APPLICATION ACCEPTED: September 20, 2005
PLANNING COMMISION: April 19, 2006

County of Fairfax, Virginia

April 5, 2006

STAFF REPORT

APPLICATION CPA 86-C-121-8-3

HUNTER MILL DISTRICT

APPLICANT:	Lerner Enterprises, LLC
ZONING:	PRC
PARCEL(S):	17-4 ((1)) 7A
ACREAGE:	22.24 acres
INTENSITY:	0.70 FAR of non-residential uses
DENSITY:	20.55 du/ac (457 multifamily units)
OPEN SPACE:	20%
PLAN MAP:	Mixed Use
PROPOSAL:	Approval of an amendment to a Conceptual Plan previously approved for four office buildings with up to 725,000 SF, to permit the addition of two high-rise multifamily residential buildings with a maximum of 457 units at a maximum height of 180 feet in the location of one of the previously approved office buildings.
MODIFICATIONS/WAIVERS:	Waiver of the barrier and transitional screening requirements between the uses on-site.

O:\clewi4\PCA CDP FDP\CPA 86-C-121-8-3, Lerner Enterprises\CPA 86-C-121-8-3 Lerner Enterprises, LLC Final Report.doc

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

STAFF RECOMMENDATIONS:

Staff recommends denial of CPA 86-C-121-8-3.

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

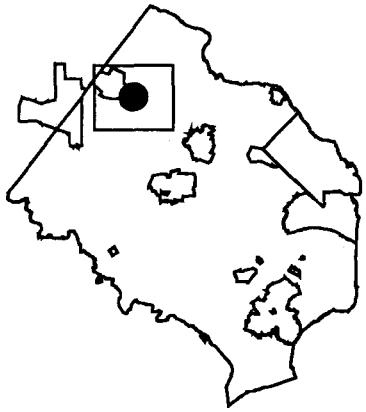
It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

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

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Conceptual Plan Amendment Application

CPA 86-C-121-8-3



Applicant: LERNER ENTERPRISES, LLC

Accepted: 09/20/2005

Proposed: CONCEPTUAL PLAN AMENDMENT **TO PERMIT RESIDENTIAL USE**

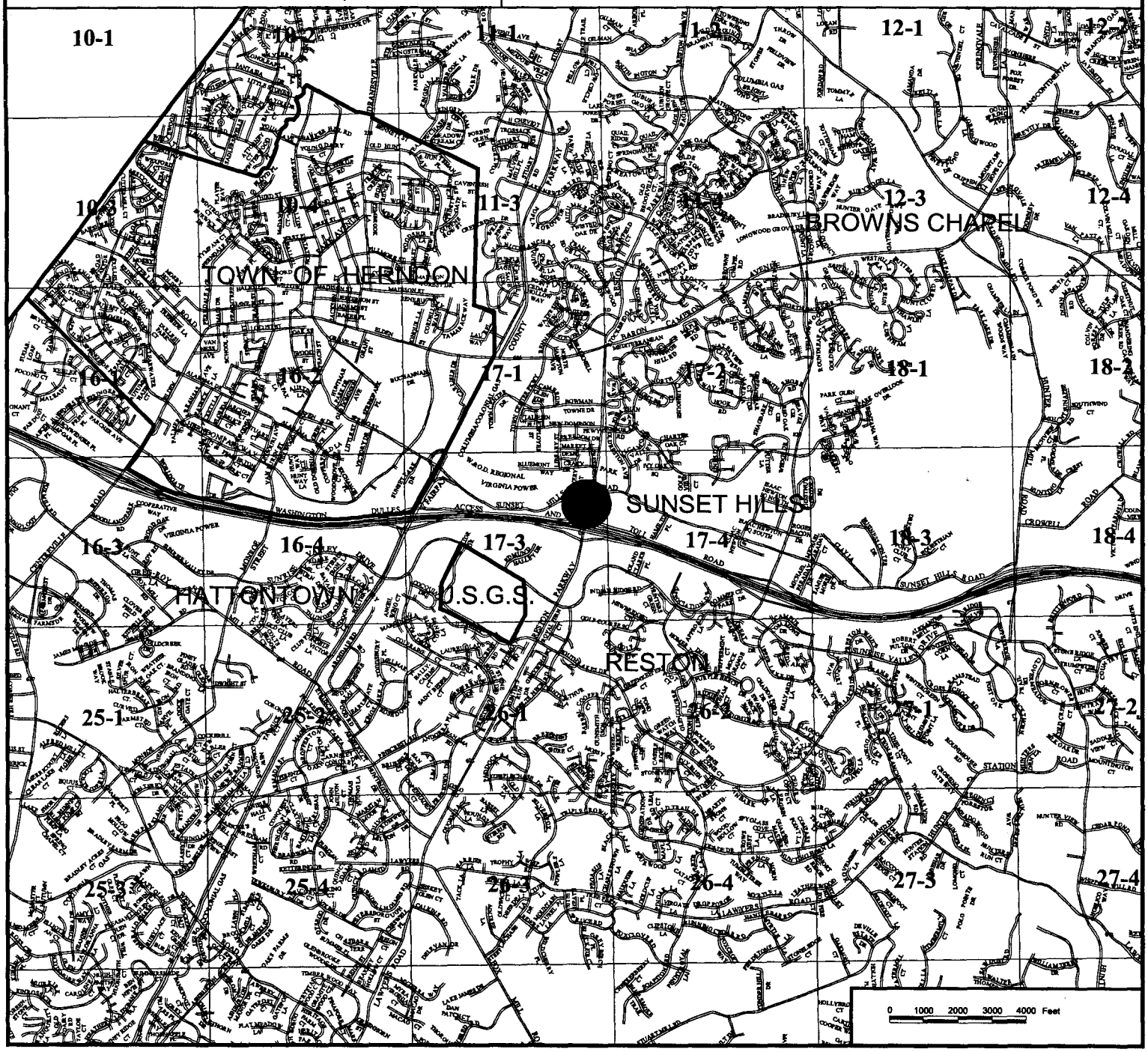
Area: 22.24 AC OF LAND; DISTRICT - HUNTER MILL

Located: NORTHEAST QUADRANT OF THE INTERSECTION OF THE DULLES TOLL ROAD AND RESTON PARKWAY, SOUTH OF SUNSET HILLS ROAD

Zoning: PRC **WITHIN RESTON TOWN CENTER**

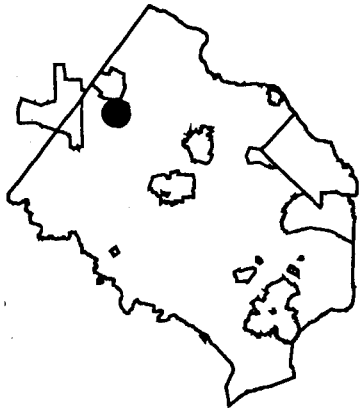
Overlay Dist:

Map Ref Num: 017-4- /01/ /0007A



Conceptual Plan Amendment Application

CPA 86-C-121-8-3



Applicant: LERNER ENTERPRISES, LLC

Accepted: 09/20/2005

Proposed: CONCEPTUAL PLAN AMENDMENT **TO PERMIT RESIDENTIAL USE**

Area: 22.24 ACRES OF LAND; DISTRICT - HUNTER MILL

Located: NORTHEAST QUADRANT OF THE INTERSECTION OF THE DULLES TOLL ROAD AND RESTON PARKWAY, SOUTH 0F SUNSET HILLS ROAD

Zoned: PRC **WITHIN RESTON TOWN CENTER**

Overlay Dist:

Map Ref Num: 017-4- /01/ /0007A

Washington and Old Dominion Railroad Regional Park

Washington Dulles Access and Toll Road

Sunset Hills Road Rt. 675

Reston Parkway Rt. 602

PRC

0 150 300 450 600 750 900 Feet

TOWN CENTER CONCEPT PLAN AMENDMENT
RESTON SECTION 95, BLOCK 2

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

[illegible]

TABULATIONS

GROSS SQUARE FOOTAGE: 915,325 SF PROPOSED
720,000 SF MAXIMUM (PER PART 11 OF DEVELOPMENT PLAN APPROVED IN CONJUNCTION WITH RZ-88-C-121)

PARKING/LOADING: WILL BE PROVIDED AS FOLLOWS:
MULTI-FAMILY - 1.6 SPACES/UNIT

APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL SPACES

YARD REQUIREMENTS	PRC REQUIRED	PROPOSED
MIN. LOT AREA	NONE	968,764 SF 22.24 AC
FRONT SUNSET HILLS ROAD	NONE	35' BUILDING 35' PARKING STRUCTURE
FRONT RESTON PARKWAY	NONE	200' BUILDING 70' PARKING STRUCTURE
FRONT DULLES AIRPORT ACCESS HWY	NONE	190' COMMERCIAL BUILDING 345' RESIDENTIAL BUILDINGS 30' PARKING STRUCTURE
REAR	NONE	35' BUILDING 35' PARKING STRUCTURE
MAX. GFA	NONE	720,000 SF
MAX. FAR	NONE	0.70*
OPEN SPACE	NONE	[illegible]

*FAR MAY EXCEED .70 WITH DENSITY CREDIT FOR PREVIOUS ROAD DEDICATIONS

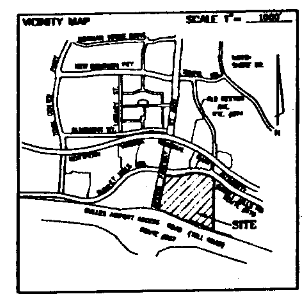
SITE DATA

CURRENT ZONE: PRC

SITE AREA: 968,764 SQ.FT.=22.24 AC.
(1.06 ACRES PREVIOUSLY DEDICATED FOR ROAD IMPROVEMENTS)

