

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: July 6, 2000

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

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

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

SUBJECT: Staff Analysis of Conceptual Plan CP 86-C-119-3
Boston Properties, Inc.

INTRODUCTION

This memorandum contains the Staff Analysis of the above-referenced Conceptual Plan which has been submitted on 22.80 acres located within the Reston Town Center. A locator map of the subject property, reduction of the plan and an 8 ½ x 11" copy of the Plan notes are provided immediately following this analysis as Attachments 1 and 2.

DESCRIPTION OF THE APPLICATION

Boston Properties, Inc., the applicant, is requesting approval of a Conceptual Plan for office development on a total of 22.80 acres zoned PRC, located in the northeast quadrant of the intersection of Town Center Parkway and Sunset Hills Road. The property is further identified as Reston Section 93, Blocks 1 and 2 and located at Tax Map 17-3 ((1)) 4B, 5B, 5E and 29. The site is currently developed with two existing three-story office buildings located at the eastern end of the property, known as the Reston Corporate Center. Surface parking is provided to the north and west of the buildings, with the area identified as Lot 29 currently vacant. The applicant has submitted a Conceptual Plan for the addition of two office buildings in the southwest corner of the site and the addition of two parking structures, one of which will replace the existing surface parking for the Reston Corporate Center buildings. The entire project will be known as Reston Gateway. The applicant's Statement of Justification is contained in Attachment 3.

SURROUNDING AREA DESCRIPTION:

CP 86-C-119-3			
Direction	Use	Zoning	Plan
North	W&OD Trail Reston Town Center	R-E PRC	Public Recreation Planned Residential Community -Town Center
South (across Sunset Hills Rd) Southeast	Dulles Toll Road ROW Office	 PRC	 Planned Residential Community-Town Center
East	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)) 5, 5H, Reston Section 93, Blocks 3 and 4, is currently vacant and has been approved for 424,453 square feet of office development known as Discovery Square pursuant to CP 86-C-119-2 and CP 86-C-121-11.

BACKGROUND

On July 25, 1983, the Board of Supervisors rezoned 29 acres, including the 22.80 acre application site to the I-5 District, subject to proffers, to permit development of three, 3-story office buildings. Two office buildings were constructed in 1985, and the project was identified as the Reston Corporate Center.

The 22.80 acre application property was subsequently rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of rezoning application RZ 86-C-119, which rezoned a total of 28.32 acres, including Parcel 5H to the east. This application was one of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings" and is identified as Property D. Each of the four (4) applications 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. The proffers approved in conjunction with RZ 86-C-119 require the review and approval by the Planning Commission of a Conceptual Plans for each property developed within the Town Center. 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. A copy of the approved proffers and Development Plan (DP) for RZ 86-C-119 is set forth as Attachment 4. The DP approved in conjunction with RZ 86-C-119 is a "blob plan" which shows the two existing 3-story office 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. The DP also depicts a portion of the proffered South First Street which ultimately will connect Sunset Hills Road to Bluemont Avenue in the Town Center Core.

CP 86-C-119-1 was approved by the Planning Commission on February 7, 1991, 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 (Reston Section 93 Block 2) in addition to the two, 3-story office buildings that were existing at the time of the rezoning approval (identified as Reston Section 93 Block 1). A 710 space parking garage was shown located to the rear of the building. The proposed office building approved with this Concept Plan was never constructed. The current proposal, which is the subject of this report, supercedes the Concept Plan approved in 1991.

On November 3, 1999, the Planning Commission approved Conceptual Plan 86-C-119-2 on 4.83 acres west of the application property and identified as Reston Section 93 Block 3 to permit office development.

COMPREHENSIVE PLAN PROVISIONS (Attachment 6)

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

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

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

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

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

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

ANALYSIS

Description of the Conceptual Plan (CP)

Title of CP: Reston Gateway, Section 93, Blocks 1 and 2.
Prepared by: Davis • Carter • Scott
Dates: February 4, 2000 revised through July 7, 2000

The CP consists of ten sheets. Sheet 1 depicts the proposed site layout for the 22.80 acre site, including the layout of the two proposed new office buildings and parking structures and the existing buildings. Sheet 2 depicts proposed Phase I of the development, which includes construction of a large surface parking area in the western portion of the site to accommodate parking for the existing office buildings during construction of the future parking structure which will provide parking for the two existing office buildings. Sheet 3 depicts the proposed development in relationship to the other office projects to the north, east and southeast; also included is an overall pedestrian circulation map for the vicinity. Sheet 4 contains the Plan Notes and Site Tabulations; also included is a depiction of the future underpass connecting Town Center Parkway with Edmund Halley Drive under the Dulles Airport Access/Toll Road and its potential impact on the subject site. Sheet 5 depicts Conceptual Building Elevations as viewed from Sunset Hills Road and Town Center Parkway. Sheets 6 and 7 consist of the Rezoning Plat and approved Development Plan for RZ 86-C-119. Sheet 8 depicts a cross section through the site as viewed looking south from the Town Center Core. Sheets 9 and 10 depict the landscaping plan and plaza details for the site. Sheets 11 and 12 depict the proposed alignment alternatives for the proposed Town Center Parkway/Edmund Halley Drive underpass and the impact on the application property.

The application proposes the construction of two office buildings to be located at the corner of Sunset Hills Road and Town Center Parkway. Both buildings are proposed as 10 story buildings (120 foot maximum building height) with a gross floor area of 300,000 square feet per building. The buildings are oriented at right angles to one another, with a circular drop off and pick up plaza area located interior to the site. A possible future building connection, up to 20,900 square feet of floor area, is shown between the two buildings. The Plan notes state that the applicant reserves the right to connect the two buildings with either a landscaped plaza, atrium, or other enclosed structure either at grade or below grade. A six-story parking structure is located to the north of the proposed office buildings which can be accessed from both Sunset Hills Road and Town Center Parkway. A small surface parking lot is located north of the six-story garage, partially within the 150 foot wide VA Power easement. A 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, partially within the 75 to 100 foot wide Virginia Power easement which extends east to west across the northern property boundary of the site. No structures are to be located within this easement.

The two existing three-story office buildings, will remain on the eastern portion of the 22.80 acre site. A four-story parking structure will be constructed to the north of these buildings to accommodate parking for the existing office buildings. Currently, these buildings utilize surface parking where the proposed six-story parking garage will be located. Access to the existing buildings will continue to be provided from a signalized entrance off of Sunset Hills Road opposite the entrance to the office development on Reston Section 939; however, once inside the property, access to the parking garage will be controlled by security gates. A new signalized entrance on Sunset Hills Road is proposed west of the existing entrance, to serve the two new office buildings and parking structure. Similarly, on Town Center Parkway, there is an existing curb cut located immediately north of the intersection at a median break which will provide the main access to the new development from Town Center Parkway. A secondary entrance is located at the northern periphery of the site and will provide secondary access to both parking structures.

The overall gross floor area proposed for the site, including the two existing office buildings, is 888,900 square feet which equates to a FAR of 0.89. It should be noted that the proffers approved in conjunction with RZ 86-C-119 permits an FAR up to 1.0. The applicant is reserving, through the Plan Notes, additional gross floor area up to 1.0 FAR subject to approval of a Conceptual Plan Amendment. Streetscaping is provided along both the Sunset Hills Road and Town Center Parkway frontages of the site. An eight foot wide asphalt trail will be provided along Sunset Hills Road and Town Center Parkway frontages of the site. In addition, an eight foot wide trail extension will be provided from Town Center Parkway through the interior of the site to provide an at grade connection

to the W&OD Trail. A wet Stormwater Management Pond is located to the north of proposed Building 1 and west of the parking structure. The pond will be landscaped and serve as a design amenity for the site. A minimum of 25% of the entire 22.80 acre site will be provided as open space.

Conformance With Proffers & Development Plan

The approved development plan (DP) 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 DP. The land area subject to RZ 86-C-119 and the approved DP includes Section 93 Blocks 1, 2 and 3. Block 3 includes the 235,535 square foot office building approved in conjunction with CP 86-C-119-2. The gross floor area proposed with this Conceptual Plan is 888,900 square feet, bringing the total gross floor area for the land area subject to RZ 86-C-119 to 1,083,980 square feet and an FAR of 0.88. It should be noted that there is approximately 150,000 square feet of unused floor area that the applicant reserves the right to utilize in the future subject to a Concept Plan Amendment. The maximum building height is 120 feet.

In addition, as stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 86-C-119 require the review and approval by the Planning Commission of a Conceptual Plan. 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:

A total of four entrances serve the site. The existing signalized entrance opposite Reston Section 939 on Sunset Hills Road will continue to serve the

existing office development. A new signalized entrance on Sunset Hills Road is proposed west of the existing entrance and will serve the proposed new office development and provide access to both the buildings and parking structure. Two entrances off of Town Center Parkway are also proposed. The southernmost entrance which is located opposite a median break will serve the new development, with the northernmost entrance designed for right in/right out access. This entrance will also serve the existing development to the east via an internal travel way which runs parallel to the northern property boundary.

The applicant has also committed to construct the third westbound lane of Sunset Hills Road along the entire site frontage, including right and left turn lanes into the site. The applicant has also committed to reserve an additional 12.5 feet for future right-of-way dedication along Town Center Parkway to accommodate the possible future construction of the underpass between Edmund Halley Drive and Town Center Parkway.

Minor Streets

There are no minor streets proposed with this Conceptual Plan.

Pedestrian Walkways and Trails

Sheet 3 of the CP depicts the pedestrian circulation proposed for the site. A combination sidewalk and eight foot wide trail is provided along the entire Sunset Hills Road frontage of the site and will connect to the sidewalk/trail provided along Sunset Hills Road to the east. This trail will connect to an eight foot wide trail being provided along the Town Center Parkway frontage of the site. An 8 foot wide internal trail connection will be provided from Town Center Parkway at the northernmost site entrance and will extend eastward along the internal travelway and connect to the W&OD Trail.

Landscaping and Screening

Tree cover on the site consists of established trees in the vicinity of the existing buildings and trees planted in islands in the existing parking lots. No changes are proposed to the existing landscaping located on the Reston Corporate Center portion of the site. With regard to the two new buildings proposed with this Conceptual Plan, landscaping will be provided within the 40 foot open space strip located between the road right-of-way and the buildings. In addition, extensive landscaping is shown around the Stormwater Management Facility (SWM) and in the plaza area between the two buildings. The Conceptual Landscape Plan is depicted on Sheets 9 and 10 of the Conceptual Plan.

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

The proposed FAR for the 22.80 acres subject to this Conceptual Plan is 0.89. A maximum FAR of 1.0 is permitted for the whole land area (28 acres) subject to RZ 86-C-119.

General Location of Office and Commercial Buildings.

The proposed buildings are located at the corner of Town Center Parkway and Sunset Hills Road with the proposed parking structures located to the north of the proposed buildings interior to the site

Height Limits

Both buildings will be up to 10 stories with a 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 7)**

The following environmental issues have been identified:

Tree Cover: The area within which the new development is proposed has been cleared of trees. The applicant has committed in the Plan Notes to provide a minimum of 10% tree cover on the site, which is the minimum required under the Zoning Ordinance. It should be noted that the proposed landscaping/tree cover

efforts falls short of the efforts that were committed to with the recently approved Discovery Square application to the east, where a commitment was made to provide a minimum of 15% tree cover through a combination of tree preservation and landscaping. Staff encouraged the applicant to commit to the same level of tree cover as provided in the Discovery Square application.

While the proposed landscape plan depicts substantial landscaping for the proposed new development, no minimum sizes have been provided for the proposed landscaping material to be utilized. Staff also recognizes that planting within the Virginia Power easement is limited and that there are no opportunities for tree preservation on site. However, staff continues to believe that a minimum 15% tree cover can be achieved on the site and that the amount of tree cover provided should be in excess of the minimum requirements to ensure the high quality development envisioned for the Town Center and to be consistent with the previously approved Concept Plan for Discovery Square to the east.

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 W&OD Trail to this site, staff requested that the applicant commit to providing showers for employees and secure bicycle parking facilities. The Plan Notes address this issue by committing to install bicycle racks within each parking structure and shower facilities in at least one of the proposed office buildings.

Stormwater Management Water Quality

The proposed development will be subject to Stormwater Management (SWM) Best Management Practices (BMP) requirements of the County's Chesapeake Bay Preservation Ordinance. The Conceptual Plan identifies the location of a wet SWM facility. At the time of site plan review the applicant will be required to demonstrate, to the satisfaction of DPWES, compliance with the BMP requirements. In addition, the applicant should commit in the Plan Notes to provide landscaping around the SWM facility consistent with that on the Conceptual Plan.

In summary, staff believes that the Plan Notes adequately address all environmental issues; however, staff continues to recommend that the tree cover commitment be increased from a minimum of 10% to a minimum of 15% to be consistent with that provided on the approved Conceptual Plan for Discovery Square:

Transportation Analysis (Attachment 8)

Sunset Hills Road: The applicant has committed to dedicate the necessary right-of-way and to construct an additional through lane and right and left turn lanes at each entrance along the entire Sunset Hills Road frontage of the site. Staff initially expressed concern with the timing of these improvements; however, the applicant has revised the Plan Notes to commit to construct these improvements prior to issuance of the Non-RUP for the first new office building.

Traffic Signal: The applicant is proposing a traffic signal at the westernmost entrance on Sunset Hills Road. Staff advised the applicant that a warrant study must be submitted to VDOT for review and approval prior to installation of the signal. The applicant has committed to submit the required the warrant study to VDOT and to fund and install the traffic signal only after approval of the warrant study by VDOT.

Reston North/South Connector:

The transportation element of the Comprehensive Plan for the Reston Community Planning Sector was recently amended to provide for a crossing under the Dulles Airport Access Road to connect Town Center Parkway with Edmund Halley Drive. With the initial submission of the Conceptual Plan, the applicant provided a sketch (Sheet 4 of the CDP) which depicts a ramp to the tunnel accommodated within the right-of-way of Town Center Parkway. Staff advised the applicant that additional engineering detail would be necessary to insure that the connection could be constructed without substantially impacting development of the site as proposed by the applicant.

The applicant recently submitted a Conceptual Alignment Study, prepared by Alpha Corporation, for the proposed North/South Connector. The study discusses two possible alignments for the north/south connector. Staff has evaluated the alignment study and concurs with the applicant that Alignment B appears to be the most feasible of all of the options available. The applicant has concluded that development of this alternative would require an additional dedication of 12.5 feet of land along the Town Center Parkway frontage of the site. The applicant has revised the Plan Notes to commit to reserve the additional 12.5 feet of right-of-way and dedicate upon demand by VDOT or Fairfax County. In addition, the applicant has committed to take responsibility for any costs associated with relocation or modification of the SWM facility.

Staff believes that based on the information provided and the alternative concepts proposed, providing the additional reservation of land will be adequate to accommodate the North/South Connector.

