FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

October 20, 1999

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

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

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

SUBJECT: Staff Analysis of Conceptual Plans CP 86-C-119-2 and CP 86-C-121-11 Westerra Reston, L.L.C.

INTRODUCTION

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

DESCRIPTION OF THE APPLICATION

Westerra Reston L.L.C., the applicant, is requesting approval of two Conceptual Plans for office development on a total of 11.25 acres zoned PRC, located in the northwest quadrant of the intersection of Reston Parkway and Sunset Hills Road. CP 86-C-121-11 comprises 6.42 acres of the total 11.25 acres and is further identified as Reston Section 93, Block 4 and located at Tax Map 17-3 ((1)) 5 pt. CP 86-C-119-2 comprises 4.83 acres of the total 11.25 acres and is further identified as Reston Section 93, Block 3 and located at Tax Map 17-3 ((1)) 5H. The applicant has submitted a single Conceptual Plan for development of two office buildings on the combined acreage (11.25 acres) of CP 86-C-121-11 and CP 86-C-119-2, to be known as Discovery Square. The applicant's Statement of Justification is contained in Attachment 3.

SURROUNDING AREA DESCRIPTION:

CPA 86-C-121-11 and CP 86-C-119-2			
Direction	**Use**	**Zoning**	**Plan**
North	W&OD Trail Reston Town Center	R-E PRC	Public Recreation Planned Residential Community -Town Center
South	Office	PRC	Planned Residential Community-Town Center
East	Reston Parkway R-O-W Vacant[1]	PRC	Planned Residential Community-Town Center
West	Office	PRC	Planned Residential Community – Town Center

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

BACKGROUND

The 11.25 acre property was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of rezoning application RZ 86-C-121 on the 6.42 acre parcel identified as Lot 5H, (Block 4) and pursuant to RZ 86-C-119-2 on the 4.83 parcel identified as Lot 5 (Block 3). These two applications are portions of two (2) of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings." Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but which do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by staff and review and approval by the Planning Commission would show more details to include traffic circulation, landscaping and screening, building location and parking lot location. Therefore, the proffers approved in conjunction with RZ 86-C-121 and RZ 86-C-119-2 require the review and approval by the Planning Commission of

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

The approved Development Plan (DP) for Block 4 of Discovery Square is designated as Part 10 of RZ 86-C-121. The approved DP for Part 10 is a "blob plan" which depicts no building footprints, but designates the site for office use up to a maximum of 189,000 square feet of gross floor area, a maximum non-residential FAR of 0.70 and a maximum building height of 10 stories or 120 feet. The DP also depicts a portion of the proffered north/south connector road known as South First Street which extends from Sunset Hills Road to the Town Center Core. The Town Center proffers require construction of this roadway during Phase III development which will bring the total amount of commercial space to 7,105,000 square 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. A copy of the approved Development Plan for Part 10 of RZ 86-C-121 is set forth in Attachment 5.

Block 3 of Discovery Square is subject to RZ 86-C-119 which rezoned a total of 28.32 acres to the PRC District. The Development Plan approved in conjunction with RZ 86-C-119 is also a "blob plan" which shows the two existing 3-story buildings and parking garage and designates office/research development for the remainder of the property, for a total of 1,234,000 square feet, an FAR of 1.0 and a maximum building height of 120 feet. As with the DP for Block 4, the DP also depicts a portion of the proffered South First Street.

In addition to the two, 3-story office buildings that were existing at the time of the rezoning approval, a Conceptual Plan was submitted and approved by the Planning Commission to permit a 172,000 square foot, four (4) story office building on 5.7 acres at the northeast corner of Sunset Hills Road and Town Center Parkway. A 710 space parking garage is located to the rear of the building. CP 86-C-119-1 was approved by the Planning Commission on February 7, 1991. The proposed office building approved with this Concept Plan has not been constructed. Copies of the approved Development Plan and the approved Concept Plan for a portion of the site subject to RZ 86-C-119 is set forth in Attachment 6.

On December 31, 1999, the applicant filed the two Conceptual Plans CP 86-C-121-11 and CP 86-C-119-2, as well as a series of concurrent Proffered Condition Amendment Applications and Development Plan Amendment Applications. These concurrent applications were necessitated by the applicant's request to delete the proffered road improvement (South First Street) shown on the approved Development Plan for RZ 86-C-121 and RZ 86-C-119.

However, on July 23, 1999, the applicant submitted revised plans which provided for the future right-of-way of South First Street and withdrew the concurrent Proffered Condition Amendment and Development Plan Amendment Applications.

COMPREHENSIVE PLAN PROVISIONS (Attachment 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. The Plan text for this Land unit states in part:

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

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

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

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

ANALYSIS

Description of the Conceptual Plan (CP)

Title of CP:	Discovery Square
Prepared by:	Gensler Architects
Dates:	November 4, 1998, revised through October 18, 1999

The CP consists of seven sheets. Sheet 1 contains the Plan Notes and Tabulations. Sheet 2 depicts the existing site conditions, including the location of existing trees, a tree survey and condition analysis having been previously submitted to the Urban Forester. Sheet 3 provides a vicinity map as well as a Location Plan which depicts the proposed office development in relationship to the Town Center Core Area. Sheet 4 depicts the proposed site layout of the 11.25 acre development. Sheets 5 and 6 provide perspectives of the site from both the north and south as well as an elevation looking to the west. Sheet 7 depicts a site section of the proposed development from the north and west.

The Discovery Square Development proposes the construction of two office buildings in a campus style setting with a shared entrance onto Sunset Hills Road. Building 1 is located on the 6.42 acre portion of the property subject to RZ 86-C-121 (Block 4) which has frontage along Reston Parkway. Building 1 is depicted as a nine (9) story building containing 188,920 square feet of gross floor area at an FAR of 0.70. An accessory parking structure, which will be a maximum of 4 stories above grade, is located to the rear of Building 1. Surface parking is provided along the northern property boundary within the 150 foot wide Virginia Power easement which extends east to west across the northern property boundaries of the 11.25 acre development. No structures are to be located within this easement. A minimum 75 foot wide open space area consisting of existing trees to be preserved, with supplemental landscaping and an eight foot wide trail is provided along the Reston Parkway frontage. It should be noted that the tree preservation areas and bulk of the supplemental landscaping is provided west of the trail, due to the location of utility easements associated with the widening of Reston Parkway on the east side of the trail. Streetscaping is provided along the Sunset Hills Road frontage of the site. No parking is provided adjacent to Sunset Hills Road. Building 1 is oriented to the shared access road which extends north from Sunset Hills Road. A large landscape plaza is provided in front of Building 1. The applicant has also provided a layout for Building 1 which provides for a ground level eating establishment with an entrance onto the Plaza. The proposed gross floor area of 188,920 square feet includes the optional eating establishment.

Building 2 is located on the 4.83 acre portion of the property subject to RZ 86-C-119, which is west of Building 1. Building 2 is depicted as a nine (9) story building containing 235,535 square feet of gross floor area at an FAR of 1.0. An accessory parking structure, which will be a maximum of 5 stories above grade, is located to the rear of Building 2. As with Building 1, surface parking is provided along the northern property boundary within the 150 foot wide Virginia Power easement which extends east to west across the northern property boundary of the 11.25 acre development. Interparcel access is provided to the existing office development to the west. Building 2 is also oriented to the shared access road with a less expansive landscape plaza provided at the entrance. A

stormwater management facility is located southwest of Building 2 and will be landscaped. A minimum of 25% of the entire 11.25 acre site will be provided as open space.

The applicant has depicted a proposed alignment of future South First Street through the property. This alignment does not impact any of the proposed structures; however it will impact portions of the plaza area. Although the street is not proposed to built with this proposal, the applicant has indicated in the Plan Notes that any landscaping shown on the Concept Plan that might be lost due to the future construction of the roadway will be replaced with similar type trees and shrubs at new locations on the property. In lieu of the proposed roadway, the applicant will construct a pedestrian bridge across the WO&D Trail which will provide a direct pedestrian link to the Town Center Core. This bridge will be constructed prior to the issuance of the Non-RUP for the second office building.

Conformance With Proffers & Development Plan

The approved development plan for Part 10 of RZ 86-C-121 permits up to a maximum of 189,000 square feet of commercial space, a maximum non-residential FAR of 0.70 and a maximum building height of 10 stories or 120 feet. A portion of the proffered South First Street is also shown on the approved Development Plan. Building 1 is depicted on the Conceptual Plan as a nine story building, with a maximum building height of 120 feet, containing 188,920 square feet of gross floor area and will not exceed 0.70 FAR. The approved development plan for RZ 86-C-119 permits office/research development uses up to a total of 1,234,000 square feet, an FAR of 1.0 and a maximum building height of 120 feet. A portion of the proffered South First Street is also shown on the approved development plan. Building 2 is also depicted on the Conceptual Plan as a nine story building, with a maximum building height of 120 feet, containing 235,535 square feet of gross floor area at an FAR of 1.0.

The Conceptual Plan also provides for reservation of future right-of-way for South First Street as depicted on the approved Development Plans for both RZ 86-C-121 and RZ 86-C-119. Therefore, the Conceptual Plan is in conformance with the approved development plans for both zoning applications.

In addition, as stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 86-C-121 and RZ 86-C-119 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

A summary of how the above elements are addressed is set forth below.

Vehicular traffic circulation plan including approximate location of entrances:

Access to both buildings is provided via a shared entrance off of Sunset Hills Road, which is located at a signalized median break opposite the entrance to the existing office complex across Sunset Hills Road. The entrance road runs northward between the two buildings, providing access to the two parking structures and the surface parking along the northern property boundary.

Minor Streets

The applicant has depicted the proposed future alignment of the proffered road connection to the Town Center Core, known as South First Street.

Pedestrian Walkways and Trails

An eight foot wide trail is provided along the Reston Parkway frontage of the site which connects to a sidewalk along Sunset Hills Road. Pedestrian access through the site will be provided from Sunset Hills Road through the Landscape Plaza in front of Building 1 and will extend to the proposed pedestrian bridge to be constructed over the WO&D Trail. This bridge will provide convenient pedestrian access to the Town Center. Access to the WO&D trail will be provided via the Reston Parkway Trail.

Landscaping and Screening

A 75 foot vegetated buffer has been provided along the Reston Parkway frontage of the site. This buffer is comprised of existing trees to be preserved with supplemental landscaping. Streetscaping is provided along the Sunset Hills Road frontage. Extensive landscaping is also provided within the Plaza areas.

Open Space

A minimum of 25% open space will be provided. The Master Conceptual Plans approved for the Town Center require a minimum of 15% open space.

Recreation and Community Facilities

None proposed with this application.

Location of a Time Transfer Hub (Mass Transit Facility)

None provided with this application.

Floor Area Ratios

An FAR of 0.70 is proposed for Building 1 located on Block 4 (RZ 86-C-121) and an FAR of 1.0 is proposed for Building 2 located on Block 3 (RZ 86-C-119) of the Discovery Square development.

General Location of Office and Commercial Buildings.

Both buildings are oriented toward the shared entrance road off of Sunset Hills Road. The parking structures serving the two buildings are located on the north side of the buildings.

Height Limits

Both buildings will be nine stories and will not exceed the maximum permitted height of 120 feet.

General Location and Type of Housing Units

No housing units are proposed with these applications.

STAFF ANALYSIS

Environmental Analysis (Attachment 8)

The following environmental issues have been identified:

Tree Preservation: The western portion of the Discovery Square site is generally characterized by open field vegetation, while the eastern portion of the site is

largely wooded with a variety of hardwood species. While the majority of the site will be cleared as a result of the proposed development, the applicant has provided several tree preservation areas within the 75 foot wide open space area along Reston Parkway. It should be noted that all of the tree preservation is located west of the trail along Reston Parkway. The area east of the trail contains utility easements provided in conjunction with the widening of Reston Parkway. The Urban Forester reviewed the proposed tree preservation commitments set forth in the Conceptual Plan Notes and suggested additional language which is recommended to be incorporated in the Plan Notes to ensure that the impacts to the trees to be preserved are minimized. In addition, the Urban Forester recommended that additional commitments be provided with regard to transplanting of existing trees elsewhere on site. The Urban Forester suggested that a Certified Arborist provide recommendations, including methods and specifications for the relocation of trees on site and proposed planting locations. These recommendations would constitute a Tree Relocation Plan and would be submitted to the Urban Forester for review at the time of the first submission of the site plan.