PROPOSED USE: RESIDENTIAL/OFFICE

DENSITY
DWELLING UNITS PER ACRE = 457 DU/22.24 AC
= 20.55 DU/AC



OWNER

ORACLE CORPORATION
PO BOX 5200
BELMONT, CA 94002 5200

DEVELOPER/APPLICANT

LERNER ENTERPRISES, LLC.
11501 HUFF COURT
NORTH BETHESDA, MARYLAND
301-984-1500

ARCHITECT

BRENNAN BEER GORMAN / ARCHITECTS
BRENNAN BEER GORMAN MONK / INTERIORS
515 MADISON AVENUE
NEW YORK, NY 10022
212-888-7663

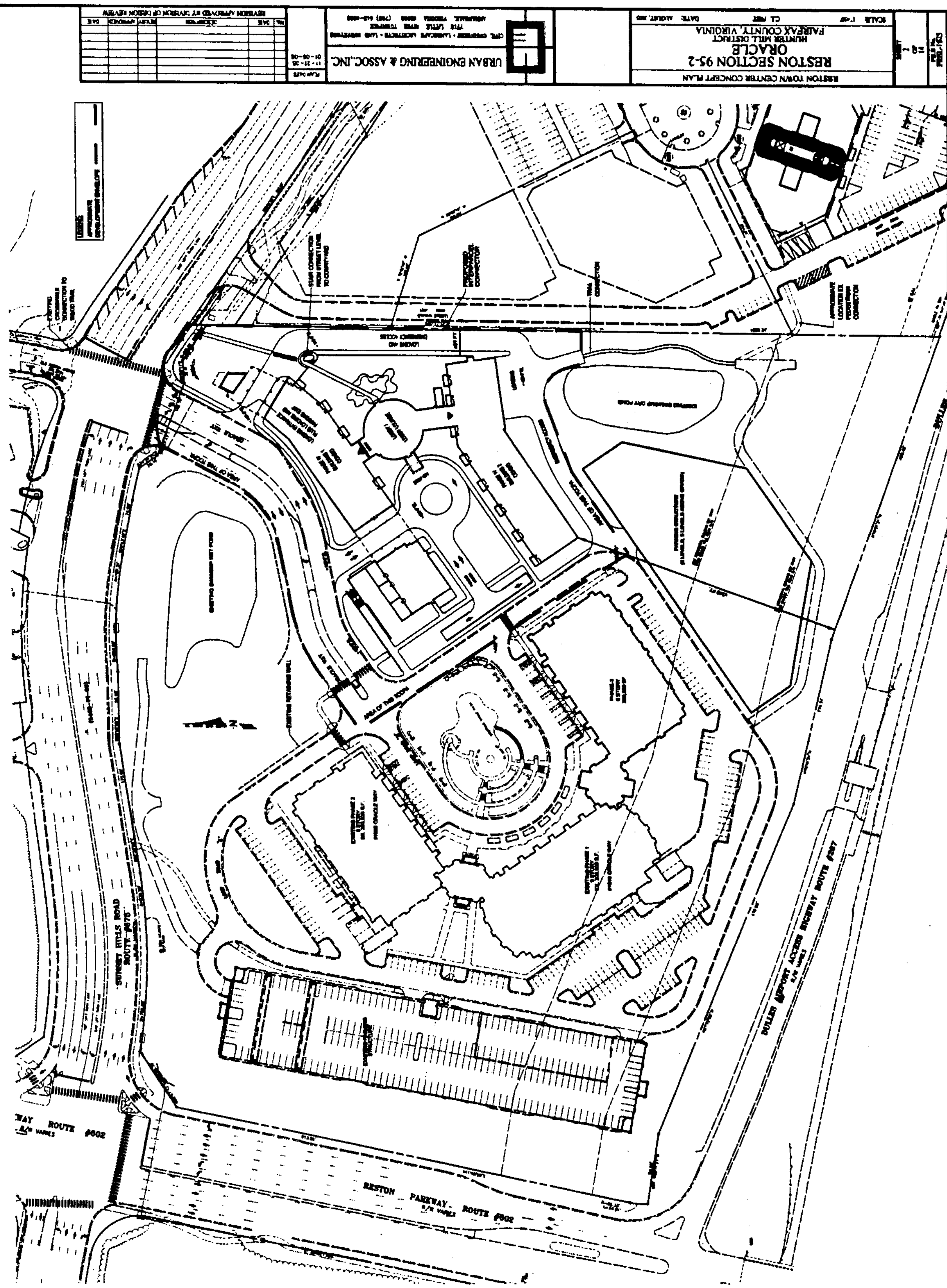
SHEET INDEX

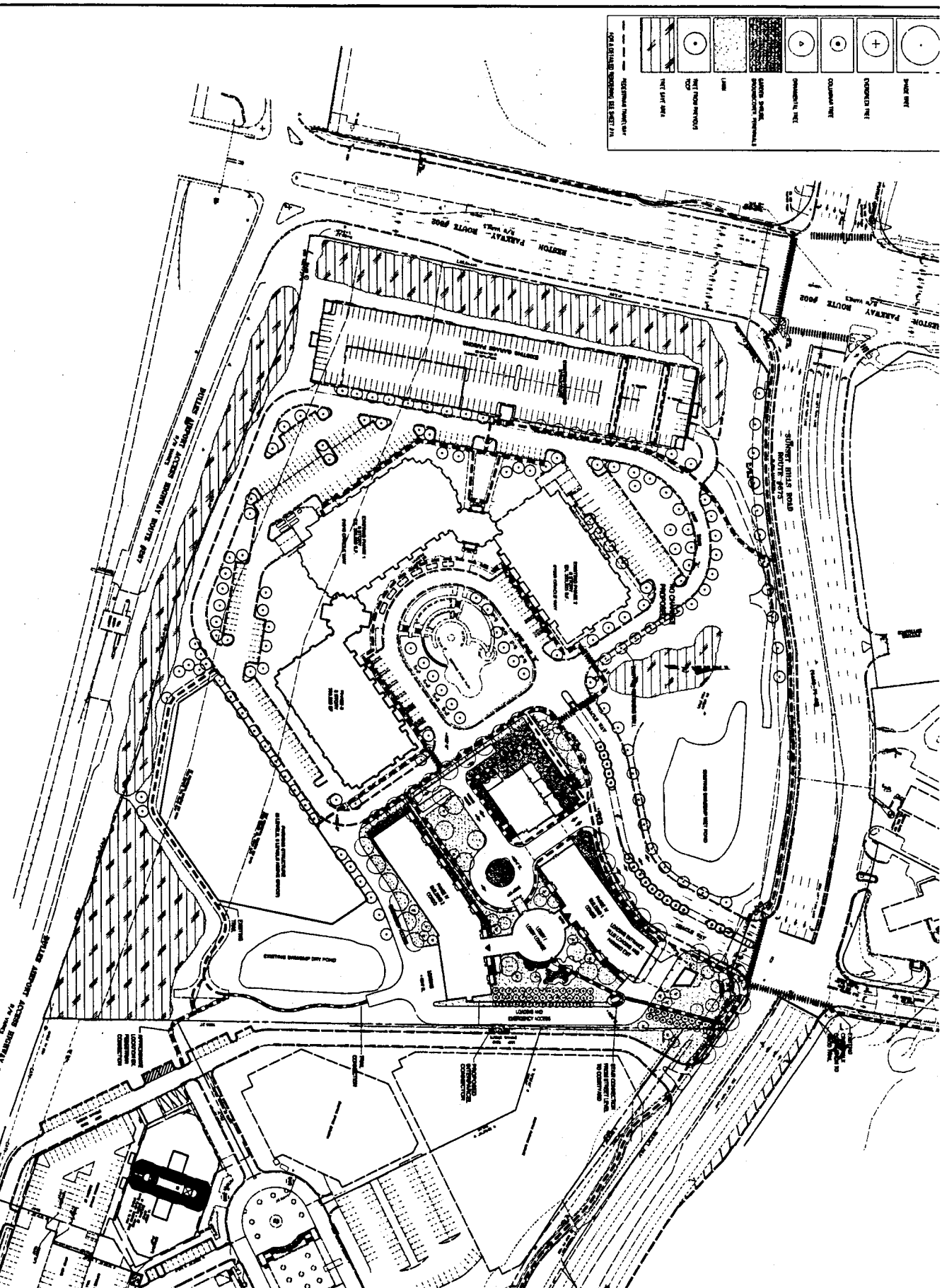
1. COVER SHEET
2. RESTON TOWN CENTER CONCEPT DEVELOPMENT PLAN
3-3A. LANDSCAPE PLAN
4. PEDESTRIAN WALKING PLAN
5. SITE SECTIONS
6. SITE SECTIONS
7. RENDERED PERSPECTIVES
8-14. PREVIOUS TOWN CENTER CONCEPT PLAN

PLAN DATE	11-21-08 01-08-08
	URBAN ENGINEERING & ASSOC.,INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080
COVER SHEET	RESTON SECTION 95-2 ORACLE HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA
SCALE: N/A	C.I. N/A
DATE: AUGUST, 2008	
SHEET	1 OF 14

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DATE	DESCRIPTION	REVIEWED	APPROVED	DATE


RESTON TOWN CENTER CONCEPT PLAN
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
URBAN ENGINEERING & ASSOC., INC.
SUNSET HILLS ROAD ROUTE #675
RESTON PARKWAY - ROUTE #602
DULLES AIRPORT ACCESS HIGHWAY ROUTE #267



LANDSCAPE PLAN

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

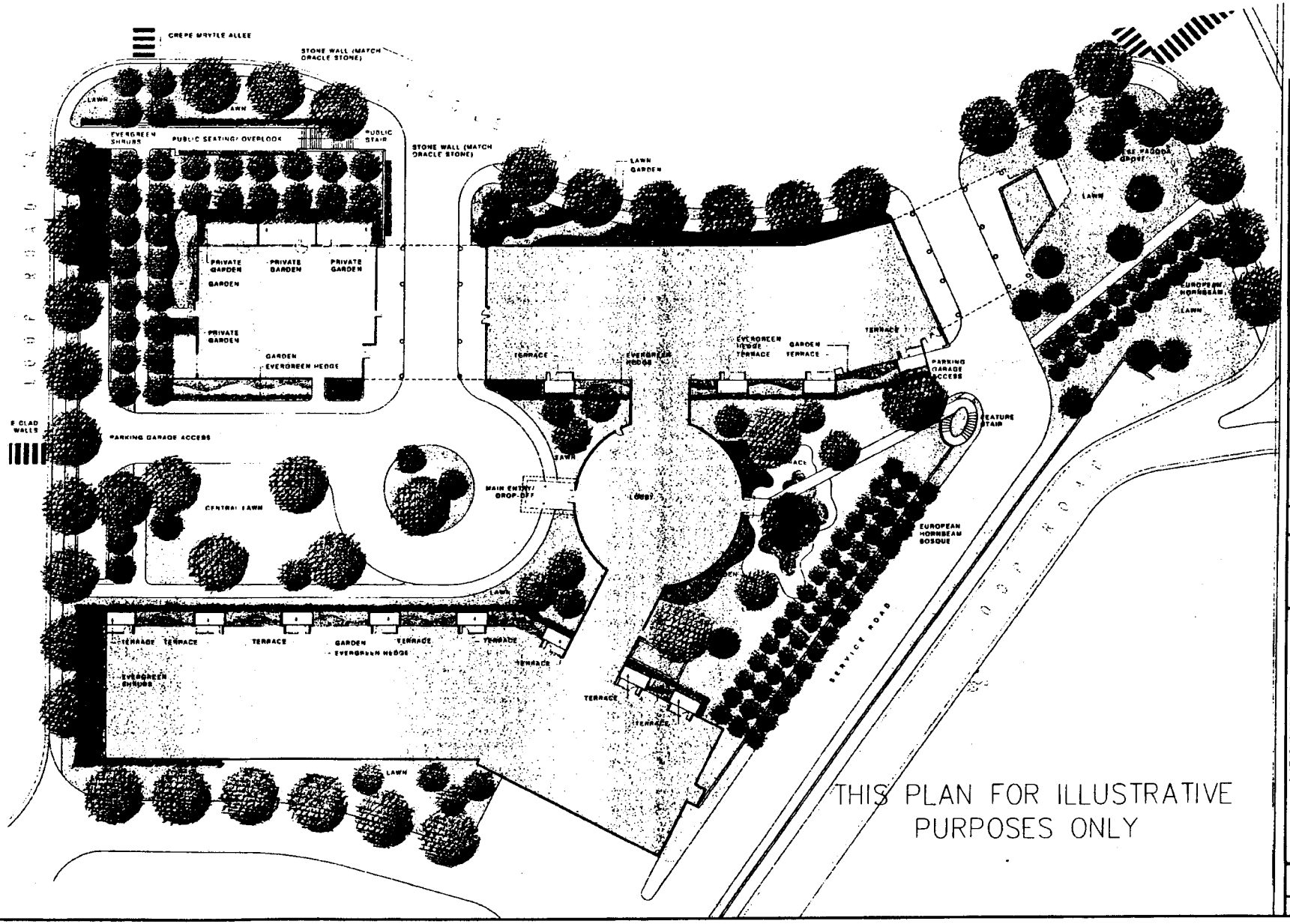
SCALE: 1"=60' C.I. N/A DATE: AUGUST, 2005

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7718 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-6000

PLAN DATE 11-21-06 01-08-08

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY

URBAN ENGINEERING & ASSOC., INC.

LANDSCAPE RENDERING

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NA C.I. NA DATE: AUGUST, 2005

SHEET 3A OF 14

FILE No. FREL-1625

PEDESTRIAN PERIMETER PLAN

RESTON SECTION 95-2

ORACLE

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: N/A CI: N/A DATE: AUGUST, 2005

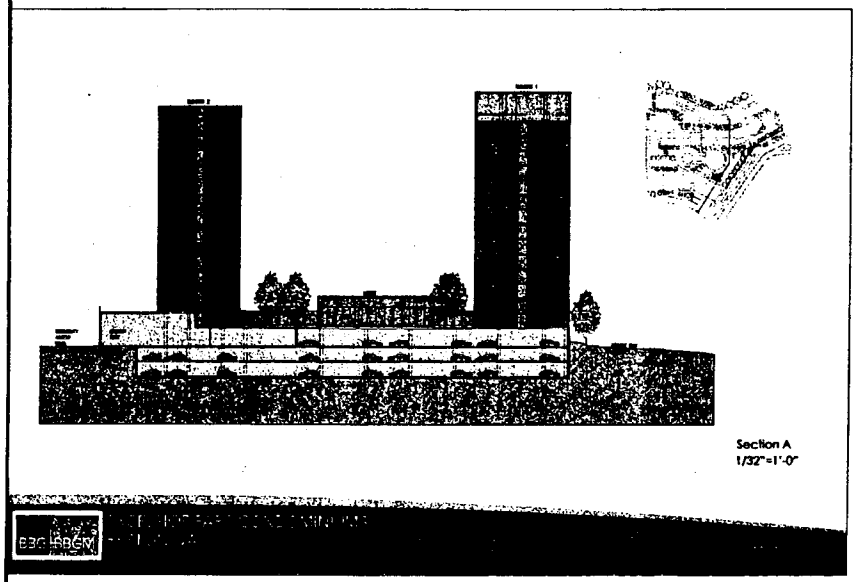
URBAN ENGINEERING & ASSOC.,INC.

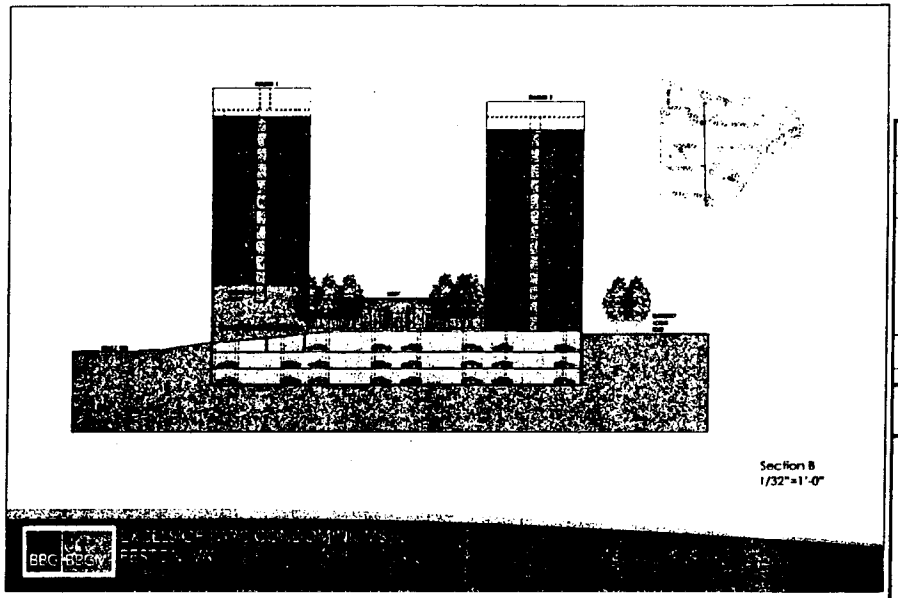
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 642-8080

REVISION APPROVED BY DIVISION OF DESIGN REVIEW





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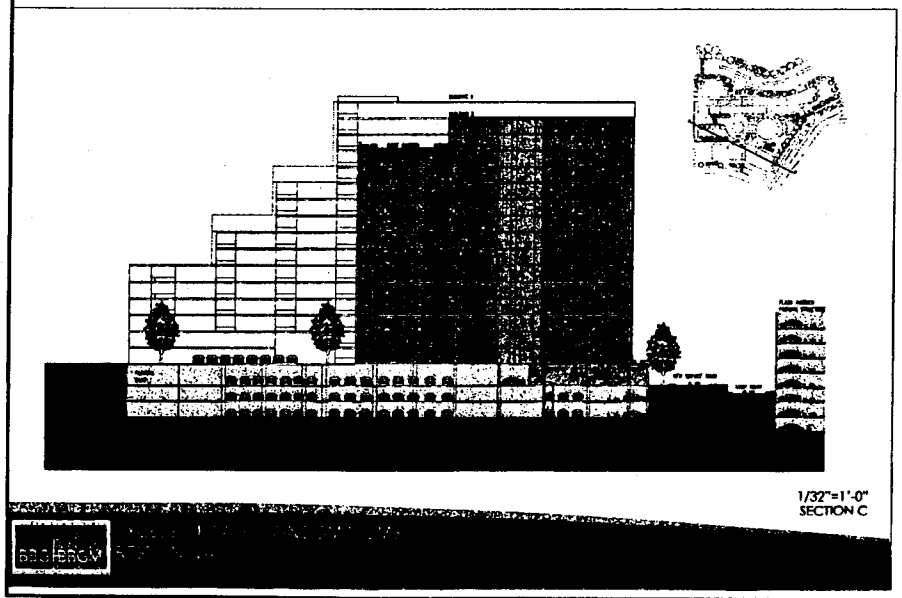
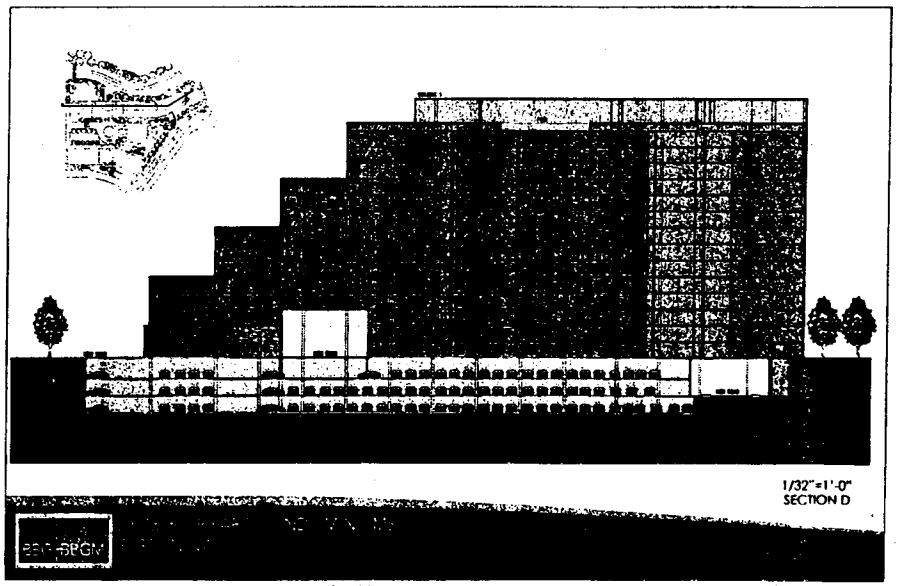




URBAN ENGINEERING & ASSOC., INC.

