially over a period of several years.

3. The proposed development is designed to be compatible with the surrounding environment and to provide a high quality of life for the residents and workers who will be using the site.

4. The proposed development is designed to be flexible and adaptable to future changes in the site's use and needs. This will ensure that the site remains a valuable asset for the community for many years to come.

5. The proposed development is designed to be a model of sustainable development, with features such as energy-efficient buildings, water-saving fixtures, and a commitment to recycling and waste reduction.

6. The proposed development is designed to be a vibrant and active community, with a mix of building types and uses that will attract a diverse range of people and businesses.

7. The proposed development is designed to be a landmark addition to the Reston area, one that will enhance the community's reputation as a premier location for business and industry.

8. The proposed development is designed to be a model of responsible development, with a commitment to transparency and accountability throughout the entire process.

9. The proposed development is designed to be a model of innovation and leadership, one that will set the standard for future developments in the Reston area and beyond.

10. The proposed development is designed to be a model of partnership and collaboration, one that will bring together the best interests of all stakeholders and ensure a successful outcome for everyone.

11. The proposed development is designed to be a model of excellence and quality, one that will be recognized and appreciated by all who experience it.

12. The proposed development is designed to be a model of long-term value and investment, one that will provide a solid foundation for the community's future success.

13. The proposed development is designed to be a model of respect and care, one that will honor the land and the people who live and work there.

14. The proposed development is designed to be a model of hope and possibility, one that will inspire and motivate everyone to work together and create a better future for all.

15. The proposed development is designed to be a model of resilience and adaptability, one that will be able to withstand the challenges of the future and emerge stronger and more successful than ever.

16. The proposed development is designed to be a model of leadership and vision, one that will guide the community towards a bright and promising future.

17. The proposed development is designed to be a model of courage and determination, one that will overcome all obstacles and achieve the highest of goals.

18. The proposed development is designed to be a model of integrity and honesty, one that will be trusted and respected by all who know it.

19. The proposed development is designed to be a model of compassion and empathy, one that will care for the needs of everyone and create a sense of community and belonging.

20. The proposed development is designed to be a model of love and kindness, one that will bring joy and happiness to everyone and create a truly wonderful life for all.

21. The proposed development is designed to be a model of faith and trust, one that will rely on the power of God and the support of the community to achieve all things.

22. The proposed development is designed to be a model of hope and possibility, one that will inspire and motivate everyone to work together and create a better future for all.

23. The proposed development is designed to be a model of resilience and adaptability, one that will be able to withstand the challenges of the future and emerge stronger and more successful than ever.

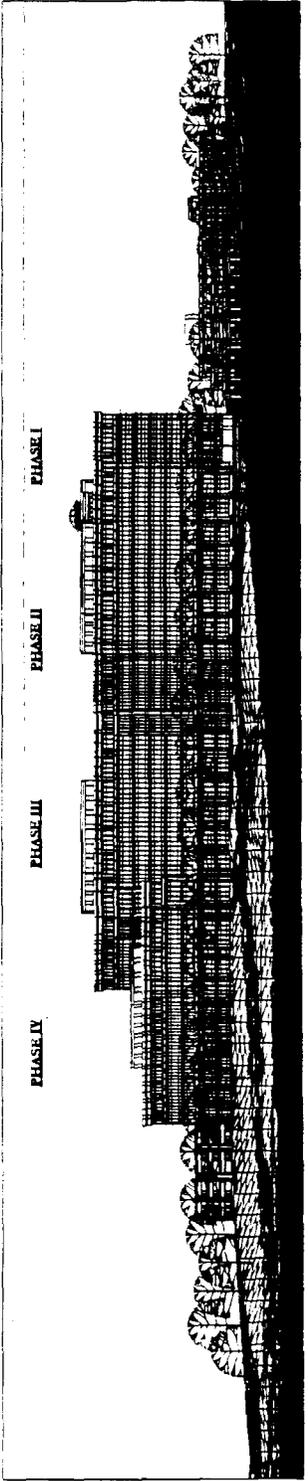
24. The proposed development is designed to be a model of leadership and vision, one that will guide the community towards a bright and promising future.

25. The proposed development is designed to be a model of courage and determination, one that will overcome all obstacles and achieve the highest of goals.

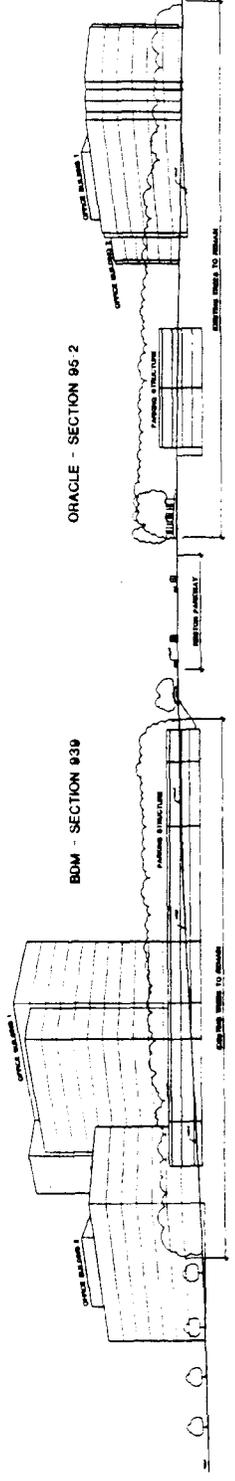
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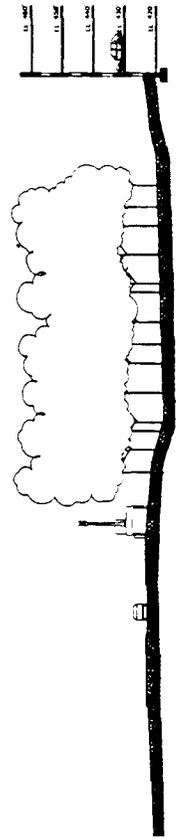
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C SUNSET HILLS ROAD SECTION
 1/200" = 1'-0"
 SECT. C DMAP



D SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMP
 1/200" = 1'-0"
 350-5502.dwg



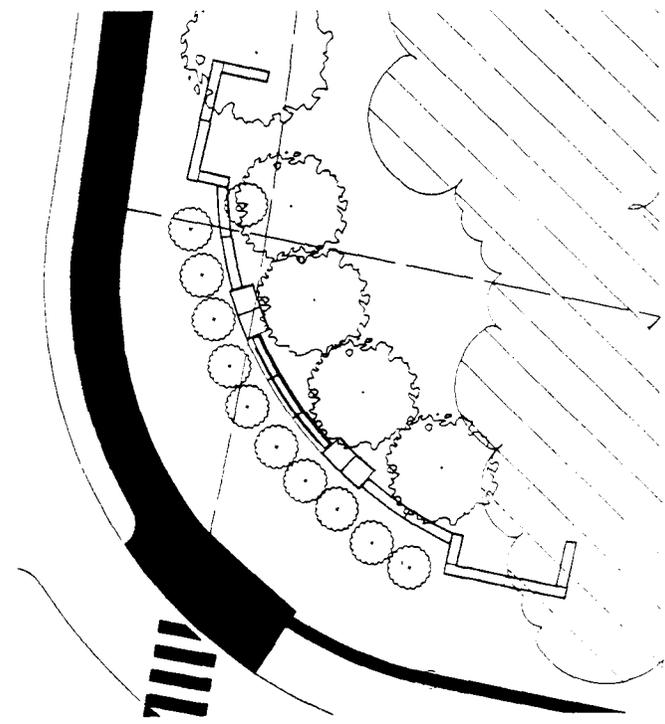
E SECTION THROUGH SIGNAGE AT INTERSECTION
 1/160" = 1'-0"
 350-5501.dwg