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 6)

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 0.89 for the 22.80 acre site and when combined with the proposed gross floor area of 195,080 for Block 3, (CP 86-C-119-2 Discovery Square) will not exceed the maximum 1.0 FAR proffered with RZ 86-C-119. 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. In general, the applicant has prepared a development plan that provides for the high quality architectural and site design required of developments within the Suburban Center and the Town Center. However, several design issues have been identified by staff. The applicant is proposing the addition of two 10 story office buildings and a six story parking structure to a site that is currently developed with two three-story office buildings. Staff expressed concern that the new development may overwhelm the existing structures and requested the applicant to provide a cross-section which illustrates the relationship between the different heights of the existing and proposed structures. The applicant submitted a cross-section (Sheet 8) which illustrates that, due to a change in topography (sloping down east to west), the roof elevation of the six story parking garage will be at approximately 440 feet above sea level with the roof elevation of the existing three-story office buildings at 448 feet. Therefore, due to the sloping topography, staff believes the difference in building heights between the existing buildings and the proposed parking structure and office buildings will not be as significant as originally thought. Staff believes that the six level parking structure will provide a reasonable height transition between the buildings.

Staff also noted that the initial submission of the Conceptual Plan did not provide much detail with regard to site amenities such as seating areas, foundation plantings around the building and landscaping within the Virginia Power

Easement north of the internal access road along the northern perimeter of the property. Staff also raised concern with the lack of detail on the proposed connection between the two buildings. Staff recommended that in order to soften the mass of the two buildings located so close to the intersection, that the applicant commit to provide either a landscaped plaza or atrium with a winter garden to connect the two buildings in lieu of an above grade structural connection. The applicant provided no detail on the type of connection to be utilized.

In response to these issues, the applicant submitted a revised conceptual landscaping plan which shows landscaping treatments and a range of plant material to be utilized throughout the site. A detail was provided on Sheet 10 which depicts proposed landscaping treatments for the building entrance courtyard and a plaza between the two buildings. It should be noted that Note 32 of the Plan Notes, gives the applicant the right to connect the two buildings with either a landscaped plaza area as depicted on Sheet 10, an atrium or an enclosed structure either above or below grade. The applicant commits that any connection shall be architecturally compatible with the proposed office buildings and will include appropriate landscaping treatments. Staff continues to recommend that the applicant commit to provide either the landscaped plaza as shown on the Conceptual Plan or an atrium with extensive landscaping treatments in the interior in order to soften the appearance of the buildings from the roadway. Staff also recommends that the applicant commit to provide additional landscaping within the Virginia Power easement along the northern perimeter of the site to soften the visual appearance of the access road and provide some shade along the trail which will connect to the W&OD trail.

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. However, it would be desirable for the applicant to address the issues noted above.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The proposed Conceptual Plan on 22.80 acres zoned PRC, is in conformance with the approved Development Plans and proffers approved by the Board of Supervisors in conjunction with RZ 86-C-119. 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. However, it would be highly desirable if the design issues as noted in the Land Use Analysis were addressed by the applicant.

Staff Recommendations

Staff recommends approval of CP 86-C-119-3, subject to the Plan Notes dated July 7, 2000.

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. Approved Proffers for RZ 86-C-119
5. Approved Development Plan for RZ 86-C-119
6. Plan Citations and Land Use Analysis
7. Environmental Analysis
8. Transportation Analysis
9. Glossary of Terms

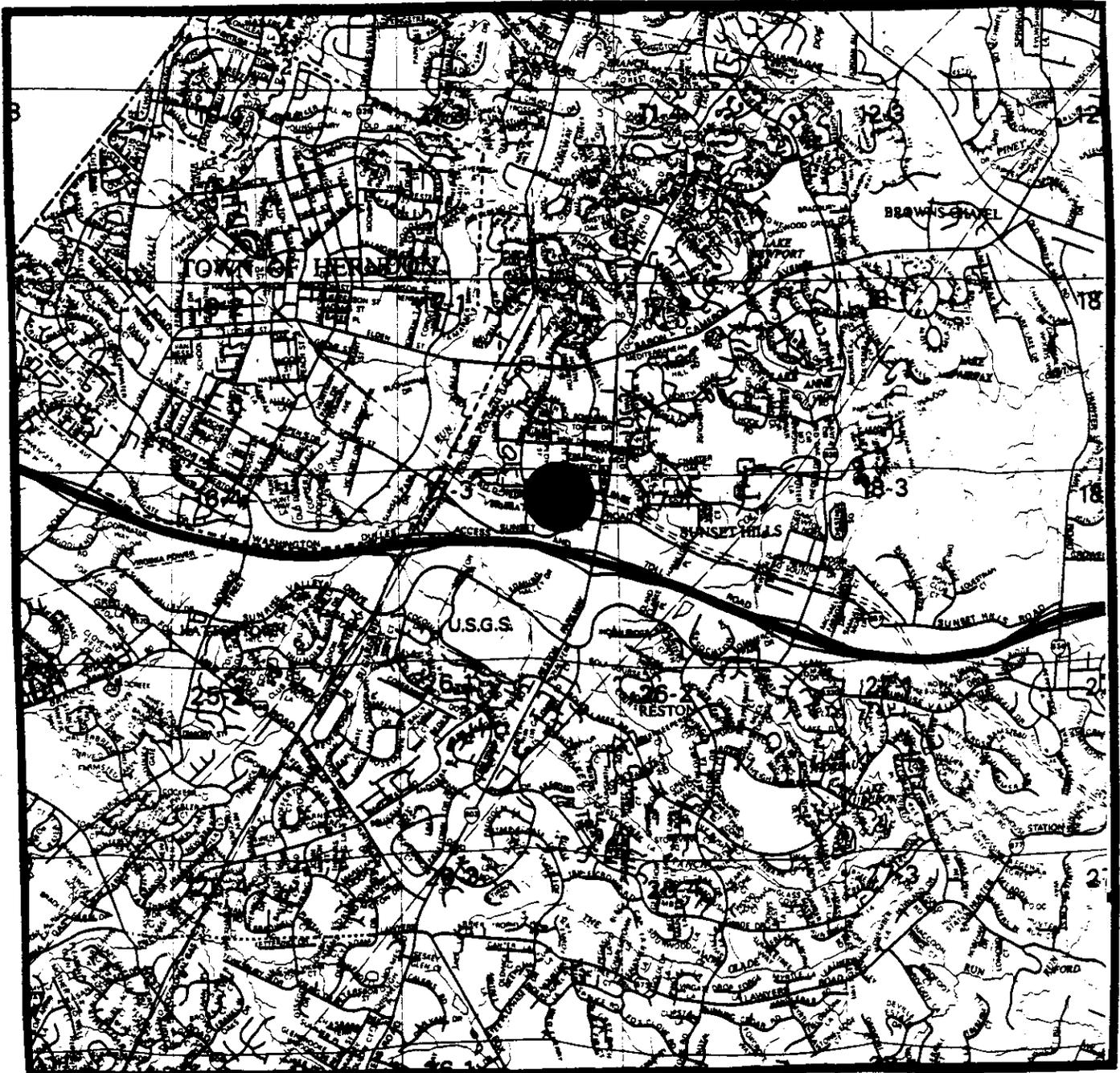
CONCEPTUAL PLAN APPLICATION CP 86-C-119-03

ATTACHMENT 1

CP 86-C-119-3
FILED 03/03/00

BOSTON PROPERTIES, INC.
TO APPROVE THE CONCEPTUAL PLAN
FOR RZ 86-C-119
22.80 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: N.E. QUADRANT OF SUNSET HILLS RD.
AND TOWN CENTER PKWY. ON THE
S. SIDE OF THE W&OD TRAIL

ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 017-3- /01/ / 4B, 5B, 5E, 29



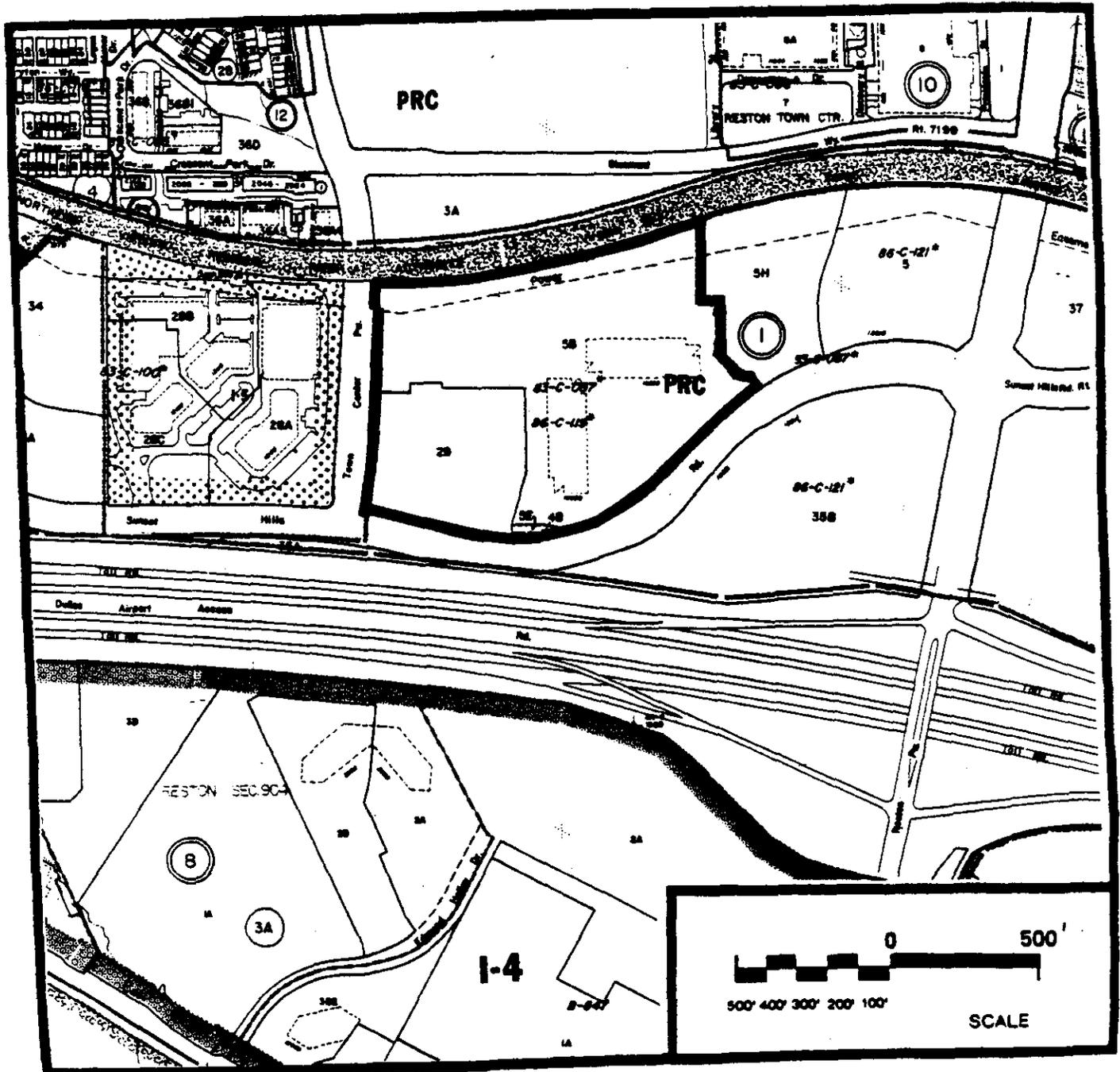
CONCEPTUAL PLAN APPLICATION

CP 86-C-119-03

CP 86-C-119-3
FILED 03/03/00

BOSTON PROPERTIES, INC.
TO APPROVE THE CONCEPTUAL PLAN
FOR RZ 86-C-119
22.80 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: N.E. QUADRANT OF SUNSET HILLS RD.
AND TOWN CENTER PKWY. ON THE
S. SIDE OF THE W&OD TRAIL

ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 017-3- 101/ 14B, 5B, 5E, 29



NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 93, BLOCKS 1 & 2
July 7, 2000

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 93, Blocks 1 & 2, Reston. The Tax Map references for the parcels are 17-3-((1)), Parcels 4B, 5B, 5E, and Parcel 29. The property is zoned PRC Town Center (Planned Residential Community).
2. Town Center Concept Plan. The properties that are the subject of this application shall be developed in substantial accordance with this Town Center Concept Plan, dated February 4, 2000, and revised through July 7, 2000, and prepared by Davis, Carter, Scott Ltd.; 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. Area. The application property consists of approximately 22.80 acres (993,445 S.F.). Boston Properties is the owner of the property and shall hereinafter be referred to as the "Applicant."
4. Building square footage.
 - A. Under the Town Center rezonings, (RZ 86-C-119 and subsequent PCAs), and in accord with the approved Town Center Concept Plan ("TCCP") for Section 93, Block 3, dated October 18, 1999, Blocks 1 through 3 are permitted an overall FAR of 1.0, or 1,233,745 square feet of gross floor area.
 - B. The proposed office buildings, identified on the TCCP as Buildings 1 and 2 and located on Block 2, shall consist of a maximum of 620,900 square feet. The existing Reston Corporate Center, located on Block 1, consists of approximately 268,000 square feet.
 - C. The TCCP for Section 93, Block 3 allocates 195,080 square feet to Block 3, leaving 149,765 square feet unused. The Applicant reserves the right to allocate within Blocks 1 through 3 this remaining 149,765 square feet, subject to approval of a new TCCP.
5. Pedestrian circulation and signal. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan. The Applicant shall contribute funds (up to a maximum of \$7,500.00) to Fairfax County for the installation of a pedestrian signal on the traffic signal at Sunset Hills Road and Town Center Parkway. Such funds shall be paid to Fairfax County at the time of site plan approval for the first building on Block 2.

6. Building height. The maximum building height shall not exceed 10 stories or 120' above grade, as defined by the Zoning Ordinance. The parking structures will be a maximum of four (4) parking levels above grade on Block 1 and six (6) parking levels above grade on Block 2. Once completed, the elevation of both parking structures shall be equal to or below the elevation, including the exterior parapet, of the existing three-story office buildings at the Reston Corporate Center on the adjoining Section 93, Block 1 (which is approximately 448 feet above sea level).
7. Open space. Upon build out, a minimum of 25% open space shall be provided for Section 93, Blocks 1 & 2 combined.
8. Tree cover. Upon build out, a minimum of 10% tree cover shall be provided for Section 93, Blocks 1 & 2 combined.
9. Parking. 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 and market requirements, provided the minimum open space is maintained, and provided that the height of the parking structures and the footprints of the parking structures and surface parking areas is not exceeded.
10. Bicycle Racks. The Applicant shall install at least two bicycle racks per parking structure within and/or adjacent to both parking structures to support bicycle use by prospective tenants' employees. Additional bicycle racks shall be provided based upon tenant demand for and use of the bicycle racks or if requested by the Transportation System Management program coordinator required under Note #26 below.
11. Showers. The Applicant shall install showers in at least one (1) of the buildings on Block 2 to support bicycle use by prospective tenants' employees.

PHASING

12. Phasing. The Applicant is proposing up to two (2) office buildings on Section 93, Block 2, in addition to the two (2) existing office buildings on Section 93, Block 1. The Applicant reserves the right to construct this project in phases. The first phase of construction, proposed to begin in 2000, 2001 or 2002, depending on the issuance of permits, will consist of the four-level parking structure that is to be constructed behind the existing office buildings. Concurrently, the Applicant will construct additional, temporary surface parking on Block 2 while the four-level parking structure is being constructed. The Applicant anticipates a phasing schedule for the office buildings as follows (which is subject to change based on market demands):

13.	<u>Phase</u>	<u>Square Feet</u>	<u>Anticipated Opening</u>
	Building I (Block 2)	Up to 300,000	3 rd quarter 2003
	Building II (Block 2)	Up to 320,900	3 rd quarter 2004
	Total	Up to 620,900	

14. Construction timing. The Applicant reserves the right to modify the final gross floor area (as allocated between the buildings), order and timing of the opening of each building, provided the maximum gross floor area of 620,900 for this Concept Plan and the building heights 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 construction 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.
15. Parking structure phasing. The Applicant proposes to construct the parking structure located on Block 2 in two phases as shown on the Town Center Concept Plan. Before construction of the second phase of this parking structure, the Applicant will re-evaluate the number of parking spaces at that time to determine the actual on-site parking demand. If the Applicant determines that there is need for fewer parking spaces, the number of spaces in the Phase II parking structure will be reduced accordingly, with the Applicant still providing the ordinance-required number of parking spaces and subject to compliance with Note #9 above.