BUILDING SECTIONS

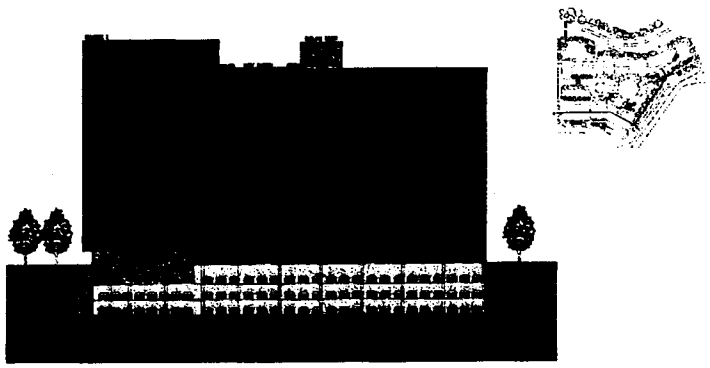
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NA C.I. NA DATE: AUGUST, 2015

SHEET 5 OF 14

FILE No. PRES-1625

THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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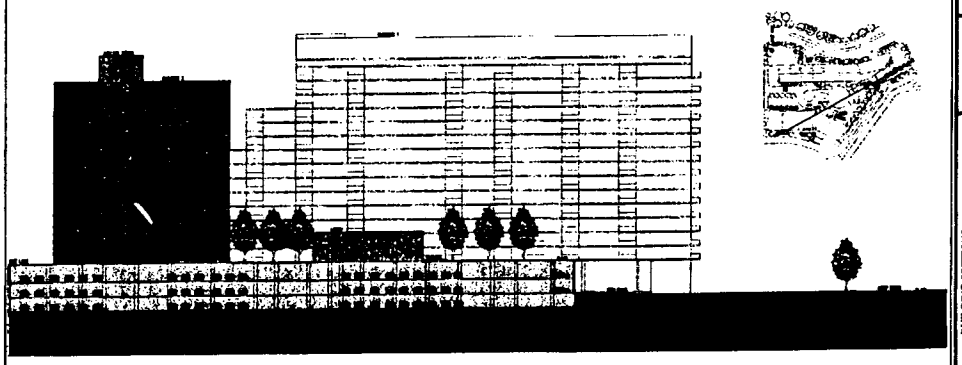


NTS
SECTION F

BUILDING SECTIONS

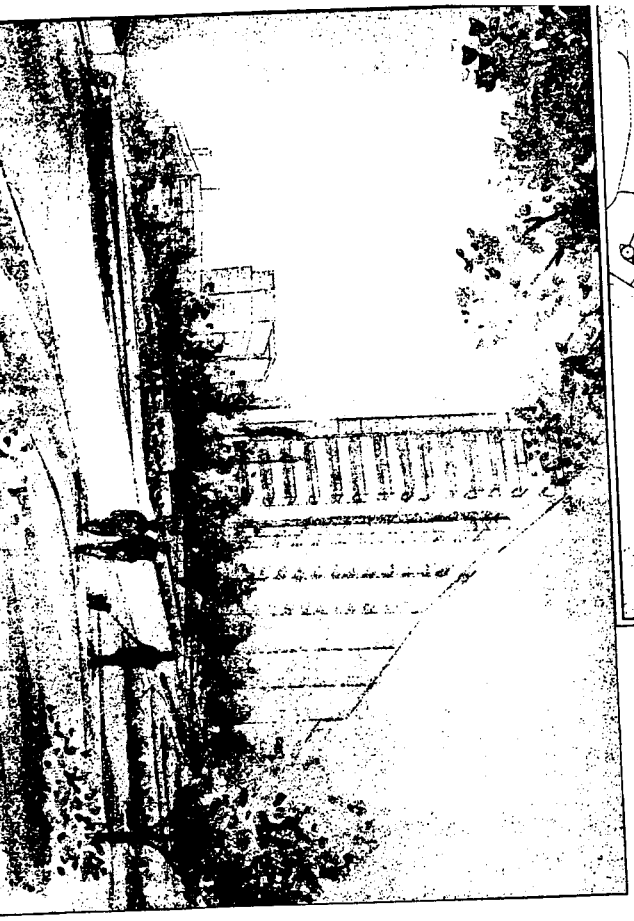
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

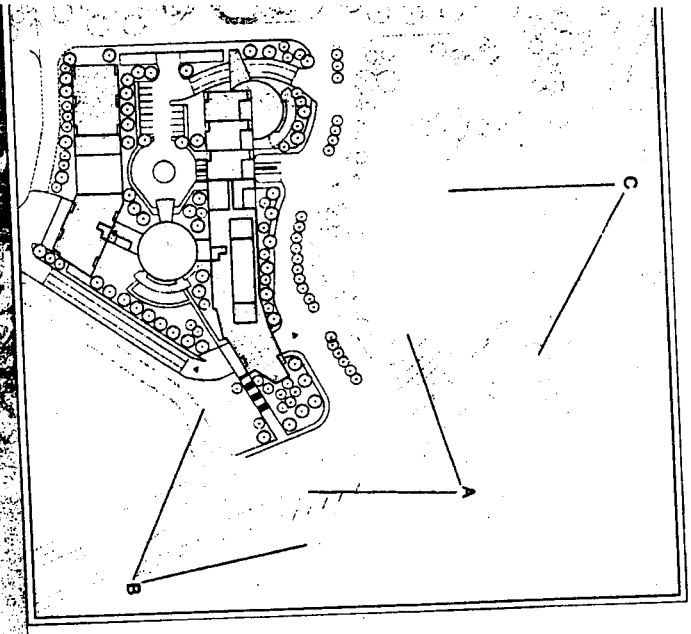
SCALE: N/A
DATE: AUGUST, 2005

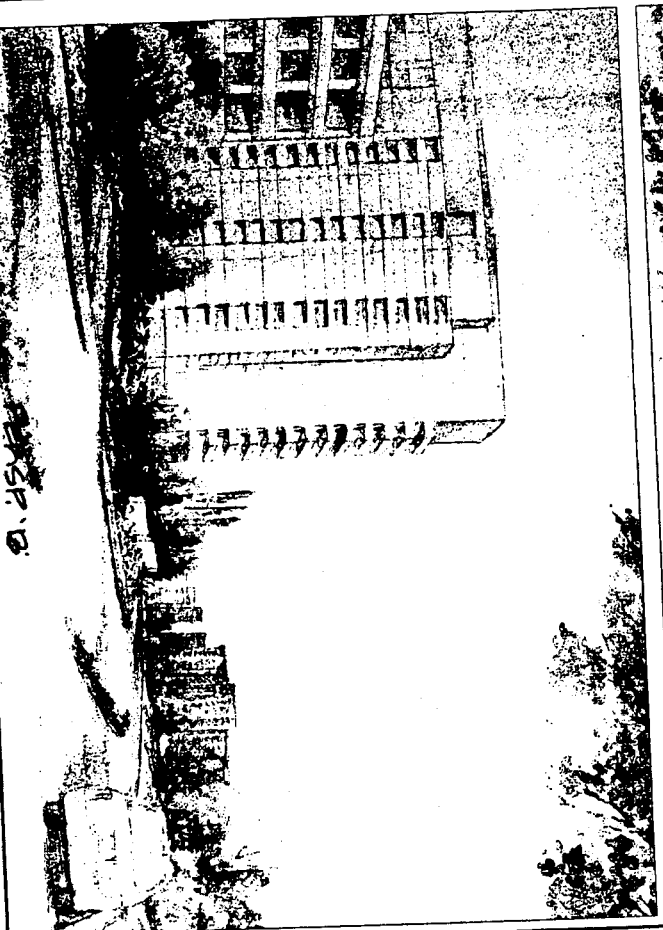
URBAN ENGINEERING & ASSOC., INC.

PLAN DATE
11-21-05
01-09-06

REVISION APPROVED BY DIVISION OF DESIGN REVIEW







PERSPECTIVES

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: AUGUST, 2005

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0000

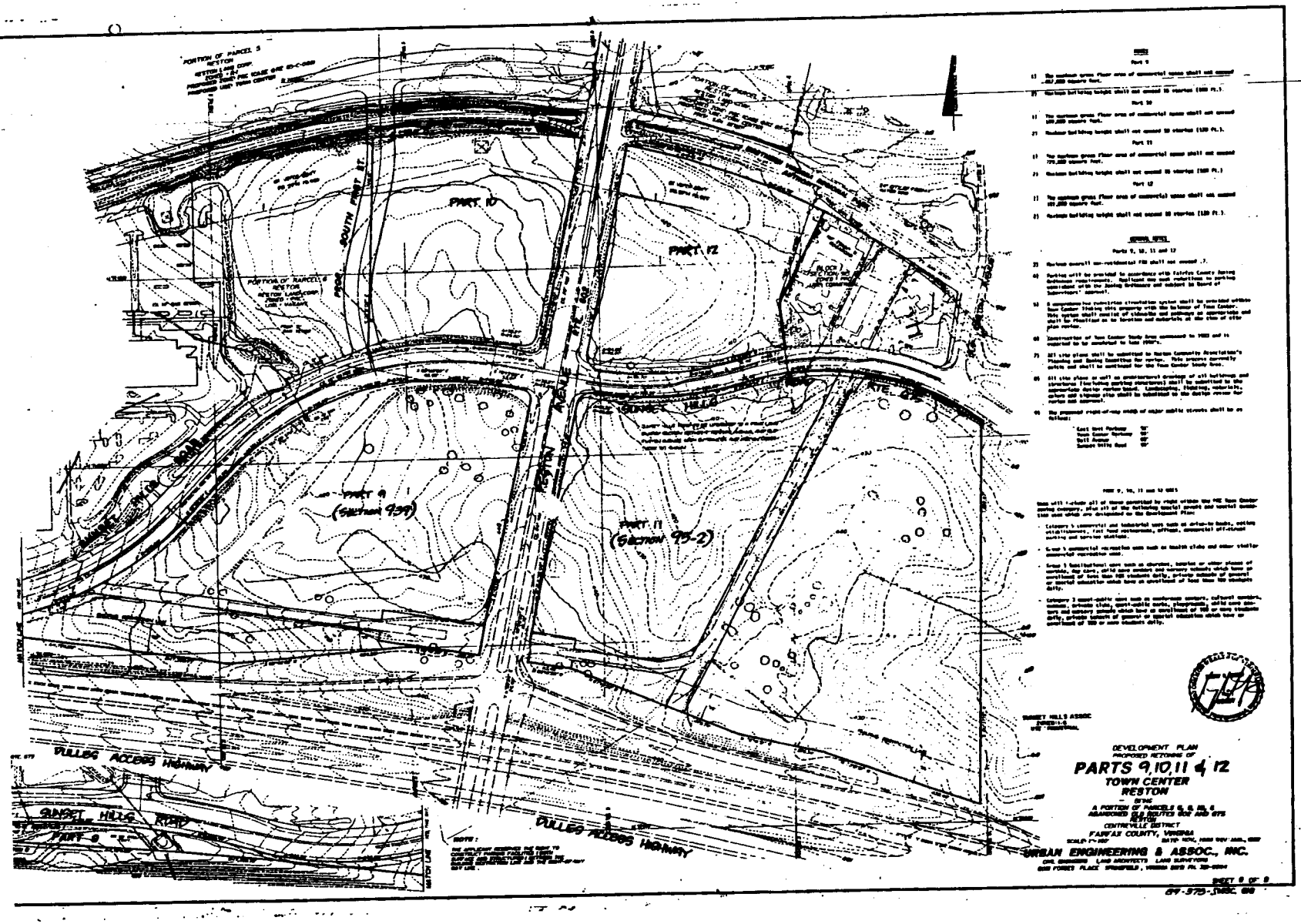
PLAN DATE
11-21-06
01-08-08

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 7 OF 14

FILE No. PRES-1625



DAVIS • CARTER • SC

STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/8/97
STAFF COMMENTS 2/20/97
STAFF COMMENTS 2/14/97

PROJECT TITLE

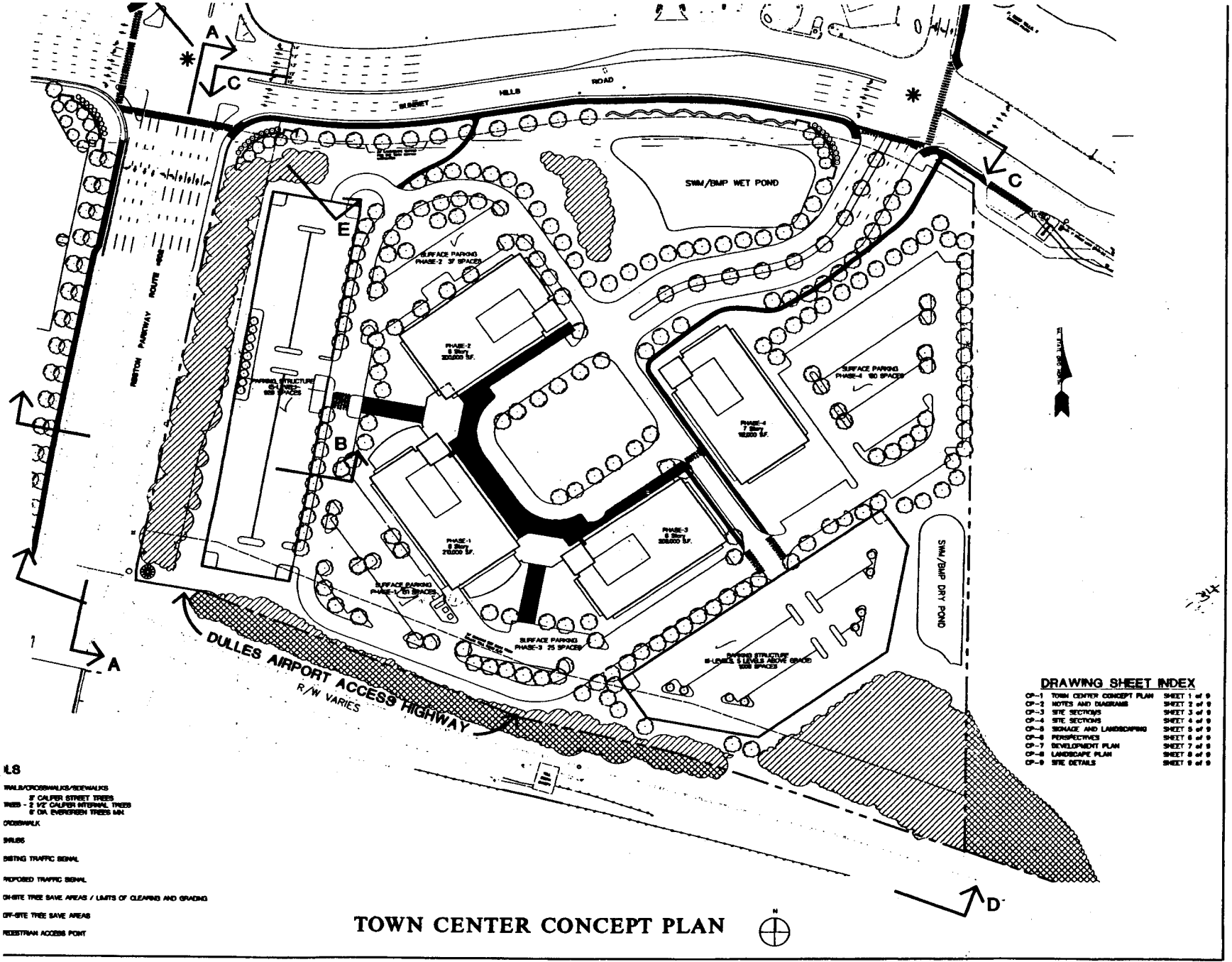
ORACLE

RESTON
Section 95-2
Reston, VA

DRAWING TITLE

DEVELOPMENT PLAN

SCALE AS NOTED
DATE
DRAWN BY VLM
CHECKED BY AS



DRAWING SHEET INDEX

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

ILS

TRAILS/CROSSWALKS/SIDEWALKS

TREES - 5" CALIPER STREET TREES
2 1/2" CALIPER INTERNAL TREES
6' DIA. EVERGREEN TREES MIN.