The Plan Notes have been revised to incorporate the Urban Forester's recommendations

Landscaping within the Virginia Power Easement

The applicant, through the Plan Notes, requested a waiver of the requirement to provide shade trees in the interior and peripheral parking lot landscaping located within the Virginia Power overhead conductor easement. The height of the plant material within the conductor easement is restricted to a maximum height of five (5) feet. The height restriction within the easement, but outside of the conductor easement, is fifteen (15) feet. The Urban Forester recommended that the applicant commit to coordinate with Virginia Power and the Urban Forestry Branch to provide landscaping that will shade the parking areas within the Virginia Power easement to the greatest extent possible. This language has been added to the revised Plan Notes.

Energy Conservation

The Board of Supervisors adopted "Resource Conservation" recommendations within the Environment section of the Policy Plan. In addition to recommending the application of general energy conservation measures, the new Plan text recommends the provision of measures which support non-motorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and residential uses. Given the close proximity of the WO&D Trail to this site, staff requested

that the applicant commit to providing showers for employees and secure bicycle parking facilities. The Plan Notes have been revised to address this issue.
Transportation Analysis (Attachment 9)

Sunset Hills Road: The applicant has previously dedicated right-of-way for the widening of Sunset Hills Road to three lanes as part of the Reston Parkway/Sunset Hills Road intersection improvements that have recently been completed. The applicant has also committed through the Plan Notes to construct a right turn lane into the site.

Pedestrian Access: The applicant has committed to provide a pedestrian walkway from the entrance at Sunset Hills Road through the site to connect with the proposed pedestrian bridge over the WO&D Trail. This pedestrian connection will provide direct access from Sunset Hills Road to the Town Center Core. The applicant has also committed to provide signalization for the pedestrian crossing at Sunset Hills Road to permit pedestrian access for the office development on the south side of Sunset Hills Road.

Right-of-Way for South First Street: This north/south road connection is shown on the approved Development Plans for both Conceptual Plan areas and is proffered to be constructed during the Phase III development, which will add up to 805,000 square feet of office space bringing the aggregate square footage for the Town Center Study Area to 7,105,000 square feet. The applicant has committed to construct this roadway once the threshold of 6,300,000 square feet of office space, specified as Phase II, has been constructed. At this time, approximately 2.5 million square feet of office space has been constructed within the Town Center Study Area. While, this road connection will not be constructed with this Conceptual Plan approval, the applicant has committed to reserve a 50 foot wide public street right-of-way through the site for future dedication to connect Sunset Hills Road and Bluemont Way. The right-of-way will be dedicated upon written request from the County, once the proffer threshold has been reached. Until this road is constructed, the applicant has committed to provide a pedestrian access through the site with a pedestrian overpass to be constructed over the WO&D trail which will connect Sunset Hills Road to Bluemont Way and facilitate pedestrian access to the Town Center.

In summary, Staff believes the applicant's transportation commitments as set forth on the Plan Notes adequately address all transportation issues.

Land Use Analysis (Attachment 7)

The application property is located within the Planned Residential Community of Reston and is designated for Town Center uses. The Town Center represents

the major focal point for the Reston-Herndon Suburban Center and is designed as a major mixed use development planned for a maximum of 8,145,000 square feet of mixed use space. The revised Conceptual Plan provides for a maximum FAR of 0.70 for Building 1 (188,920 sq. ft.) subject to RZ 86-C-121 and a maximum FAR of 1.0 for Building 2 (235,533 sq. ft.). Both the use and the proposed density are in conformance with the Comprehensive Plan recommendations.

The proposed development is also subject to the development criteria for all developments within the Reston – Herndon Suburban Center. The criteria are set forth in the Land Use Analysis. The applicant has prepared a development plan that provides for high quality architectural design, streetscaping, urban design and development amenities as required of developments within the Suburban Center and the Town Center. The applicant has provided an extensive buffer along Reston Parkway to consist of preservation of existing trees with supplemental landscaping. The parking structure associated with Building 1 will be limited to four stories above grade, will be setback a minimum of 116 feet from the edge of the roadway and will incorporate architectural treatments to visually break up the horizontal expanse of the structure. Illustrative building elevations and site sections from Sunset Hills Road and Reston Parkway have been provided. Surface parking located within the Virginia Power easement will be landscaped to the maximum extent possible within the easement.

With the commitments set forth in the Plan Notes, staff believes the proposal is in conformance with the Comprehensive Plan, including the Reston-Herndon Suburban Center design criteria. Therefore, all land use issues have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The applicant for CP 86-C-121-11 and CP 86-C-119-2, Westerra Reston L.L.C. has submitted a combined Conceptual Plan to develop two, nine story office buildings on 11.25 acres zoned PRC. The proposal is in conformance with the approved Development Plans and proffers approved by the Board of Supervisors in conjunction with RZ 86-C-121 and RZ 86-C-121. The proposal is also in conformance with the Comprehensive Plan recommendations for the site and presents a development consistent with the high quality development planned for the Town Center.

Staff Recommendations

Staff recommends approval of CP 86-C-121-11 and CP 86-C-119-2, subject to the Plan Notes dated October 18, 1999.

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

ATTACHMENTS

1. Locator Map
2. Conceptual Plan Reduction and Notes
3. Statement of Justification
4. Excerpt from Approved Proffers for RZ 86-C-121 and RZ 86-C-119-2
5. Approved Development Plan for Part 10 of RZ 86-C-121
6. Approved Development Plan and Concept Plan for RZ 86-C-119
7. Plan Citations and Land Use Analysis
8. Environmental Analysis
9. Transportation Analysis
10. Glossary of Terms

ATTACHMENT 1

CONCEPTUAL PLAN APPLICATION

CP 86-C-119-02

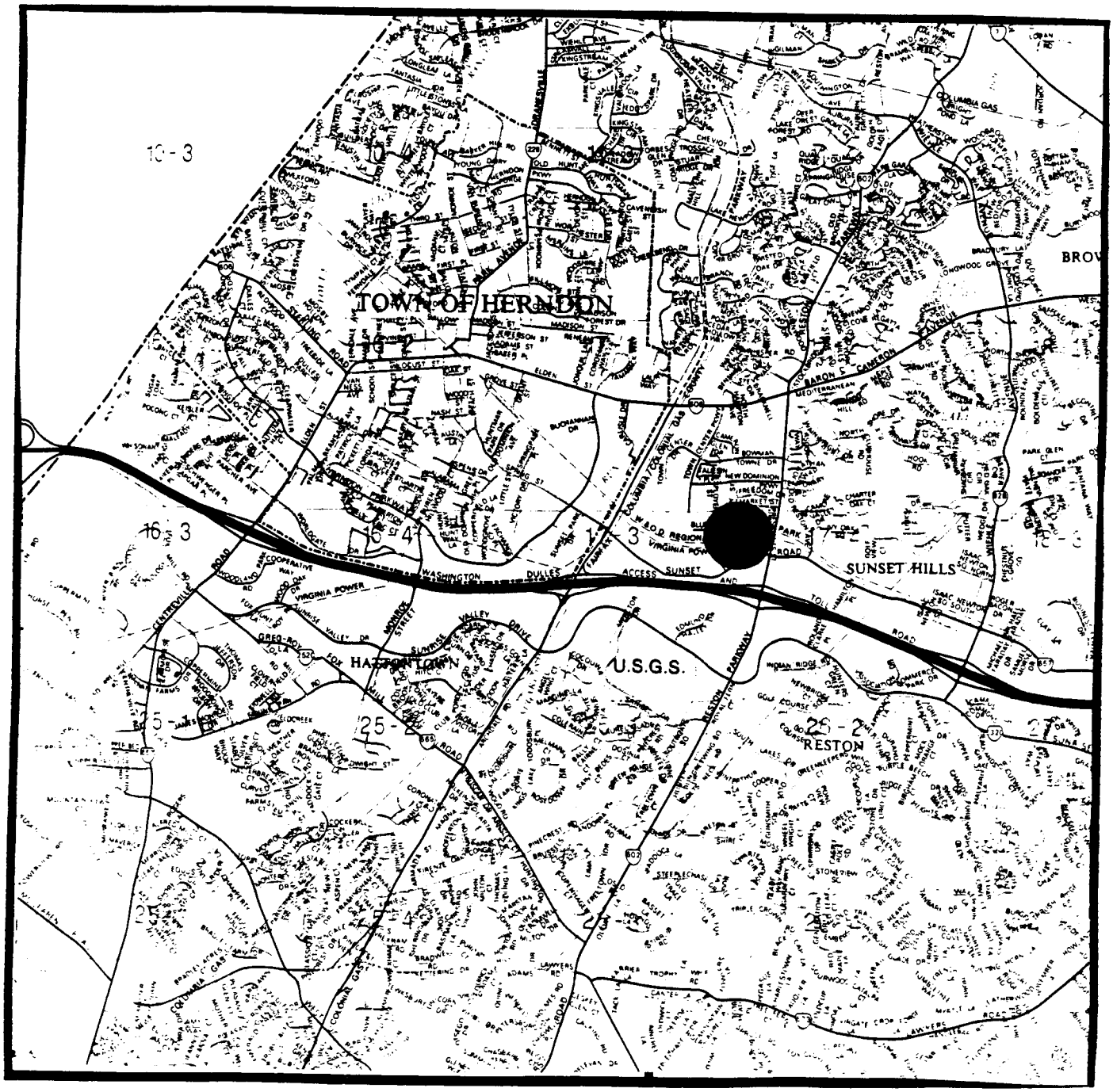
CP 86-C-119-2
FILED 10/30/98

WESTERRA RESTON, LLC
COMMERCIAL USE
4.83 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: NORTHWEST QUADRANT OF SUNSET HILLS ROAD AND RESTON PARKWAY ON THE SOUTH SIDE OF W&OD TRAIL
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-3 ((1)) 5H,

CP 86-C-121-11

CP 86-C-121-11
FILED 10/30/98

WESTERRA RESTON, LLC
COMMERCIAL USE
6.42 ACRES OF LAND; DISTRICT - HUNTER MIL
LOCATED: NORTHWEST QUADRANT OF SUNSET HILLS AND RESTON PARKWAY ON THE SOUTH SID W&OD TRAIL
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-3 ((1)) 5 PT.