LANDSCAPING

16. Landscape plan. The Applicant shall implement a landscaping plan consistent with Sheets 9 and 10 of 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 the Urban Forestry Division of DPW&ES.
17. Easements. 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.
18. Parking deck. Consistent with the Town Center Proffers, the top deck of the parking structure shall include planters for shrubs and flowers.
19. Virginia Power easement. The Applicant hereby reserves the right to request a modification of the requirement to provide shade trees within the interior and peripheral parking lot landscaping within the area 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 modification is approved, the interior and peripheral parking lot landscaping in the easement areas will be satisfied by planting non-deciduous trees, shrubs and other similar vegetation, which plantings shall be coordinated with 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 area within the Virginia Power easement to the extent possible. All proposed landscaping within the Virginia Power easement will be subject to review and approval by Virginia Power.

TRANSPORTATION

20. Right-of-way dedication. The Applicant shall dedicate sufficient right-of-way along the entire Sunset Hills Road frontage of the site to accommodate the construction of one-half of a six-lane divided roadway with turn lanes as may be required by the Virginia Department of Transportation ("VDOT"). This area shall be dedicated and conveyed to the County in fee simple at the time of site plan approval for the first proposed office building on Block 2, at no cost to the County, with density credit reserved for such dedication consistent with the provisions of Section 2-308 of the Fairfax County Zoning Ordinance.
21. Road improvements. The Applicant shall construct a third westbound lane of Sunset Hills along the entire Property frontage. This road improvement shall be included as part of the site plan approval for the first office building on Block 2 and will be constructed prior to issuance of a Non-RUP for the first office building on Block 2. Any landscaping along the frontage of the existing entrance at Block 1 (Reston Corporate Center) that is removed to accommodate construction of a third westbound lane shall be replaced and supplemented prior to the issuance of a Non-RUP for the first office building on Block 2.
22. Turn lanes. The Applicant shall construct separate right turn lanes for all entrances along Sunset Hills Road and Town Center Parkway. Separate left turn lanes exist for both entrances on Sunset Hills Road and the southern entrance on Town Center Parkway. The northern Town Center Parkway entrance will be a right-in and right-out only entrance. The separate right lanes shall be included as part of the site plan approval for the first office building on Block 2 and will be constructed prior to the issuance of a Non-RUP for the first office building on Block 2. Any landscaping along the frontage of the existing entrance on Sunset Hills Road at Block 1 (Reston Corporate Center) that is removed to accommodate the construction of the separate right turn lane shall be replaced and supplemented prior to the issuance of a Non-RUP for the first office building on Block 2.
23. Traffic Signal. If and when approved by VDOT, the Applicant shall fund and/or install a traffic signal at the western-most entrance to Block 2 along Sunset Hills Road to serve the proposed office buildings. The Applicant shall prepare and submit the warrant study required by VDOT before approving new traffic signals.
24. Tunnel Under Dulles Toll Road and Connection with Town Center Parkway. In accord with the Fairfax County Comprehensive Plan (Transportation Figure 179), the Applicant

has shown on the Town Center Concept Plan a 12.5' wide reservation for a public street right-of-way along Town Center Parkway as part of a potential tunnel connection under the Dulles Toll Road. The right-of-way area reserved for this connection will be dedicated to the Board of Supervisors in fee simple, upon written request by the County or VDOT at such time as there is a project for this connection and final construction drawings are approved by VDOT and/or the County. The Applicant is not required to construct this improvement in conjunction with approval of this Town Center Concept Plan. The Applicant will replace any landscaping shown on the Town Center 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 along Town Center Parkway will be retained should the potential tunnel be constructed. The Applicant shall reconfigure or relocate the storm water management pond, if required, as a result of the dedication and construction of the road connection under the Dulles Toll Road.

25. Connection to W&OD Trail. Subject to approval by the Northern Virginia Regional Park Authority ("NVRPA"), the Applicant shall construct a pedestrian/bicycle connection to the Washington and Old Dominion ("W&OD") Trail, north of the proposed parking structure on Block 2, generally in the location as depicted on Sheet 3 of the Concept Plan. The pedestrian connection shall be a minimum of six (6) feet wide within a ten (10) foot wide public pedestrian access easement. The construction of the pedestrian connection to the W&OD Trail shall be completed prior to issuance of a Non-RUP for the second office building on Block 2. The Applicant's commitment to construct a connection to the W&OD Trail is subject to approval by NVRPA at no additional cost to the Applicant, other than those costs associated with constructing such connection, and will not be provided if NVRPA approval requires any improvements other than those necessary for the construction of the proposed trail connection.

TRANSPORTATION MANAGEMENT PROGRAM

26. The Applicant will appoint a Transportation System Management (ATSM≡) program coordinator for its development. Said TSM manager will be responsible for coordinating with LINK and the Reston Town Center TSM programs. Said TSMs will be designed to reduce single occupancy vehicle trips and encourage ride-sharing, the use of mass transit and reduced reliance on single occupancy vehicle travel, all pursuant to the Town Center Proffers.
27. As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.
28. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.

29. The TSM coordinator will encourage tenants to implement staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.
30. The TSM coordinator will work with LINK, the Fairfax County Department of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

LAND USES

31. Office use. 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 or commercial uses as defined in Article 10 of the Zoning Ordinance and as permitted by the Town Center rezonings.

SITE DESIGN

32. Reston Town Center Design Review Board. 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.
33. Parking structure treatment. The parking structures will incorporate architectural and/or landscape treatments to break up visually the horizontal expanses and will include materials compatible with the buildings. The west elevation of the parking structure facing Town Center Parkway will be enhanced with a special element architectural treatment, such as pre-cast concrete and/or the inclusion of brick, marble, tile, metal, metal panels or other materials compatible with the architectural designs of the proposed office buildings.
34. Future connection. The Applicant reserves the right to connect the two proposed office buildings on Block 2 with either a landscaped plaza area, as shown on the TCCP, or an atrium, or an enclosed structure either at grade and/or below grade. The connection shall be architecturally compatible with the proposed office buildings on Block 2 and include appropriate landscape treatments. The design of any type of proposed connection will be subject to the review and approval of the Reston Town Center Design Review Board.

TOWN CENTER CONCEPT PLAN AMENDMENTS

35. 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. 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.
36. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the

other land areas, provided that such application does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not the subject of such an application shall otherwise remain in full force and effect.

TABULATIONS

ZONED: PRC Town Center

SITE AREA: 993,445 SF (22.87 AC)

PROPOSED USE: Office with accessory uses

GROSS SQUARE FOOTAGE: 620,900 SF

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

	<u>PRC REQUIRED</u>	<u>PROPOSED</u>
MIN. LOT AREA	NONE	993,445 SF 22.87 AC
YARD REQUIREMENTS:		
FRONT (Town Center Parkway)	NONE	40' building 200' parking structure
FRONT (Sunset Hills Road)	NONE	40' building 225' parking structure
SIDE	NONE	70' building (existing) 20' parking structure
REAR	NONE	75' parking structure
MAX. GFA	NONE	620,900 SF
PROPOSED FAR FOR THIS TOWN CENTER CONCEPT PLAN (Section 93, Blocks 1 & 2)	NONE	<u>888,900 s.f. G.F.A.</u> 993,445 s.f. land area 0.89 FAR
ALLOWABLE FAR FOR ENTIRE LAND AREA (Section 93, Blocks 1-3)	NONE	<u>1,083,980 s.f. G.F.A.</u> 1,233,745 s.f. land area 0.88 FAR Applicant reserves right to use up to the max. FAR of 1.0 permitted under RZ

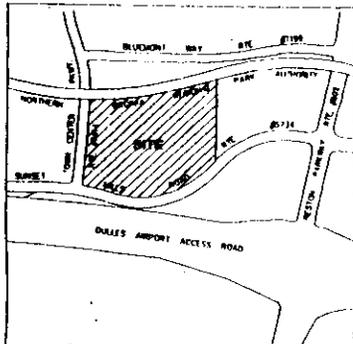
	<u>PRC REQUIRED</u>	<u>PROPOSED</u>
		86-C-119
OPEN SPACE	NONE	25%

U:\5411\reston\gateway\notes of july 7, 2000

SYMBOLS

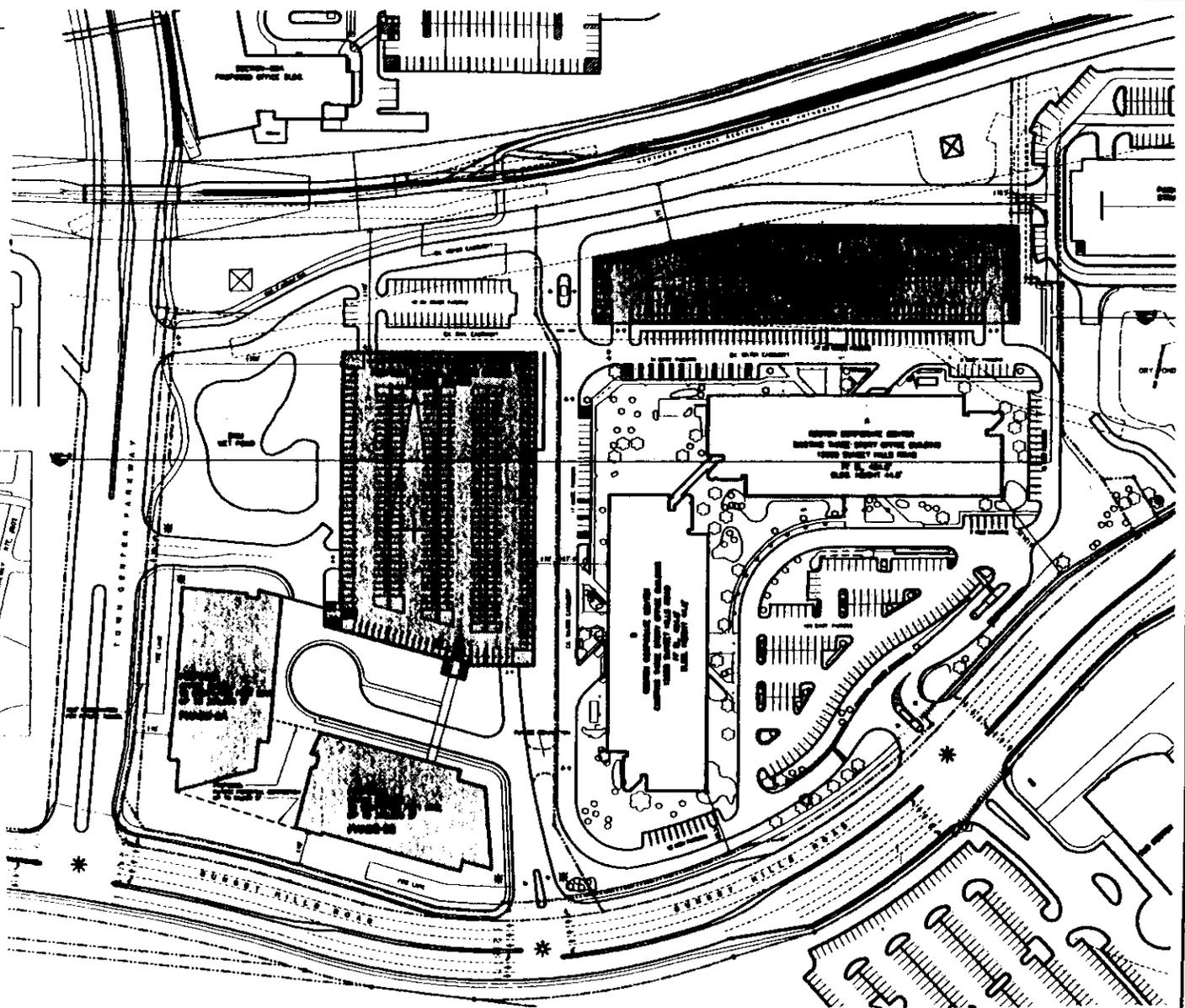
- TRANS/SIDEWALKS
- TREES-PROPOSED
- SHRUBS-PROPOSED
- TREES-EXISTING
- SHRUBS-EXISTING
- CROSSWALK
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- POTENTIAL MONUMENT SIGN LOCATION

VICINITY MAP
SCALE 1" = 500'



LIST OF DRAWINGS

- CP-1 TOWN CENTER CONCEPT PLAN
- CP-2 TOWN CENTER CONCEPT PLAN PHASE I
- CP-3 AREA MAP AND PEDESTRIAN CIRCULATION
- CP-4 MOVTY MAP AND NOTIS
- CP-5 CONCEPTUAL EXTERIOR SITUATIONS
- CP-6 APPROVED DEVELOPMENT PLAN
- CP-7 APPROVED DEVELOPMENT PLAN
- CP-8 CROSS SECTION THRU SITE
- CP-9. LANDSCAPE PLAN
- CP-10 PLAZA DETAILS
- CP-11 ROAD CONNECTOR CONCEPT
- CP-12 ROAD CONNECTOR CONCEPT



DAVIS + CARTER + SCOTT
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1000 Pennsylvania Avenue, N.W., Suite 1100, Washington, D.C. 20004 • 202-462-7200

DEVELOPER
Reston Properties, Inc.