CROSSWALK

SWLBS

EXISTING TRAFFIC SIGNAL

PROPOSED TRAFFIC SIGNAL

ON-SITE TREE SAVE AREAS / LIMITS OF CLEARING AND GRADING

OFF-SITE TREE SAVE AREAS

PEDESTRIAN ACCESS POINT

TOWN CENTER CONCEPT PLAN

N

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ARCHITECTURE AND INTERIOR DESIGN

STAFF COMMENTS 07/5/96	
STAFF COMMENTS 1/07/97	
STAFF COMMENTS 2/3/97	
STAFF COMMENTS 2/14/97	
ADDENDUM 1	4/22/98
ADDENDUM 2	8/27/98
ADDENDUM 3	2/16/01
ADDENDUM 4	6/25/01

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

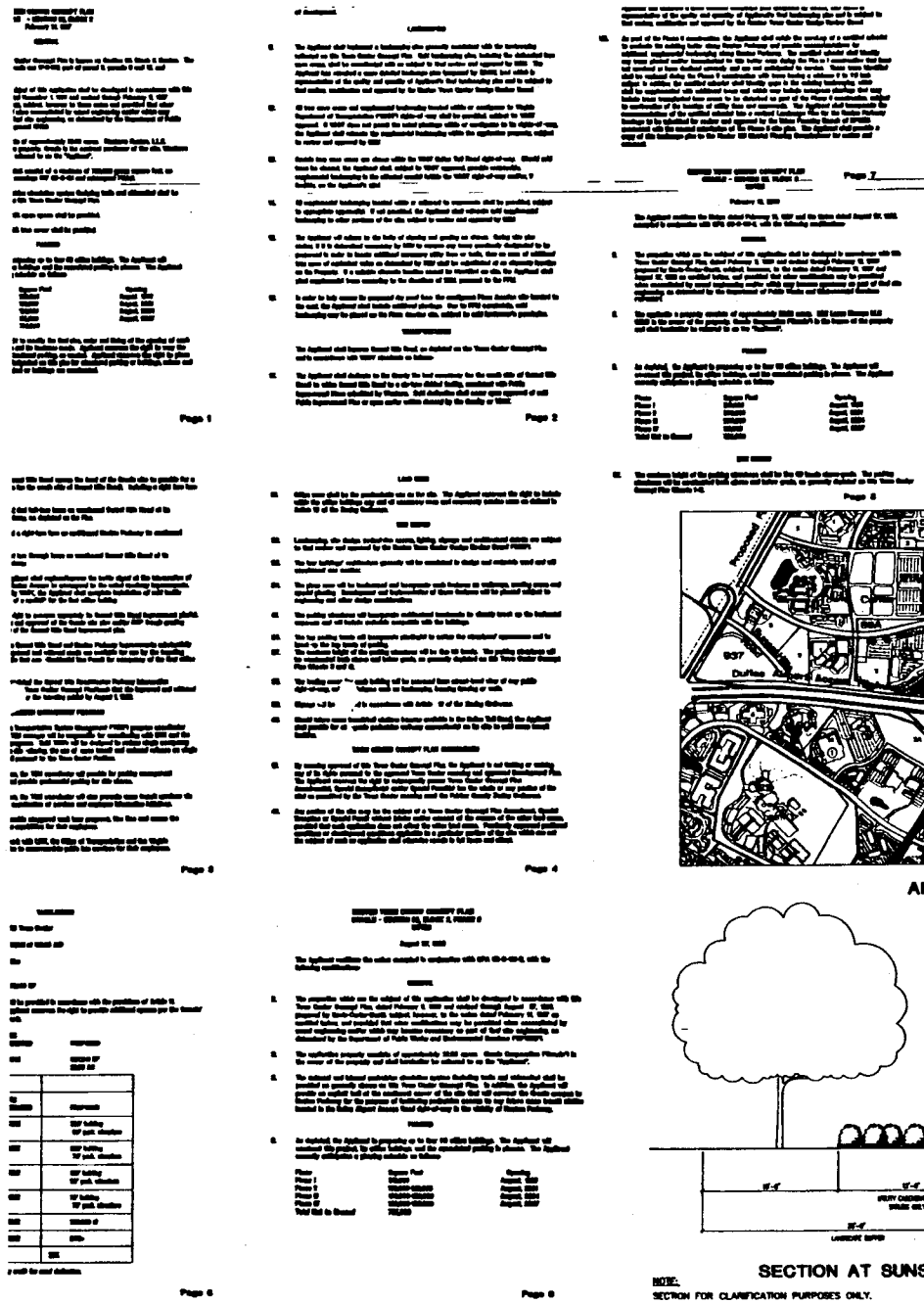
PROJECT NO. 3207015

DRAFTING TITLE
TOWN CENTER CONCEPT PLAN

SCALE 1" = 50' 0"
DATE February 3, 1998
DRAWN BY DCS
CHECKED BY DCS

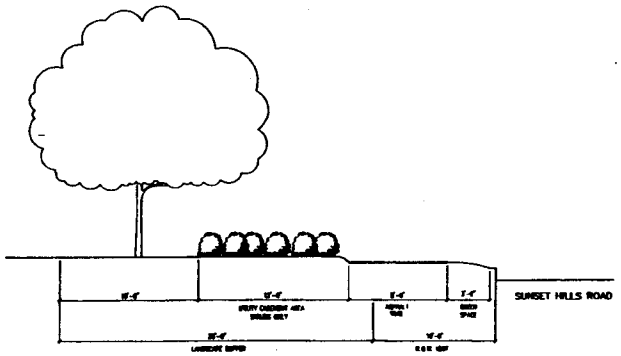
DRAWING NUMBER
CP-1
SHEET 1 OF 9

CONCEPT PLAN
FOR INFORMATION PURPOSES



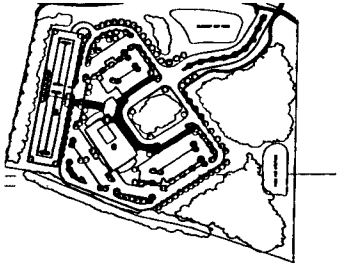
VICINITY MAP

AERIAL VIEW



SECTION AT SUNSET HILLS ROAD

NOTE:
SECTION FOR CLARIFICATION PURPOSES ONLY.



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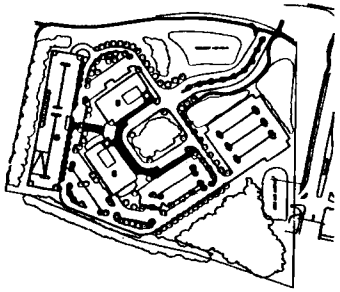

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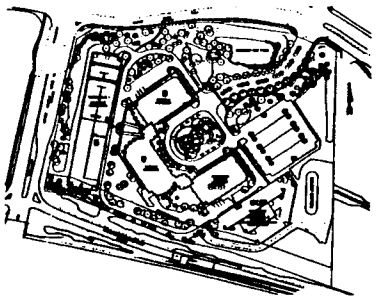

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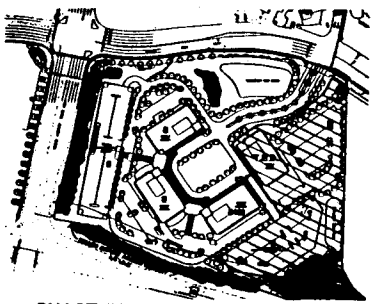


PHASE IV

SEE INSERTS 1-3 FOR REVISED PLAN IN THIS AREA

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIORS ARCHT

1676 International Drive, Suite 700, McLean, Virginia 22102
901 Pennsylvania Avenue, N.W., Suite 1100, Washington, D.C. 20004

REVISIONS
STAFF COMMENTS 10/5/95
STAFF COMMENTS 1/10/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 4/22/98
ADDENDUM 2 6/21/98
ADDENDUM 3 2/16/01
ADDENDUM 4 4/25/01

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 200PR007

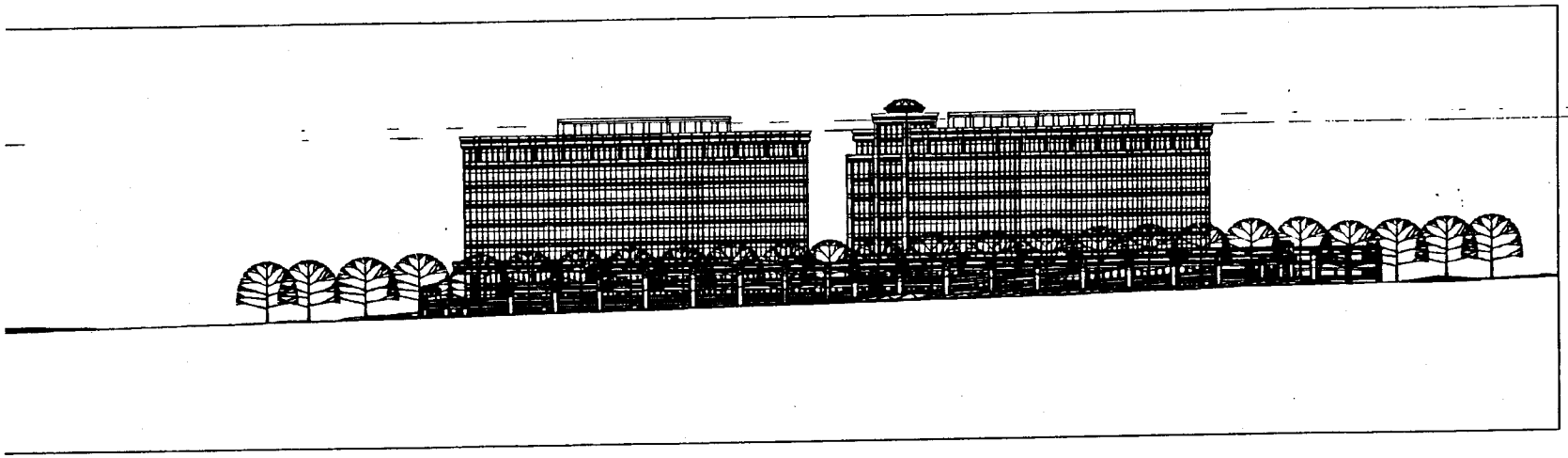
DRAWING TITLE
NOTES AND DIAGRAMS

SCALE	AS NOTED
DATE	February 3, 1995
DRAWN BY	DCS
CHECKED BY	DCS

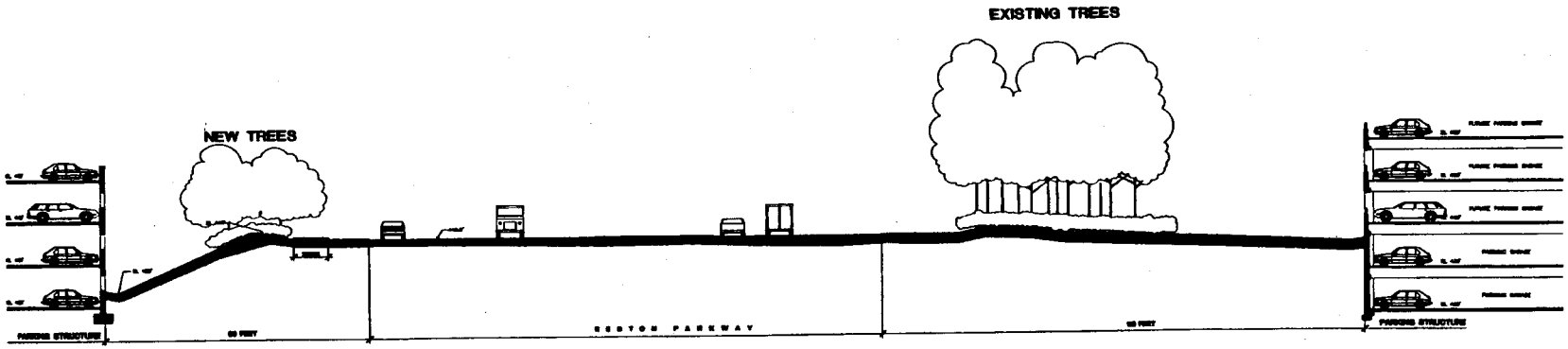
SEAL

SHEET 2 OF 6

REVISED FOR CONCEPTUAL CONCEPT PLAN FOR ORACLE, RESTON, VIRGINIA



A RESTON PARKWAY SECTION
NOT TO SCALE SECTN_ABMP



B RESTON PARKWAY SECTION
3/32" = 1'-0" 356_SS03.dwg

DAVIS • CARTER • SCO
ARCHITECTURE AND INTERIOR ARCHITE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

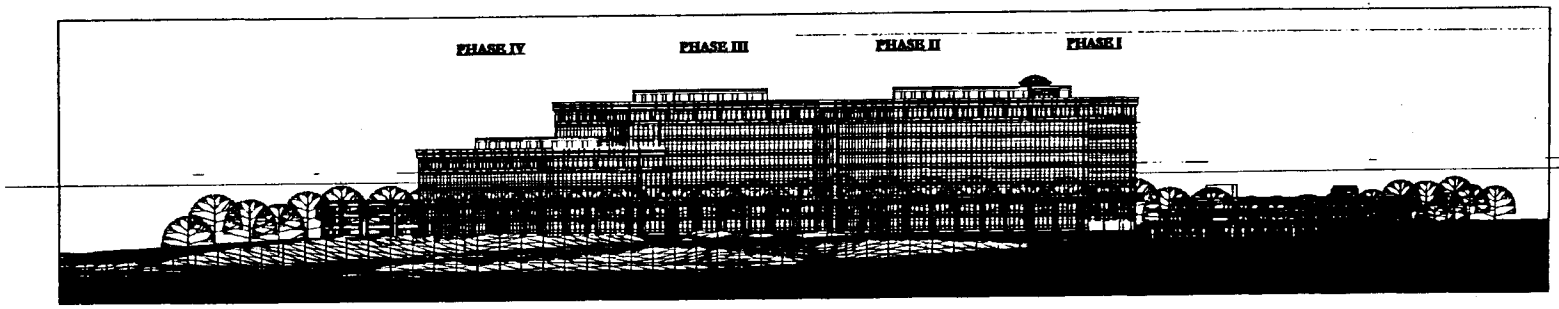
PROJECT NO.