CONCEPTUAL PLAN APPLICATION

CP 86-C-119-02

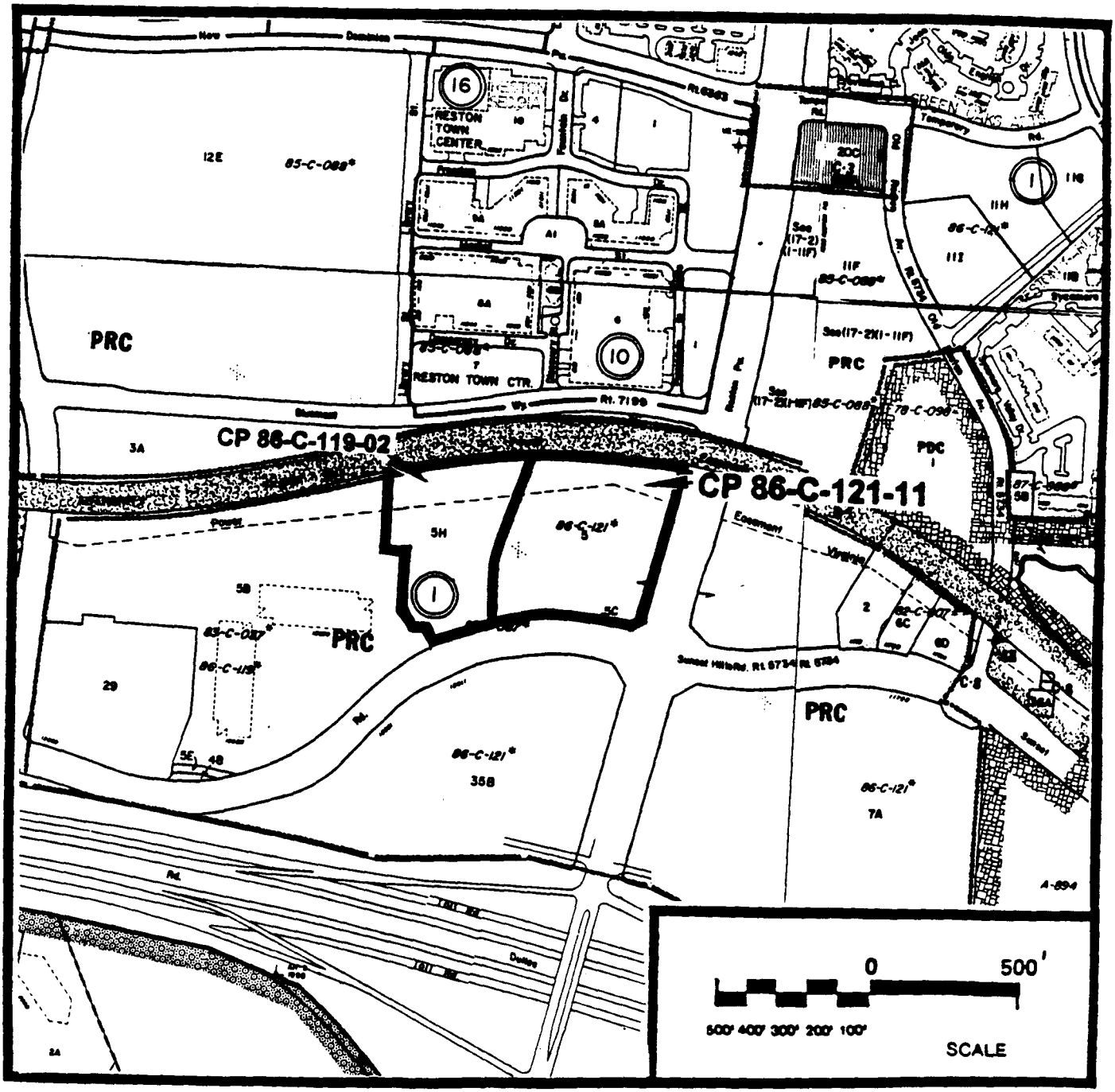
CP 86-C-119 -2
FILED 10/30/98

WESTERRA RESTON, LLC
COMMERCIAL USE
4.83 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: NORTHWEST QUADRANT OF SUNSET HILLS ROAD AND RESTON PARKWAY ON THE SOUTH SIDE OF W&OD TRAIL
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-3 ((1)) 5H,

CP 86-C-121-11

CP 86-C-121-11
FILED 10/30/98

WESTERRA RESTON, LLC
COMMERCIAL USE
6.42 ACRES OF LAND; DISTRICT - HUNTER MIL
LOCATED: NORTHWEST QUADRANT OF SUNSET HILLS I AND RESTON PARKWAY ON THE SOUTH SIDE W&OD TRAIL
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-3 ((1)) 5 PT.



NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 93, BLOCKS 3&4
October 18, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 18 1999
ZONING EVALUATION DIVISION

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 93, Blocks 3&4, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5 and parcel 5H. The property is zoned PRC Town Center (Planned Residential Community).

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated October 23, 1998 and revised through October 18, 1999, prepared by Gensler Architects; 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 Services ("DPW&ES").

3. The application property consists of approximately 11.25 acres (490,050 s.f.), including the right-of-way reservation for the future proffered road connection to the Town Center Urban Core. The Applicant reserves the right to request advanced density credit consistent with the provisions of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or the Virginia Department of Transportation ("VDOT") should this right-of-way reservation be dedicated in the future. Westerra Reston L.L.C. is the owner of the property and shall hereinafter be referred to as the "Applicant."

4. The proposed office buildings shall consist of a maximum of 424,453 square feet, consistent with the Town Center rezonings (RZ 86-C-119 and RZ 86-C-121 and subsequent PCAs) and this Application. The potential eating establishment shown on the Concept Plan connected with Building 1 is included in the total maximum square feet for the site. The Applicant reserves the right to reallocate any unused floor area from Building 2 (Section 93, Block 3) to Section 93, Blocks 1 and 2, in accord with the proffers for RZ 86-C-119, which permit an overall FAR of 1.0 for Section 93, Blocks 1, 2 and 3.

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. The maximum building height shall not exceed 9 stories or 120'. The parking structures will be a maximum of four parking levels above grade on Block 4 and five parking levels above grade on Block 3.

7. Upon build out, a minimum of 25% open space shall be provided for Section 93, Blocks 3 &

4 combined.

8. Upon build out, a minimum of 15% tree cover shall be provided for Section 93, Blocks 3&4 combined.

9. Parking will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance; however, the Applicant reserves the right to provide additional spaces per the tenants' needs, provided open space is neither reduced nor encroached upon.

PHASING

10. The Applicant is proposing up to two (2) office buildings. The Applicant reserves the right to construct this project in phases. The Applicant anticipates a phasing schedule as follows (which is subject to change based on market demands):

Phase	**Square Feet**	**Opening**
Building I (Block 4)	188,920	2001
Building II (Block 3)	235,533	2002
Total	424,453	

11. The Applicant reserves the right to modify the final size, order and timing of the opening of each building, provided the overall, total, maximum gross floor area and building height are maintained. The Applicant intends to construct the parking structures associated with each building at the time of construction of each building. The Applicant reserves the right to vary the timing and implementation of structured parking, as needed. The Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking or buildings, unless and until structured parking is required or buildings are constructed.

LANDSCAPING

12. The Applicant shall maintain a 75 foot landscaped setback along Reston Parkway, which will include tree save areas and supplemental landscaping, as generally depicted on the Town Center Concept Plan. The following measures shall be taken to protect the tree save areas:

    A. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the PRC plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees six inches or greater in diameter located within the tree preservation areas shown on the Conceptual Plan. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching,

and fertilization.

B. All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence, which shall be installed under the supervision of the certified arborist prior to any clearing and grading activities within 10' of the drip line for the trees within the tree preservation area. The certified arborist shall verify in writing that the tree protection fence has been properly installed. The tree preservation plan shall describe the methods to be used to minimize the impact of clearing and grading activities on the trees within the preservation areas.

C. The Applicant's certified arborist shall determine the suitability of any on-site trees for relocation within the Property. The recommendations of the certified arborist will be submitted to the County Urban Forester for review and comment. In addition, the recommendations of the certified arborist shall include methods and specifications for the relocation of trees on-site and proposed planting locations. These recommendations shall constitute a Tree Relocation Plan, which will be submitted to the Urban Forestry Branch for review at the time of the PRC plan.

13. The Applicant shall implement a landscaping plan consistent with this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by DPW&ES.

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 plantings to other portions of the site, subject to review and approval by DRB and DPW&ES.

TRANSPORTATION

15. All roads and road improvements shown on this plan have been or shall be provided in accordance with the site plan 7871-SP-01.

16. The Applicant shall construct a right turn lane into the site entrance on Sunset Hills Road, as shown on the Plan.

17. The Applicant has dedicated right-of-way along the Sunset Hills Road frontage, as shown on the Plan. This area has been dedicated and conveyed to the County in fee simple, at no cost to the County with density credit reserved for such dedication.

18. In accord with the proffers and development plan for Reston Town Center, the Applicant has shown on the Conceptual Plan a 50' wide reservation for a public street right-of-way through the site to connect Sunset Hills Road and Bluemont Way. The right-of-way of this area will be dedicated upon written request by the County once the proffer threshold (after the

construction of 6,300,000 square feet of office and research and development space on the properties subject to the Reston Town Center transportation proffers) requiring this road has been achieved. The Applicant is not required to construct this roadway in conjunction with this Conceptual Plan approval. The Applicant will replace any landscaping shown on the Concept Plan that might be lost due to the construction of this roadway with similar type trees, shrubs or plants at new locations on the Property. The pedestrian connection through the site connecting to Bluemont Way will be retained should the potential roadway be constructed.

LAND USES

19. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance and as permitted by the Town Center rezonings and approved Development Plan, including a possible eating establishment.

SITE DESIGN

20. 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.

21. The design of the plaza area associated with each building and its amenities will be determined at the site plan review stage for each building. The plaza area will serve as the focal point of the site with a pedestrian orientation including seating and attractive plantings. The plaza area will be landscaped and designed accordingly.

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

23. The Applicant hereby reserves the right to request a waiver of the requirement for landscaping the top deck of the parking structures. If the waiver is approved, this landscaping will be offset by landscaping around the base of the parking structure, the tree save areas along Reston Parkway, and the landscaped plaza area between the two buildings. Planters for shrubs and flowering trees shall be provided at each end of the top deck of the parking structures, as shown on the Conceptual Plan.

24. The Applicant hereby reserves the right to request a waiver of the requirement to provide shade trees within the interior and peripheral parking lot landscaping within the areas of the Virginia Power overhead power line easement. This easement precludes any plantings with maximum heights greater than five to fifteen feet, depending upon the location within the Virginia Power easement, subject to Virginia Power approval. If a waiver is approved, the interior and peripheral parking lot landscaping in the easement areas will be satisfied by planting shrubs and other similar vegetation as shown on the Plan, which plantings shall be

coordinated with the Urban Forestry Branch during the site plan review process. The Applicant shall coordinate with Virginia Power and the Urban Forestry Branch to provide landscaping that will shade the parking areas within the Virginia Power easement to the greatest extent possible. All proposed landscaping within the Virginia Power easement shall be subject to review and approval by Virginia Power.

PEDESTRIAN CONNECTION AND BRIDGE

25. The Applicant will provide a pedestrian connection, consistent with the Public Facilities Manual, from the entrance at Sunset Hills Road through the site to connect with the proposed pedestrian access bridge over the W&OD Trail, as depicted on the Plan. The pedestrian connection through the Property will be a minimum six feet wide within a ten foot wide public pedestrian access easement.

26. The Applicant will construct a pedestrian access bridge across the W&OD Trail, subject to Northern Virginia Regional Park Authority ("NVRPA") approval, generally in the location reflected on this Plan. The pedestrian bridge will be a minimum ten feet wide. The construction of the surface trail through the middle of the site will be phased with the construction and will be completed prior to the issuance of the first Non-Residential Use Permit ("Non-RUP"). Assuming timely approval by the NVRPA, the construction of the pedestrian bridge across the W&OD Trail will be completed by the time of issuance of the first Non-RUP for the second office building.

27. Signalization for the pedestrian crossing at the site entrance across Sunset Hills Road will be installed by the time of issuance of the first Non-RUP for the first office building, subject to VDOT approval and timely issuance of permits by VDOT.

28. The Applicant shall provide bicycle racks for storage of bicycles on-site, and each building shall be equipped with shower stall(s).

TOWN CENTER CONCEPT PLAN AMENDMENTS

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

30. 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.