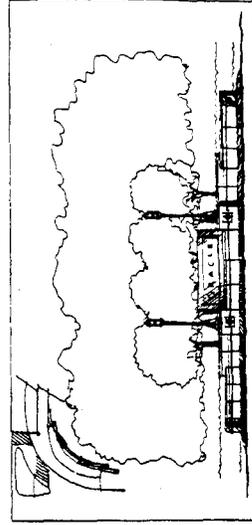
Reston Parkway looking toward Dulles Toll Road

1/17/89

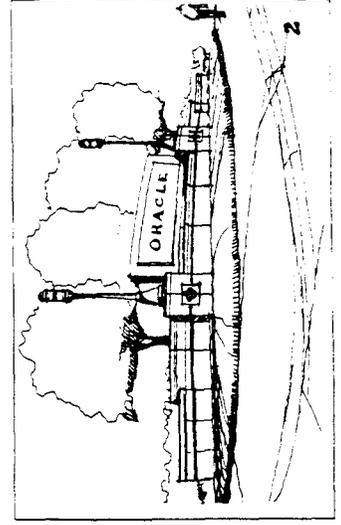
RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
1/8" = 1' 0"
3/8" = 10' 0" only



ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

2

DAVIS • CARTER • SCOTT
ARCHITECTS AND INTERIOR ARCHITECTS
101 Pennsylvania Drive, N.W., Suite 1100, Washington, D.C. 20001 • 202 487 2000
101 Pennsylvania Drive, N.W., Suite 1100, Washington, D.C. 20001 • 202 487 2000

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

REVISIONS
STAFF COMMENTS 1/17/89
DATE 1/17/89
STAFF COMMENTS 2/1/89
DATE 2/1/89
STAFF COMMENTS 2/1/89
DATE 2/1/89

PROJECT NO.
DATE
DRAWN BY
CHECKED BY

ORACLE SIGNAGE AND LANDSCAPE

CP-5
SHEET 1 OF 5

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ARCHITECTS AND INTERIOR ARCHITECTS

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REVISIONS
DATE
BY
REASON

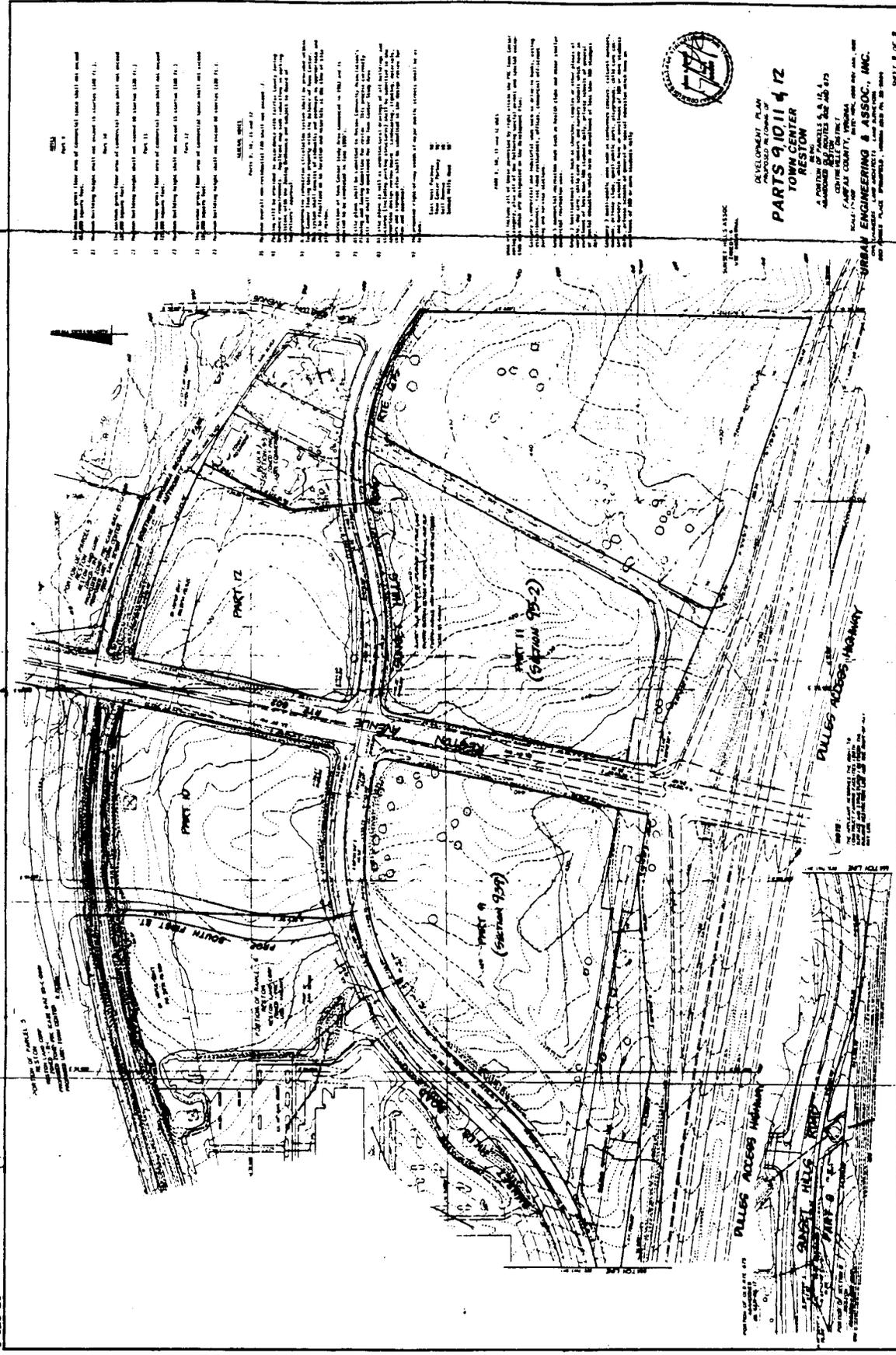
PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

DEVELOPMENT
PLAN

SCALE
DATE
DRAWN BY
CHECKED BY

PROJECT NUMBER
CP-7
SHEET 3 OF 7



- NOTES**
- 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - 2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
 - 4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE UNLESS OTHERWISE SPECIFIED.
 - 5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ROADS AND DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
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 - 30. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.