DRAWING TITLE
SITE
SECTIONS

SCALE AS NOTED
DATE February 3, 1999
DRAWN BY DCB
CHECKED BY DCB

DRAFTING MEMBER
CP-3
SHEET 3 OF 6

PREVIOUS TOWN CENTER CONCEPT PLAN
FOR INFORMATION PURPOSES



C SUNSET HILLS ROAD SECTION
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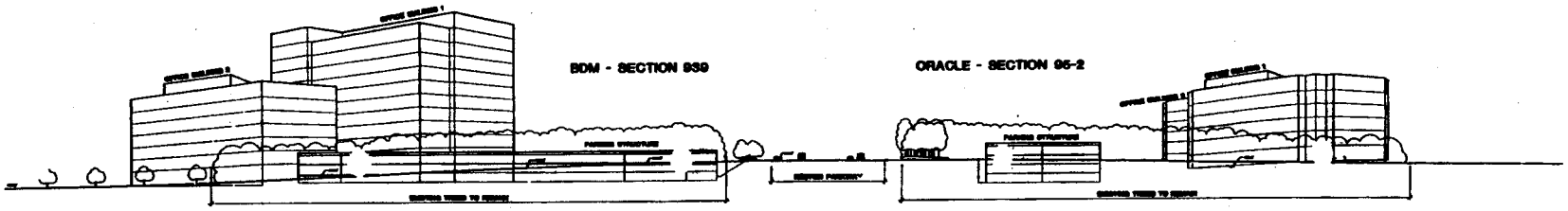

D SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMPS
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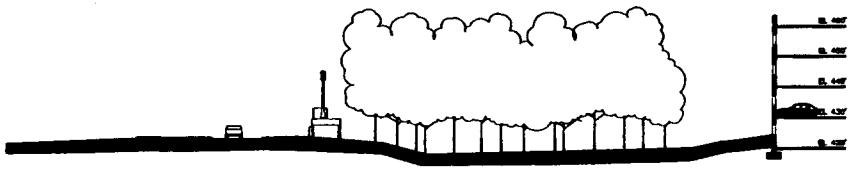

E SECTION THROUGH SIGNAGE AT INTERSECTION
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DAVIS • CARTER • SC
ARCHITECTURE AND INTERIOR ARCHIT

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE

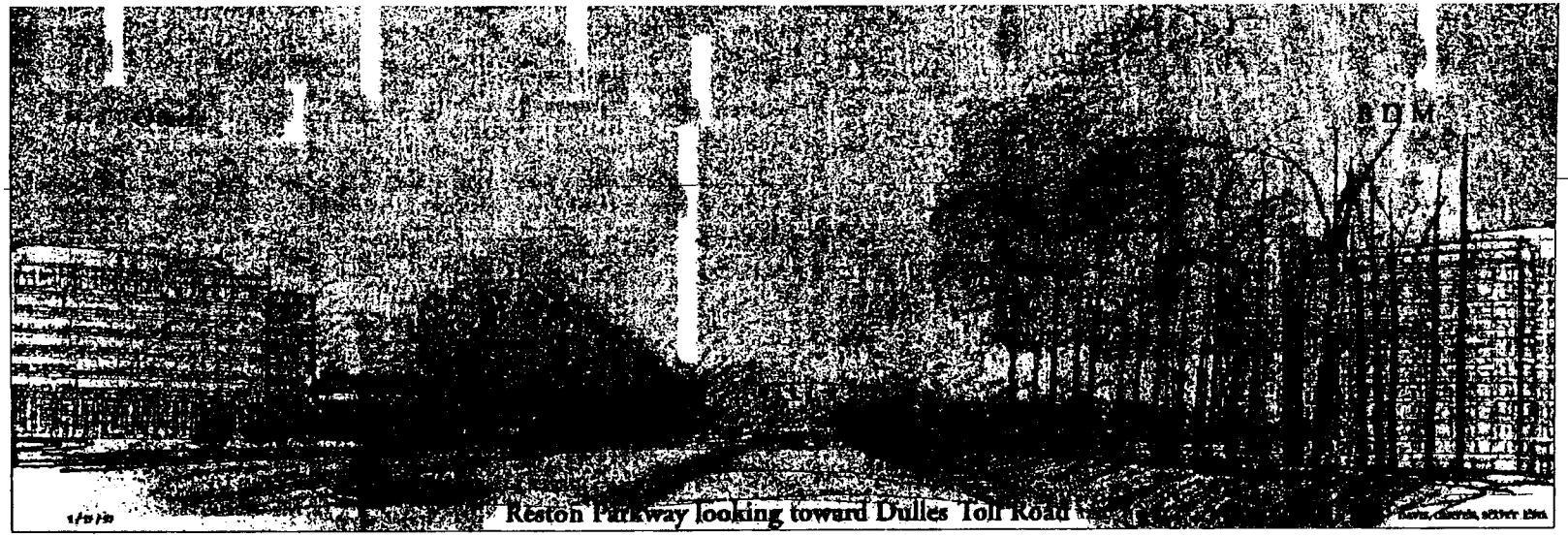
RESTON
Section 95-2
Reston, VA

PROJECT NO.

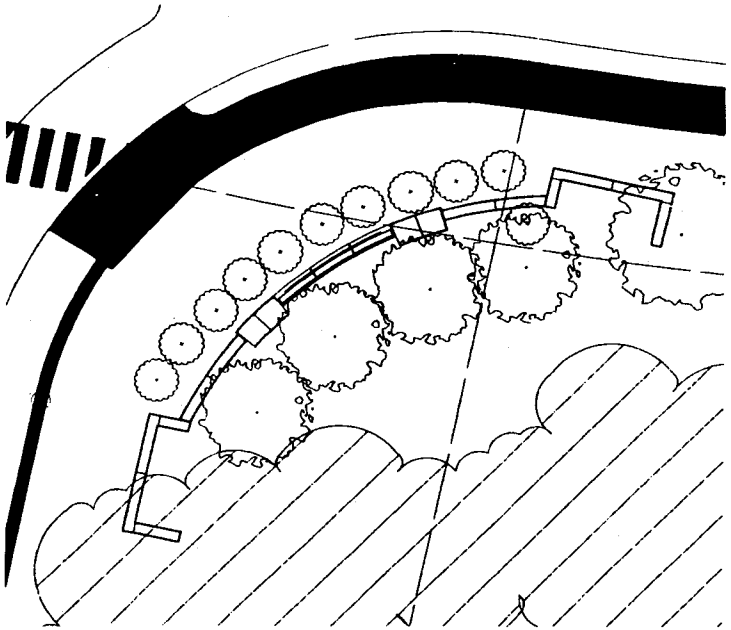
DRAFTING TITLE
SITE
SECTIONS

SCALE AS NOTED
DATE February 3, 1999
DRAWN BY DCB
CHECKED BY DCB

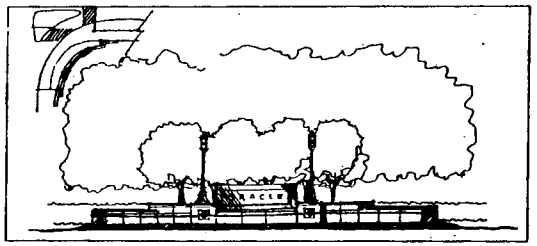
US TOWN CENTRE CONCEPT PLAN
FORMATION PURPOSES



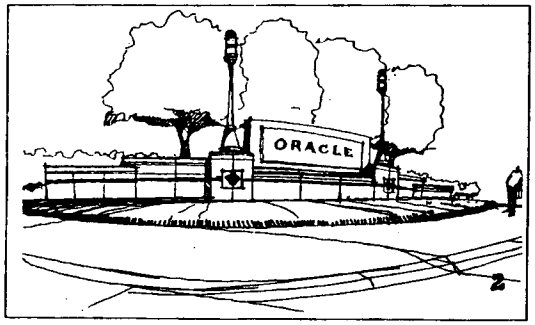
RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
1/8" = 1'-0" 358-RPZ.dwg



ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

DAVIS • CARTER • SC
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

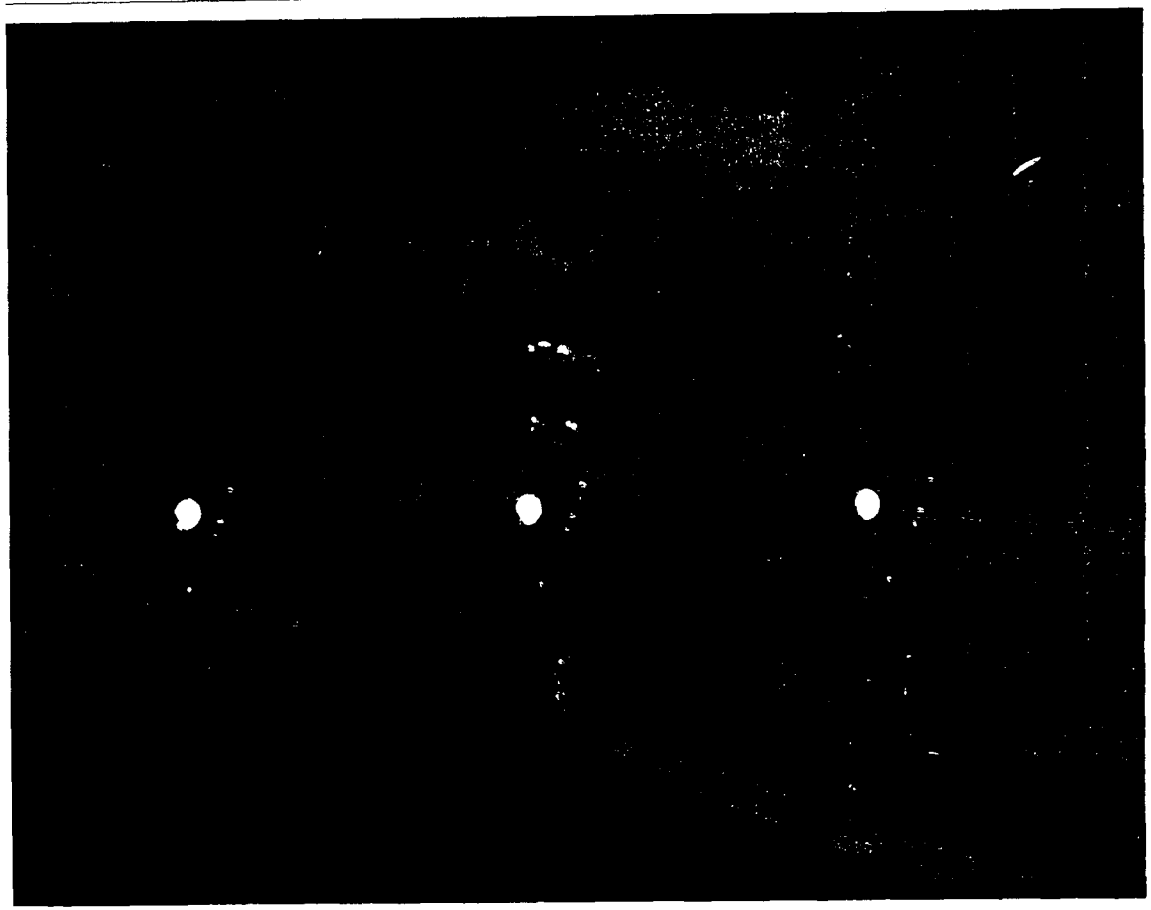
PROJECT NO.

DRAWING TITLE
SIGNAGE
AND
LANDSCAPE

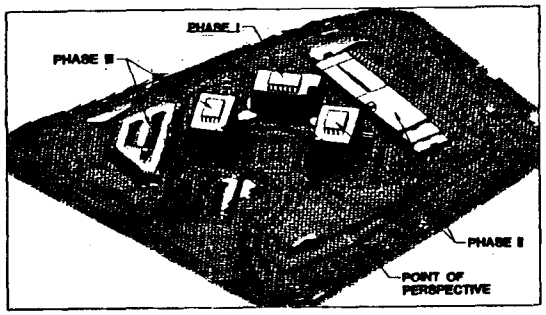
SCALE AS NOTED
DATE February 3, 1997
DRAWN BY DCS
CHECKED BY DCS

DRAWING NUMBER
CP-5
SHEET 5 OF 5

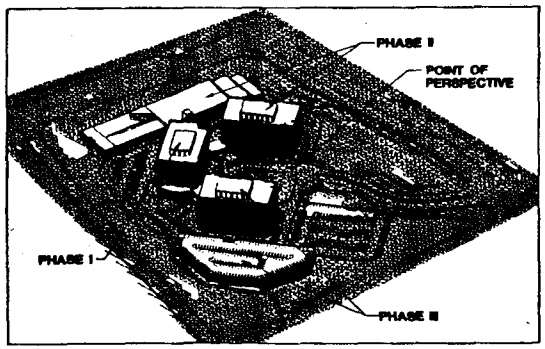
PREVIOUS TOWN CENTER CONCEPT PLAN
FOR INFORMATION PURPOSES



PHASE III PERSPECTIVE
(PLANTING NOT SHOWN)



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

DAVIS • CARTER • SC
ARCHITECTURE AND INTERIOR ARCHIT

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO.

DRAWING TITLE
PERSPEC-
TIVES

SCALE NONE
DATE February 2, 1999
DRAWN BY DCS
CHECKED BY DCS

DRAWING NUMBER
CP-8

PREVIOUS TOWN CENTER CONCEPT PLAN
FOR INFORMATION PURPOSES

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

DESCRIPTION OF APPLICATION

Proposal:

The subject 22.24 acre site is zoned PRC and located in the southeast quadrant of the intersection of Reston Parkway and Sunset Hills Road, immediately north of the Dulles Toll Road. The site, which currently houses the Oracle Corporation corporate office complex, contains two office buildings and a freestanding parking garage for a total of 412,325 square feet at a floor area ratio (FAR) of approximately 0.43. Under the previously approved Conceptual Development Plan, the site is approved for 725,000 SF of office in four office buildings, and two parking garages at an overall FAR of 0.70.