\\TYS\5349
U:\RESTON\93-3&4\TCCP\NOTES4.WPD

Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

Owner:
WESTERRA RESTON L.L.C.
11450 BARON CAMERON AVENUE
RESTON, VIRGINIA 20190
TEL: 703-707-7300
FAX: 703-707-4700

Developer:
BOSTON PROPERTIES
500 E STREET, S.W.
SUITE 200
WASHINGTON, DC 20024
TEL: 202-646-7000
FAX: 202-646-8644

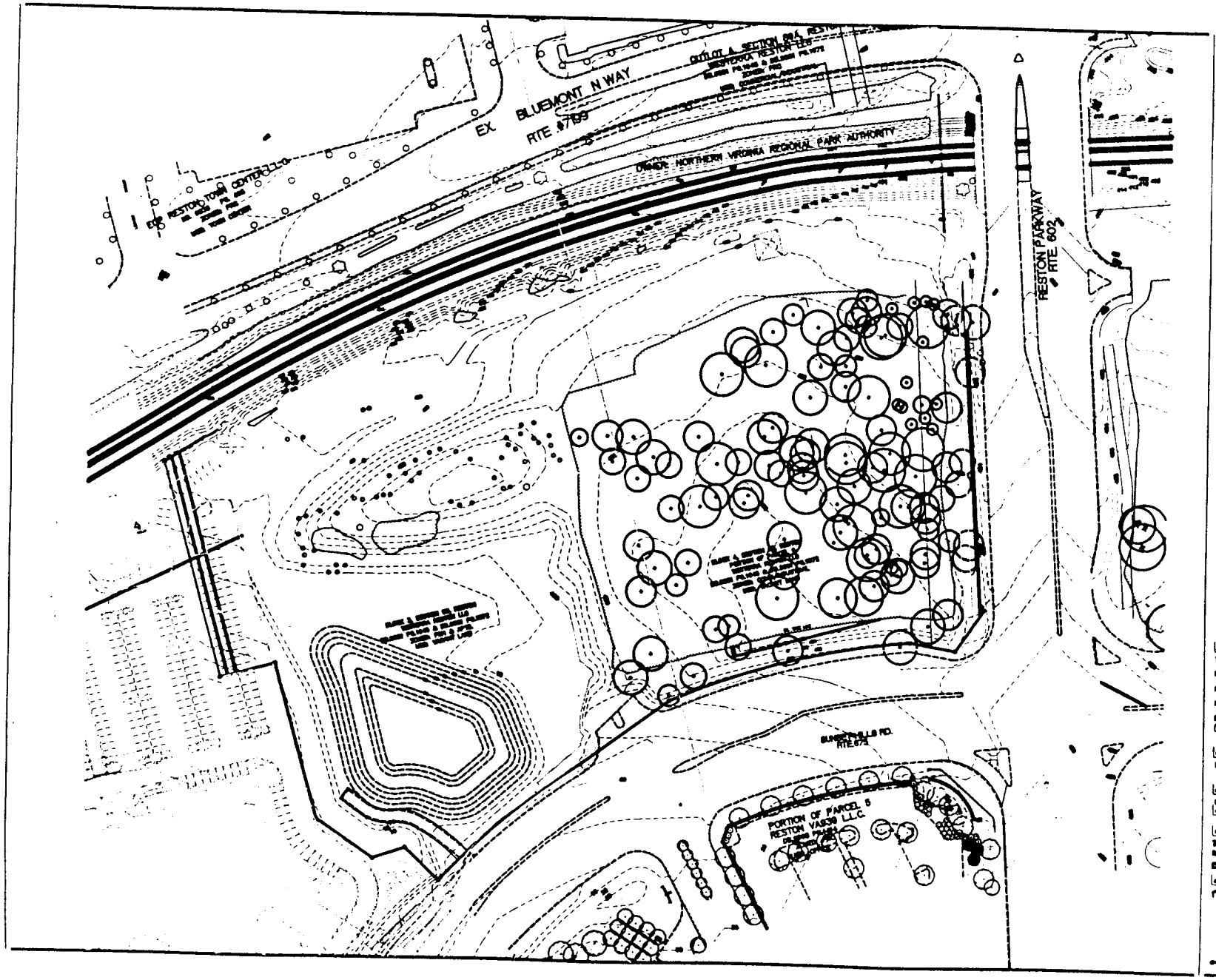
Civil Engineer:
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
TEL: 703-642-8000
FAX: 703-642-8251

Landscape Architect:
IAN TYNDALL LANDSCAPE & URBAN DESIGN
2025 11TH STREET, NW, #7
WASHINGTON, DC 20001
TEL: 202-387-4200
FAX: 202-483-9479

TCDRB	11.04.98
ISSUED FOR SUBMISSION	03.18.99
REVISED SUBMISSION	07.01.99
REVISED SUBMISSION	10.01.99
ISSUED FOR SUBMISSION (FAIRFAX COUNTY SUBMISSION)	10.18.99

Discovery Square

Town Center Concept Plan
Reston Sections 63 – Blocks 3 & 4



Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

Owner:
WESTERRA RESTON L.L.C.
11450 BARON CAMERON AVENUE
RESTON, VIRGINIA 20190
TEL: 703-787-7500
FAX: 703-787-4700

Developer:
BOSTON PROPERTIES
500 E STREET, S.W.
SUITE 200
WASHINGTON, DC 20024
TEL: 202-646-7000
FAX: 202-488-0644

Civil Engineer:
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
TEL: 703-642-8000
FAX: 703-642-8251

Landscape Architect:
IAN TYNDALL LANDSCAPE & URBAN DESIGN
2635 11TH STREET, NW, #7
WASHINGTON, DC 20009
TEL: 202-387-4255
FAX: 202-485-9478

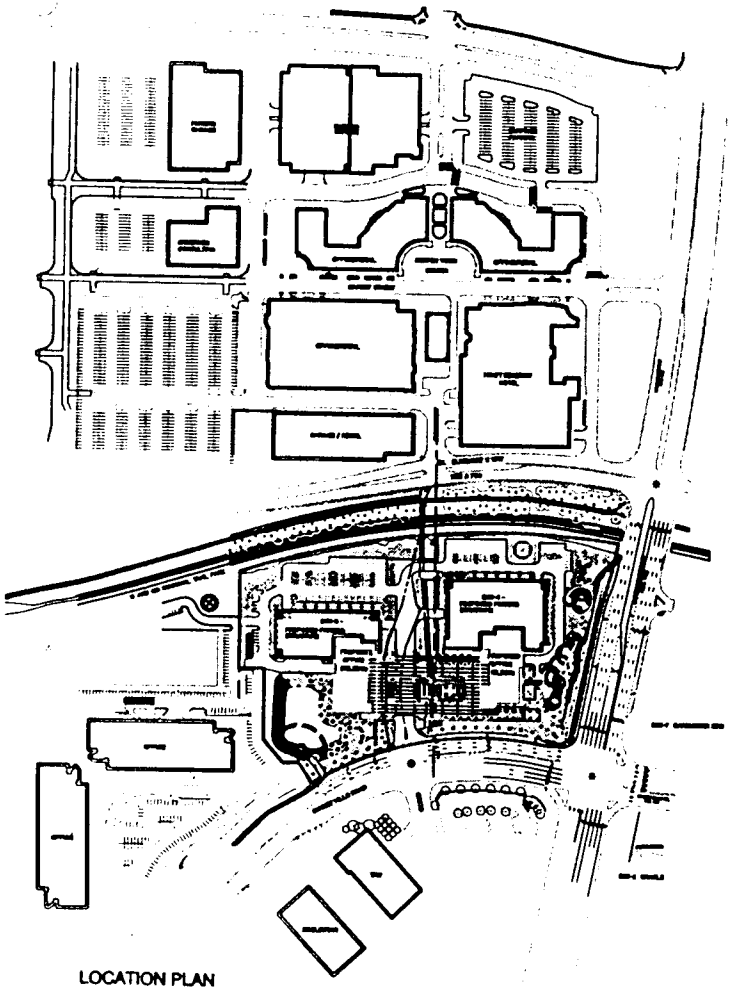
TCORB	11.04.00
ISSUED FOR SUBMISSION	03.16.00
REVISED SUBMISSION	07.01.00
REVISED SUBMISSION	10.01.00
ISSUED FOR SUBMISSION (FAIRFAX COUNTY SUBMISSION)	10.16.00

Project Name
Discovery Square

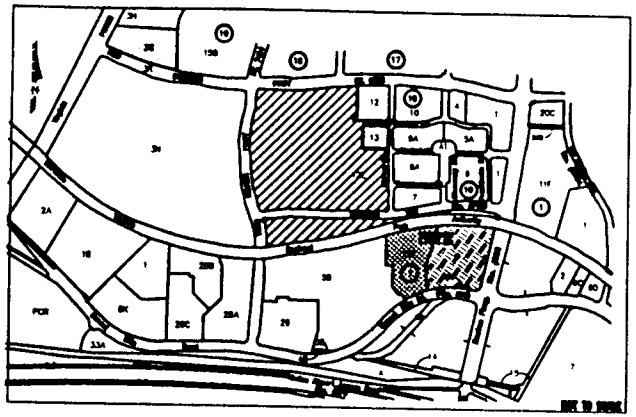
Project Number
00.9111.000

Description
Town Center Concept Plan
Reston Southern 53 - Blocks 3 & 4
EXISTING SITE PLAN

Scale
1"= 50'



LOCATION PLAN



VICINITY MAP

LEGEND

Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

Owner:
WESTERRA RESTON L.L.C.

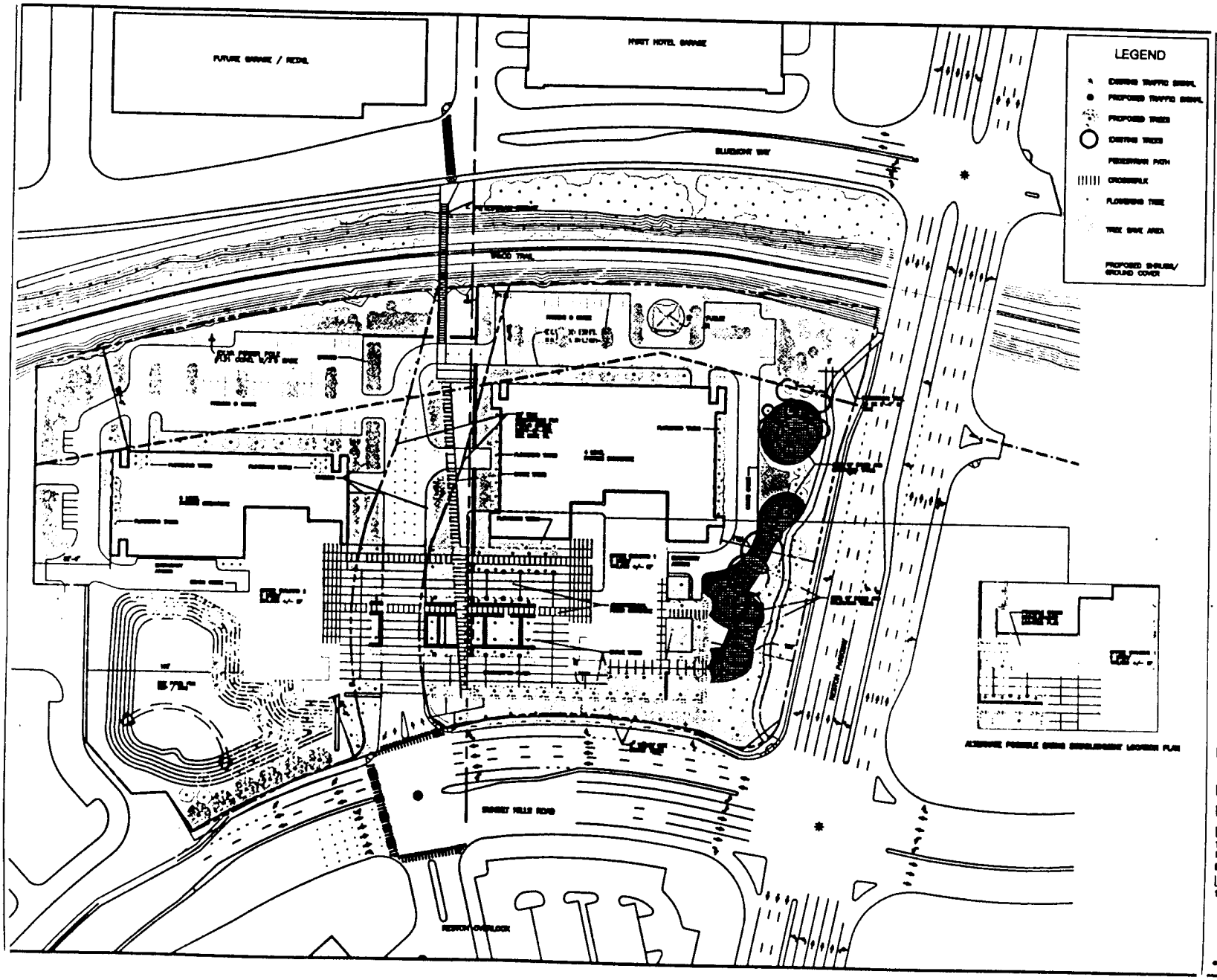
Developer:
BOSTON PROPERTIES

Civil Engineer:
URBAN ENGINEERING & ASSOCIATES, INC.