DEVELOPMENT PLAN
PROPOSED IN CONNECTION WITH
PARTS 9, 10, 11 & 12
TOWN CENTER
RESTON

A PORTION OF PARCELS 9, 10, 11, & 12
SECTION 95-2
RESTON, VA

DATE: 10/11/04
DRAWN BY: [Name]
CHECKED BY: [Name]

URBAN ENGINEERING & ASSOC., INC.
1000 MARKET PLACE, WASHINGTON, VA 20190
TEL: 703-441-1111
FAX: 703-441-1112

SHEET 3 OF 7
CP-7 (3) (REV. 04)



DAVIS • CARTER • SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 1875 International Center, Suite 1100, Alexandria, Virginia 22304 • 703.948.2800 • 202.462.2800
 1875 International Center, Suite 1100, Washington, D.C. 20007 • 202.462.2800 • 202.462.2800

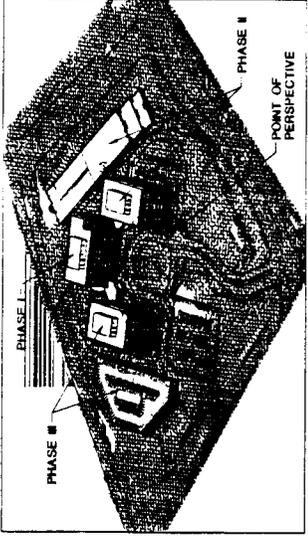
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 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: _____

PROJECT TITLE
ORACLE
 SECTION
Section 95-2
 Reston, VA

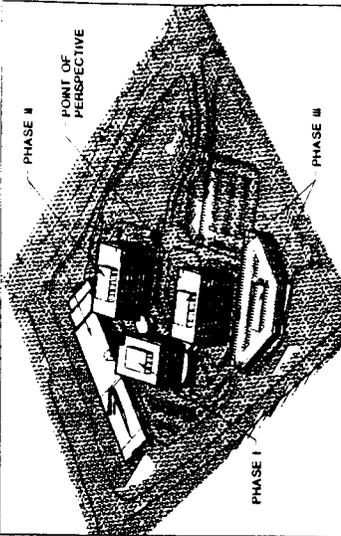
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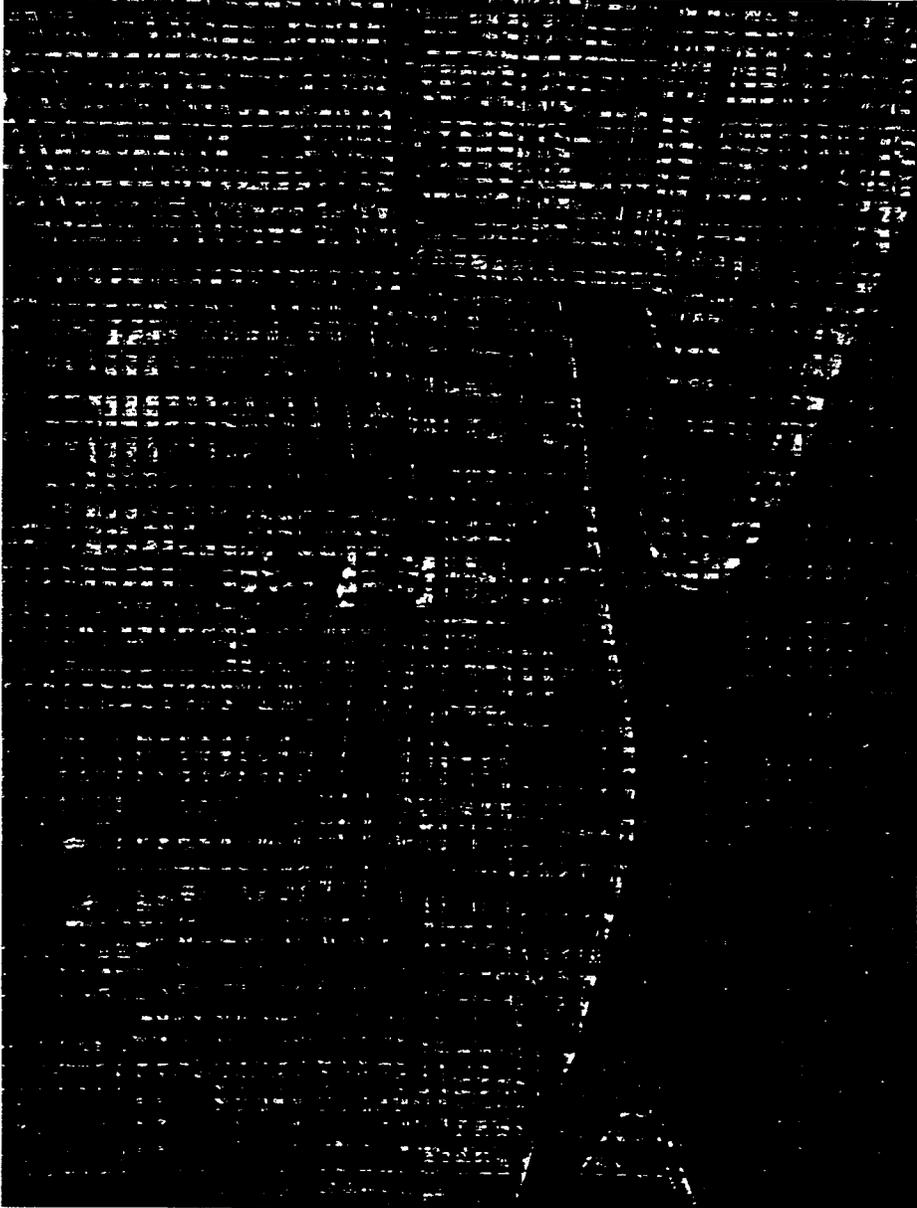
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: _____



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



PHASE III PERSPECTIVE
 (PLANTING NOT SHOWN)

KEY	PROPOSED PHASE I QUANTITY	EXISTING QUANTITY	DIFFERENCE	COMMON NAME	SIZE	REMARKS	10' IN. CANOPY SPACING (SQ. FT.)	10' IN. CANOPY TOTAL
SMALL DECIDUOUS TREES								
AL	18	(0)	(18)	MANARCHEL CAMARATUS	12' HT. 8" DBH	WHLI-STEMMED	100 SQ FT	9000 SQ FT
OC	7	(8)	(15)	LEUCUS CAMARATUS	12' HT. 8" DBH	WHLI-STEMMED	100 SQ FT	2400 SQ FT
CE	18	(0)	(18)	COMUS SPICATUS	7' CAL. 8" DBH	SPECIMEN	100 SQ FT	1800 SQ FT
WS	5	(8)	(13)	BRUNELLA SPERMATOPHYTES	14' HT. 8" DBH	WHLI-STEMMED	100 SQ FT	1500 SQ FT
MEDIUM DECIDUOUS TREES								
(M1)	3	(0)	(3)	BIELLA BIRCH	12' HT. 8" DBH	WHLI-STEMMED	50 SQ FT	1500 SQ FT
(M2)	7	(0)	(7)	BLACK OAK	7' CAL. 8" DBH	SPECIMEN	100 SQ FT	1800 SQ FT
(M3)	0	(0)	(0)	WHITE OAK	7' CAL. 8" DBH	SPECIMEN	100 SQ FT	1000 SQ FT
LARGE DECIDUOUS TREES								
(L1)	2	(0)	(2)	RED BAY	3" CAL. 10" DBH	SPECIMEN	250 SQ FT	8000 SQ FT
(L2)	0	(2)	(2)	FRAXINUS AMERICANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	12500 SQ FT
(L3)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	12750 SQ FT
(L4)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	4750 SQ FT
(L5)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	2350 SQ FT
(L6)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	2500 SQ FT
(L7)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	8000 SQ FT
(L8)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	10000 SQ FT
(L9)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	7500 SQ FT
SMALL EVERGREEN TREES								
(E1)	5	(0)	(5)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	1000 SQ FT
(E2)	0	(0)	(0)	ARJUNIA INDICA	8' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	200 SQ FT
(E3)	0	(0)	(0)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	750 SQ FT
(E4)	0	(0)	(0)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	750 SQ FT
SMALL EVERGREEN TREES								
(E5)	1	(0)	(1)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	750 SQ FT
(E6)	0	(0)	(0)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	1400 SQ FT
(E7)	0	(0)	(0)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	10250 SQ FT
(E8)	0	(0)	(0)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	10250 SQ FT