The applicant, Lerner Enterprises, LLC, is requesting approval of a Conceptual Plan Amendment (CPA) for the subject site to permit the addition of two multifamily residential buildings with a total of 457 units. These buildings would be located in the area, which was previously shown for the Phase IV building (112,000 SF). The CPA continues to depict the proposed but unbuilt Phase III building. While the proposed residential buildings would be located within the footprint of the proposed fourth office building, the notes indicate that the applicant seeks to retain the ability to increase the nonresidential intensity on the site to a 0.70 FAR (or 729,000 SF). Access to the site would continue to be provided from the existing entrance along Sunset Hills Road, opposite the terminus of Old Reston Avenue.

LOCATION AND CHARACTER

Site Description:

The property is located in the southeast quadrant of the intersection of the Reston Parkway and Sunset Hills Road. The site is also bounded along the south by the Dulles Airport Access Road (DAAR). Access to the site is provided by a single entrance off of Sunset Hills Road, opposite the terminus of Old Reston Avenue.

The site is developed with two office buildings, located in the center of the site. In addition, a parking structure is located along the western property line of the site, abutting Reston Parkway. A wet pond and open space area is located along the site's Sunset Hills Road frontage. Tree save areas are located along the western property line (abutting Reston Parkway), in the southeastern corner of the site (abutting the DAAR) and to the immediate west of the existing wet pond along Sunset Hills Road. An existing stormwater management (SWM) dry pond is located in the southeastern corner of the site.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North (across Sunset Hills Road)	Service Station/Quick Service Food Store; Vehicle Light Service Establishment; Multifamily Residential (Carlton House)	PRC	Town Center
South	Dulles Airport Access Road (DAAR) right-of-way	PRC	Town Center
East	Office and Retail (Plaza America)	PDC	Mixed Use
West (across Reston Parkway)	Office	PRC	Town Center

BACKGROUND (Appendices 4 through 6)

The 22.24 acre property was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of rezoning application RZ 1986-C-121, one (1) of four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings." Each application was approved with a set of development plans that specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential floor area ratio (FAR) and the maximum building heights, but which do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, a Conceptual Plan proffered for review by the Department of Planning and Zoning (DPZ) staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation, landscaping and screening, building location and parking lot locations. Therefore, the proffers approved in conjunction with RZ 1986-C-121 require the review and approval by the Planning Commission of Town Center Conceptual Plans for each property developed with the Town Center. An excerpt of the approved proffers which sets forth the elements required to be included in the Conceptual Plan is set forth as Appendix 5.

The approved Development Plan (DP) for the Oracle Development is designated as Part 11 of RZ 1986-C-121. The approved DP for Part 11 permits office use up to a maximum of 729,000 square feet (SF) of gross floor area (GFA), a maximum non-residential FAR of 0.70 and a maximum building height of 15 stories or 180 feet. Uses approved in this section also include all uses permitted by right in the PRC District Town Center (including residential) as well as certain other special exception and special permit uses.

On February 26, 1997, the Planning Commission approved a Conceptual Plan, CP 1986-C-121-8, which permitted development of the corporate headquarters for the Oracle Corporation to consist of four office buildings, ranging in height from 6 to 8 stories and two five-story parking structures. A maximum GFA of 725,000 SF at an FAR of 0.73 was approved. The Phase I building was constructed in 1998, and the Phase II building was constructed in 2001.

On September 15, 1999, the Planning Commission approved a Conceptual Plan Amendment, CPA 1986-C-121-8, which amended CP 1986-C-121-8 to increase the height of the Phase II building from six to eight stories. No other changes to the approved Conceptual Plan were made with this application. A copy of the approved Conceptual Plan Amendment and Plan Notes are presented as Appendix 6. It should be noted that the approved DP states that the maximum overall non-residential FAR for Parts 9, 10, 11 and 12 shall not exceed 0.70. Concept Plans have been approved for Parts 9, 10, 11 and 12 with an overall FAR of 0.70.

On June 27, 2001, the Planning Commission approved a Conceptual Plan Amendment, CPA 1986-C-121-8-2, which continued the building height of the planned Phase II building at eight stories and depicted a relocation of previously approved GFA from the Phase IV building to the Phase III building. The Phase III building increased to 210,000 SF of GFA, while the Phase IV building was reduced to 112,000 SF of GFA. The overall proposed GFA remained unchanged at 729,000 SF. CPA 1986-C-121-8-2 also approved an increase in the previously proposed parking garage from five to six levels, with one level below grade. A copy of this approval is contained in Appendix 4

The Comprehensive Plan text for the subject site (Sub-unit D-6) was amended on May 21, 2001, as part of Out-of-Turn Plan Amendment S98-CW-4CP, which was the culmination of the 2000-2001 Dulles Corridor Special Study. Prior to this amendment, the Plan text stated that this site was planned for mixed-use development up to 0.70 FAR. With the adoption of the new text proposed under S98-CW-4CP, the Plan now states that the subject site is planned for office use up to 0.70 FAR.

COMPREHENSIVE PLAN PROVISIONS (Appendix 7)

Plan Area:	III
Planning District:	Upper Potomac
Planning Sector:	Reston-Herndon Suburban Center and Transit Station Areas
Plan Map:	Residential Planned Community

Plan Text:

In the Fairfax County Comprehensive Plan, 2003 Edition, Area III, Upper Potomac Planning District, as amended through July 11, 2005, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit D, Sub-unit D-6, on pages 41 and 42, the Plan states:

Sub-unit D-6 (part of Reston Parkway Transit Station Area)

Sub-unit D-6 is the site of the Oracle development, is located in the northeast quadrant of Reston Parkway and the DAAR and is currently approved for a four building office park.

This sub-unit is planned for office use at .70 FAR. In addition, residential use at up to 30 dwelling units per acre is appropriate. The active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Area wide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit D-6 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 25% but no more than 50% of the total gross floor area of the development. Office use may not exceed 70% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- *Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.*

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Area wide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered for the 5 acres within Sub-unit D-6 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component

should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- *The site should provide direct pedestrian access to the station or be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.*
- *Grade-separated pedestrian links to the rail station are encouraged.*
- *A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.*
- *Building heights should be limited to 140 feet.*
- *Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.*
- *Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets...*

In the Fairfax County Comprehensive Plan, 2003 Edition, Area III, Upper Potomac Planning District, as amended through July 11, 2005, Reston-Herndon Suburban Center and Transit Station Areas, Urban Design Guidelines for Transit Station Areas, on pages 66 and 67, the Plan states:

Design Guidelines for Transit Station Areas...

Arrangement and Siting of Buildings

- *Buildings should be arranged so that they frame and define the fronting streets, and give deliberate form to the street and sidewalk areas.*
- *Buildings should be arranged in a manner that create a sense of enclosure and defined space.*
- *Buildings should not be separated from fronting streets by large parking lots.*
- *Free-standing retail establishments are prohibited. Retail uses should be integrated into the design of the lower floors of non-residential and residential buildings...*

Pedestrian and Bicycle Access and Connections

- *Site designs should balance the needs of both the pedestrian and the automobile; however, the circulation systems for pedestrians and automobiles should remain separate.*

- *Pedestrian/bicycle access should be provided to facilitate circulation within, to, around, and between each transit station area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.*

- *Pedestrian access between buildings is essential to ensure opportunities are available for people to walk to nearby uses.*

- *Pedestrian/bicycle paths of any one development or site should interconnect with pedestrian/bicycle paths of any adjacent development or site, to create a highly-connected transit station area. In addition, pedestrian/bicycle access should connect to the countywide and regional trail systems, connecting local sites with the larger community.*

- *Safe and convenient pedestrian street crossings should be designed, and include good lighting as well as access elements (e.g. ramps for persons with disabilities).*

- *Secure and convenient bicycle storage should be provided as part of all non-residential development."*

ANALYSIS

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

Title of CPA: Town Center Concept Plan Amendment, Reston Section 95, Block 2

Prepared By: Urban Engineering and Associates, Inc.

Original and Revision Dates: August 2005, with revisions through January 6, 2006

The CPA consists of fifteen (15) sheets showing the following information:

Section 95, Block 2 Conceptual Plan Amendment	
Sheet 1 of 14	Cover sheet, notes, tabulations, vicinity map, density calculations
Sheet 2 of 14	Site layout depicting proposed residential buildings
Sheet 3 of 14	Landscape plan depicting proposed residential buildings
Sheet 3A of 14	Landscape plan for residential buildings
Sheet 4 of 14	Pedestrian perimeter plan
Sheet 5 of 14	Buildings sections of proposed residential buildings
Sheet 6 of 14	Buildings sections of proposed residential buildings

Sheet 7 of 14	Perspectives of proposed residential buildings
Sheet 8 of 14	Development plan for Parts 9, 10, 11 and 12 of the Reston Town Center
Sheet 9 of 14	Town Center Concept Plan for Section 95, Block 2 depicting four office buildings
Sheet 10 of 14	Notes, tabulations, vicinity map, aerial view, section of Sunset Hills Road, proposed phases for development
Sheet 11 of 14	Site sections of proposed office and parking structures from the Reston Parkway
Sheet 12 of 14	Site sections of proposed office and parking structures from Sunset Hills Road, the Dulles Airport Access Road (DAAR) highway ramps and the intersection of the DAAR and the Reston Parkway
Sheet 13 of 14	Perspective of the site along the Reston Parkway, looking toward the DAAR, Oracle signage plan, Oracle signage elevation, Oracle signage perspective
Sheet 14 of 14	Perspective of proposed Phase III office building, view of proposed Phase III office building form the northeast, view of proposed Phase III office building from the southeast

The CPA depicts a site layout as follows:

Site Layout: The approved site layout for the Oracle campus depicts four office buildings, for a total of 725,000 SF. The buildings were shown to be depicted in the center of the site forming a square. The Phase I building formed the west side of the square, the Phase II building was the north side of the square, the Phase III building was the south side of the square, and the Phase IV building was the east side of the square. Currently, two of the four office buildings are built (Phase I and Phase II). In addition, a parking structure is located along the western property line of the site, abutting Reston Parkway.

The current CPA application continues to propose the Phase III office building and a 6-story parking structure in the southeastern corner of the site (abutting an existing SWM/BMP pond) for a total of 615,325 SF of non-residential (office) use. However, the CPA proposes two multifamily buildings in the location previously depicted as the Phase IV office building. The CPA has drawn a line around the Phase IV residential buildings and has labeled the area within the dashed line as the "area of this TCCPA (Town Center Conceptual Plan Amendment)." The legend indicates that this dashed line is the "approximate development area." As such, it is assumed that no changes are proposed to any areas outside of the "approximate development area." Nevertheless, the notes continue to indicate that a maximum of 729,000 SF of non-residential use is permitted. It is unclear where the additional non-residential square footage (113,675 SF) will be located on the site, but the note clearly indicates that the 457 residential units and the associated square footage is in addition to the previously-approved development intensity.

The Phase IV Building 1 Condo is oriented to be parallel to Oracle Way. The Phase IV Building 2 Condo would be located immediately behind Building 1, north of the existing SWM/BMP dry pond and the proposed parking structure for the future Phase III office building. The two buildings would be joined in the center by a circular lobby/lounge structure. The notes on the CPA indicate that a maximum of 457 multifamily units are proposed. Sections and perspectives of the proposed multifamily structures are contained in the CPA for "illustrative purposes only." No elevations are provided for the proposed structures.

Open Space, Landscaping and Tree Save: According to the tabulations, twenty percent (20%) of the site will be open space. The majority of the open space appears to fall outside of the "approximate development area." Within the "approximate development area", an interior courtyard is proposed, as well as a "Japanese pagoda tree grove" along Sunset Hills Road. No usable open space or recreational facilities are depicted within the "approximate development area." However, the illustrative sections of the building seem to depict a rooftop pool and garden. No commitment has been made to these amenities.

Tree save areas outside of the "approximate development area" continue to be depicted along the western property line (abutting Reston Parkway), in the southeastern corner of the site (abutting the DAAR) and to the immediate west of the existing wet pond along Sunset Hills Road.

Landscaping within the "approximate development area" include shade trees along the perimeter of the proposed residential buildings site. The legend does not indicate the size of the proposed plantings. The interior of the residential site would be landscaped either with lawn or as a garden (with shrubs, groundcover, and perennials). In terms of screening, three rows of columnar trees (European Hornbeams) are proposed along the eastern portion of the residential site, parallel to the loading and emergency access. No details or illustrations have been provided which would indicate if this proposed landscaping would adequately screen the future residences from the view of the existing Plaza America parking garage, which contains eight levels (five above ground).

Access: The CPA continues to show one entrance to the site (Oracle Way) from Sunset Hills Road at the northern property boundary, opposite the terminus of Old Reston Avenue. Two entrance/exits are depicted along Oracle Way for the proposed multifamily buildings; two new median breaks within Oracle Way are proposed for these new entrances. The entrance/exit closest to Sunset Hills Road would be for loading and emergency access only, while the other entrance/exit would serve the future residents of the building. The main entrance/exit to the residential buildings from Oracle Way would lead underneath the Phase IV Building 1 Condo to a drop-off/pick-up area between the two residential buildings in front of the lobby. From there, vehicles would continue to travel down to the parking structures beneath the buildings.

The notes state that an interparcel access to Plaza America will be provided subject to the execution of all necessary offsite easements and associated agreements with adjacent property owners. This interparcel access, which would be located along the eastern property line opposite the proposed Phase IV Building 2 Condo, would be available only for use by the future residents of Phase IV. The notes explicitly state that this access would not be available for the use of the adjacent Plaza America development. It is not clear if the location of this interparcel access is feasible due to the grade differential between the two sites.

Parking: According to the tabulations, a minimum of 1.6 parking spaces per multifamily unit will be provided, for a total requirement of 732 spaces. A note on the parking tabulations indicates that the applicant reserves the right to provide additional spaces. The sections of the proposed multifamily buildings indicate that parking would be provided underneath the proposed multifamily buildings. While a loading lane is depicted along the eastern property line of the site, the provided loading spaces are not indicated on the tabulations.

Stormwater Management: Two existing stormwater management ponds are located on the subject site. A wet pond is located along Sunset Hills Road and a dry pond is located in the southeastern corner of the site. No new stormwater management facilities are proposed with this CPA. No current stormwater management information or stormwater/adequate outfall narrative has been included with this CPA.

CONFORMANCE WITH DEVELOPMENT PLAN

The subject site is designated as Part 11 on the approved Development Plan (DP). The approved DP for Part 11 permits up to a maximum of 729,000 SF of non-residential gross floor area (GFA), a maximum non-residential floor area ratio (FAR) of 0.70, and a maximum building height of up to 15 stories (180 feet). In addition, uses approved for this property include all uses permitted by-right in the PRC-Town Center District, as well as certain other specified Special Exception and Special Permit uses. Further, the Master Conceptual Plan for the Reston Town Center, which was approved by the Planning Commission on April 2, 1992, reflects permitted uses for Sect. 95, Block 2 of *"Office, Retail, Residential, and/or Parking,"* with a maximum height of 180 feet and a maximum non-residential FAR of 0.70.