Landscape Architect:
IAN TYNDALL LANDSCAPE & URBAN DESIGN

TCDPD	11.04.99
ISSUED FOR SUBMISSION	03.16.00
REVISED SUBMISSION	07.01.00
REVISED SUBMISSION	10.01.00
ISSUED FOR SUBMISSION (FAIRFAX COUNTY SUBMISSION)	10.16.00

Discovery Square



Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

Owner:
WESTERRA RESTON L.L.C.
11450 BARON CAMERON AVENUE
RESTON, VIRGINIA 20190
TEL: 703-787-7500
FAX: 703-787-4700

Developer:
BOSTON PROPERTIES
[illegible] E STREET, S.W.
SUITE [illegible]
WASHINGTON, DC [illegible]
TEL: [illegible]
FAX: [illegible]

Civil Engineer:
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA [illegible]
TEL: [illegible]
FAX: [illegible]

Landscape Architect:
IAN TYNDALL LANDSCAPE & URBAN DESIGN
[illegible] 15TH STREET, NW, [illegible]
WASHINGTON, DC [illegible]
TEL: [illegible]
FAX: [illegible]

TCDRB	11.04.[illegible]
ISSUED FOR SUBMISSION	03.18.[illegible]
REVISED SUBMISSION	07.01.[illegible]
REVISED SUBMISSION	10.01.[illegible]
ISSUED FOR SUBMISSION (FAIRFAX COUNTY SUBMISSION)	10.18.[illegible]

Discovery Square

[illegible]

[illegible]

[illegible]

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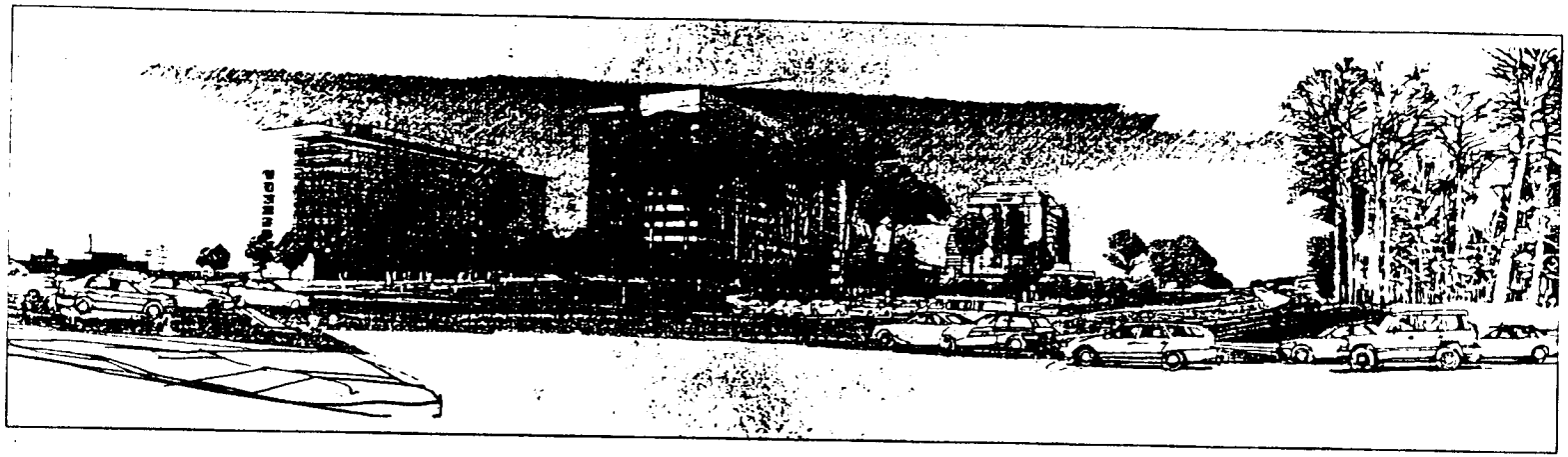
4 OF 7



VIEW LOOKING NORTH

Discovery Squa

Reston Town Center District
Reston, Virginia

Gensler

Civil Engineer

URBAN ENGINEERING & ASSOCIATES, INC.
7713 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
TEL: 703-642-0800
FAX: 703-642-0251

Landscape Architect

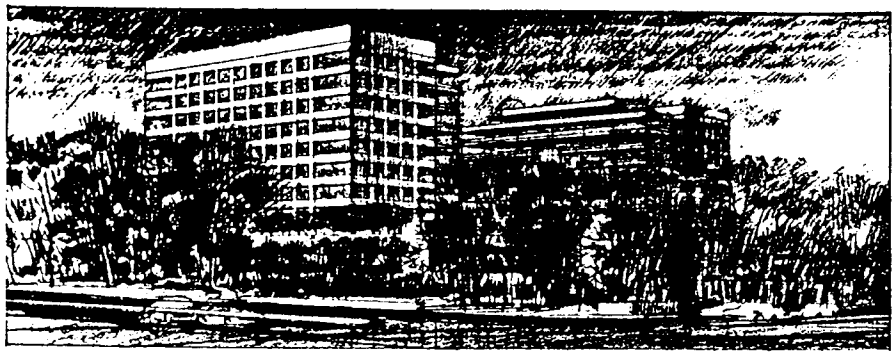
IAN TYNDALL LANDSCAPE & URBAN DESIGN
[illegible] 15TH STREET, NW, #7
WASHINGTON, DC 20009
TEL: 202-[illegible]
FAX: 202-[illegible]

[illegible]	[illegible]
ISSUED FOR SUBMISSION	[illegible]
REVISED SUBMISSION	[illegible]
REVISED SUBMISSION	[illegible]
ISSUED FOR SUBMISSION FAIRFAX COUNTY SUBMISSION	[illegible]

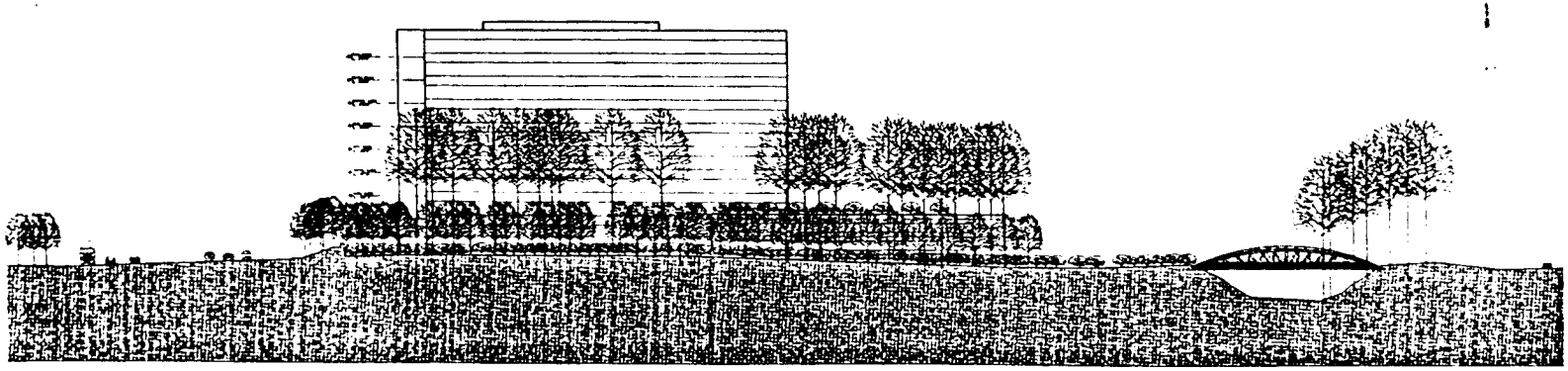
Discovery Square

Town Center Concept Plan
Reston Sections [illegible] - Blocks [illegible]
RENDERING

5 OF 7



VIEW LOOKING SOUTH



SITE ELEVATION LOOKING WEST

BUILDING ONE SHOWN FROM RESTON PARKWAY

Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

Owner:

WESTERRA RESTON

Developer:

BOSTON PROPERTIES
900 F STREET, NW
SUITE 300
WASHINGTON, DC 20004
TEL 202-406-7000
FAX 202-406-4444

Civil Engineer:

URBAN ENGINEERING & ASSOCIATES, INC.
7713 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
TEL 703-642-8000
FAX 703-642-0351

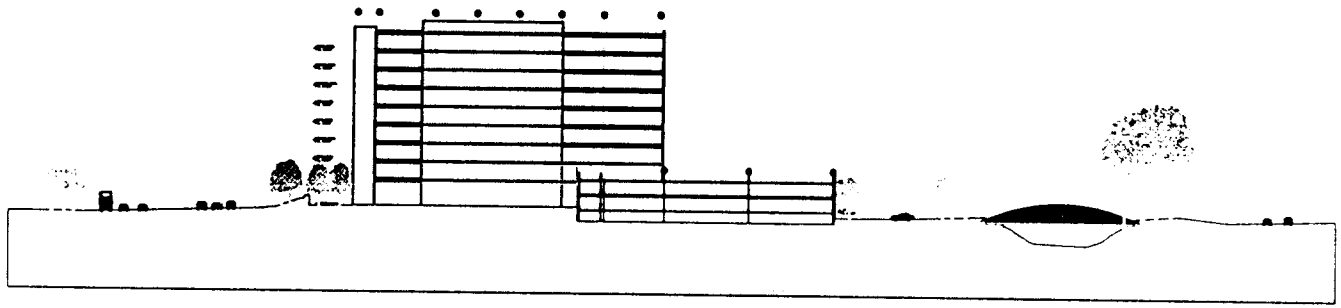
Landscape Architect:

IAN TYNDALL LANDSCAPE & URBAN DESIGN
3030 13TH STREET, NW, #7
WASHINGTON, DC 20009
TEL 202-387-0330
FAX 202-483-4479

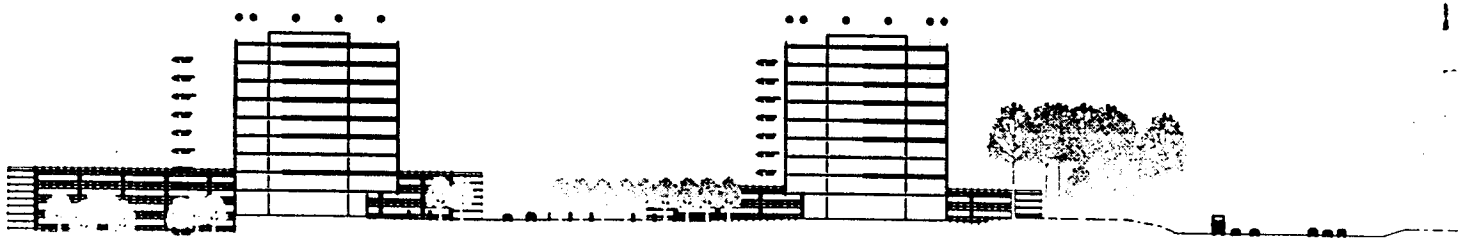
12/99	
ISSUE FOR SUBMISSION	2.18.99

Date

1" = 1/32"



SITE SECTION LOOKING WEST
BUILDING ONE SHOWN



SITE SECTION LOOKING NORTH

Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

[illegible]
Suite [illegible]
Washington DC [illegible]
Tel: [illegible]
Fax: [illegible]

Owner:
WESTERRA RESTON L.L.C.
[illegible] BARON CAMERON AVENUE
RESTON, VIRGINIA [illegible]
TEL: [illegible]
FAX: [illegible]

Developer:
BOSTON PROPERTIES
[illegible] STREET, N.W.
SUITE [illegible]
WASHINGTON, DC [illegible]
TEL: [illegible]
FAX: [illegible]

Civil Engineer:
URBAN ENGINEERING & ASSOCIATES, INC.
[illegible] LITTLE RIVER TURNPIKE
ANNANDALE, VA [illegible]
TEL: [illegible]
FAX: [illegible]

Landscape Architect:
JAN TYNDALL LANDSCAPE & URBAN DESIGN
[illegible] 15TH STREET, NW, [illegible]
WASHINGTON, DC [illegible]
TEL: [illegible]
FAX: [illegible]

TCDRB	11.04.[illegible]
ISSUED FOR SUBMISSION	03.18.[illegible]
REVISED SUBMISSION	07.01.[illegible]
REVISED SUBMISSION	10.01.[illegible]
ISSUED FOR SUBMISSION (FAIRFAX COUNTY SUBMISSION)	10.18.[illegible]

Project Name
Discovery Square

Project Number
[illegible]

Description
Town Center Concept Plan
Reston Sections 63 - Blocks 3 & 4
[illegible]

Scale
1" = 40'

7 OF 7

TOWN CENTER CONCEPT PLAN - RESTON, SECTION 93 Blocks 3 & 4
REVISED STATEMENT OF JUSTIFICATION
July 1, 1999

I. INTRODUCTION AND OVERVIEW

Westerra Reston (the "Applicant") is proposing a two-building office complex containing up to 424,453 s.f. on land known as Section 93, Blocks 3 and 4, Reston (the "Property"). The Property, which encompasses 11.6 acres, includes three parcels known as Tax Map References 17-3-((1)) part of parcel 5 and parcels 5C and 5H. The Property is zoned Planned Residential Community ("PRC") and is part of the Reston Town Center District. It is located in the northwest quadrant of the intersection of Reston Parkway and Sunset Hills Road. Office use will be the predominant use of the site, with the Applicant retaining the flexibility to provide permitted accessory uses, including a possible restaurant to be located in Building 1.