2 TREE COVER CALCULATIONS
 NOT TO SCALE

TOTAL PROPOSED TREE COVER: 97,880 SQ. FT.
 TOTAL EXISTING TREE COVER: 277,774 SQ. FT.
 TOTAL TREE COVER: 375,654 SQ. FT.

PROPOSED PHASE I & II BUILDING FOOTPRINT AREA (EXCLUDING GARAGE): 34,104 SQ. FT.
 PROPOSED PHASE I & II BUILDING EQUIPMENT AREA (EXCLUDING GARAGE): 27,556 SQ. FT.
 PROPOSED PHASE I & II BUILDING EQUIPMENT AREA (EXCLUDING GARAGE): 20,400 SQ. FT.
 PROPOSED PHASE I & II BUILDING EQUIPMENT AREA (EXCLUDING GARAGE): 180,000 SQ. FT.
 SUB-TOTAL EXEMPT AREAS: 107,160 SQ. FT.

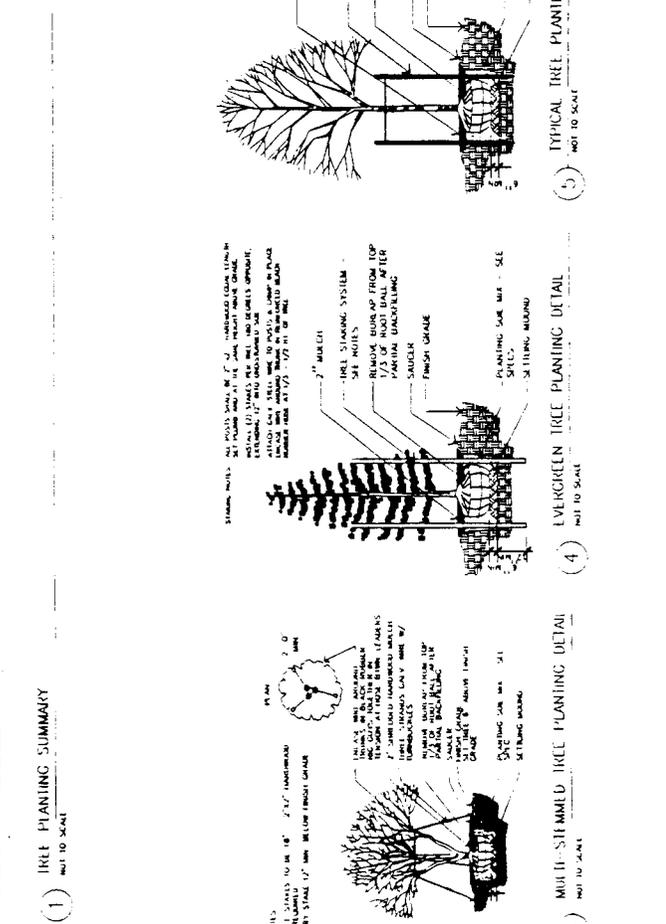
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 PROPOSED PHASE I & II BUILDING EQUIPMENT AREA (EXCLUDING GARAGE): 180,000 SQ. FT.
 SUB-TOTAL EXEMPT AREAS: 107,160 SQ. FT.

3 TREE PLANTING SUMMARY
 NOT TO SCALE

KEY	PROPOSED PHASE I QUANTITY	EXISTING QUANTITY	DIFFERENCE	COMMON NAME	SIZE	REMARKS	10' IN. CANOPY SPACING (SQ. FT.)	10' IN. CANOPY TOTAL
SMALL DECIDUOUS TREES								
AL	18	(0)	(18)	MANARCHEL CAMARATUS	12' HT. 8" DBH	WHLI-STEMMED	100 SQ FT	9000 SQ FT
OC	7	(8)	(15)	LEUCUS CAMARATUS	12' HT. 8" DBH	WHLI-STEMMED	100 SQ FT	2400 SQ FT
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(L2)	0	(2)	(2)	FRAXINUS AMERICANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	12500 SQ FT
(L3)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	12750 SQ FT
(L4)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	4750 SQ FT
(L5)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	2350 SQ FT
(L6)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	2500 SQ FT
(L7)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	8000 SQ FT
(L8)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	10000 SQ FT
(L9)	0	(0)	(0)	FRAXINUS VIRGINIANA	3" CAL. 8" DBH	SPECIMEN	250 SQ FT	7500 SQ FT
SMALL EVERGREEN TREES								
(E1)	5	(0)	(5)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	1000 SQ FT
(E2)	0	(0)	(0)	ARJUNIA INDICA	8' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	200 SQ FT
(E3)	0	(0)	(0)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	750 SQ FT
(E4)	0	(0)	(0)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	750 SQ FT
SMALL EVERGREEN TREES								
(E5)	1	(0)	(1)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	750 SQ FT
(E6)	0	(0)	(0)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	1400 SQ FT
(E7)	0	(0)	(0)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	10250 SQ FT
(E8)	0	(0)	(0)	ARJUNIA INDICA	10' HT. 8" DBH	TRAIL TO GROUND	50 SQ FT	10250 SQ FT



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

DESCRIPTION OF THE APPLICATION

Oracle Corporation, the applicant, is requesting approval of a Conceptual Plan Amendment for its corporate office complex 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-121-8-2 requests approval to increase the building height of the planned Phase III building from six stories, as shown on the approved Conceptual Plan, to a maximum of eight stories. The application also proposes to shift a portion of the previously approved gross floor area from the Phase IV building to the Phase III building. The Phase III building will contain 210,000 square feet of gross floor area, while the Phase IV building will be reduced to 112,000 square feet of gross floor area. The overall gross floor area of 725,000 square feet remains unchanged. The application also requests approval to increase the previously approved five level parking deck located in the southeast corner of the site to six levels, with one level below grade. No other changes to the approved Conceptual Plan are proposed with this application. The Conceptual Plan Amendment notes, affidavit and Statement of Justification are contained in Appendices 1, 2, and 3 respectively.

SURROUNDING AREA DESCRIPTION:

CPA 1986-C-121-8-2			
Direction	Use	Zoning	Plan
North (across Sunset Hills Road)	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

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 1986-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 that 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 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 1986-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 Appendix 4.