REVISIONS

1/1/80
5/8/80
5/20/80
7/7/80

PROJECT TITLE
RESTON GATEWAY

Section - 83
Blocks 1 and 2
Reston, Virginia

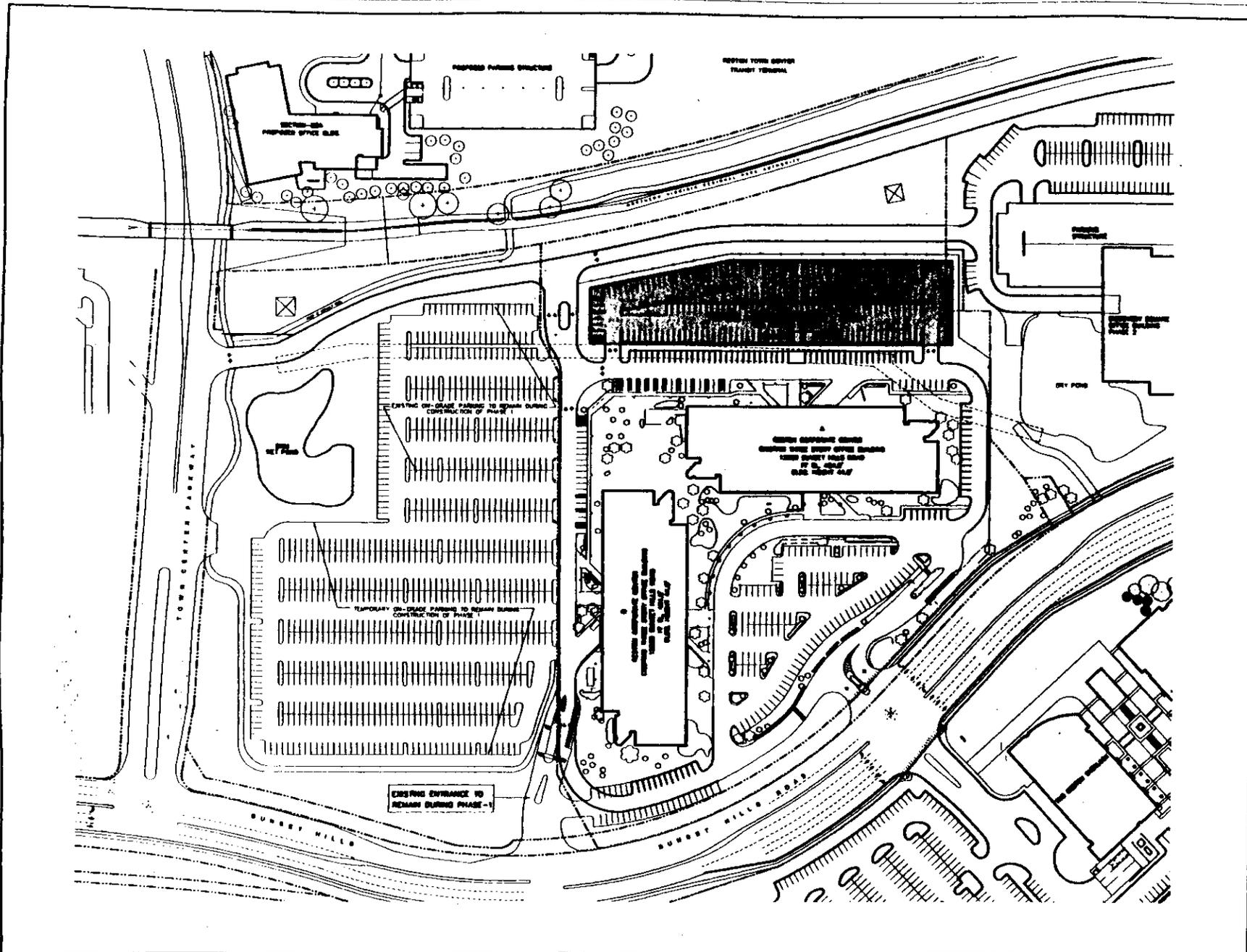
PROJECT NO. 3 880000

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

SCALE 1" = 60'
DAYS 2/1/80
DRAWN BY JCA
CHECKED BY HAI

DRAWING NUMBER
CP-1

SHEET 07



DAVIS • CARTER • SCOTT
 ARCHITECTS AND INTERIOR DECORATORS

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 207 Woodland Street, N.W., Atlanta, Georgia 30309 • TEL: 404 525-2800

REVIEWER
Reston Properties, Inc.

REVISIONS

1/1/80	
2/1/80	
3/1/80	
4/1/80	

PROJECT TITLE
RESTON GATEWAY

Section - 93
 Blocks 1 and 2
 Reston, Virginia

PROJECT NO. 1-00000

DRAWING TITLE
TOWN CENTER CONCEPT PLAN PHASE 1

SCALE 1"=50'

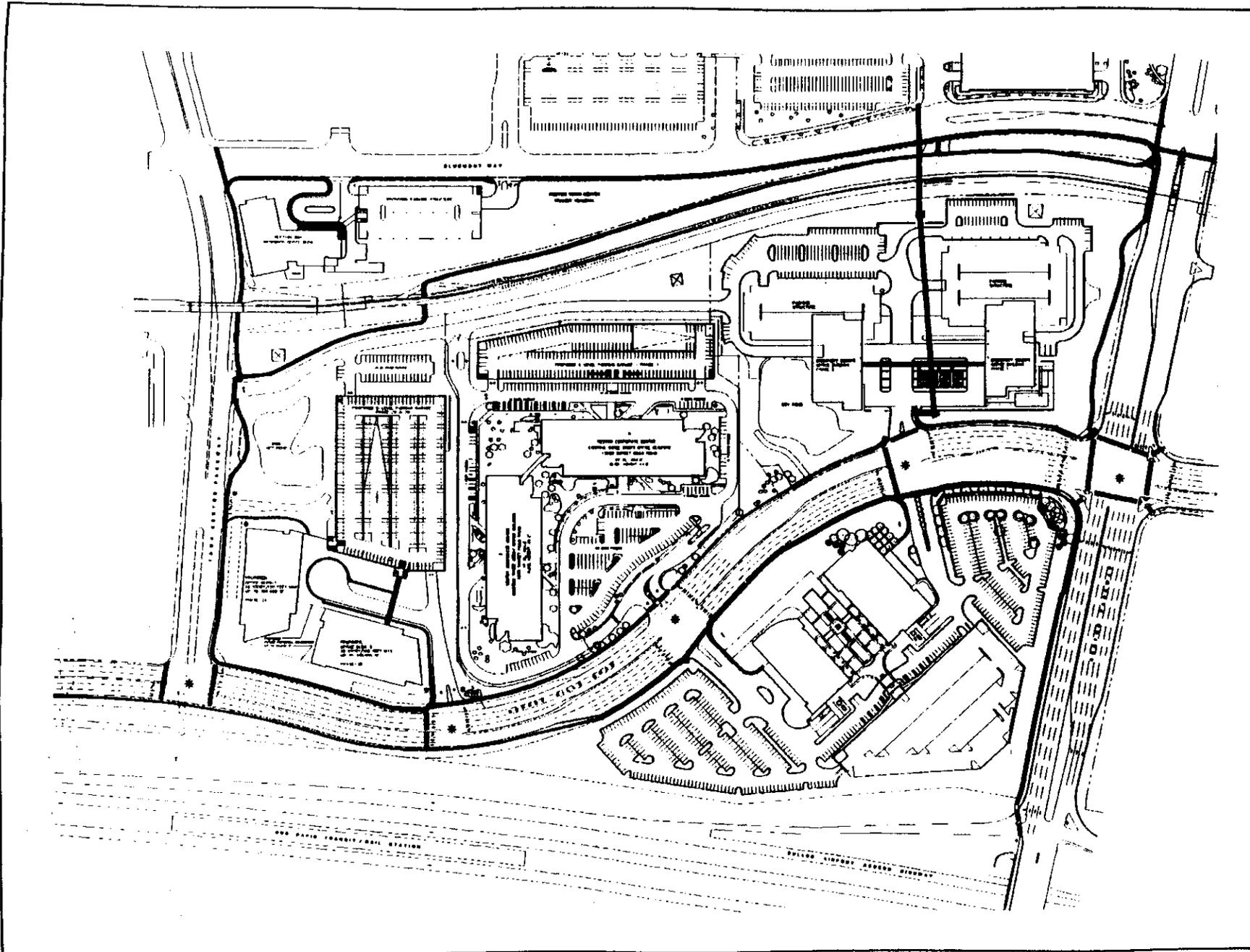
DATE 2/4/80

DRAWN BY JCA

CHECKED BY

DRAWING NUMBER
CP-2

SHEET 02



DAVIS • CARTER • SCOTT
 ARCHITECTS AND INTERIOR ARCHITECTS

One Green Lane
 1000 Massachusetts Ave., Suite 100, Cambridge, MA 02139 • Tel: 617-452-7277
 400 Wisconsin Ave., Suite 1700, Washington, D.C. 20007 • Tel: 202-331-2800

CLIENT
 Boston Properties, Inc.

REVISIONS

2/18/00
5/4/00
5/26/00
7/7/00

PROJECT TITLE
RESTON GATEWAY

Section - 03
 Blocks 1 and 2
 Reston, Virginia

PROJECT NO. 3-00000

DRAWING TITLE
AREA MAP AND PEDESTRIAN CIRCULATION

SCALE
DATE 2/14/00
DRAWN BY JJA
CHECKED BY JJA

DRAWING NUMBER
CP-3
SHEET 07

NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 93, BLOCKS 1 & 2
July 7, 2000

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 93, Blocks 1 & 2, Reston. The Tax Map references for the parcels are 17 J (11), Parcels 4B, 5B, and Parcel 29. The property is zoned PRC Town Center (Planned Residential Community).

2. Town Center Concept Plan. The properties that are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated February 4, 2000 and revised through July 7, 2000, 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 ("DPWSES").

3. Area. The application property consists of approximately 27.80 acres (993,445 SF). Boston Properties is the owner of the property and that hereafter be referred to as the "Applicant".

4. Building square footage

A. Under the Town Center rezonings (RZ 86-C-119 and subsequent PCAs), and in accord with the existing Town Center Concept Plan ("TCCP") for Section 93, Block 3, dated October 18, 1997, Blocks 1 through 3 are permitted on a general FAR of 1.0, or 1,733,745 square feet of gross floor area.

B. The proposed office buildings, identified on the TCCP as Buildings 1 and 2 and located on Block 2, shall consist of a maximum of 670,900 square feet of gross floor area.

C. The TCCP for Section 93, Block 3 allocates 195,080 square feet to Block 3, leaving 149,765 square feet unallocated. The Applicant reserves the right to allocate within Blocks 1 through 3 the remaining 149,765 square feet, subject to approval of a new TCCP.

5. Pedestrian circulation and signal. The external and internal pedestrian circulation system (including ramps and sidewalks) shall be provided as generally shown on this Town Center Concept Plan. The Applicant shall contribute funds (up to a maximum of \$1,500,000) to Fairfax County for the installation of a pedestrian signal on the traffic signal at Sunset Hills Road and Town Center Parkway. Such funds shall be paid to Fairfax County of the three at site plan approval for the first building on Block 2.

6. Building height. The maximum building height shall not exceed 10 stories or 120' above grade, as defined by the Zoning Ordinance. The parking structures will be a maximum of four (4) parking levels above grade on Block 1 and six (6) parking levels above grade on Block 2. Once completed, the elevation of both parking structures shall be at or below the elevation, including the exterior parapet, of the existing three-story office buildings at the Reston Corporate Center on the adjoining Section 93, Block 1 (which is approximately 448 feet above sea level).

7. Open space. Upon build out, a minimum of 75% open space shall be provided for Section 93, Blocks 1 & 2 combined.

8. Tree cover. Upon build out, a minimum of 10% tree cover shall be provided for Section 93, Blocks 1 & 2 combined.

9. Parking. 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 tenant's needs and market requirements, provided the minimum open space is maintained, and provided that the height of the parking structures and the footprints of the parking structures and surface parking areas is not exceeded.

10. Bicycles. The Applicant shall install at least ten bicycle racks per parking structure within and/or adjacent to both parking structures to support bicycle use by prospective tenants' employees. Additional bicycle racks shall be provided based upon tenant demand for and use of the bicycle racks or as requested by the Transportation System Management program coordinator reviewed under Note #28 below.

11. Showers. The Applicant shall install showers in at least one (1) of the buildings on Block 2 to support bicycle use by prospective tenants' employees.

PHASING

12. Phasing. The Applicant is proposing up to two (2) office buildings on Section 93, Block 2, in addition to the two (2) existing office buildings on Section 93, Block 1. The Applicant reserves the right to construct this project in phases. The final phase of construction, proposed to begin in 2001, 2001 or 2002, depending on the issuance of permits, will consist of the four-level parking structure that is to be constructed behind the existing office buildings. Concurrently, the Applicant will construct additional, temporary surface parking on Block 2 while the four-level parking structure is being constructed. The Applicant anticipates a phasing schedule for the office buildings as follows (which is subject to change based on market demands):

Phase	Source Feet	Anticipated Opening
Building 1 (Block 2)	Up to 300,000	3rd quarter 2003
Building 2 (Block 2)	Up to 370,900	3rd quarter 2004
Total	Up to 670,900	

13. Construction timing. The Applicant reserves the right to modify the final gross floor area (as allocated between the buildings), order and timing of the opening of each building, provided the maximum gross floor area of 670,900 for this Concept Plan and the building heights 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 construction 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 burndown, unless and until structured parking is required or buildings are constructed.

15. Parking structure phasing. The Applicant proposes to construct the parking structure located on Block 2 in two phases as shown on the Town Center Concept Plan. Before construction of the second phase of this parking structure, the Applicant will re-evaluate the number of parking spaces to determine the actual on-site parking demand. If the Applicant determines that there is need for fewer parking spaces, the number of spaces in the Phase B parking structure will be reduced accordingly with the Applicant still providing the ordinance-required number of parking spaces and subject to compliance with Note #9 above.

LANDSCAPING

16. Landscaping plan. The Applicant shall implement a landscaping plan consistent with Sheets 9 and 10 of 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 the Urban Forestry Division of DPWSES.

17. Tree canopy. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate and plantings to other portions of the site, subject to review and approval by DRB and DPWSES.

18. Parking deck. Consistent with the Town Center Phasing, the top deck of the parking structure shall include planters for shrubs and flowers.

19. Virginia Power easement. The Applicant hereby reserves the right to request a modification of the requirement to provide shade trees within the interior and perimeter parking lot landscaping within the area of the Virginia Power overhead power line easement. This easement produces approximately 100' of right-of-way along the site. The Applicant, depending upon the location within the Virginia Power easement, subject to Virginia Power approval, if a modification is approved, the interior and perimeter parking lot landscaping in the easement areas will be satisfied by planting non-deciduous trees, shrubs and other similar vegetation, which plantings shall be coordinated with 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 area within the Virginia Power easement to the extent possible. All proposed landscaping within the Virginia Power easement will be subject to review and approval by Virginia Power.

TRANSPORTATION

20. Right-of-way dedication. The Applicant shall dedicate sufficient right-of-way along the entire Sunset Hills Road frontage of the site to accommodate the construction of one-way, one-block, one-lane divided roadway with turn lanes as may be required by the Virginia Department of Transportation ("VDOT"). This area shall be dedicated and conveyed to the County in fee simple at the time of site plan approval for the first proposed office building on Block 2, of no cost to the County, with density credit reserved for such dedication consistent with the provisions at Section 2-308 of the Fairfax County Zoning Ordinance.

21. Road improvements. The Applicant shall construct a third westbound lane of Sunset Hills along the entire Property frontage. This road improvement shall be in place at site plan approval for the first office building on Block 2 and will be constructed prior to issuance of a Non-RUP for the first office building on Block 2. Any landscaping along the frontage of the existing entrance at Block 1 (Reston Corporate Center) that is removed to accommodate construction of a third westbound lane shall be replaced and supplemented prior to the issuance of a Non-RUP for the first office building on Block 2.

22. Turn lanes. The Applicant shall construct separate right turn lanes for all entrances along Sunset Hills Road and Town Center Parkway. Separate left turn lanes shall be provided for both entrances at Sunset Hills Road and the southern entrance on Town Center Parkway. The northern Town Center Parkway entrance will be a right-in and right-out only entrance. The separate right lanes shall be included as part of the site plan approval for the first office building on Block 2 and will be constructed prior to the issuance of a Non-RUP for the first office building on Block 2. Any landscaping along the frontage of the existing entrance on Sunset Hills Road at Block 1 (Reston Corporate Center) that is removed to accommodate the construction of the separate right turn lane shall be replaced and supplemented prior to the issuance of a Non-RUP for the first office building on Block 2.