II. OFFICE USES IN THE TOWN CENTER DISTRICT

Terrabrook, the Reston community, the Fairfax County Board of Supervisors, Planning Commission and the Planning staff have, since the approval of the Town Center rezonings in 1987 and subsequent Proffered Condition Amendments ("PCA's"), contemplated significant office development within the 450 acre Reston Town Center District. Currently, there is approximately 2.3 million s.f. of office space existing and approved within the Town Center District, with 920,000 s.f. focused within the Town Center Core. Along Sunset Hills Road in the vicinity of Section 93, Blocks 3 and 4, there is the Reston Executive Center containing 420,000 s.f., Section 93, Blocks 1 and 2 containing approximately 215,000 s.f., Reston Overlook with 456,000 s.f., and the Oracle site with 208,000 s.f. The Town Center Proffers permit a minimum of 5.5 million s.f. of office development and a maximum of 7.1 million s.f. of office development.

III. SITE DESIGN

The Town Center Concept Plan ("TCCP") proposes a unified office campus concept plan for Blocks 3 and 4 with a shared entrance onto Sunset Hills Road. The TCCP illustrates two office buildings containing a total of up to 424,453 s.f. of office on 11.6 acres, consistent with the Reston Master Plan designation for the Property, as well as the Reston Town Center rezonings. The Applicant is proposing two nine-story office buildings with a maximum building height of 150 feet. The final building heights are to be determined based on the tenants that locate in these buildings.

Block 3 is governed by RZ-C-119 and is permitted to develop up to a 1.0 FAR (235,533 s.f.) with office and/or research and development uses. Block 4 is governed by RZ-C-121 and is permitted to develop up to a)0.7 FAR (188,920 s.f.) of office, research and development, retail and hotel uses, as well as the special permit and special exception uses that are designated on the Development Plan. In accordance with the proffers governing the Property, the Applicant is proposing to develop Block 3 with up to 235,533 s.f. of gross floor area ("G.F.A."), and Block 4 with up to 188,920 s.f. of G.F.A., for a total G.F.A. of up to 424,453 s.f.

The Applicant is committed to continuing the attention to detail and the quality of development that has been established within the Town Center District. The architecture will be compatible and in harmony with surrounding parcels. A 75-foot landscaped setback is being provided along Reston Parkway with two tree save areas identified within and adjacent to this setback to be enhanced by substantial additional tree plantings creating a natural park setting that complements the more manicured park along Reston Parkway in front of the Reston Town Center Core. Other areas of the site receiving extensive landscaping treatments include the Sunset Hills Road frontage, along the proposed pedestrian path and the plaza area between the two proposed buildings. All aspects of this Plan, including the architecture, landscaping, lighting, pedestrian linkages, signage and design, are subject to review and approval by the Reston Town Center Design Review Board ("RTCDRB").

The TCCP will accommodate a public road right-of-way connection through the site between Sunset Hills Road and Bluemont Way as shown on the Development Plan for the Property. The proffer to construct South First Street from Bluemont Way to Sunset Hills Road as a two-lane section is not due until Phase III of the Town Center development, which does not occur until after 6.3 million s.f. is constructed within the Reston Town Center District. Terrabrook does not anticipate that the road will ever be constructed, since it is unlikely that Phase III development levels will be achieved given the current and projected development of Reston Town Center.

The TCCP continues to reflect a pedestrian connection through the site, with an overpass over the W&OD Trail connecting to the Reston Town Center Core. The pedestrian connection and bridge over the W&OD Trail will be ADA accessible according to all applicable codes and ordinances. This connection will provide a direct pedestrian pathway for access to the Reston Town Center Core from the employment areas along Sunset Hills Road, including Reston Overlook (the TRW site), the potential development on Blocks 3 and 4, as well as the existing and future office development further west on Sunset Hills Road.

The proposed pedestrian path will connect with the pedestrian crosswalk on Sunset Hills Road between the Reston Overlook entrance and the Blocks 3 and 4 entrance, which will be a signalized intersection. The pedestrian path after crossing through the Property will bridge over the W&OD Trail, creating much less impact to the park environment of the Trail than would a public road crossing. The path will then connect with the pedestrian crosswalk on Bluemont Way at Discovery Street, leading to the heart of the Reston Town Center Core area and Fountain Square, the pedestrian focal point of the Core area.

A primary goal and feature of Reston Town Center is to encourage pedestrian access throughout the project. Most of the existing and proposed pedestrian pathways in Reston Town Center follow road rights-of-way, while this proposal creates a unique pedestrian pathway and bridge by providing a more direct route to the Core area. The proposed pedestrian path creates a friendlier environment for the pedestrian by reducing the noise associated with adjacent street traffic and the conflict points between pedestrians and vehicles. By providing a more direct route between activity centers for pedestrians than is available for vehicles and a pedestrian-friendly environment, pedestrian access is thereby encouraged as a travel choice rather than using a vehicle.

IV. TRANSPORTATION

Terrabrook has accelerated substantially the proffered road improvements for Reston Town Center. All proffered road improvements for Sunset Hills Road have been fulfilled from Reston Parkway to the Fairfax County Parkway/Herndon town line, with additional frontage improvements adding a third lane and turn lanes provided with the development of the Reston Overlook office complex. Terrabrook is constructing the ultimate six-lane configuration of Reston Parkway, as well as the grade-separated pedestrian crossing for the W&OD Trail across Reston Parkway.

Terrabrook has provided for the dedication of the land necessary along the north side of Sunset Hills Road and the widening of Sunset Hills Road for the ultimate six-lane divided roadway, as called for in the Comprehensive Plan. A separate turn lane into the shared site entrance will be constructed with the Section 93-3 and 4 development, and the traffic signal for this entrance is being constructed in conjunction with the entrance to the TRW site.

In addition to the significant improvements to Sunset Hills Road, Terrabrook is also accelerating improvements to Reston Parkway, which may be summarized as follows:

- Dedication of all the land necessary to the County for a six lane divided Reston Parkway from the Dulles Toll Road to New Dominion Parkway.

- Construction of an exclusive right turn lane from northbound Reston Parkway to eastbound Sunset Hills Road.

- Construction of dual left-turn lanes on northbound Reston Parkway to westbound Sunset Hills Road and on eastbound Sunset Hills Road to northbound Reston Parkway.

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

- Construction of the Reston Parkway bridge over the W&OD Trail, creating a grade-separated trail crossing of Reston Parkway. This improvement alone will cost approximately $1.5 million dollars. Westerra Reston anticipates completion of this bridge in 1999.

The Applicant has enclosed for the Staff's use and ease of reference a summary of the Reston Town Center proffered road improvements and the status of each of these proffers.

V. CONCLUSION

The proposed office buildings and density are permitted by-right under the Fairfax County Zoning Ordinance, the Reston Master Plan, and the Reston Town Center rezonings and proffers. The unified concept plan for Blocks 3 and 4 serves to enhance the site's design and reduce its traffic impact. The road improvements proposed as part of this application and other recently approved projects in the Town Center District accelerate and exceed the improvements required under the Town Center proffers. The proposed pedestrian connection to the Reston Town Center Core area furthers the Reston Plan's goals of providing pedestrian access between major activity centers.

For these reasons, the Applicant respectfully requests the support of the Department of Planning and Zoning and approval by the Fairfax County Planning Commission of the Town Center Concept Plan for Reston Section 93, Blocks 3 and 4.

Dated: July 1, 1999

By:_____

Christine G. Kropat, AICP, Planner
McGuire, Woods, Battle and Boothe

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

D. DEVELOPMENT PLAN FOR RZ 86-C-121

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

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

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

E. DEVELOPMENT PLAN FOR RZ 86-C-118

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

RESTON LAND CORPORATION
MULLIGAN/GRIFFIN ASSOCIATES

Reston Town Center
RZ 86-C-119

Pursuant to Section 15.1-491(a) of the Code of Virginia and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicants for themselves and their successors and assigns (hereinafter collectively referred to as "Applicant") proffer that the further development of the parcels under consideration, shown on Fairfax County Tax Map 17-3-((1))-4B, 5, 5B, 5E and 5F (hereinafter referred to as "The Property") will be in accordance with the following conditions. These proferred conditions will be effective only if the Property is rezoned in accordance with the Applicant's request. Nothing contained herein will be construed to render the existing development a non-conforming use.

DEFINITIONS

Property D

Per the Definitions in RZ 85-C-088, RZ 86-C-118 and RZ 86-C-121, this property is defined as Property D and is included as part of the Town Center Study Area and Town Center. It is included as part of the Minimum Development Plan and Maximum Development Plan for the Town Center Study Area and will be bound by the TRANSPORTATION SYSTEM PROFFERS.

DEVELOPMENT PLAN

Property D will be developed as an office/research and development park subject to the following conditions:

1. F.A.R. - The total floor area for office/research and development in Property D shall not exceed 1,234,000 square feet or a 1.0 floor area ratio.
2. Building Height - No building in Property D shall exceed 120 feet in height above the base elevation of the building.
3. Property Uses - The uses of Property D will be office and/or research and development and there shall be no residential requirement on Property D.
4. Parking Garages - All parking garages shall be designed to include architectural features and building materials which will tend to minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by The Board of Architectural Review for the Reston Center for Industry and Government with specific attention being given to the legitimate security requirements of any tenant. Entrances and exits will be so directed as not to impede traffic flows.
5. Parking - Parking will be provided in accordance with Fairfax County zoning ordinance requirements. Applicant may seek reductions in parking consistent with the zoning ordinance and subject to the [illegible] of [illegible]' approval. Applicant will comply with the zoning ordinance parking requirements during conversion of interim surface parking lots to decked parking and commercial buildings.

6. Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Applicant will cause architectural renderings to be prepared for each building and approved by an Architectural Board of Review for the Reston Center for Industry and Government.

7. Preliminary Site Plan - Property D will be developed in accordance with the Development Plan dated December, 1986 and revised January, 1987. Prior to submission of a preliminary site plan for building development to DEM for any part of Property D, Applicant proffers to cause to be prepared conceptual plan consistant with RZ 86-C-121 to include:

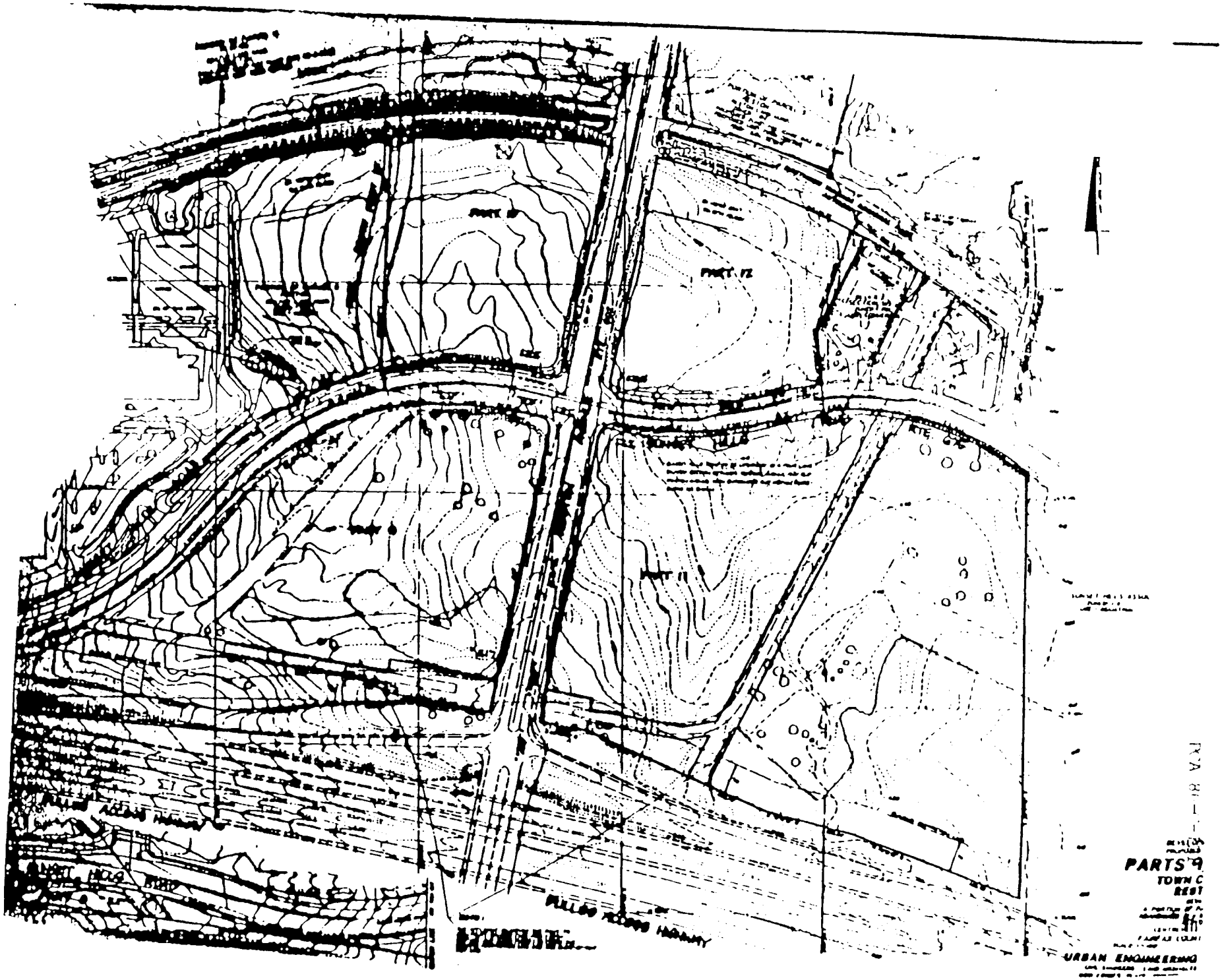
- a vehicular traffic circulation plan
- minor streets in approximate location
- general perimeter pedestrian walkways and trails
- conceptual landscaping and screening
- open space
- floor area ratios
- height limits
- general location office and commerical buildings
- general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the initial conceptual plan prior to submission of the same to Fairfax County for review. Concurrent with the 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 conceptual plan is approved, preliminary and final site plans will be submitted and processed pursuant to Fairfax County zoning ordinances.