The subject property is zoned PRC, with a Town Center designation. Multifamily residential uses are a permitted use in this zoning district. Although no residential density was designated on the approved development plan for RZ 86-C-121, the Comprehensive Plan states that *"the proposed Town Center development will also include hospital uses and a minimum of 1,400 dwelling units, incorporating a mixture of multifamily and single-family housing unit types at up to 50 dwelling units per acre."* Other residentially developed properties within the Town Center have been designated high-density residential, and as such, staff believes that this property would also include a designation of high-density

residential. Therefore, development of the subject property with a maximum of 50 dwelling units per acre could be permitted, provided that a maximum overall density of 13 persons per acre for the entire PRC District is not exceeded, and provided that a maximum of 60 persons per acre for all areas within the PRC designated area for high-density residential development is not exceeded. Conformance of this application with these maximum density requirements is discussed later under the Zoning Ordinance Provisions section of this report.

The approved Development Plan for Part 11 states that *"maximum building height shall not exceed 15 stories (180 feet)."* The notes on the proposed CPA indicate that the proposed residential building will be no greater than 180 feet in height. The site layout indicates that the three office buildings will be eight (8) stories in height.

Note 31 on the approved Conceptual Plan states that *"office uses shall be the predominate use on the site."* No information has been provided on the size of the proposed dwellings. Assuming an average unit size of 1,000 SF, the proposed residential buildings would be 457,000 SF. This is greater than the two existing office buildings on the site (412,325 SF). However, without information on the size of the proposed residential buildings, staff does not know if office uses will remain the predominate use on the site.

CONFORMANCE WITH PROFFERS

In addition, as stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 1986-C-121 require the review and approval by the Planning Commission of Reston Town Center Conceptual Plans. The proffers list are number of elements that a required components of the Conceptual Plan. The following section of this staff report analyzes this application's conformance with each of these elements.

A Vehicular Traffic Circulation Plan Including Approximate Location of Entrances

The subject site will continue to be served by a single entrance from Sunset Hills Road (Oracle Way). Two entrance/exits are depicted along Oracle Way for the proposed multifamily buildings. One of these entrance/exits would be for general access, while the other entrance/exit (that closest to Sunset Hills Road) is depicted for loading and emergency access only.

Interparcel Access. The notes state that an interparcel access to Plaza America will be provided subject to the execution of all necessary offsite easements and associated agreements with adjacent property owners. This interparcel access, which would be located along the eastern property line opposite the proposed Phase IV Building 2 Condo, would be available only for use by the future residents of Phase IV. The notes explicitly state that this access would not be available for the use of the adjacent Plaza America development. It is not clear if the location of this

interparcel access is feasible, however, due to the grade differential between the two sites. Staff believes that interparcel access is needed between the two sites and as such, should be situated in a realistic location. Furthermore, staff believes that the interparcel access between the two sites should be unrestricted to and from the adjacent Plaza America development.

Improvements to Sunset Hills Road. The Comprehensive Plan recommends that Sunset Hills Road be widened to a six- lane cross-section. On its westbound approach to Reston Parkway, there are two available lanes for through traffic and the third lane becomes an exclusive right-turn lane to go northbound onto Reston Parkway. This approach should be widened to accommodate three through lanes of traffic and an exclusive right-turn lane to adequately accommodate the traffic utilizing this roadway.

To address the impact of additional traffic generated by the proposed development and in conformance with Comprehensive Plan recommendations, staff recommends that the applicant widen Sunset Hills Road to create three through-lanes and a separate right-turn deceleration lane at the westbound approach to Reston Parkway. The significant increase in trips with the proposed residences creates a greater nexus to complete this improvement. Furthermore, such a commitment would be conformance with commitments made by other nearby developers in the Sunset Hills Road corridor to construct a three-lane section of roadway, including along the frontage of the adjacent Plaza America and Sallie Mae sites.

Other recommended improvements to Sunset Hills Road include:

- A new, relocated concrete island should be constructed with the new right-turn lane recommended above. This will provide a refuge for pedestrians crossing Reston Parkway and Sunset Hills Road.

- Realignment of the crosswalk on the north approach of Reston Parkway to Sunset Hills Road to connect to the new island.

- Extension of the median snubs on Reston Parkway and Sunset Hills Road. If they do not conflict with left turn movements, these snubs should be extended to provide a pedestrian refuge in the median for the crosswalk areas.

These issues have not been addressed.

Minor Streets in Approximate Location

No minor streets are proposed to serve this site. Instead, as described above, two driveways would provide access to the site from existing Oracle Way.

Pedestrian Walkways and Trails

A pedestrian travelway is depicted from the lobby/lounge structure to Sunset Hills Road. However, no details about the material or width of this travelway are provided. Other than this travelway, no new walkways or trails are proposed on the subject site. Staff believes that additional walkways and trails should be provided through the subject site in order to provide the residents with a more direct walk to any future transit station.

In addition, the Countywide Trails Plan Map depicts a minor paved trail along the north side of the subject property adjacent to Sunset Hills Road. An existing sidewalk is located along the site's Sunset Hills Road frontage. In addition, under the Comprehensive Plan's option for transit-oriented, mixed use, the following guidance is provided regarding pedestrian access:

> *The site should provide direct pedestrian access to the station or be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station. Grade-separated pedestrian links to the rail station are encouraged.*

In order to improve pedestrian access to any future transit station, staff strongly recommends that the applicant commit to making improvements to facilitate pedestrian movement at the Reston Parkway and Sunset Hills Road intersection, particularly so that any future residents can access any proposed mass transit facility at Reston Parkway. Other possible improvements include the extension of median stubs on Reston Parkway and Sunset Hills Road, as discussed earlier in this section. None of these proposed improvements have been addressed.

The notes do commit to a pedestrian countdown system at the intersection of Oracle Way, Sunset Hills Road and Old Reston Avenue in order to improve access from the site to the W&OD Trail. This signal is to be installed prior to the issuance of the first RUP for the first residential building constructed on the property.

Landscaping and Screening

Size of Plantings. Landscaping is proposed throughout the "approximate development area" of the Phase IV residential buildings, however, the size of the plantings is not listed. In terms of screening, three rows of columnar trees (European Hornbeams) are proposed along the eastern portion of the residential site, parallel to the loading and emergency access. Without the proposed size of the planting and any illustrations of the proposed screening, staff cannot determine if this proposed landscaping would adequately screen the future residences from the view of the existing Plaza America parking garage. Furthermore, staff cannot say if the proposed landscaping will be high quality.

Planting Width. The landscape plan depicts new landscaping within the proposed residential area. Urban Forest Management (UFM) notes that it appears that the proposed tree cover for the proposed residential buildings is comparable to the previously approved CPA for the Phase IV building. However, UFM notes that several areas of proposed plantings appear not to meet the minimum planting width requirements within the Public Facilities Manual (PFM). These areas include the proposed trees within the median of Oracle Way and the proposed shade trees along the south side of Oracle Way. To meet PFM requirements, UFM recommends that these planting widths be increased to eight (8) feet and be located at least four feet away from any restrictive barrier, such as curb or pavement.

Open Space

The Reston Town Center proffers specify that the approximately 449-acre Town Center Study Area shall contain at least 15% open space including walkways, pedestrian plazas, parks, and ponds. The tabulations on the CPA state that 20% open space will be provided. No usable open space areas are depicted within the "approximate development area" of the Phase IV residential buildings.

One of the intents of the PRC District is to provide *"adequate and well-designed open space for the use of all residents."* The proposed site layout offers no such open space areas for the future residents of the site. Staff believes that some of the existing open space areas on the subject site could be retrofitted in order to create these usable open space areas. Staff had suggested that a central open space area within the development could create a connection between the office and residential developments. Under the current site layout, no such relationship exists; instead, the residences are completely segregated from the existing and proposed office buildings and the site layout creates a sterile living environment that is neither adequate nor well-designed.

Recreation and Community Facilities

Except for a rooftop pool and garden depicted on the illustrative building sections, to which no commitments have actually been made, no recreational amenities for the future residents have been depicted on the CPA. Some proposed landscaped areas are depicted immediately around the proposed multifamily buildings, but no open space areas are proposed. Par. 6 of Sect. 6-301 of the Zoning Ordinance states that adequate and well-designed open space should be provided for the use of the residents. Par. 4 of Sect. 6-301 states that recreational facilities should be provided for all segments of the community. In order to make this site a quality residential area, staff believes that the applicant should commit to provide for the active recreation needs of the residents. The current site has been designed to accommodate the office uses; no usable open space or recreational amenities are provided. With the introduction of residences to this site, staff believes that the applicant should address the needs of the

future residents for recreational amenities in order to mitigate any impact on the surrounding community. As it is now, the applicant has not retrofitted the site to address the needs of future residences.

Location of a Time Transfer Hub (Mass Transit Facility)

The circulation element of the Master Conceptual Plan shows future transit facilities to encourage the use of mass transit facilities throughout the Reston Town Center Study Area. No such facility is shown on the Circulation Element of the Master Conceptual Plan for this site.

Transportation Demand Management. Transportation Demand Management (TDM) proffers were approved as part of RZ 86-C-121. However, these proffers were designed solely for office uses. To that end, staff recommends that the applicant commit to work with the TDM program established with the Oracle commercial development to provide a coordinated commercial/residential trip reduction effort. Specifically, staff believes that a commitment to additional TDM program elements are needed in order to affect trip reductions within the future residential buildings. Such elements should include:

- Establishment of a telework center for use by residents of the proposed building.
- Promote the use of mass transit, ride-sharing and other transportation strategies to reduce single-occupancy vehicle (SOV) trips during peak hours by distributing flyers and announcements on community bulletin boards.
- Advise tenants and/or purchasers within the development of the existence of LINK and disseminate information available from LINK in residential lease and purchase packages.
- Provide amenities for bicycle storage.
- Provide broadband, high capacity data/network connections in all dwellings to facilitate working at home.
- Distribute one (1) Metro SmartCard to each residential unit constructed with an initial balance of $100.

The notes do commit to the installation of bicycle storage facilities within the parking garage or cellars servicing each residential building. These storage facilities will be installed prior to the issuance of the first Residential Use Permit (RUP) for the building served by such facilities. No other commitments to TDM measures for the future residences have been made; therefore, this issue has not been adequately addressed.

Floor Area Ratios

The Comprehensive Plan also provides two residential mixed-use options if certain conditions are met. Under the first option, a mixed-use development of up to 1.0 FAR may be considered if a funding agreement for Bus Rapid Transit (BRT) is reached. The second option permits a mixed-use development of up to 1.5 FAR for the five (5) acres within the subject property located closest to the rail station, if a funding agreement for rail is reached.

Development Density. The notes on phasing indicate that a total of 615,325 square feet (SF) of non-residential uses are proposed. This square footage accounts for the two existing office buildings and proposed Phase III office building. The notes continue to indicate that the total non-residential square footage is not to exceed 729,000 SF. The square footage of the two proposed multifamily buildings is not provided, but is presumed to be in addition to the 729,000 SF of non-residential uses. The notes indicate that Phase IV (residential) will consist of 457 dwelling units. Staff cannot determine what the intensity/FAR of the site will be with the addition of the two proposed residential buildings, although it will increase the FAR on the site above 0.70 FAR. In fact, it is possible that the FAR could approach 1.0 or 1.5 FAR, options that are not available under the Comprehensive Plan language without funding agreement for rail in place.

When calculated on the five (5) acre portion of the property that has been allocated for residential use with this application, the proposed density of the two residential buildings exceeds the base Plan recommendation for residential use at up to 30 dwelling units per acre. The intent of the Plan for this property as a whole is to permit either office use at a maximum FAR of 0.70 or residential use up to 30 dwelling units per acre, but not both. (If the intent of the base Plan recommendation had been to allow both office and residential uses, the site would have been planned for mixed-use development.) Therefore, from a Comprehensive Plan perspective, the residential use calculation should be applied only to the five-acre site that the applicant has available for the possible residential use. Based on the 457 residential units proposed within this limited area, the effective density is 91.4 dwelling units per acre, well above the 30 du/ac recommended for the site.

Development Intensity. The application proposes a total square footage of all buildings and all uses on-site, which is far greater than granted with the previous approvals. While the prior approval allowed for an additional 312,675 square feet of non-residential use to be constructed on-site, this application proposes to retain the previously approved built and unbuilt overall non-residential square footage and to add an estimated 457,000 square feet of residential uses (this number assumes an average of 1,000 SF per residential unit). The resulting intensity of both uses to the site is much greater than the previously-approved intensity of 0.70. Furthermore, the footprint of the proposed development appears to be greater than that depicted on the previous approval, resulting in more land intensive site layout. Staff believes that the proposed development is

too intense for the site (see the further discussion on this point under the General Location and Type of Housing Units section below).

Height Limits

The maximum height specified on the approved DP for this site is 15 stories or 180 feet. The notes indicate that the two proposed multifamily buildings would not exceed 180 feet. It is not known how many stories the proposed buildings will contain, though the illustrative building sections indicate that these buildings may contain 14 stories. The office buildings continue to be shown at a height limit of eight (8) stories.

General Location and Type of Housing Units

The CPA depicts two multifamily buildings in the general location of the previously proposed Phase IV office building. These buildings would be located between the proposed Phase III office building and the existing Plaza America parking structure. The Phase IV Building 1 Condo will be parallel to Oracle Way. The Phase IV Building 2 Condo would be located immediately behind Building 1, north of the existing SWM/BMP dry pond and the proposed parking structure for the future Phase III office building. The two buildings would be joined in the center by a circular lobby/lounge structure. The notes on the CPA indicate that a maximum of 457 multifamily units are proposed.

Compatibility. One of the intents of the PRC District is to provide *"an orderly and creative arrangement of all land uses with respect to each other and to the entire community."* As originally conceived, the Oracle office campus was designed to have an inward focus, with the proposed four office buildings located in the middle of the site and arranged around a central square. The proposed residential buildings, which would be located within the area set aside for the Phase IV office building, would not only have little relationship with the existing and proposed office buildings on the site, but they would also be disconnected from the areas outside of the office park. As evidenced by the "approximate development area" depicted on the CPA, it appears that this site is being treated as a disassociated development, in which any use can be placed with impunity. While residential uses may be a permitted use on this site, the inclusion of said uses need to provide an orderly and creative site layout as intended by the PRC District. Without any connections between the different uses, staff believes that the proposed site layout is completely contrary to the intent of mixed-use development and the spirit of the Reston Town Center.

In staff's opinion, the lack of connectivity between the residential and office uses on the site could be resolved through the creation of a central area which would provide a focus for both employees and future residents, as well as an identity for the site.