23. Traffic signal. If and when approved by VDOT, the Applicant shall fund and/or install a traffic signal at the western-most entrance to Block 2 along Sunset Hills Road to serve the proposed office buildings. The Applicant shall provide and submit the proposed study required by VDOT before approving new traffic signals.

24. Tunnel Under Dulles Toll Road and Connection with Town Center Parkway. In accord with the Fairfax County Comprehensive Plan (Transportation Figure 178), the Applicant has shown on the Town Center Concept Plan a 12.5' wide reservation for a public street right-of-way along Town Center Parkway as part of a potential tunnel connection under the Dulles Toll Road. The right-of-way area reserved for this connection will be dedicated to the Board of Supervisors in fee simple, upon written request by the County or VDOT of such time as there is a project for this connection and final construction drawings are approved by VDOT and/or the County. The Applicant is not required to construct this improvement in conjunction with approval of this Town Center Concept Plan. The Applicant will replace any landscaping shown on the Town Center 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 along Town Center Parkway will be retained and shall be constructed by the Applicant. The Applicant shall reconfigure or relocate the storm water management pond, if required, as a result of the dedication and construction of the road connection under the Dulles Toll Road.

25. Connection to W600 trail. Subject to approval by the Northern Virginia Regional Park Authority ("NVRPA"), the Applicant shall construct a pedestrian/bicycle connection to the Washington and Old Dominion ("W600") trail, north of the proposed parking structure on Block 2, generally in the location as depicted on Sheet 3 of the Concept Plan. The pedestrian connection shall be a minimum of six (6) feet wide within a ten (10) foot wide public pedestrian access easement. The construction of the pedestrian connection to the W600 trail shall be completed prior to issuance of a Non-RUP for the second office building on Block 2. The Applicant's commitment to construct a connection to the W600 trail is subject to approval by NVRPA at an additional cost to the Applicant, other than those costs associated with constructing such connection, and will not be provided if NVRPA approval requires any improvements other than those necessary for the construction of the proposed trail connection.

TRANSPORTATION MANAGEMENT PROGRAM

26. The Applicant will appoint a Transportation System Management (TSM) program coordinator for its development. Said TSM manager will be responsible for coordinating with LRM and the Reston Town Center TSM program. Said TSM will be designed to reduce single occupancy vehicle trips and encourage bike-sharing, the use of mass transit and reduced reliance on single occupancy vehicle travel, all pursuant to the Town Center Phasing.

27. As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.

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

LAND USES

31. Office use. Office uses shall be the predominant use on the site. The Applicant reserves the right to include within the office buildings any accessory uses and accessory service or commercial uses as defined in Article 10 of the Zoning Ordinance and as permitted by the Town Center rezonings.

SITE DESIGN

32. Reston Town Center Design Review Board. 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.

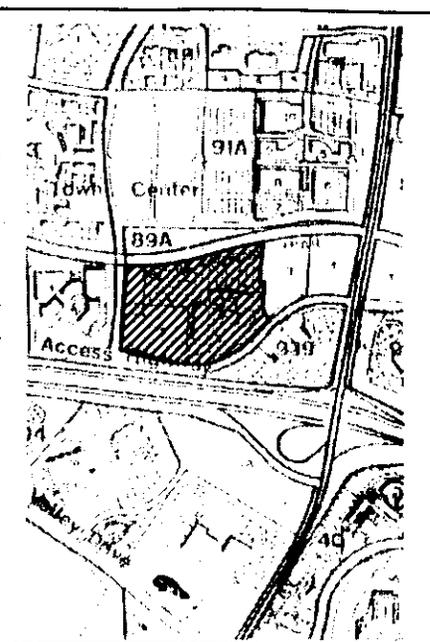
33. Parking structure treatment. The parking structures will incorporate architectural and/or landscape treatments to break up visually the horizontal expanse and will include materials compatible with the buildings. The east elevation of the parking structure facing Town Center Parkway will be enhanced with a special stone architectural treatment, such as pre-cast concrete and/or the inclusion of brick, marble, tile, metal panels or other materials compatible with the architectural designs of the proposed office buildings.

34. Future connection. The Applicant reserves the right to connect the two proposed office buildings on Block 2 with either a landscaped plaza area, as shown on the TCCP, or an atrium, or an enclosed structure either at grade and/or below grade. The connection shall be architecturally compatible with the proposed office buildings on Block 2 and include appropriate landscape treatments. The design of any type of proposed connection will be subject to the review and approval of the Reston Town Center Design Review Board.

TOWN CENTER CONCEPT PLAN AMENDMENTS

35. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or giving up its rights pursuant to the approved Town Center rezoning. 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.

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



TABULATIONS		
ZONED: PRC Town Center		
SITE AREA: 993,445 SF (22.87 AC)		
PROPOSED USE: Office with accessory uses		
GROSS SQUARE FOOTAGE: 670,900 SF		
PARKING SPACES: 891 to be provided in accordance with the provisions of Article 11. Applicant reserves the right to provide additional spaces per the tenant's needs.		
	PRC REQUIRED	PROPOSED
MIN. LOT AREA	NONE	993,445 SF 22.87 AC
YARD REQUIREMENTS:		
FRONT (Town Center Parkway)	NONE	200' building structure
FRONT (Sunset Hills Road)	NONE	40' building structure 225' parking structure
SIDE	NONE	70 building (existing) 20' parking structure
REAR	NONE	75' parking structure
MAX. GFA	NONE	670,900 SF
PROPOSED FAR FOR THIS TOWN CENTER CONCEPT PLAN (Section 93 Blocks 1 & 2)	NONE	888,900 s.f. G.F.A. 993,745 s.f. land area
ALLOWABLE FAR FOR OTHER LAND AREA (Section 93, Blocks 1-3)	NONE	0.85 FAR 1,081,080 s.f. G.F.A. 1,233,745 s.f. land area 0.88 FAR
OPEN SPACE	NONE	25%

Applicant reserves right to use up to the max FAR of 1.0 permitted under RZ 86-C-119.

DAVIS CARTER SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE

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 703-441-1111
 1775 Ashburn Drive, Suite 100, Ashburn, VA 20103
 703-441-1111

DEVELOPER
 Boston Properties, Inc.

REVISION
1/1/00
2/1/00
3/1/00
4/1/00
5/1/00
6/1/00

PROJECT TITLE
RESTON
GATEWAY

Section - 93
 Blocks 1 and 2
 Reston, Virginia

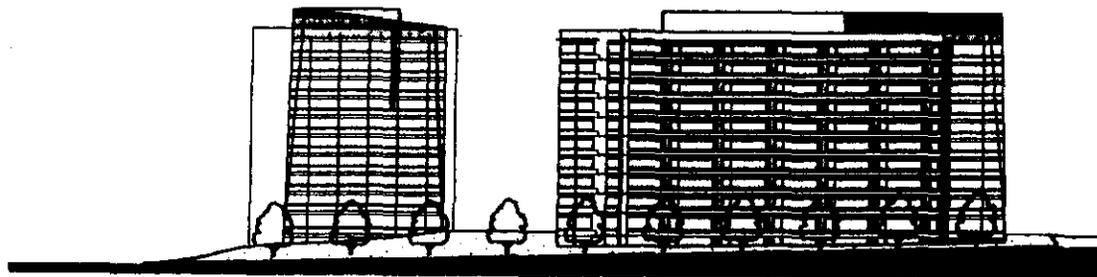
PROJECT # 100000

DRAWING TITLE
VICINITY MAP
AND NOTES

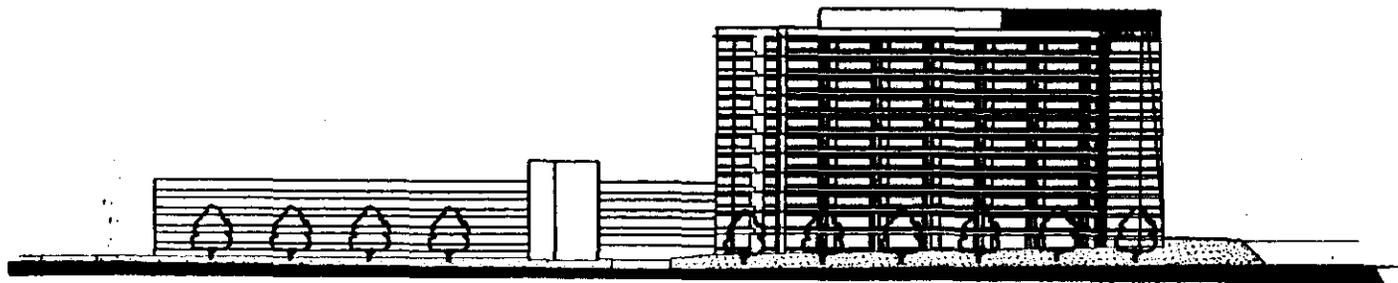
SCALE	DATE	DRAWN BY	CHECKED BY
	7/1/00	J.A.	J.A.

DRAWING NUMBER
CP-4

SHEET 07



1 VIEW FROM SOUTH (SUNSET HILLS ROAD)



2 VIEW FROM WEST (TOWN CENTER PARKWAY)

DAVIS • CARTER • SCOTT
ARCHITECTS AND INTERIORS ARCHITECTS

David Carter, AIA
1275 Massachusetts Drive, Suite 100, Arlington Heights, Illinois 60004 • Tel: 708/477-
8000 • Fax: 708/477-8001

CLIENT
Boston Properties, Inc.

REVIEWS
1/18/00
3/8/00
5/30/00
7/7/00

PROJECT TITLE
RESTON GATEWAY

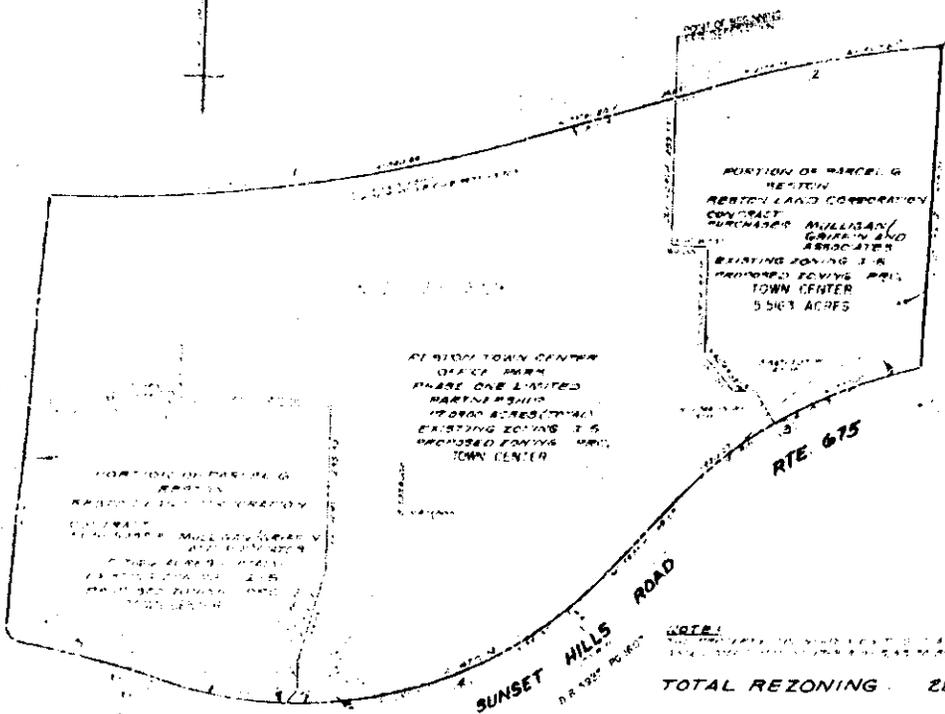
Section - 93
Blocks 1 and 2
Reston, Virginia

PROJECT NO. 1-00000

DRAWING TITLE
CONCEPTUAL EXTERIOR ELEVATIONS

SCALE 1/32" = 1'-0"
DRAWN BY JLA
CHECKED BY JLA

DRAWING NUMBER
CP-5
SHEET 01



RESTON AVE. RTE 602
 1/4 MILE WEST

NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL ANGLES ARE IN DEGREES AND MINUTES.

TOTAL REZONING 28 3229 ± C

CURVE DATA					
NO.	STARTING POINT	END POINT	CHORD BEARING	CHORD DIST.	ARC DIST.
1
2
3
4
5
6
7
8
9
10

33rd ADDITION TO THE FIRST P.R.C.

BOUNDARY SURVEY

TOWN CENTER RESTON

DAVIS • CARTER • SCOTT
 ARCHITECTS AND INTERIOR ARCHITECTS
 Davis, Carter, Scott
 1075 Massachusetts Drive, Suite 1000, Reston, Virginia 20190
 703/441-2000 • FAX 703/441-2001

REVISIONS
 Boston Properties, Inc.

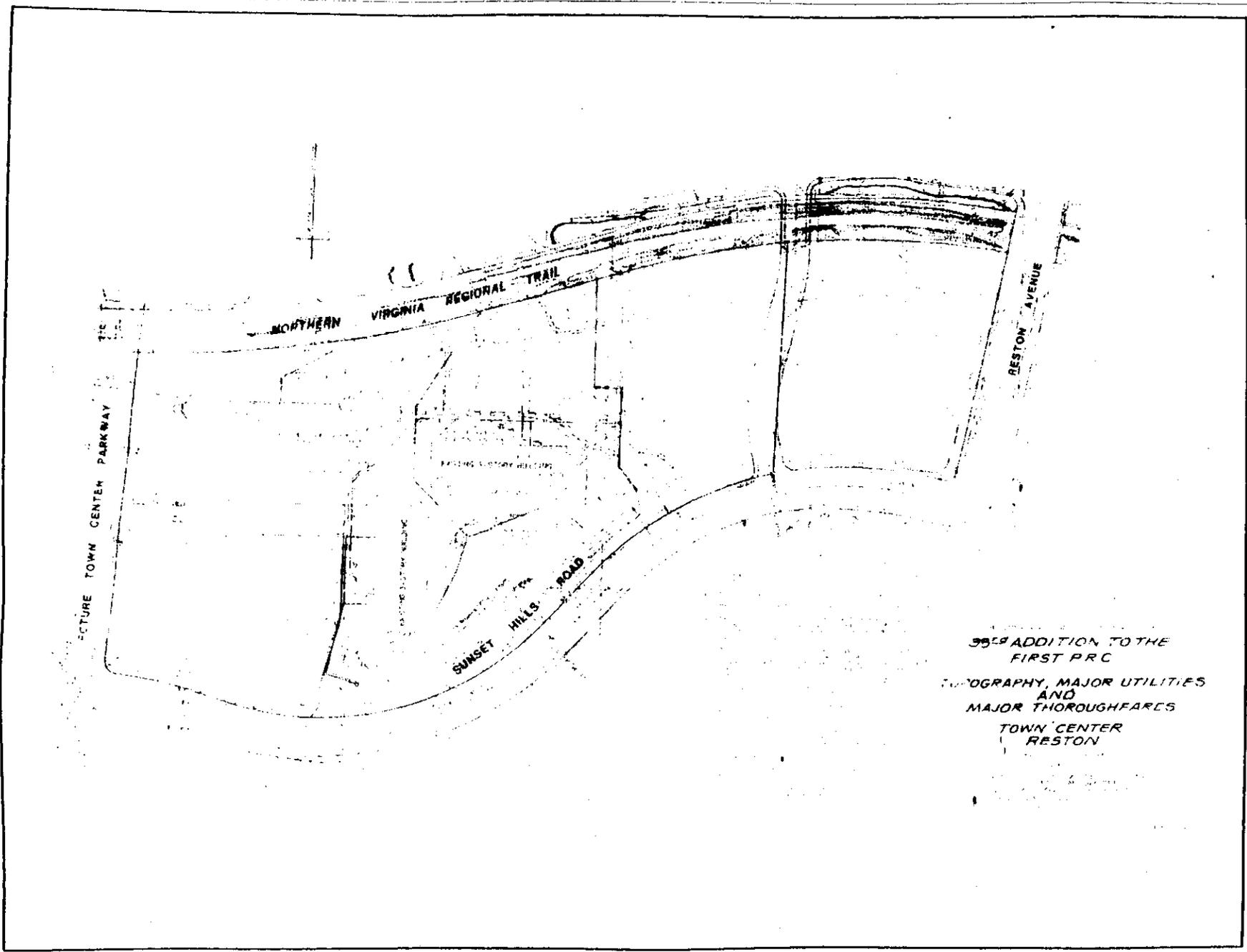
REVISIONS
 2/15/00
 3/5/00
 5/20/00
 11/1/00

PROJECT TITLE
RESTON GATEWAY
 Section - 03
 Blocks 1 and 2
 Reston, Virginia
 PROJECT NO. 1-04-000

DRAWING TITLE
APPROVED DEVELOPMENT PLAN

SCALE
 DATE 2/14/00
 DRAWN BY J.A.
 CHECKED BY H

DRAWING NUMBER
CP-6
 SHEET OF



95th ADDITION TO THE
FIRST PRC
TOPOGRAPHY, MAJOR UTILITIES
AND
MAJOR THOROUGHFARES
TOWN CENTER
RESTON

DAVIS • CARTER • SCOTT
ARCHITECTS AND PLANNERS ASSOCIATES
Davis, Carter, and
Scott, Architects and Planners
1675 Massachusetts Avenue, Suite 100, Arlington, Virginia 22202 • TEL: 703-527-1877
807 Wisconsin Avenue, N.W., Suite 1100, Washington, D.C. 20007 • TEL: 405-2380

REVISIONS
Boston Properties, Inc.