The approved Development Plan (DP) for the Oracle Development is designated as Part 11 of RZ 1986-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 1986-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, and the Phase II building is currently under construction. A copy of the approved Conceptual Plan and Plan Notes are presented as Appendix 5.

On September 15, 1999 the Planning Commission approved a Conceptual Plan Amendment, CPA 1986-C-121-8, which amended CP 1986-C-121-8 to increase the height of the Phase II building from six to eight stories. No other changes to the approved Conceptual Plan were made with this application. A copy of the approved Conceptual Plan Amendment and Plan Notes are presented as Appendix 6. 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, 10, 11 and 12, with an overall FAR of 0.70.

COMPREHENSIVE PLAN PROVISIONS (Appendix 7)

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.

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

ANALYSIS

Description of the Conceptual Plan Amendment (CPA)

Title of CPA: Oracle, Reston, Section 95-2
Prepared by: Davis, Carter, Scott, Ltd.
Original and Revised Dates: February 3, 1999 and April 25, 2001

The applicant has resubmitted the previously approved CPA, which consists of nine (9) sheets with revisions to reflect the current application request. Sheet 1 has been revised to reflect the increase in building height for the Phase III building from six to eight stories and the reallocation of gross floor area between Phase III and Phase IV. Sheet 1 also depicts the proposed increase in the southernmost parking deck from five to six levels with one level below grade. Sheet 2 reflects the revised Plan Notes and changes to the Phase III building with a temporary surface parking lot located behind the proposed Phase IV 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.

The existing surface parking lot on the eastern portion of the site is temporary, and is positioned in the approximate location of the future Phase IV building. At such time when the complex is completely built out, the applicant will remove the temporary eastern surface parking lot in accordance with the approved Concept Plan, and reconstruct a permanent eastern surface lot with one hundred eighty spaces to the east of the existing temporary lot.

Conformance With Proffers & Development Plan

The approved development plan for Part 11 of RZ 1986-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 as well as the amendment approved in 1999 were deemed in conformance with the approved Development Plan for Part 11 of RZ 1986-C-121.

In addition, as stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 1986-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 Amendment, with the Plan Notes, satisfactorily addressed the elements that are required. Changes to the previously approved Conceptual Plan Amendment include a request to increase the building height for the Phase III building from six to eight stories that includes a reallocation of gross floor area from the Phase IV building to the Phase III building. The proposal also includes a request to increase the southernmost parking deck from five to six levels with one level below grade. An analysis of the merits of this request is discussed in the Staff Analysis set forth below.

STAFF ANALYSIS

Land Use Analysis (Appendix 7)

The proposed increase in height of the Phase III building and the reallocation of gross floor area from the Phase IV building to the Phase III building is in conformance with the use and intensity recommendations for the site. There are not significant design or compatibility issues associated with this conceptual plan.

However, staff is concerned with the amount of surface parking located on site given the request to add a sixth level to the proposed parking deck. The site, with the additional deck will be over parked by four hundred twenty four (424) spaces when the site is completely built out. Required parking for this use is 2.6 spaces per one thousand square feet of gross floor area. The applicant is providing based on the buildout of the site 3.1 spaces per one thousand square feet of gross floor area. While the additional parking for the site that is being requested is not excessive, it would be desirable for the applicant to consider reducing the ultimate size of the eastern surface parking lot shown on the Conceptual Plan. This would permit more tree preservation on site and provide additional open space.

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

Environmental Analysis (Appendix 8)

The Environmental Branch of the Planning Division does not believe the proposed amendment will have significant environmental consequences as there will not be an increase in the amount of impervious surface on site.

Staff does however encourage the applicant to reduce the ultimate size of the surface parking lot in the southeastern corner of the site to preserve more of the existing vegetation .

Transportation Analysis (Appendix 9)

Staff with the Virginia Department of Transportation requested the applicant conduct a study to determine the necessity of installing dual left turn lanes at the intersection of Sunset Hills Road and Oracle Way into the Oracle site. The applicant conducted the study and determined that the number of vehicles that currently use the existing left turn lane does not meet the threshold required to install a dual left turn on site as stated by VDOT's Road Design Manual. The applicant also projected that the number of vehicles using the left turn when the facility is completely constructed will be below the threshold to require dual left turn lanes. The analysis submitted by the applicant is contained within Appendix 9. Staff with the County Department of Transportation (DOT) believe that the applicant's proposal to shift gross floor area and increase building height would not create any significant additional impacts on the transportation system.

Public Facilities Analysis

No public facilities issues have been identified with this application.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

CPA 1986-C-121-8-2, Oracle Corporation, proposes to revise the approved Conceptual Plan to increase the Phase III building height from six to eight stories, a reallocation of gross floor area, and to increase the southernmost parking deck from five to six levels. No increase in FAR or changes to site layout are proposed with this Conceptual 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 1986-C-121-8-2, subject to the revised Plan dated April 25, 2001, Notes dated February 15, 2001.

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.

APPENDICES

1. Proposed Conceptual Plan Amendment Notes
2. Affidavit
3. Statement of Justification
4. Excerpt from Approved Proffers for RZ 1986-C-121
5. Approved Conceptual Plan and Notes for CP 1986-C-121-8
6. Approved Conceptual Plan and Notes for CPA 1986-C-121-8
7. Plan Citations and Land Use Analysis
8. Environmental Analysis
9. Transportation Analysis
10. Glossary of Terms

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

April 25, 2001

The Applicant reaffirms the Notes dated February 14, 1997 and the Notes dated August 27, 1999, 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 April 25, 2001 prepared by Davis-Carter-Scott; subject, however, to the notes dated February 14, 1997 and August 27, 1999 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. UBS Lease Finance LLC ("UBS") is the owner of the property. Oracle Corporation ("Oracle") is the lessee of the property and shall hereinafter be referred to as the "Applicant".

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	200,000	August, 2001
Phase III	203,000	August, 2004
<u>Phase IV</u>	<u>112,000</u>	August, 2007
Total Not to Exceed	725,000	

SITE DESIGN

37. The maximum height of the parking structures shall be five (5) levels above-grade. The parking structures will be constructed both above and below grade, as generally depicted on this

Town Center Concept Plan (Sheets 1-4).

**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.

**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 Public Works and 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>	August, 2007
	725,000	

9. The Applicant reserves the right to modify the final size, order and timing of the opening of each building, as dictated by Oracle and its business needs. Applicant reserves the right to vary the timing and implementation of structured parking, as needed. Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking or 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 an 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, 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 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/pr RGP (rough grading plan) prior to final approval of the Sunset Hills Road improvement plan.
24. The Applicant shall have the 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 soften the structures' 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 will 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 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 connection(s) on its site to said mass transit facilities.

TOWN CENTER CONCEPT PLAN AMENDMENTS

- 41. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezoning 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</u> <u>REQUIRED</u>	<u>PROPOSED</u>
MIN. LOT AREA	NONE	987,941 SF 22.68 AC

YARD REQUIREMENTS:

	<u>PRC</u> <u>REQUIRED</u>	<u>PROPOSED</u>
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.