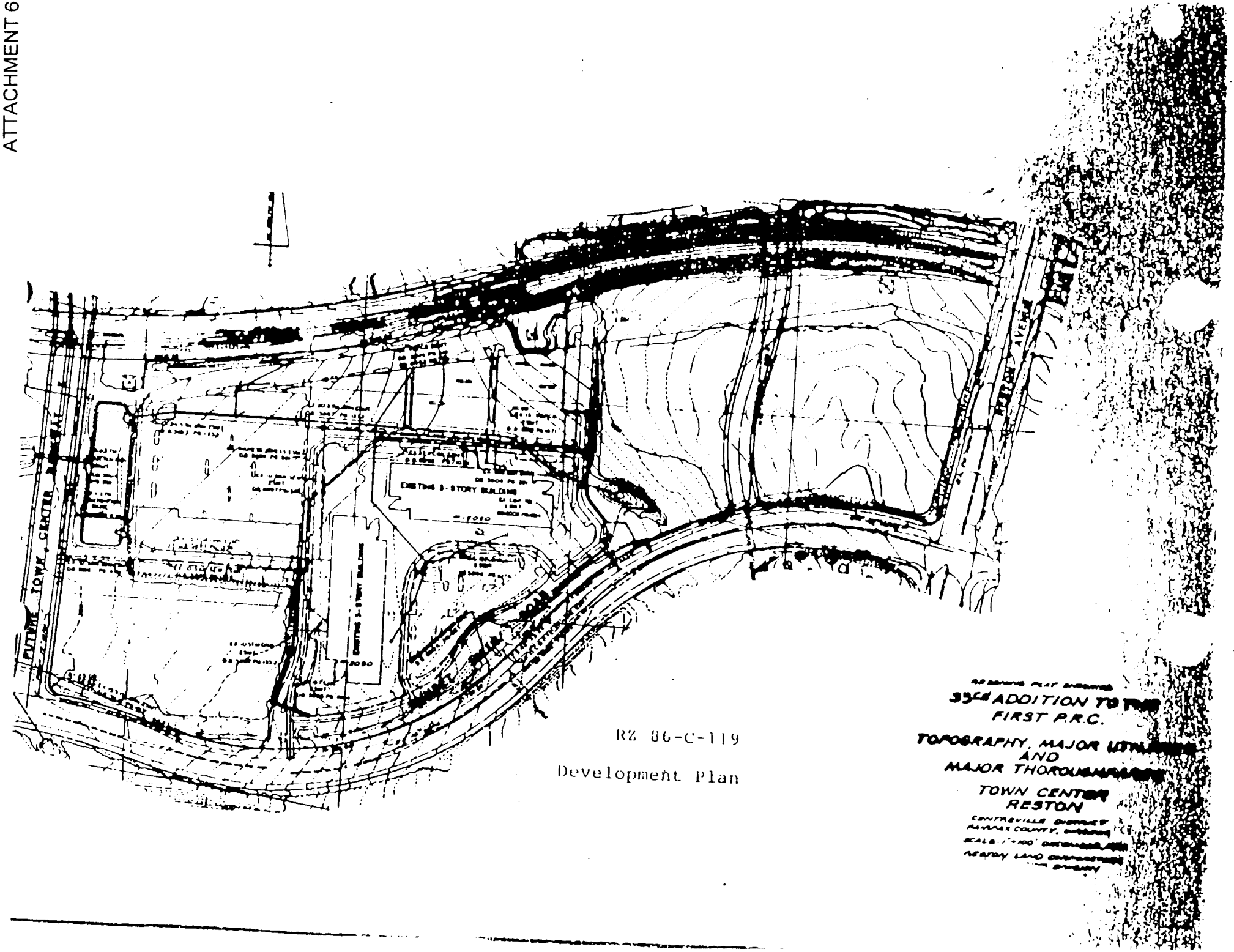
Reston Land Corporation _____
Gregory J. Friess, Exec. Vice President

Mulligan/Griffin Associates _____
Barry M. Fitzpatrick, Vice President

ATTACHMENT 5

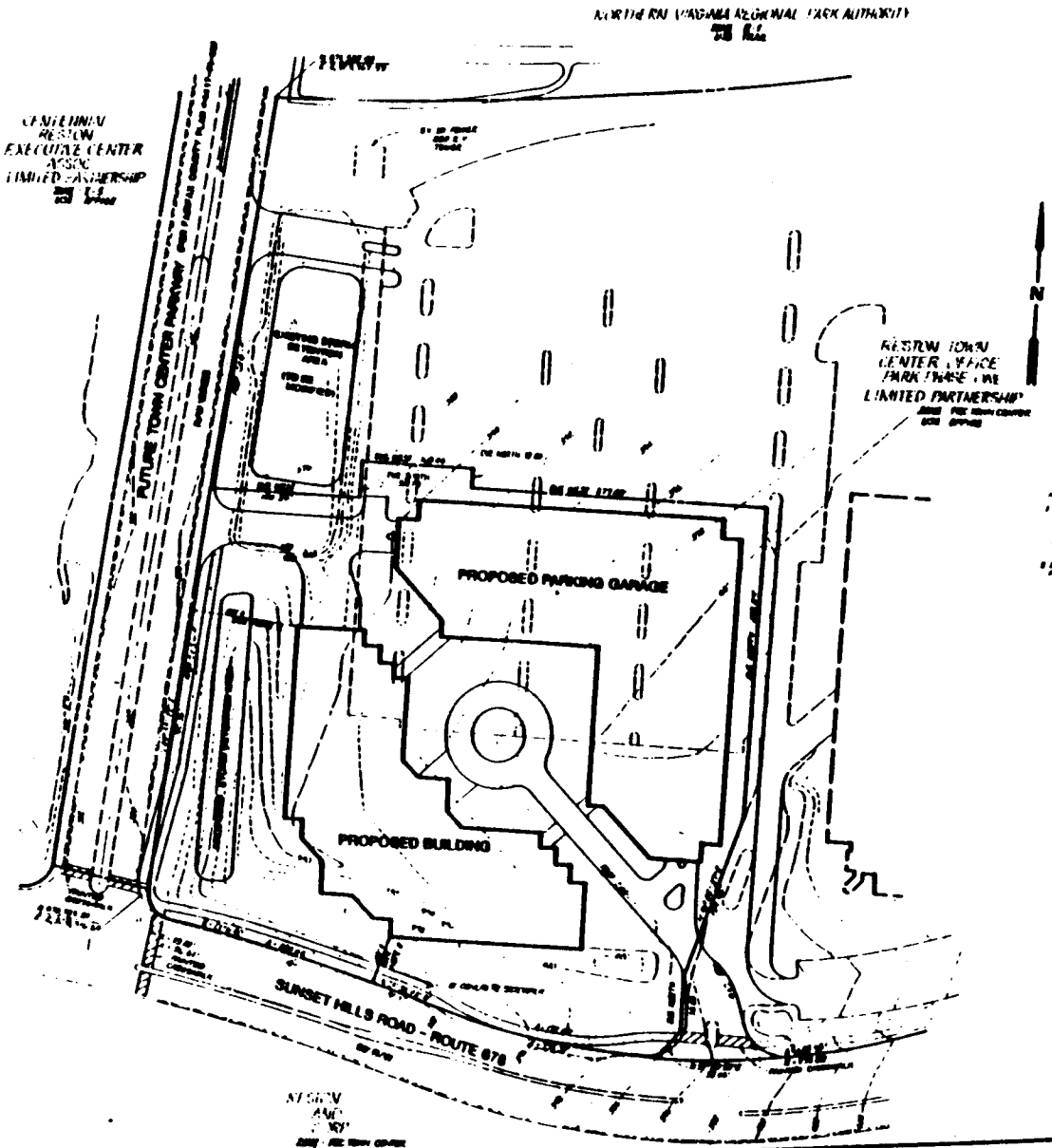


ATTACHMENT 6



RZ 86-C-119

Development Plan



CONCEPTUAL PLAN

RESTON CORPORATE CENTER

Owner/Applicant:
Reston Corporate Center Limited Partnership

Architects:
Cooper Carry & Associates

Civil Engineers:
William H. Gordon Associates, Inc.

Traffic & Transportation Consultant:
JMT & Associates

CONCEPT PLAN

Scale 1" = 50'
Date AUG 23, 1990
In Charge WHGA
Drawn by D. BEVERE
Checked by R. WALKER
Sheet 1 of 1

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis for:
Case No. CP 86-C-119-2 concurrent with CP 86-C-121-11, PCA 89-C-025-4, PCA 85-C-088-5, PCA 86-C-119-5, DPA 86-C-119, PCA 86-C-121-6 and DPA 86-C-121-2 Westerra Reston, L.L.C.

DATE: 8 April 1999

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated October 23, 1998. This application requests conceptual plans, proffered condition amendments, and development plan amendments to permit the development of two,10-story office buildings. Approval of this application would result in a floor area ratio (F.A.R.) of 1.0 for Block 3 and .70 for Block 4. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant, planned for residential planned community (designated town center by the Reston Master Land Use Plan) and zoned PRC. To the north is located a hotel and retail shopping area which are planned for residential planned community (designated town center by the Reston Master Land Use Plan) and zoned PRC. To the east is located a medical facility and vacant land which is planned for residential planned community (designated as town center residential by the Reston Master Land Use Plan) and zoned PRC. To the south are located office buildings which are planned for residential planned community (designated town center by the Reston Master Land Use Plan) and zoned PRC. To the west are located office buildings which are planned for residential planned community (designated town center by the Reston Master Land Use Plan) and zoned PRC.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 11.25-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and map provide the following guidance on land use and intensity for the property:

Text:

On pages 442 through 443 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Land Unit D, Town Center Portion of Land Unit D," the Plan states:

> "The Reston Town Center is the designated "Core" area within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. Within the central portion of the Town Center (the approximately 85 acres known as the Town Center Urban Core) a commercial intensity up to .95 FAR may be appropriate and is consistent with the Town Center rezonings of March 1987 and subsequently approved Proffered Condition Amendments. Individual blocks or parcels may exceed this intensity, so long as the overall intensity of .95 FAR is not exceeded.
>
> The Reston Town Center should develop as planned in order to provide a viable residential and commercial mix. It is presently planned for a maximum development program of 8,415,000 square feet. Development is planned to be phased in as transportation capacity is available. The proposed composition of this development is as follows:
>
> - Office/research and development - 7,100,000 square feet;
> - Retail - 315,000 square feet; and,
> - Hotel - 1,000,000 square feet."