REVISIONS
2/18/00
5/10/00
5/20/00
7/1/00

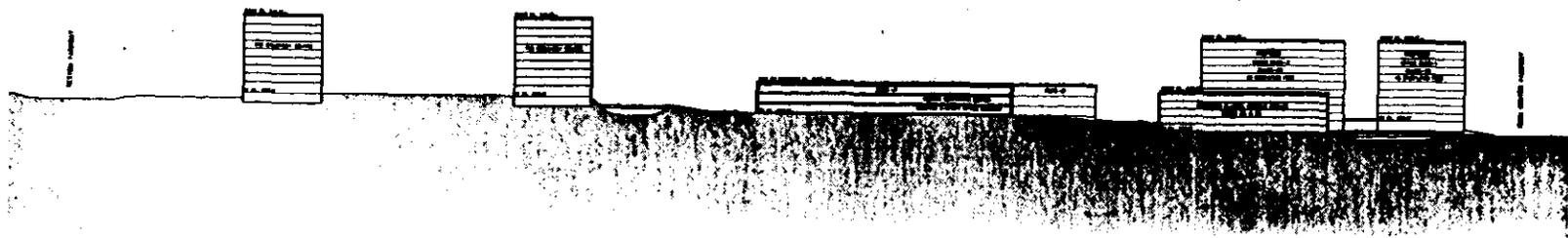
PROJECT TITLE
RESTON GATEWAY
Section - 03
Blocks 1 and 2
Reston, Virginia
PROJECT NO. 2-00000

DESIGN TITLE
APPROVED DEVELOPMENT PLAN

SCALE
DATE 7/1/00
DRAWN BY JLS
CHECKED BY WJ

DRAWING NUMBER
CP-7
SHEET 07

DATE PLOTTED: 7/1/00



1 SITE SECTION LOOKING SOUTH

DAVIS - CARTER - SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE

Dr. Carter Scott
 1075 International Drive, Suite 1000
 Arlington Heights, Illinois 60015-1176 FAX 847/399-1000
 4855 Woodloch Drive, Suite 1000, Skokie, Illinois 60076 FAX 847/399-1000

DEVELOPER
 Boston Properties, Inc.

DATE
 11/20/00
 11/20/00
 11/20/00

PROJECT TITLE
RESTON GATEWAY

Section - 03
 Blocks 1 and 2
 Reston, Virginia

PROJECT NO 1-000000

DATE
 11/20/00
 11/20/00
 11/20/00

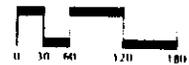
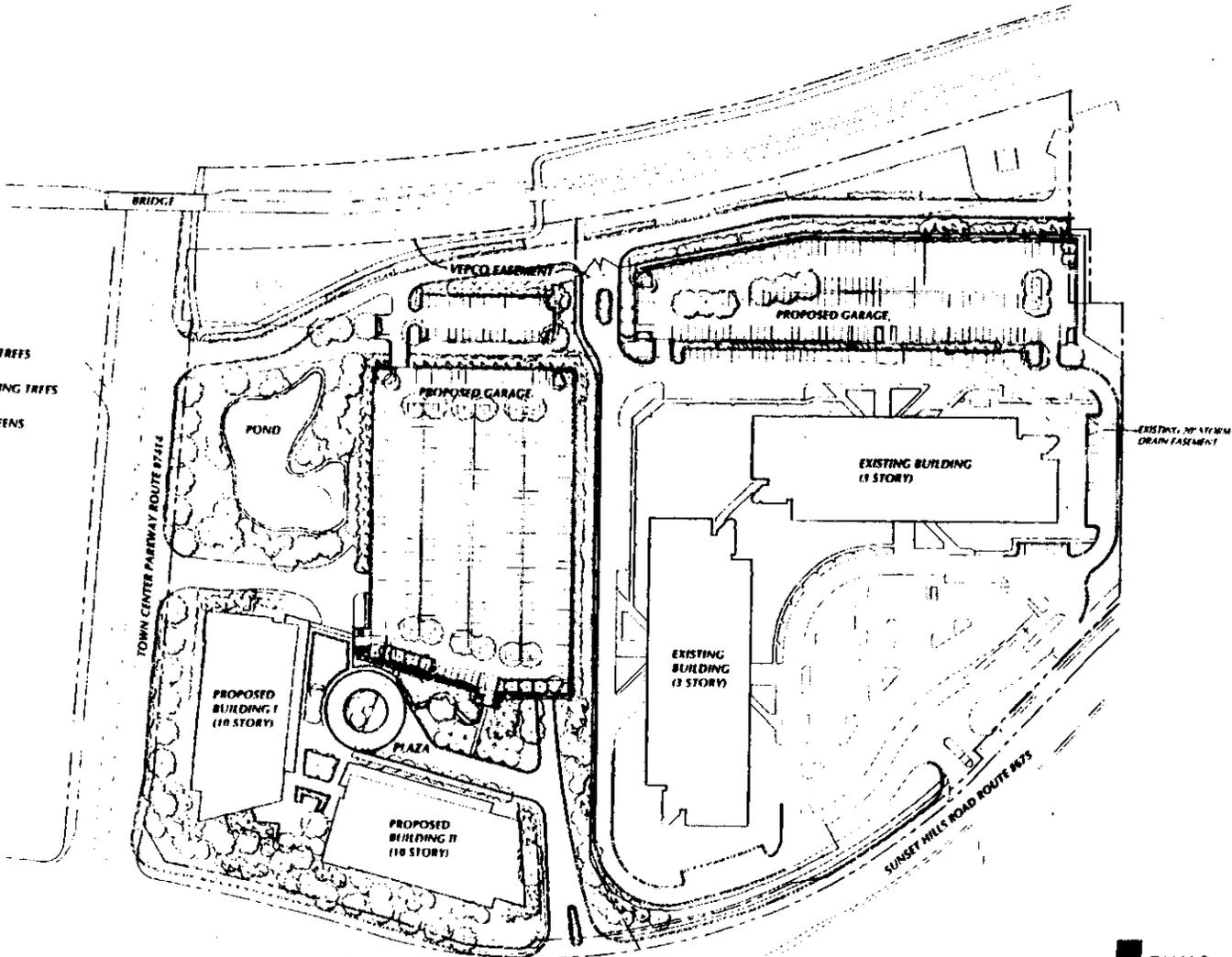
PROJECT TITLE
CROSS SECTION THRU SITE

SCALE 1"=40'
 DATE 11/20/00
 DRAWN BY JCA
 CHECKED BY HJ

DRAWING NUMBER
CP-8

SHEET 01

-  LARGE SHADE TREES
-  LARGE FLOWERING TREES
-  LARGE EVERGREENS



**LEWIS
AND SCULLY
AND TUCKER
GIONET**

4728 Old Courthouse Rd. Suite 200
Falls Church, Virginia 22041
Tel: (703) 261-1100
Fax: (703) 261-1104

DAVIS • CARTER • SCOTT
ARCHITECTS AND INTERIOR ARCHITECTS

Clark, Carter, Scott
1075 International Drive, Suite 800, Arlington, Virginia 22202 • 703 774 0777
and Plymouth Street, A.C.P., Suite 1000, Washington, D.C. 20005 • 202 462 1200

DEVELOPER
Boston Properties, Inc.

REVISIONS

2/16/00	
5/6/00	
5/28/00	
1/1/00	

PROJECT TITLE
RESTON GATEWAY

Section - 03
Blocks 1 and 2
Reston, Virginia

PROJECT ID 5 000000

DRAWING TITLE
LANDSCAPE PLAN

SCALE

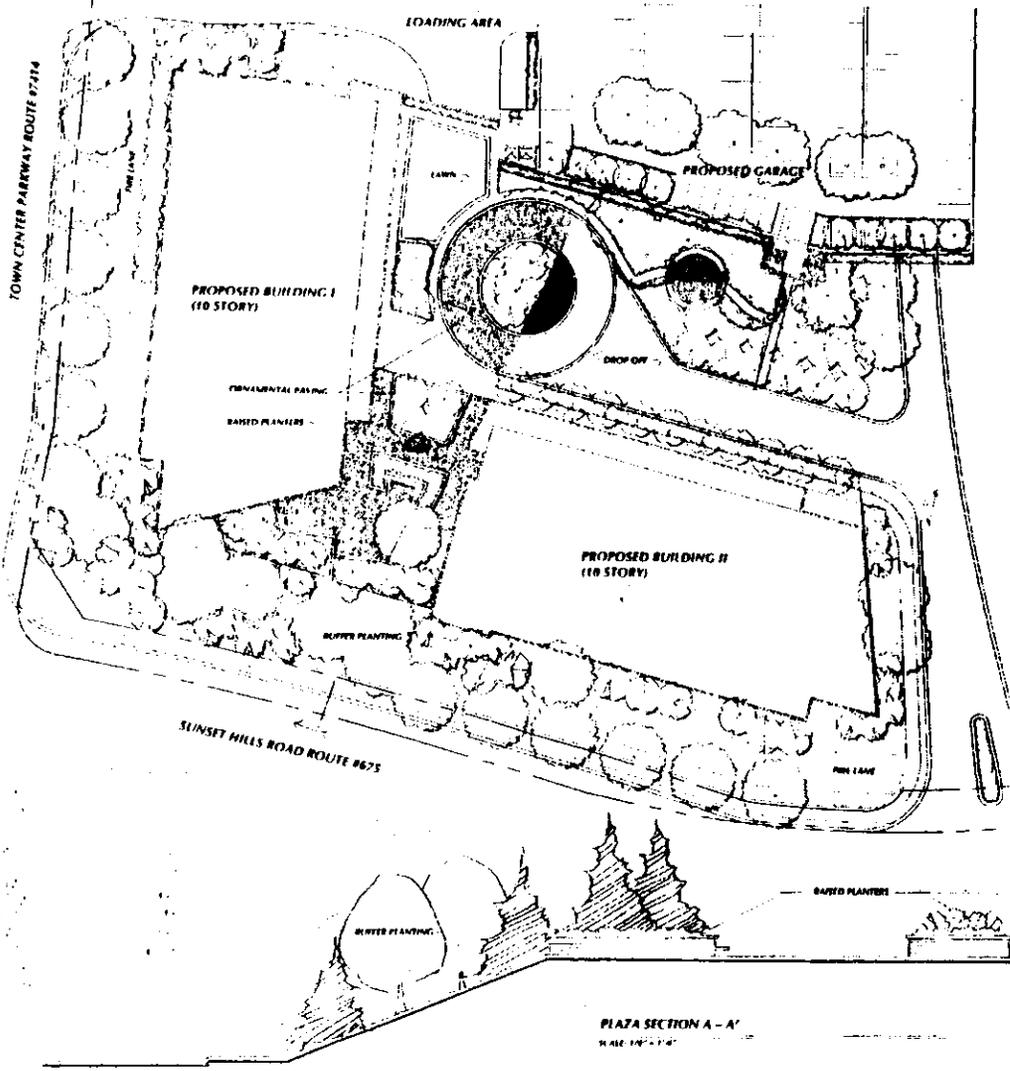
DATE 2/16/00

DRAWN BY JLG

CHECKED BY JLG

DRAWING NUMBER
CP-9

SHEET 01



PLANT LIST

Qty	Biological Name	Common Name
SHADE TREES		
1	Acer rubrum 'Tricolor Glens'	Colorful Green Maple
1	Acer saccharum	Sugar Maple
1	Cladonia lutea	Yellowwood
1	Cladonia muscivora var. muscivora 'Yellow'	Skyline Hostlercreeper
1	Platanus x acerifolia 'Bloodgood'	Frederick Plane Tree
1	Prunella villosa 'Harrietlow'	Flamboyant Pear
1	Quercus phellos	Willow Oak
1	Quercus prinus	Pine Oak
1	Ulmus japonica	Japanese Paperbark Tree
1	Yucca ornata 'Village Green'	Village Green Yucca
PLANTING TREES		
1	Juniperus horizontalis	Creeping Juniper
1	Cercis canadensis	Redbud
1	Fernox lutea	Golden Dogwood
1	Lagerflora indica 'Starburst'	Cape Maple 'Starburst'
1	Magnoia grandifolia	Swamp Magnolia
1	Prunus x yedoensis	Yoshino Cherry
EVERGREEN TREES		
1	Thuja occidentalis 'Smaragd'	Emerald Green
1	Thuja occidentalis 'Smaragd'	Emerald Green
1	Thuja occidentalis 'Smaragd'	Emerald Green
1	Thuja occidentalis 'Smaragd'	Emerald Green
1	Thuja occidentalis 'Smaragd'	Emerald Green
1	Thuja occidentalis 'Smaragd'	Emerald Green

DAVIS • CARTER • SCOTT
 ARCHITECTS AND INTERIOR DESIGNERS

1475 Massachusetts Avenue, Suite 100, Arlington, Virginia 22202 • TEL: 703 577-1177
 801 Phoenix Avenue, Suite 1100, Washington, D.C. 20005 • TEL: 202 462 2300

DEVELOPER
 Boston Properties, Inc.