REZONING AFFIDAVIT

DATE: FEBRUARY 15, 2001
(enter date affidavit is notarized)

2001-38

for Application No(s): CPA 86-C-121-8-2
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.
EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

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

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

WITNESS the following signature:

(check one) [] Applicant [X] Applicant's Authorized Agent
John J. Bellaschi, Applicant's Agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 15th day of FEBRUARY, 2001, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Patricia W. Young
Notary Public

My commission expires: DECEMBER 31, 2002

Rezoning Attachment to Par. 1(c)

DATE: FEBRUARY 15, 2001
(enter date affidavit is notarized)

2001-38

for Application No(s): CPA 86-C-121-8-2
(enter County-assigned application number(s))

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

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, Virginia 22102

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

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

- Russell, Deborah M.
Rust, Dana L.
Sable, Robert G.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Scruggs, George L., Jr.
Shelley, Patrick M.
Skinner, Halcyon E.
Slaughter, Alexander H.
Slone, Daniel K.
Smith, James C.
Smith, R. Gordon
Sooy, Kathleen Taylor
Spahn, Thomas E
Stone, Jacquelyn E.
Story, J. Cameron, III
Strickland, William J.
Stroud, Robert E.
Summers, W. Dennis
Swartz, Charles R.
Swindell, Gary W.
Tashjian-Brown, Eva S.
Taylor, D. Brooke
Terry, David L.
Thornhill, James A.
Van der Mersch, Xavier
Waddell, William R.
Walsh, James H.
Watts, Stephen H., II
Wells, David M.
Whitt-Sellers, Jane R.
Whittemore, Anne M.
Williams, Stephen E.
Williamson, Mark D.
Wilson, Ernest
Whitham, C. Lamont
Whitham, Michael E.
Wood, R. Craig
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zirkle, Warren E.

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

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

Rezoning Attachment to Par. 1(c)

DATE: FEBRUARY 15, 2001
(enter date affidavit is notarized)

For Application No(s): CPA 86-C-121-8-2
(enter County-assigned application number(s))

2001-38

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

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, Virginia 22102

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

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

- List of names and titles of partners including Fennebresque, John C., Fifer, Carson Lee, Jr., Fleming, Michael D., France, Bonnie M., Franklin, Stanley M., Getchell, E. Duncan, Jr., Gieg, William F., Giguere, Michael J., Gillece, James P., Jr., Glassman, M. Melissa, Goodall, Larry M., Gordon, Alan B., Grandis, Leslie A., Grimm, W. Kirk, Hampton, Glenn W., Harmon, T. Craig, Hay, Jeffrey S., Heberton, George H., Isaf, Fred T., Johnston, Barbara Christie, Kane, Richard F., Katsantonis, Joanne, Keefe, Kenneth M., Jr., King, Donald E., King, William H., Jr., Kittrell, Steven D., Krueger, Kurt J., La Frata, Mark J., Lawrie, Jr., Henry deVos, Lindquist, Kurt E., II, Little, Nancy R., Mack, Curtis L., Marshall, Gary S., Martin, George K., McArver, R. Dennis, McCallum, Steve C., McElligott, James P., Jr., McFarland, Robert W., McGee, Gary C., McGonigle, Thomas J., McMenamin, Joseph P., Melson, David E., Menges, Charles L., Menson, Richard L., Michels, John J., Milton, Christine R., Nunn, Daniel B. Jr., O'Grady, Clive R. G., O'Grady, John B., Oakey, David N., Page, Rosewell, III, Pankey, David H., Pollard, John O., Price, James H., III, Pusateri, David P., Richardson, David L., II, Robertson, David W., Robinson, Stephen W., Rohman, Thomas P., Rogers, Marvin L., Rooney, Lee Ann, Rosen, Greg M.

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

Rezoning Attachment to Par. 1(c)

DATE: FEBRUARY 15, 2001
(enter date affidavit is notarized)

for Application No(s): CPA 86-C-121-8-2
(enter County-assigned application number(s))

2001-38

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

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, Virginia 22102

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

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

Equity Partners of McGuireWoods LLP

- Adams, Michael; Adams, Robert T.; Ames, W. Allen, Jr.; Anderson, Arthur E., II; Anderson, Donald D.; Armstrong, C. Torrence; Atkinson, Frank B.; Aucutt, Ronald D.; Bagley, Terrence M.; Barr, John S.; Bates, John W., III; Belcher, Dennis I.; Boland, J. William; Bracey, Lucius H., Jr.; Broaddus, William G.; Brown, Thomas C., Jr.; Burke, John W., III; Burkholder, Evan A; Burrus, Robert L., Jr.; Busch, Stephen D.; Cabaniss, Thomas E.; Cairns, Scott S.; Capwell, Jeffrey R.; Carter, Joseph C., III; Cogbill, John V., III; Courson, Gardner G.; Cranfill, William T., Jr.; Cullen, Richard; Dabney, H. Slayton, Jr.; Deem, William W.; Den Hartog, Grace R.; Douglass, W. Birch, III; Dudley, Waller T.; Dyke, James Webster, Jr.; Earl, Marshall H., Jr.; Edwards, Elizabeth F.; Evans, David E.; Feller, Howard

(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.

Re zoning Attachment to Par 1(b)

DATE: FEBRUARY 15, 2001
(enter date affidavit is notarized)

2001-38

for Application No(s): CPA 80-C-121-8-2
(enter County-assigned application number(s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Barry B. Smith J. Edgar Sears Brian P. Sears

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

J. Edgar Sears, President, Treasurer
Barry B. Smith, Vice President & Secretary

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

Davis-Carter-Scott 1676 International Drive
Suite 500
McLean, A 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Douglas N. Carter
Lena I. Scott

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

Douglas N. Carter, President
Lena I. Scott, Vice President

(check if applicable)

[X] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Town Center Concept Plan Amendment
Rezoning Attachment to Par. 1(b)

DATE: FEBRUARY 15, 2001
(enter date affidavit is notarized)

for Application No(s): CPA 80-C-121-8-2 2001-38
(enter County-assigned application number(s))

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

UBS Lease Finance L.L.C.
c/o Oracle Corporation
P.O. Box 5211
Belmont, CA 94002

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

Marcel Ospel, CFO
Stephan Haeringer, President UBS Switzerland
John Costas, President UBS Warburg

Luqman Arnold, CFO
Peter Wuffli, President Asset Management
Bruce Lange, Sr., Vice President & Corporate Treasurer
Oracle Corporation

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

Spaulding & Slye LLC
1717 Pennsylvania Avenue, N.W.
Suite 1000
Washington, D.C. 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

James B. Korman, Chief Executive Officer
David A. Meskey, Chief Financial Officer
Paul D. Potash, Treasurer

(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 AFFIDAVIT

DATE: FEBRUARY 15, 2001
(enter date affidavit is notarized)

2001-38

for Application No(s): CPA 80-C-121-8-2
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

Oracle Corporation
P.O. Box 5211
Belmont, CA 94002

DESCRIPTION OF CORPORATION: (check one statement)

[] There are 10 or less shareholders, and all of the shareholders are listed below.