Map:

The Comprehensive Plan map shows that the property is planned for residential planned community. It is designated by the Reston Master Land Use Plan as town center.

Analysis:

The application and development plan propose office use which is in conformance with

the use recommendations of the Comprehensive Plan, however, the proposed FARs of 1.0 and .70 should be justified within the larger original respective zoning cases in order to determine if they are in conformance with the intensity recommendations of the Comprehensive Plan.

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

Text:

On pages 416 through 417 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," the Plan states:

> "In order to achieve the planning objectives for this Suburban Center, it is necessary that new development be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals must be responsive to the following development criteria, which apply to all sites in the Reston-Herndon Suburban Center:
>
> 1. Development applications in the area should be accompanied by a development study report which describes the impacts of the proposed development and demonstrates the proposal's conformance with the Comprehensive Plan and adopted policies.

Analysis:

The applicant has provided information concerning the proposed development and its conformance with the requirements of the Comprehensive Plan, however, the applicant should provide architectural schematics with perspectives from Bluemont Road and Sunset Hills Road.

Text:

> "2. A development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities."

Analysis:

In order to respond to these development criteria, the applicant should provide architectural schematics with perspectives from Bluemont Road and Sunset Hills Road. The applicant should specifically show how the proposed structural parking will be landscaped including the parking lot areas. The proposed landscaping should be shown more specifically and completely on the development plan.

Text:

"3. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies."

Analysis:

Consult the Department of Transportation concerning this development criterion.

Text:

"4. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods..."

Analysis:

In order to respond to these development criteria, the applicant should provide architectural schematics with perspectives from Bluemont Road and Sunset Hills Road.

Text:

"7. Land consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives."

Analysis:

The applicant has consolidated the appropriate parcels for this development.

Text:

"8. Provision of the highest level of screening and landscaping for all parking (at, above, or below grade.)"

Analysis:

The application should illustrate the screening and landscaping for the proposed parking.

Text:

"9. Consolidation of vehicular access points to minimize interference with arterial roadways."

Analysis:

Consult the Department of Transportation concerning this development criterion.

Text:

"10. Provision of stormwater management by the use of Fairfax County's Best Management Practices System."

Analysis:

BMPs are now required by ordinance and the Public Facilities Manual.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: CP 86-C-121-11
Reston Town Center — CP 86-C-119-2
Section 93 Blocks 3 and 4 — PCA 86-C-119-5
DPA 86-C-119
PCA 86-C-121-6
DPA 86-C-121-2
PCA 89-C-025-3
PCA 85-C-088-5

DATE: 8 April 1999

This memorandum, prepared by Noel Kaplan, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plans dated October 23, 1998 and December 16, 1998. 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 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 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 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

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

On February 10, 1997, the Board of Supervisors adopted Comprehensive Plan text within the Environment section under the heading "Resource Conservation." This text includes the following:

"Objective 12: Maintain and enhance the efficient use of natural resources.

Policy a. Encourage the application of energy conservation and water conservation measures.

Policy b. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

On pages 86 and 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.

. . .

Development proposals should implement best management practices to reduce runoff pollution. Preferred practices include; those which recharge groundwater when such recharge will not degrade groundwater quality, those which preserve as much natural open space as possible, and those which contribute to ecological diversity by the creation of wetlands. . . ."

ENVIRONMENTAL ANALYSIS:

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

Tree Preservation

Issue:

While there are a number of parcels that are subject to this application, new development is being proposed only within Blocks 3 and 4 of Section 93 of the Reston Town Center. The western portion of this site is generally characterized by open field vegetation. The eastern portion of the site is largely wooded with a variety of hardwood species. The development plan indicates that almost all of the existing tree cover on the site will be cleared. Only two relatively small tree preservation areas will remain. The Urban Forestry Branch has noted that a tree survey appears to have been performed on the site and that there may be opportunities for improved tree preservation on the site.

Suggested Solution:

The applicant should provide the Urban Forestry Branch of the Department of Public Works and Environmental Services (DPWES) with tree survey information for the site. The applicant should address recommendations from the Urban Forestry Branch regarding tree preservation, tree transplantation, and landscaping.

Energy Conservation

Issue:

On February 10, 1997, the Board of Supervisors adopted "Resource Conservation" recommendations within the Environment section of the County's *Policy Plan*. In addition to recommending in general, the application of energy conservation measures, this new text recommends "the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses." These ideas are particularly applicable to the proposed office development in light of the proximity of the site to the Washington & Old Dominion Trail.

Suggested Solution:

The applicant should commit to providing secure, sheltered bicycle parking facilities and shower and locker facilities that will be accessible to all employees within each of the proposed office buildings.

Stormwater Management/Water Quality

Issue:

The proposed development will be subject to the stormwater management best management practice (BMP) requirement of the County's Chesapeake Bay Preservation Ordinance (Chapter 118 of the *Fairfax County Code*). The development plan identifies the location of a dry BMP facility. At the time of site plan review, the applicant will be required to demonstrate compliance with the BMP requirement to the satisfaction of DPWES.

TRAILS PLAN:

The Trails Plan indicates that a trail is required parallel to Reston Parkway. The Director, Department of Public Works and Environmental Services will determine the specific type and right of way requirements for any required trails at the time of plan review.

BGD:NHK

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Leslie Johnson, Staff Coordinator
Zoning Evaluations Division, DPZ

DATE: August 17, 1999

FROM: Hugh C. Whitehead, Urban Forester II HCW
Urban Forestry Branch, OSDS

SUBJECT: Discovery Square, CP 86-C-119

RE: Your request for assistance received July 30, 1999

This review is based on the revised submission Conceptual Plan stamped as received by the Department of Planning and Zoning, July 27, 1999.

1. **Comment:** General Note number 15, sheet 1 of 6, states, "The Applicant shall retain the services of a Certified Arborist to determine the suitability of any on-site trees for relocation..."

   Recommendation: Expand this note to include the following: "In addition, the recommendations of the Certified Arborist shall include methods and specifications for the relocation of trees on-site and proposed planting locations. These recommendations shall constitute a Tree Relocation Plan and be submitted to the Urban Forestry Branch for review at the time of the first submission of the site plan."

2. **Comment:** Sheet 4 of 6 shows existing trees located within proposed tree preservation areas. It is important that impacts to these trees be minimized and that preservation activities be implemented to mitigate the stress that these trees will inevitably experience. This is especially important given the drought this region is currently experiencing.

   Recommendation: Obtain a commitment similar to the following:
   "The applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the first subdivision plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees six inches or greater in diameter located within the tree preservation areas shown on the Conceptual Plan. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization."

"All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the Phase I & II Erosion and Sediment Control sheets."

"The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fence shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading, or demolition activities, the project's certified arborist shall verify in writing that the tree protection fence has been properly installed."

"All clearing and demolition operations shall be conducted in a manner that minimizes the impact on individual trees and groups of trees to be preserved as approved by the Urban Forestry Branch. These methods shall be described in detail on the tree preservation plan."

3. **Comment:** General Note number 23, sheet 1 of 6, requests a waiver of the requirement for landscaping the top deck of the parking structures. Because interior parking lot landscaping will already be restricted within the Virginia Power easement it is important to provide the required tree cover in other areas of the site. It is understood that the plaza area and the area surrounding the parking structures will also be landscaped but it is important that some shade be provided for these paved surfaces.

   Recommendation: Obtain a commitment to provide the parking deck landscaping as shown on the Conceptual Plan.

4. **Comment:** General Note number 24, sheet 1 of 6, requests a waiver of the requirement to provide shade trees in the interior and peripheral parking lot landscaping located within the Virginia Power overhead conductor easement. The height of plant material with the conductor area (see attachment) is restricted to five feet. The height restriction within the easement outside of the conductor area is fifteen feet.

   Recommendation: Obtain a commitment similar to the following: "The Applicant shall coordinate with Virginia Power and the Urban Forestry Branch to provide landscaping that will shade the parking areas within the Virginia Power easement to the greatest extent possible. All proposed landscaping within the Virginia Power easement shall be subject to review and approval by Virginia Power."

5. **Comment:** Extensive landscaping is shown in and around the SWM/BMP dry pond. The County has developed an interim policy regarding tree planting in and around stormwater management ponds.

   Recommendation: Landscaping shown for the SWM/BMP dry pond should be consistent with the County's interim policy (see 4-part attachment).

Please contact me at 324-1770 with any questions you may have.

HCW/
UFBID #00-0219

Attachment

cc: Anita Capps, Land Use Planner, E&DRB, Planning Division, DPZ
Noel Kaplan, Environmental Planner, E&DRB, Planning Division, DPZ
RA file
DPZ file

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-119 and RZ 86-C-121)

SUBJECT: Traffic Impact Study

REFERENCE: CP 86-C-119-2 concurrent with CP 86-C-121-11; Westerra Reston, L.L.C.
Traffic Zone: 1742
Land Identification Map: 17-3 ((1)) 5H, 5 pt,

DATE: October 12, 1999

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on information made available to this Department dated October 1, 1999.

The referenced applications are concept plans for Discovery Square, Reston Section 93. It is anticipated this application will generate 4,023 VPD/554 VPH trips based on Trip Generation, Sixth Edition: Institute of Transportation Engineers, 1997 (ITE land use codes 710). This Department has reviewed the subject application and offers the following comments:

- Sunset Hills Road is on the Comprehensive Plan to be widened to a 6 lane divided facility. The applicant has provided sufficient right-of-way dedication and frontage improvement (which includes a right turn lane) in accordance with the Comprehensive Plan. This issue has been addressed.
- The applicant should provide for signalization to include a pedestrian signal at the intersection of Sunset Hills Road and the site entrance. Signalization to include a pedestrian signal are being provided. This issue has been addressed.
- The development should provide for the future connector road between Sunset Hills Road and Bluemont Way. The applicant has committed to provide for this connector road and restoration of the landscaping and pedestrian walkways that might be impacted when this road is constructed. This issue has been addressed.

AKR/MGC:mgc

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

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033-2906
(703) 383-VDOT (8368)

CHARLES D. NOTTINGHAM
ACTING COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

August 30, 1999

ZONING EVALUATION DIVISION
SEP 1 1999
DEPARTMENT OF PLANNING AND ZONING
RECEIVED

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

Re: CP 86-C-121-11, Discovery Square
Tax Map No.: 017-3 ((1)) 5C, 5H part of parcel 5

Dear Ms. Byron:

This office has reviewed the concept plan relative to concept plan application 86-C-121-11 and offers the following.

This office has reviewed the transportation proffers associated with this application and has no additional comments.

Sincerely,

Noreen H. Maloney

Noreen H. Maloney
Transportation Engineer

cc: Mr. R. L. Moore

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used In Staff Reports

A&FAgricultural & Forestal District
ADUAffordable Dwelling Unit
ARBArchitectural Review Board
BMPBest Management Practices
BOSBoard of Supervisors
BZABoard of Zoning Appeals
COGCouncil of Governments
CBCCommunity Business Center
CDPConceptual Development Plan
CRDCommercial Revitalization District
DOTDepartment of Transportation
DPDevelopment Plan
DPWESDepartment of Public Works and Environmental Services
DPZDepartment of Planning and Zoning
DU/ACDwelling Units Per Acre
EQCEnvironmental Quality Corridor
FARFloor Area Ratio
FDPFinal Development Plan
GDPGeneralized Development Plan
GFAGross Floor Area
HCDHousing and Community Development
LOSLevel of Service
Non-RUPNon-Residential Use Permit
OSDSOffice of Site Development Services, DOT
PCAProffered Condition Amendment
PDPlanning Division
PDCPlanned Development Commercial
PDHPlanned Development Housing
PFMPublic Facilities Manual
PRCPlanned Residential Community
RMAResource Management Area
RPAResource Protection Area
RUPResidential Use Permit
RZ Rezoning
SESpecial Exception
SPSpecial Permit
TDMTransportation Demand Management
TMATransportation Management Association
TSATransit Station Area
TSMTransportation System Management
UP & DDUtilities Planning and Design Division, DPWES
UMTAUrban Mass Transit Association
VC Variance
VDOTVirginia Dept. of Transportation
VPDVehicles Per Day
VPHVehicles per Hour
WMATAWashington Metropolitan Area Transit Authority
ZADZoning Administration Division, DPZ
ZEDZoning Evaluation Division, DPZ
ZPRBZoning Permit Review Branch