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE
RESTON GATEWAY

Section - 03
 Blocks 1 and 2
 Reston, Virginia

PROJECT NO. 3 004000

DRAWING TITLE
PLAZA DETAILS

SCALE
 DATE: 1/14/03
 DRAWN BY: JCL
 CHECKED BY: JCL

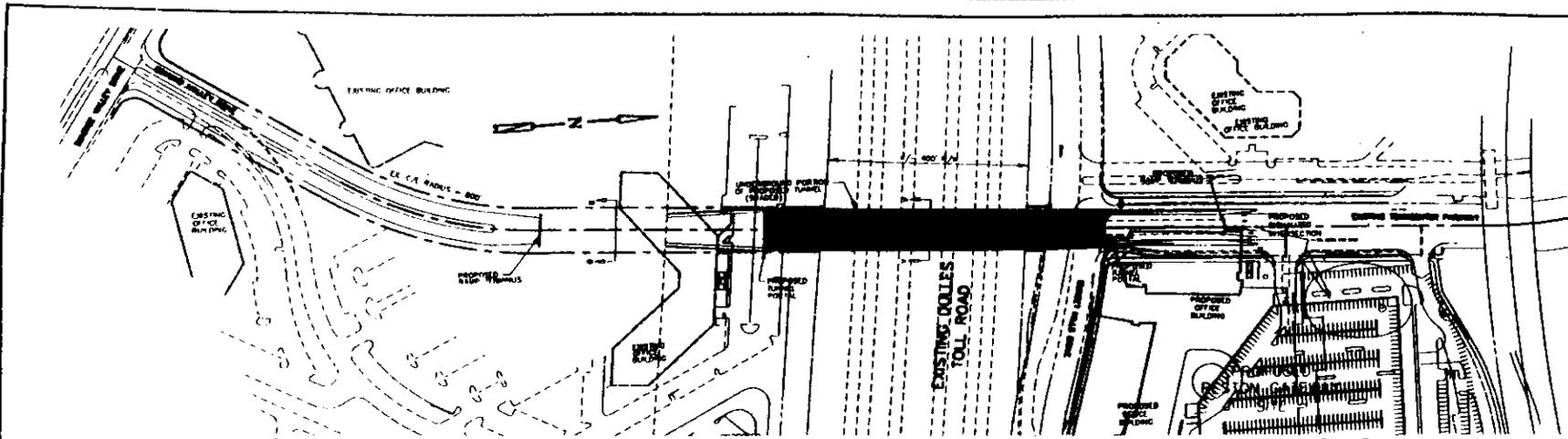
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CP-10

SHEET 01 OF 01

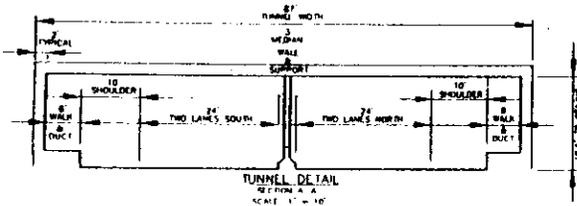
LEWIS
SCULLY
ARCHITECTS
GIONET

1500 Old Courthouse, 7th Floor, DC
 Phone: 202 638 2270
 Fax: 202 638 2270

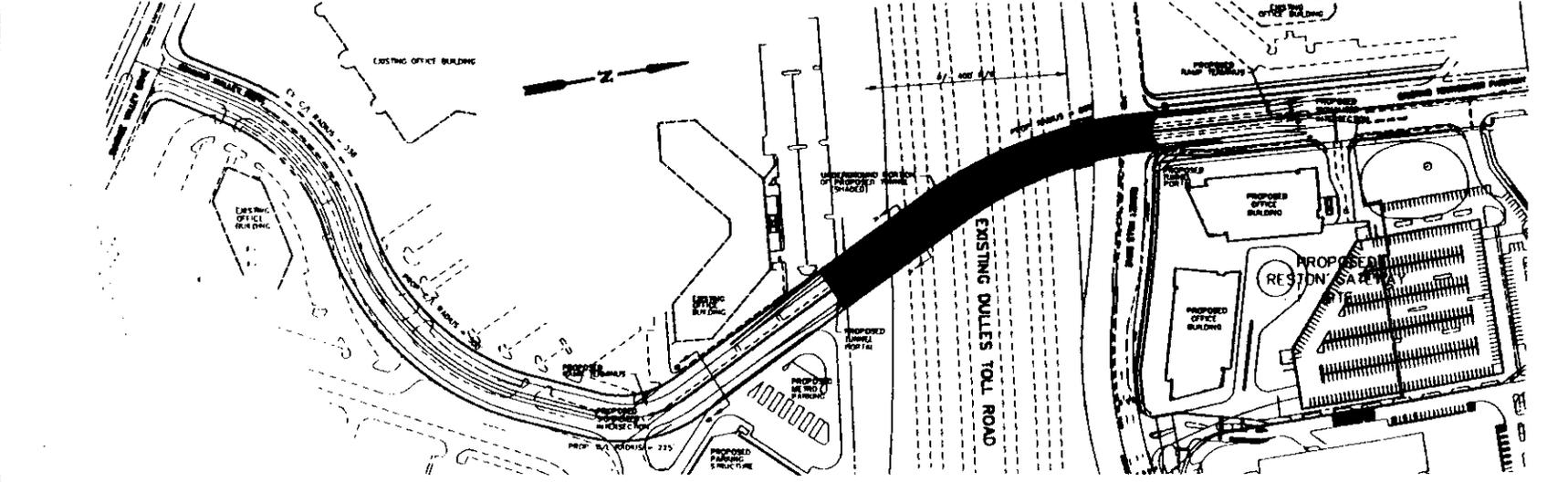
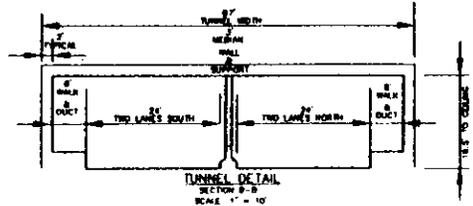




ALTERNATIVE A



SCALE
 100' 50' 0' 50' 100' 150' 200'
 HORIZONTAL: 1" = 100'
 VERTICAL: 1" = 10'



ALTERNATIVE B

Alpha Corporation
 21251 RidgeTop Circle
 Suite 200
 Dulles, VA 20188
 (703) 450-0800

DAVIS - CARTER - SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 1875 International Drive, Suite 200, Fairfax, VA 22031 • TEL: 773 4777
 1875 International Drive, Suite 100, Arlington, VA 22201 • TEL: 432 2200

DEVELOPER
 Boston Properties, Inc.

REVISIONS

2/15/00
3/15/00
5/30/00
1/7/00

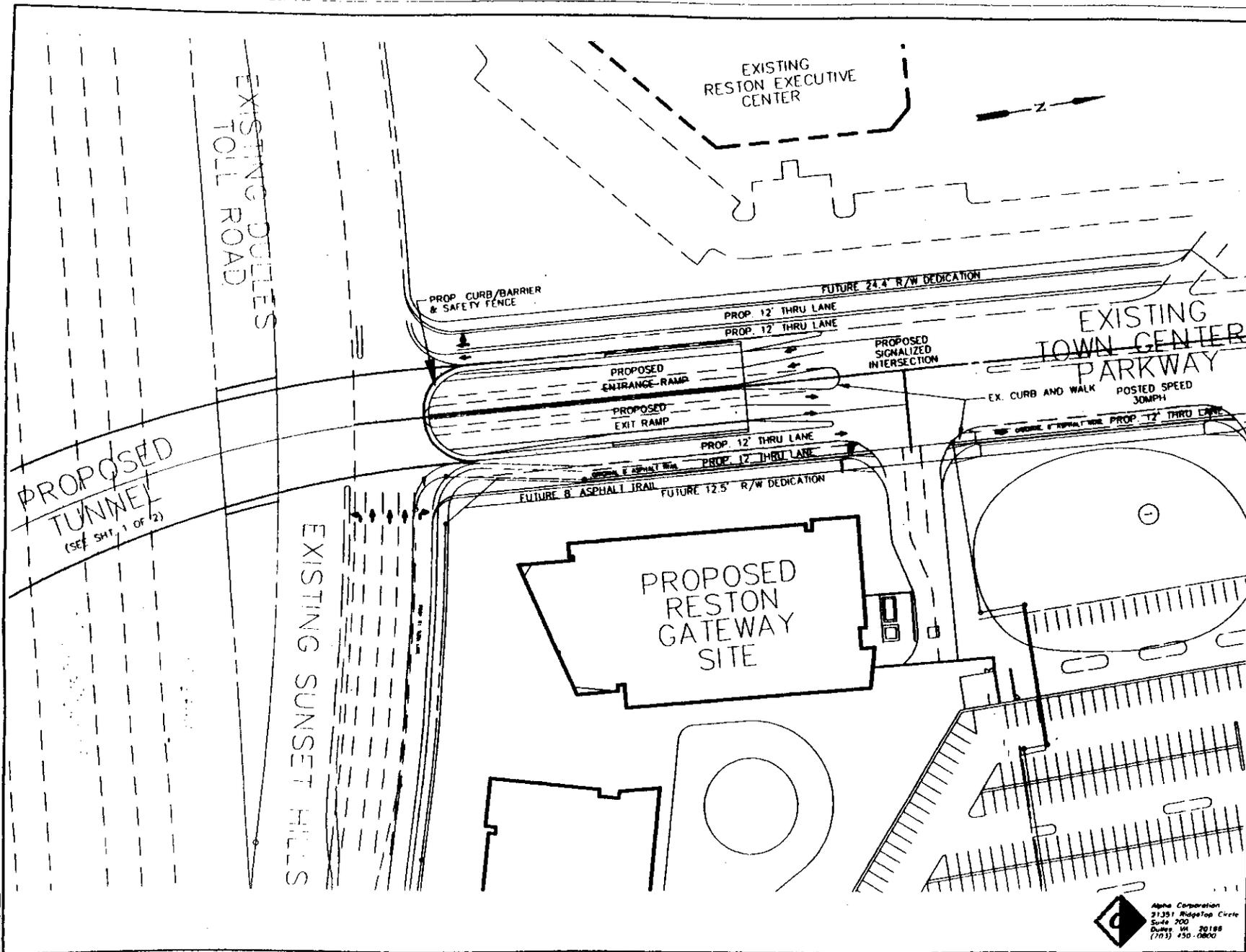
PROJECT TITLE
RESTON GATEWAY
 Section - 03
 Blocks 1 and 2
 Reston, Virginia
 PROJECT NO. 3 081010

DRAWING TITLE
ROAD CONNECTOR CONCEPT

SCALE

DATE	2/14/00
DRAWN BY	JLA
CHECKED BY	WJ

DRAWING NUMBER
CP-11
 SHEET OF



DAVIS • CARTER • SCOTT
 ARCHITECTS AND INTERIOR ARCHITECTURE
 1200 International Drive, Suite 300, Arlington, Virginia 22202 • TEL: 703 577 7771
 800 Woodburn Road, N.W., Suite 1100, Washington, D.C. 20001 • TEL: 402 2400

REVIEWER
 Boston Properties, Inc.

REVISIONS
 1/1/00
 2/1/00
 3/1/00
 1/1/00

PROJECT TITLE
RESTON GATEWAY
 Section - 03
 Blocks 1 and 2
 Reston, Virginia
 PROJECT # 1-00000

DRAWING TITLE
ROAD CONNECTOR CONCEPT

SCALE
 DATE 2/1/00
 DRAWN BY JJA
 CHECKED BY JJA

DRAWING NUMBER
CP-12
 SHEET 07

Alpha Corporation
 21251 RidgeTop Court
 Suite 200
 Dulles VA 20188
 (703) 450-0800

**RESTON, SECTION 93 Blocks 1 & 2
TOWN CENTER CONCEPT PLAN
STATEMENT OF JUSTIFICATION
February 18, 2000**

I. INTRODUCTION AND OVERVIEW

Boston Properties (the "Applicant") is proposing a two-building office complex containing up to 600,000 s.f. on land known as Section 93, Block 2. Currently, two office buildings consisting of approximately 268,000 s.f. exist on Section 93, Block 1 and are identified as 12020 and 12030 Sunset Hills Road. The combined Section 93, Blocks 1 and 2 (the "Property") will contain up to 868,000 s.f. of gross floor area. The Property, which encompasses 22.8 acres, includes five parcels known as Tax Map References 17-3-((1)) parcels 4B, 5B, 5E, part of parcel 5H, and parcel 29. The Property is zoned Planned Residential Community ("PRC") and is part of the Reston Town Center District. It is located in the northeast quadrant of the intersection of Town Center 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 commercial and service uses.

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 1 and 2, there is the Reston Executive Center containing 420,000 s.f., Section 93, Blocks 3 and 4 proposing approximately 424,000 s.f., Reston Overlook with 456,000 s.f., and the Oracle site with 210,000 s.f. constructed and additional office buildings proposed. 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 an office campus concept plan for Blocks 1 and 2 with separate entrances onto Sunset Hills Road. The existing office buildings on Block 1 are leased by the federal government, which requires separate secured access points to their buildings. The TCCP illustrates four office buildings, consistent with the Reston Master Plan designation for the Property, as well as the Reston Town Center rezonings. The Applicant is proposing to construct two ten-story office buildings with a maximum building height of 120 feet. The final building heights are to be determined based on the tenants that locate in these buildings. The proposed buildings will complement the two existing three-story office buildings.

Blocks 1 and 2 are governed by RZ 83-C-037 and RZ 86-C-119 and are permitted to develop up to a 1.0 FAR along with Block 3 with office and/or research and development uses. Any unused GFA from Reston Section 93, Block 3 may be reallocated to Blocks 1 and 2 by the approved TCCP for Discovery Square. However, the Applicant is not proposing to use any excess density from Block 3 with this TCCP application.

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 and landscape design will be compatible and in harmony with surrounding parcels. 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 landscaping along Town Center Parkway will be designed with the pedestrian experience in mind. The west elevation of the parking structure facing Town Center Parkway will be enhanced with architectural and landscaping treatments with a wet pond providing a landscaping amenity in the foreground along Town Center Parkway. If the two buildings are not connected with a ground-floor connection, depending on the tenants' requirements, then an outdoor plaza area will be provided at ground level between the two buildings.

A primary goal and feature of Reston Town Center is to encourage pedestrian access throughout the project. The pedestrian circulation network is shown on Sheet 3 of the TCCP. Pedestrian access to Reston Town Center will be available along Town Center Parkway connecting to Bluemont Way. The Applicant also is proposing a pedestrian crossing of the W&OD Trail within the Property that will provide access to Town Center, subject to approval by the Northern Virginia Regional Park Authority (NVRPA). With the prospect of a transit station locating in the Dulles Toll Road and Airport Access Road right-of-way near Town Center Parkway, the Applicant will be providing a pedestrian signal at the Sunset Hills Road and Town Center Parkway intersection at such time as the transit station is constructed to facilitate pedestrian movement between the transit station and the Property and Reston Town Center.

The proposed improvements will be phased. The first phase will be the construction of the Phase 1 parking structure to provide parking for the two existing buildings while the new office buildings are being constructed. Existing surface parking will be maintained and expanded during the Phase 1 parking structure construction. The second parking structure will be constructed in two phases, accompanying the construction of each of the proposed office buildings.

IV. TRANSPORTATION

Terrabrook has accelerated substantially the proffered road improvements for Reston Town Center. Terrabrook has constructed the ultimate six-lane configuration of Reston Parkway, as well as the grade-separated pedestrian crossing for the W&OD Trail across Reston Parkway. All proffered road improvements for Sunset Hills Road have been fulfilled from Reston Parkway to the Fairfax County Parkway/Herndon town line.