[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[X] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

President, Lawrence J. Ellison, Chairman, CEO	Secretary, Jeffrey O. Henley, Director, CFO, Exec. VP	Donald L. Lucas, Director
Michael J. Boskin, Director	Jack F. Kemp, Director	Jeffrey Berg, Director
Richard A. McGinn, Director	Kay Koplovitz, Director	Safra Catz, Exec. VP
Serio Giacometto, Exec. VP	Jay Nussbaum, Exec. VP	George Roberts, Exec. VP
Charles Rozwat, Exec. VP	Edward Sanderson, Exec. VP	Derek Williams, Exec. VP
Ronald Wohl, Exec. VP	Jennifer Minton, Sr., VP, Corporate Controller	
Bruce M. Lange, Sr. VP, Corp. Treas.	Deborah A. Lange, Sr. VP, Taxation	Susan Hafleigh, Asst. Treas.
Matthew Ng, Asst. General Counsel & Asst. Secty.		

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

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

DATE: FEBRUARY 15, 2001
(enter date affidavit is notarized)

2001-38

for Application No(s): CPA 80-C-121-8-2
(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 Numbers(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
McGuireWoods LLP Agents: John J. Bellaschi, Esquire Gregory A. Riegle, Esquire Molly E. Harbin, Planner	1750 Tysons Boulevard Suite 1800 McLean, VA 22102	Agents/Attorneys/ Planner for Applicant
Spaulding & Slye Colliers Incorporated Agent: Reeder B. Holiman Mark R. Albard	1717 Pennsylvania Avenue, N.W. Suite 1000 Washington, D.C. 20006	Agents for Applicant

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

REZONING AFFIDAVIT

DATE: FEBRUARY 15, 2001
(enter date affidavit is notarized)

John J. Bellaschi, Esquire, Agent for Applicant

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

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

2001 - 38

in Application No(s): CPA 86-C-121-8-2
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Oracle Corporation, UBS Lease Finance L.L.C., Urban Engineering & Associates, and Davis-Carter-Scott.

(check if applicable) [X] There are more relationships to be listed and Par. (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).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

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

RECEIVED
FEB 16 2001

February 15, 2001

ZONING EVALUATION DIVISION

I. INTRODUCTION AND OVERVIEW

Oracle Corporation (the "Applicant" or "Oracle") is proposing to amend the Town Center Concept Plan (the "Proposed Amendment") for the Reston headquarters site (the "Site") to merely shift a portion of the previously approved square footage of the Phase IV building (the "Phase IV Building") to the Phase III building (the "Phase III Building"). The total building square footage on the Site will remain the same. This shift of square footage from the Phase IV Building to the Phase III Building will result in an increase in the height of the Phase III Building from six (6) to eight (8) stories. The Proposed Amendment also clarifies that the approved but not constructed five-level parking structure may include a sixth level below grade.

The Site is approved for a four-building office campus containing up to 725,000 sq. ft. The Site encompasses 22.24 acres and is identified as Fairfax County Tax Map Reference 17-4 ((1)), Parcel 7A. The Site 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 Site is zoned PRC-Town Center.

II. PROPOSED AMENDMENT

The Phase I building (the "Phase I Building") is completed and occupied by Oracle. The Phase II building (the "Phase II Building") is currently under construction.

In the Proposed Amendment, Oracle seeks to shift a portion of the previously approved square footage of the Phase IV Building to the Phase III Building in order to accommodate jobs that will be moving to the Reston Site from Oracle's operations in Bethesda, Columbia, Tysons Corner, and Herndon. These jobs will more than fill up the previously approved Phase III Building but do not generate a need for the construction of the Phase IV Building yet. Therefore, the shift in previously approved square footage from the Phase IV Building to the Phase III Building is necessary at this time.

This shift of square footage from the Phase IV Building to the Phase III Building will result in an increase in the height of the Phase III Building from six (6) to eight (8) stories. Consequently, the Phase III Building shown in the Proposed Amendment will complement the Phase I Building and the Phase II Building, which also are both eight (8) stories. The Reston Design Review Board already has approved the Proposed Amendment.

The Proposed Amendment also clarifies that the approved but not constructed five-level parking structure may include a sixth level below grade. This sixth level below grade allows for a shift of some of the parking spaces from the other previously approved parking structure to the parking structure directly adjacent to the Phase III Building. As a result, the sixth level below grade will permit employees who fill these new jobs in the Phase III Building to park directly next to the building in which they work.

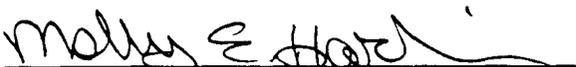
The other aspects of the approved Town Center Concept Plan remain unchanged, including the total square footage for the project (725,000 s.f.) and the number and lay-out of the office buildings. The landscaping and plaza features, pedestrian circulation and road improvements also remain unchanged.

III. CONCLUSION

For the reasons mentioned above, Oracle respectfully requests the support of Fairfax County for the Proposed Amendment.

Respectfully submitted,

McGuireWoods LLP

By: 
Molly E. Harbin, Land Use Planner, Agent for Applicant

D. DEVELOPMENT PLAN FOR RZ 86-C-121

1. Property B will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission a preliminary site plan to DEM for any part of Property B (144.64 ac 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 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



COMMONWEALTH OF VIRGINIA APPENDIX 5
COUNTY OF FAIRFAX

Suzanne F. Harrel, 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
SUITE 330
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA 22035-0042

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

Walter L. Alcorn
Carl A. S. Coan, Jr.
Judith W. Dorester
Janet B. Hall
John W. Hunter
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



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

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

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

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

Walter L. Alcorn
Carl A. S. Coan, Jr.
Judith W. Downer
Janet R. Hall
John B. Kelso
Ronald W. Koch
John M. Palatiello
Laune Frost Wilson

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

September 17, 1999

Antonio J. Calabrese, Esquire
McGuire, Woods, Battle & Boothe
1750 Tysons Blvd., Suite 1800
McLean, VA 22102

Dear Mr. Calabrese:

This will serve as your record of the Planning Commission's action on CPA-86-C-121-8, an application by Oracle Corporation to increase the building height of the Phase II building from six to eight stories at Reston Town Center. On Wednesday, September 15, 1999, the Planning Commission voted unanimously (Commissioner Wilson not present for the vote; Commissioners Alcorn, Coan, Downer and Kelso absent from the meeting) to approve CP-86-C-121-8.

For your information, I have also 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, Staff Coordinator, DPZ
September 15, 1999 Date File
Y-2 File

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.

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Planning Analysis for: CPA 86-C-121-8-2
Oracle Corporation

DATE: 22 May 2001

This memorandum includes citations from the Comprehensive Plan that list and explain land use and design policies for this property and the application dated February 16, 2001. The application requests an amendment to a conceptual plan. Approval of this application would result in a floor area ratio (FAR) of .70.

CHARACTER OF THE SURROUNDING AREA:

<u>Direction</u>	<u>Use</u>	<u>Plan</u>	<u>Zoning</u>
North	apartment buildings and retail uses	Residential Planned Community	PRC
South	retail uses, hotel and office buildings	Residential Planned Community	PRC
East	office buildings and shopping center	Residential Planned Community	PDC
West	office buildings	Residential Planned Community	PRC

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 Comprehensive Plan:

LANDSCAPING

- II 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.

- II.A. 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.

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-121-8-2
Oracle Corporation

DATE: 22 May 2001

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the revised development plan dated February 16, 2001. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On pages 86 through 87 of the 1990 Policy Plan as amended through October 30, 2000, under the heading "Water Quality", the Comprehensive Plan states:

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources.
Protect and restore the integrity of streams in Fairfax County.**

Policy e. ... Minimization and phasing of clearing and grading are the preferred means of limiting erosion during construction."

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Environmental Resources", the Comprehensive Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in

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

PLANNING ANALYSIS:

The application and development plan have been evaluated according to 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 returning the temporary parking area to functional open space in the eastern portion of the site.

BGD: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-121-08-02; Oracle Corporation
Traffic Zone: 1714
Land Identification Map: 17-4 ((1)) 7A

DATE: April 30, 2001

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this department on February 16, 2001.

The proposal is a request to shift a portion of the previously approved square footage of the Phase IV building to the Phase III building (with no increase in overall total site square footage). This 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

landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

Objective 11: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices..."

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Water Quality Protection/Reduction of Impervious Surface

Issue:

The subject property is a 22.24-acre site located within the County's Chesapeake Bay watershed as well as within the County's Difficult Run Watershed specifically. The subject property is approved for a phased office development located on the southeast corner of Reston Parkway and Sunset Hills Road. This amendment seeks to shift a portion of the square footage from one phase to another phase. This request is not anticipated to have significant environmental consequences because no overall increase in impervious surface is requested. However, the surface parking lot located south of Sunset Hills Road in the northeast corner of the property adjacent to the phase 4 structure was previously approved as a temporary parking area.

Resolution:

The applicant is encouraged to eliminate the impervious surface of this existing, temporary parking lot and replace it with a passive open space amenity for the use of the employees of the complex.

TRAILS PLAN:

The Trails Plan depicts a bicycle trail on the west side of the Reston Parkway opposite the subject property. However, at the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements, if any, may apply to the subject property.

BGD: MAW



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

March 21, 2001

Ms. Barbara A. Byron
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: CPA 86-C-121-08-02, Oracle
Tax Map No.: 017-4 ((1)) 7A

Dear Ms. Byron,

This office has reviewed the town center concept plan relative to conceptual plan amendment application 86-C-121-08-02 and offers the following comments.

The application has been filed to shift a portion of Phase IV Building to Phase II Building.

This office recommends the signalized intersection along Sunset Hills Road be monitored, as proffered, with a traffic analysis to determine if and when dual left turns are needed along Sunset Hills Road.

For additional information please contact this office.

Sincerely,

A handwritten signature in cursive script, reading "Noreen H. Maloney".

Noreen H. Maloney
Transportation Engineer

cc: Mr. R. L. Moore

MEMORANDUM

TO: Jack Suchland, Oracle (Fax: 703/364-3054)

FROM: Robin L. Antonucci, Wells & Associates
Kevin R. Fellin, Wells & Associates

SUBJECT: CPA 86-C-121-08-02, Oracle
Fairfax County, Virginia

REFERENCE: Letter to Barbara A. Byron (Fairfax County
Department of Planning and Zoning) from Noreen H.
Maloney (Virginia Department of Transportation)
dated March 21, 2001.

DATE: May 9, 2001

INTRODUCTION

The purpose of this memorandum is to respond to an issue raised by the Virginia Department of Transportation (VDOT) during the course of reviewing the subject town center concept plan amendment for the Oracle site. As requested by Ms. Maloney, in her letter to Barbara A. Byron, Wells & Associates has completed an evaluation of westbound left-turn movements on Sunset Hills Road at Oracle Way. Specifically, we assessed if and when dual left-turns would be needed on Sunset Hills Road at Oracle Way into the Oracle site.

The 22.24-acre Oracle site was approved for development of a four-building office campus totaling up to 725,000 gross square feet (GSF). Access to the Oracle site is provided via a single, full movement entrance on Sunset Hills Road opposite Old Reston Avenue, referred to as Oracle Way. The intersection of Old Reston Avenue/Sunset Hills Road/Oracle Way is currently controlled by a signal.

The pending town center concept plan amendment application for the Oracle site was submitted to merely shift a portion of the previously approved square footage of the Phase IV building to the Phase III building. No increase over the previously approved 725,000 GSF overall total is proposed with the application.

ANALYSIS

In order to assess the need for enhanced left-turn access, traffic count data was collected by Wells & Associates at the intersection of Old Reston Avenue/Sunset Hills Road/Oracle Way on Tuesday, May 1, 2001. The counts were conducted between the hours of 6:00 and 9:00 AM and 4:00 to 7:00 PM and form the basis of our analysis.

Our counts revealed that only 32 vehicles turned left from Sunset Hills Road onto Oracle Way into the Oracle Site during the AM peak hour and only 5 vehicles made that turn during the PM peak hour. According to VDOT's Road Design Manual, dual left-turn lanes (DLTL's) "...shall be considered when left-turn demand exceeds 300 vph, and are desirable where peak left-turn movements exceed 350 vph." Therefore, dual left-turn lanes from Sunset Hills Road at Oracle Way into the Oracle Site clearly are not required at this time.

Furthermore, we conclude that such dual left-turn lanes will not be required by VDOT's Road Design Manual at any phase of development of the approved square footage for the Oracle site. Our calculations indicate that even when the Oracle site is fully developed at the entire approved square footage of 725,000 square feet, only 128 vehicles will turn left from Sunset Hills Road onto Oracle Way into the Oracle Site during the AM peak hour and only 33 vehicles will make that turn during the PM peak hour.¹ Again, these levels fall far short of the 300 vph/350 vph threshold established by VDOT's Road Design Manual that would require dual left-turn lanes.

¹ Phase IV-725,000 gsf	<u>ITE Code</u>	<u>Size</u>	<u>Units</u>	<u>AM Peak Hour In</u>	<u>PM Peak Hour In</u>
General Office (Bld. 1&2)	710	410,000	GSF	563	104
General Office (Bld. 3&4)	710	315,000	GSF	432	80
Existing Site Traffic	Existing	210,000	GSF	(253)	(28)
Total Trips				742	156

AM Peak Hour In Via Left-Turn = $742 \times .13$ (exist. % of ins via left-turn) = $96 + 32$ (exist. ins via left-turn) = 128

PM Peak Hour In Via Left-Turn = $156 \times .18$ (exist. % of ins via left-turn) = $28 + 5$ (exist. ins via left-turn) = 33

Notes:

1. Traffic estimates based on Trip Generation, Sixth Edition, The Institute of Transportation Engineers.
2. Building 1 = 210,000 sf.; Building 2 = 200,000 sf.; Building 3 = 203,000 sf.; Building 4 = 112,000 sf.
3. AM/PM Peak Hours above are for Weekdays.
4. Existing AM Peak Hour Ins Via Left-Turn of 32/ Existing AM Peak Hour Ins Total of 253 = .13.
5. Existing PM Peak Hour Ins Via Left Turn of 5/Existing PM Peak Hour Ins Total of 28 = .18.

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		