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. With this application, the Applicant will provide the dedication and will construct the third westbound lane on Sunset Hills Road across the Property frontage at the time of construction of the first office building.

In addition to the significant improvements to Sunset Hills Road, Terrabrook has accelerated the construction of improvements to Reston Parkway, which are 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.

The Applicant has enclosed 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 Town Center Concept Plan for Blocks 1 and 2 serves to enhance the site's design while maintaining the necessary security and limited access to the buildings leased by the federal government. 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 pedestrian network within Town Center will be enhanced and pedestrian movement between Town Center and the proposed transit station will be facilitated. 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 1 and 2.

Dated: February 18, 2000

By: CK Kropat

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

\\TYS\5349\reston93-1&2\TCCP\Statement of Justification.doc

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 proffered 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-G-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 PLA

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

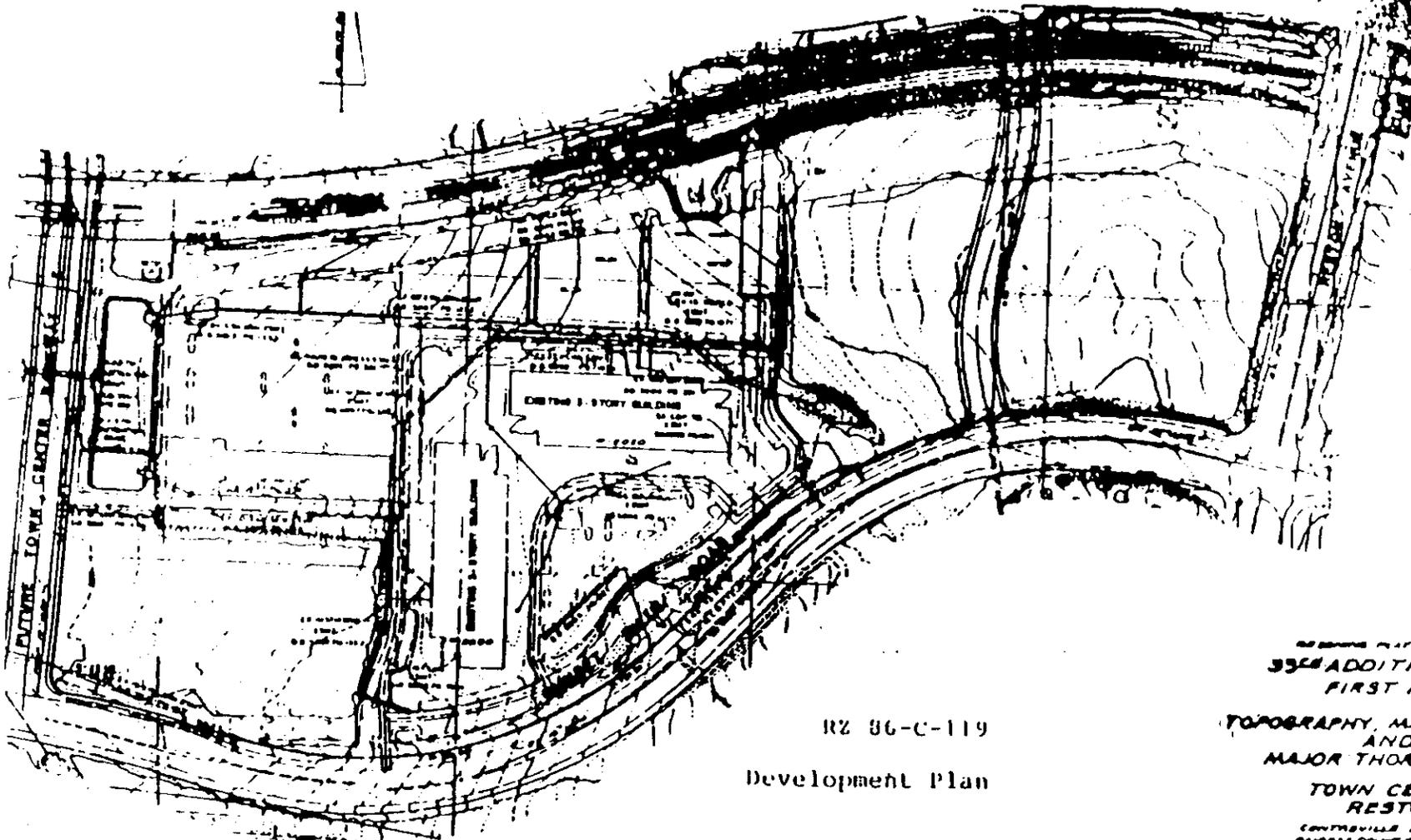
1. F.A.R. - The total floor area for office/research and development in Property D shall not exceed 1,234,000 square feet or a 1.0 floor area ratio.
2. Building Height - No building in Property D shall exceed 120 feet in height above the base elevation of the building.
3. Property Uses - The uses of 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 Board of Supervisors' 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 consistent 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 commercial 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.



RZ 86-C-119
Development Plan

REVISION PLAN NUMBER
3324 ADDITION TO THE
FIRST P.R.C.
TOPOGRAPHY, MAJOR UTILITIES
AND
MAJOR THOROUGHFARES
TOWN CENTER
RESTON
COURTESY OF
ALFRED COUNTY, VIRGINIA
SCALE 1" = 100' DISTANCE, 1986
NEARBY LAND OWNERSHIP
BY

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis for: CP 86-C-119-3
Boston Properties, Inc.

DATE: 2 June 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated February 18, 2000. This application requests a conceptual plan application for two office buildings. Approval of this application would result in a floor area ratio (F.A.R.) of 1.0. The extent to which the proposed use, intensity, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently developed with office buildings, planned for Town Center and zoned PRC. To the north is located vacant land, planned for Town Center and zoned PRC. To the east is located an office building which is planned for Town Center and zoned PRC. To the south are located the Dulles Airport Access Road and office buildings which are planned for office use and zoned I-4. To the west are located office buildings which are planned for Town Center and zoned I-5.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 22.64-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan provides the following guidance on the land use and the intensity for the property:

Text:

On page 423 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 planned residential community and designated by the Reston Master Land Use Plan as Town Center.

Analysis:

The application and development plan propose office use up to 1.0 FAR which is in conformance with the use and intensity recommendations of the Comprehensive Plan (subject to verification of FAR with the master rezoning for this area).

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

Text:

On page 416 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 a development plan, which addresses the proposal's conformance with the Comprehensive Plan. There are several issues the applicant should address which are discussed in the following section.

Text:

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

Analysis:

The development plan shows a high quality site and architectural design including streetscaping. However, the height differential between the existing three story structures in the eastern portion of the site and the proposed ten story structures and six story parking garage in the western portion of the site could result in the new development overwhelming the existing structures. The applicant should provide a cross-section, which shows the relationship between the different heights of the existing and proposed structures.

The development plan does not show site amenities such as seating areas, etc. Parking lot and perimeter landscaping along the northern portion of the site should be provided. The proposed building should have foundation plantings.

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:

Refer to the Department of Transportation concerning this guideline.

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:

The applicant should address this guideline.

Text:

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

Analysis:

The appropriate landmass has been consolidated for this development.

Text:

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

Analysis:

The applicant should provide parking lot landscaping in the northern portion of the site.

Text:

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

Analysis:

Refer to the Department of Transportation concerning this guideline.

Text:

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

Analysis:

Best management practices are now required by ordinance.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: CP 86-C-119-3
Reston Town Center, Section 93 Blocks 1 and 2

DATE: 2 June 2000

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 February 18, 2000. 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:

"...

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.
..."

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 Cover

Issue:

The area within which the new development is being proposed has been cleared of trees. The development plan indicates that a limited amount of tree cover will be provided within the landscape plan for this area. It should be noted that the proposed

Barbara A. Byron

CP 86-C-119-3

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landscaping/tree cover efforts falls short of the efforts that were committed to recently for Blocks 3 and 4 of Section 93 of Reston Town Center (Discovery Square, located to the east of the subject property)—for these Blocks, a commitment was made to providing a 15% tree canopy cover (through a combination of tree preservation and planting).

Suggested Solution:

The applicant should be strongly encouraged to enhance the proposed landscaping efforts consistent with the efforts that are being pursued to the east of the property. The provision of tree canopy at least equivalent to that which was committed to for Blocks 3 and 4 of Section 93 would be desirable.

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

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DPWES.

TRAILS PLAN:

No trails are planned on this property.

BGD:NHK

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: May 23, 2000

FROM: Hugh C. Whitehead, Urban Forester II *HCU*
Urban Forestry Division, OSDS

SUBJECT: Reston Gateway, CP 86-C-119-03

RE: Your request for assistance received May 15, 2000

This review is based on the Town Center Concept Plan for the area known as Section 93, Blocks 1 & 2, dated February 4, 2000, revised May 8, 2000, and stamped as received by ZED on May 8, 2000. Comments are also based on observations made during a site visit by Urban Forestry Division staff on April 5, 2000.

1. **Comment:** The concept landscape plan (sheet CP-9) proposes, large flowering trees, however, the species indicated on sheet CP-10 are small to medium deciduous trees. Very few large deciduous trees are proposed for areas adjacent the two access roads to the proposed six-level parking garage. Large deciduous trees shading these paved surfaces could be credited toward the interior parking lot landscaping requirement. Proposed landscaping provides minimal shade for parking spaces proposed along the south side of the four-level garage and the surface parking adjacent the Virginia Power easement.

Recommendation: Revise the concept landscape plan to show large deciduous trees to provide shade for the access roads leading to the drop off point in the proposed plaza (see Plaza Details, Sheet CP-10) and to the proposed six-level parking garage. In addition, show large deciduous trees in islands within the row of parking spaces proposed along the southern side of the proposed four-level parking garage and the surface parking adjacent the Virginia Power easement. Provide at least eight feet between proposed walkways and paved surfaces for proper planting sites for large deciduous trees.

2. **Comment:** Additional landscaping on the proposed parking decks should be provided if the interior parking lot landscaping requirement is not met with proposed planting at ground level. In addition, tree planting on parking decks is required as part of the Town Center Concept Plan.

Recommendation: Revise the concept landscape plan to show additional trees on the top level the parking decks. Obtain a commitment that trees planters on the parking decks

Reston Gateway, Reston Section 93, Blocks 1 & 2

CP 86-C-119-03

May 23, 2000

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will include a suitable light weight soil mix and an effective means of irrigation and drainage.

3. **Comment:** The area indicated by parallel dashed lines shown south of the proposed four-level parking structure and the proposed surface parking lot is not identified, though it appears to be an easement.

Recommendation: Label this area on the plan. If the area is a proposed easement, revise the plan to show the proposed easement within the travel aisle south of the proposed four-level parking garage where it will not conflict with potential planting sites. Do not show landscaping within any easements.

4. **Comment:** A commitment has been made, upon build out, to provide a minimum of 10 percent tree cover for Section 93, Blocks 1 & 2 combined (see note 8). With planting to meet the interior parking lot landscaping requirement, the implementation of a proposed option to connect the two proposed office buildings with a landscaped plaza area, and planting provided around the stormwater management pond to the fullest extent possible, it seems that tree cover commitment could be increased to a minimum of 15 percent.

Recommendation: Obtain a commitment to provide a minimum of 15 percent tree cover, upon build out, for Section 93, Blocks 1 & 2 combined.

5. **Comments:** Note #15 refers to "landscaping located within easements to be provided subject to appropriate approval(s)". With the exception of planting within the Virginia Power easement subject to their approval, planting within easements is not permitted and should not be shown on the concept plan. Planting within the Virginia Power easement is covered in note #17

Recommendation: Delete note #15.

6. **Comments:** Note #16 "reserves the right to request a waiver of the requirement for landscaping on the top level of the parking structure." A waiver of this requirement is not possible. If the interior parking lot landscaping requirement is not met at ground level, then this requirement must be met with planting on the top level of the parking deck. Landscaping around the base of the parking structure is not an alternative to interior parking lot landscaping.

Recommendation: Delete note #16.

Reston Gateway, Reston Section 93, Blocks 1 & 2

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7. **Comment:** Note #17 reserves the right to request a waiver of the interior and peripheral parking lot landscaping requirement with the Virginia Power easement. As stated in comment 6 above, a waiver of the interior parking lot landscaping requirement is not possible. Only a small area of the proposed surface parking lot is affected by this easement and additional planting elsewhere to meet the requirement can offset planting prohibited due to easement restrictions in this area.

Recommendation: Delete the first two sentences of note #17 and the conditional clause ("If a waiver is approved,") at the beginning of the third sentence. Retain the remainder of this note.

Please contact me at 703-324-1770 with any questions you may have.

HCW/

UFDID# 00-2316

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 *AKR by CAA*
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 86-C-119)

SUBJECT: Transportation Impact Addendum

REFERENCE: CP 86-C-119-03; Boston Properties, INC.
Traffic Zone: 1743
Land Identification Map: 17-1 ((1)) 4B, 5B, 5E, 29

DATE: July 11, 2000

Transmitted herewith are additional comments of the Department of Transportation with respect to the referenced application. These comments are based on the Conceptual Alignment Study for Reston North/South Connector dated June 15, 2000.

The study addresses several alternatives for the North/South Connector. Alternative B appears to be the more desirable of all the options available. A reservation of approximately 12.5' of additional land would be required to accommodate the connector.

The entrance to Reston Gateway site and the tunnel terminal would restrict vehicles exiting the tunnel from entering the subject site. This could be resolved by having the tunnel terminate at the intersection of Sunset Hills Road just as it goes under the Dulles Toll Road and terminating at grade with the existing intersection. This may require some modifications to the intersection geometric at Sunset Hills Road and Town Center Parkway.

Based on the information provided and the alternative concepts proposed, providing the additional reservation of land would be adequate to accommodate the North/South Connector.

AKR/MGC:mgc

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

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)

SUBJECT: Transportation Impact

REFERENCE: CP 86-C-119-03; Boston Properties, INC.
Traffic Zone: 1743
Land Identification Map: 17-1 ((1)) 4B, 5B, 5E, 29

DATE: June 14, 2000

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 May 30, 2000.

The referenced application is a Concept Plan for the Reston Town Center. This plan would include the construction of two office buildings on Section 93, Block 2 for a total square footage of these two buildings of 620,900. It is anticipated these buildings will generate 5,377 VPD/775 VPH trips based on Trip Generation, Sixth Edition: Institute of Transportation Engineers, 1997 (ITE land use code 710). This Department has reviewed the subject application and offers the following comments:

- Improvements shown on the Concept Plan should be constructed during Phase I of the project. The applicant proposes to provide these during Phase II
- A traffic signal is shown at the entrance on Sunset Hills Road. A traffic warrant study should be submitted to VDOT for review prior to installation of the signal.
- Sunset Hills Road is on the Comprehensive Plan to be widened to a 6 lane divided facility. The applicant should dedicate and construct in accordance with the Comprehensive Plan. In addition the exclusive left and right turn lanes should be provided to service the site. The Concept Plan shows these improvements.

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- A Plan Amendment was approved for a crossing under the Dulles Airport Access Road to connect Town Center Parkway with Edmond Halley Drive to the south. The applicant should provide sufficient detail to insure this connection can be constructed without impacting the development of this site.
- All previous transportation commitments should be carried forward.

AKR/MGC:mgc

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may 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 staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&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
 OSDOffice 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