In order to create a central focus for the development and to establish a relationship with Sunset Hills Road, staff had suggested that the applicant retrofit the existing open space area along Sunset Hills Road so that it functions more as a park/gathering area for the employees and future residents of the site. However, the applicant has verbally indicated that the open space area along Sunset Hills Road cannot be used as a shared open space area for the overall development because of grade issues and an unwillingness on the part of Oracle to consider any changes to the overall site outside of the "approximate development area" as depicted on the CPA. It is not clear if Oracle intends to use this area in the future for additional nonresidential uses. No alternative design has been proposed which would address staff's concern about the lack of compatibly between uses.

Urban Design. The subject property is planned and zoned for office use at 0.70 FAR. The Comprehensive Plan provides the opportunity for the property to establish residential use up to 30 dwelling units per acre, but only subject to site specific guidance, including the provision of active recreation for the residents and pedestrian walkways throughout the property and to adjacent land units. Staff believes that it would be appropriate for the development to be evaluated against the urban design guidelines for the Reston-Herndon Suburban Center and Transit Station Areas.

The applicant has not adequately addressed the Design Guidelines for Transit Station Areas with respect to the arrangement and siting of the two residential buildings. The Urban Design Guidelines contained in the Plan recommend that buildings be arranged so that they *"frame and define the fronting streets, and give deliberate form to the street and sidewalk areas."* In this case, one end of one of the proposed buildings would be located along Sunset Hills Road; for the most part, the proposed residential buildings would be set back and oriented away from the road. In addition, the proposed development does not promote a more urban environment or pedestrian scale. Instead, the proposed residences seem isolated from their surroundings. The location of the proposed development on the subject property does not provide convenient access to either the adjacent land uses or the planned transit facility. Furthermore, the proposed pedestrian walkways do not provide adequate connectivity within the subject property, to the adjacent land uses, and the planned transit station.

As noted above, staff had suggested that the applicant consider changes to the existing open space area along Sunset Hills Road to include benches and paths. However, the applicant has indicated that due to the existing grades and an unwillingness on the part of Oracle to have consider any changes to the overall site outside of the "approximate development area" as depicted on the CPA, such amenities cannot be added to this area. No alternative design has been proposed which would address the issues above.

Transportation Generated Noise. The Policy Plan for the Comprehensive Plan states that for residential uses noise levels in interior areas should not exceed 45 decibels, and that noise levels in outdoor recreational area should not exceed 65 decibels. Due to the site's proximity to the DAAR, the applicant conducted a noise analysis of the site to determine the extent of any highway noise impact. This report, dated November 28, 2005 and conducted by Shen, Milsom and Wilke, indicates that the current exterior noise levels are approximately 64 dBA. The report then makes recommendations for interior noise mitigation.

However, the noise report does not look at future noise levels. Without knowing how noise levels on the site will be impacted by future traffic, it is likely that exterior noise mitigation measures may be required for any outdoor recreational area and balconies within the Phase IV residential buildings (including any rooftop pools and gardens) – particularly given that existing noise levels are already measuring 64 dBA. Furthermore, though the report recommends that interior noise mitigation be provided for the proposed residences, no commitment has been made to interior noise mitigation.

Until these noise issues are addressed, the proposed application does not conform with the Comprehensive Plan.

General Location of Office and Commercial Buildings

The CPA continues to depict three office buildings, including the two existing office buildings (Phase I and Phase II) and the proposed Phase III office building. As noted previously, the Phase I building is eight stories and contains 208,800 SF. The Phase II building is also eight stories, containing 203,525 SF. The proposed Phase III office building is depicted to be eight stories in height and to contain 203,000 SF. Commercial uses, including a restaurant and spa, had previously been proposed on the ground floor of the proposed residential buildings. However, the applicant has verbally indicated that ground floor commercial uses are no longer proposed with this application. As noted earlier in this report, however, the phasing notes indicate that an additional 112,000 SF of nonresidential uses could be constructed elsewhere on the site. The CPA does not indicate where said uses could be located.

ZONING ORDINANCE PROVISIONS (Appendix 11)

Bulk Regulations

In the PRC District there are no minimum lot size requirements, maximum building height requirements or minimum yard requirements for multiple family dwellings except that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood.

The CPA indicates that the proposed multifamily buildings will be setback 55 feet from Sunset Hills Road, 31 feet from the eastern property line (Plaza America) and 345 feet from the DAAR.

The proffers for this site limit the maximum height of structures to 15 stories (180 feet); however, previously approved Conceptual Plans limit the heights of office to eight (8) stories. The notes state that the proposed multifamily residential structures proposed with this application will not exceed 180 feet.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Two of the purposes of the PRC District, as set forth in Sect. 6-301 of the Zoning Ordinance, is: (1) to provide an orderly and creative arrangement of land uses with respect to each other and the surrounding neighborhood; and (2) to provide adequate and well-designed open space for all residents. Staff believes that the proposed conceptual plan amendment does neither. The proposed residential buildings would be segregated from the abutting office development and isolated from the surrounding community. No usable open space or recreational amenities are proposed for the future residences.

Other outstanding issues include:

- No size information on the proposed residential buildings;
- No commitment to mitigate interior noise levels to 45 dBA or below;
- The lack of information on future exterior noise levels and their impact on any proposed outdoor recreation areas;
- No information on stormwater management and adequate outfall;
- No commitment to the size of the proposed landscaping;
- No elevations for the proposed residences;
- No commitment to recreational facilities for the future residents;
- No commitment to specific TDM measures for the future residential buildings; and
- No pedestrian amenities or improvements to the intersection of Reston Parkway and Sunset Hills Road.

It is understood that residential uses are a permitted use on the site but the application does not meet the bullets for consideration with Conceptual Plans.

Recommendation

Staff recommends denial of CPA 86-C-121-8-3.

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

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

APPENDICES

1. CPA 86-C-121-8-3 Plan Notes
2. Affidavit
3. Statement of Justification
4. Approved Notes and Plan for CPA 86-C-121-8-2
5. Excerpted Proffers for RZ 86-C-121
6. Approved Notes for CPA 86-C-121-8
7. Land Use Analysis
8. Environmental Analysis
9. Urban Forest Management Analysis
10. Transportation Analysis
11. Zoning Ordinance Provisions
12. Glossary

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT

ORACLE – SECTION 95, BLOCK 2, PHASE 2

NOTES

March 13, 2006

The Applicant reaffirms the Notes dated February 14, 1997 accepted in conjunction with CP 86-C-121-8, the Notes dated August 27, 1999 accepted in conjunction with CPA 86-C-121-8, and the Notes dated February 15, 2001 accepted in conjunction with CPA 86-C-121-8-2, which are all included on Sheet 5 of this Town Center Concept Plan, with the following modifications:

GENERAL

1. The area subject to this Town Center Concept Plan (TCCP) Amendment is known as Section 95, Block 2, Reston. The Tax Map reference for the parcel is now 17-4 ((1)) parcel 7A.
2. The property which is the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated March 13, 2006, and prepared by Urban Engineering & Associates, Inc. The portion of the property within the dashed line on Sheet 2 of the TCCP shall be developed as illustrated on Sheets 2-3 of this TCCP. The balance of the subject property shall be developed as illustrated on sheets 8-14 of this TCCP. Both are subject, however, to the notes dated February 14, 1997, August 27, 1999 and February 15, 2001 except as modified below, and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering as determined by the Department of Public Works and Environmental Services ("DPWES").
3. The application property consists of approximately 22.24 acres. Oracle Corporation is the owner of the property. Lerner Enterprises, LLC is the contract purchaser of a portion of the property and shall hereinafter be referred to as the "Applicant."

PHASING

8. As depicted on Sheet 2, the Phase I and Phase II office buildings, the associated parking garage, a SWM/BMP dry pond and SWM/BMP wet pond have already been constructed. The Phase III office building and associated parking garage will be constructed as depicted on Sheets 8-14 of this TCCP. The Phase IV residential buildings will be constructed as depicted on Sheets 2-3 of this TCCP. The phasing will be as follows:

Phase	**Square Feet / Units**	**Opening**
Phase I (office building)	203,525 SF	August, 1998 (complete)
Phase II (office building)	208,800 SF	August, 2001 (complete)
Phase III (office building)	203,000 SF	2008 - 2010
Phase IV (residential)	457 residential units	2008 - 2010
Total Proposed	615,325 non-residential SF	
Total Not to Exceed	729,000 non-residential SF *	

* as permitted by the Development Plan for Part 11 approved in conjunction with RZ 86-C-121

LANDSCAPING

11B. As part of the Phase IV development, the Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on Sheets 3 and 3A of this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by DPWES.

TRANSPORTATION

22A. Applicant shall install a pedestrian countdown system on the existing traffic signal located at the intersection of Oracle Way/Sunset Hills Road/Old Reston Avenue. The signal shall be installed prior to the issuance of the first Residential Use Permit for the first residential building constructed on the property.

TRANSPORTATION MANAGEMENT PROGRAM

30A. Applicant shall install bicycle storage facilities within the parking garage or cellars serving each residential building to be constructed in Phase IV. The storage facilities shall be installed prior to the issuance of the first Residential Use Permit for the building served by such facilities.

SITE DESIGN

33. The three office buildings' architecture generally will be consistent in design and materials used and will complement one another. The residential building's architecture will be of a different design and material than the office buildings to differentiate them from the office uses, but will complement the design and material of the office buildings.

38. Subject to the execution of all necessary offsite easements and associated agreements with adjacent property owners, the Applicant shall provide interparcel vehicular access from the Phase IV residential buildings to the Plaza America office and retail development located immediately east of the property in the location generally shown on Sheet 2 of this TCCP. The interparcel vehicular access shall only be accessible to and used by residents of the Phase IV residential buildings constructed on the subject property, and the Applicant shall be permitted to install electronic gate controls or similar measures to restrict use of the interparcel vehicular access to residents of the Phase IV buildings. The interparcel vehicular access shall not be designed or used as a secondary ingress/egress point for the owners of the adjacent Plaza America development, or their tenants, guests or invitees.

40A. The maximum building height of the residential buildings to be constructed in Phase IV shall not exceed 180 feet.

REZONING AFFIDAVIT

DATE: July 21, 2005
(enter date affidavit is notarized)

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

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

in Application No.(s): _____
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Lerner Enterprises, LLC Agents: Arthur Fuccillo Peter Rosen	11501 Huff Court North Bethesda, MD 20895	Applicant/Agent
Oracle Corporation Agents: Randall Smith	600 Oracle Parkway M/S 6OP2 Redwood Shores, CA 94065	Owner/Agent
Reston Group LLC Agent: Gregory F. Hamm	455 Spring Park Place Suite 100 Herndon, VA 20170	Consultant/Agent
M.J. Wells & Associates, LLC Agent: Robin Antonucci Kevin R. Fellin William F. Johnson	1420 Spring Hill Road Suite 600 McLean, VA 22102	Traffic Consultant/Agent

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

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

Rezoning Attachment to Par. 1(a)

DATE: July 21, 2005
(enter date affidavit is notarized)

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Urban Engineering & Associates, LLC Agents: Matt Koityohann Adam Steiner	7712 Little River Turnpike Annandale, VA 22003	Engineers/Agent
WDG Architecture P.L.L.C. Agents: David P. Habib George Dove Marc Nathanson	1025 Connecticut Avenue, N.W. Suite 300 Washington, DC 20036	Architects/Agent
LHB Communications, Inc. Agent: Leslie Braunstein	1800 Robert Fulton Drive #250 Reston, VA 20191	Consultants/Agent
Cooley Godward LLP Agents: Antonio J. Calabrese, Esquire Mark C. Looney, Esquire Colleen Gillis Snow, Esquire Jeffrey A. Nein, AICP, Planner Hillary Katherine Zahm, AICP Planner Stephen A. Milone, Planner Lindsay A. Shulenberger, Planner Heather M. Himes, Esquire Brian J. Winterhalter, Planner	One Freedom Square Reston Town Center 11951 Freedom Drive Reston, VA 20190	Attorneys/Agents

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

REZONING AFFIDAVIT

DATE: July 21, 2005
(enter date affidavit is notarized)

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

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

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lerner Enterprises, LLC
11501 Huff Court
North Bethesda, MD 20895

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Theodore N. Lerner
Annette M. Lerner
Debra Lerner Cohen 1997 Family Trust
Debra Lerner Cohen
Marla Lerner Tanenbaum 1997 Family Trust
Mark D. Lerner 1997 Family Trust
Mark D. Lerner
Marla Lerner Tanenbaum
Theodore N. Lerner Children's Trust
Annette M. Lerner Children's Trust

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

Managing Members:
Theodore N. Lerner
Annette M. Lerner
Mark D. Lerner
Judy L. Lerner
Debra I. Cohen
Edward L. Cohen
Maria L. Tanenbaum
Robert K. Tanenbaum

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

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: July 21, 2005
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Oracle Corporation
600 Oracle Parkway
M/S 6OP2
Redwood Shores, CA 94065

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Lawrence J. Ellison - 25.6%

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

Directors: Jeffrey O. Henley (Chairman)	Jack F. Kemp	Joseph A. Grundfest	Executive Officers:
Lawrence J. Ellison	Jeffrey S. Berg	H. Raymond Bingham	Lawrence J. Ellison, CEO
Donald L. Lucas	Safra Catz	Charles E. Phillips, Jr.	Safra A. Catz, President, Interim CFO
Michael J. Boskin	Hector Garcia-Molina		(continued)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Oracle Corporation - officers continued

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Charles E. Phillips, Jr., President
Charles A. Rozwat, EVP Server Technologies
Jennifer L. Minton, Senior VP Finance
Keith G. Block, EVP North America Sales and Consulting
Derek H. Williams, EVP Asia Pacific Sales and Consulting
Sergio Giacoletto, EVP Europe, Middle East & Africa Sales & Consulting
Ronald A. Wohl, EVP Applications Development
Michael S. Rocha, EVP Global Support Services
Daniel Cooperman, Senior VP, General Counsel and Secretary

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

Rezoning Attachment to Par. 1(b)

DATE: July 21, 2005
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LHB Communications Inc.
1800 Robert Fulton Drive, #250
Reston, VA 20191

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Leslie Braunstein

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Reston Group, LLC
455 Spring Park Place, Suite 100
Herndon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Gregory F. Hamm

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

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

Rezoning Attachment to Par. 1(b)

DATE: July 21, 2005
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M. J. Wells & Associates, LLC
1420 Spring Hill Road
Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Managing Members:
Martin J. Wells & Associates, Inc.
Terrence J. Miller & Associates, Inc.

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Martin J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Martin J. Wells

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

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

Rezoning Attachment to Par. 1(b)

DATE: July 21 2005
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Terence J. Miller & Associates, Inc.
1420 Spring Hill Road
Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Terence J. Miller

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Urban Engineering & Associates, LLC
7712 Little River Turnpike
Annandale, Va 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Barry B. Smith
J. Edgar Sears, Jr.
Brian A. Sears

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

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

REZONING AFFIDAVIT

DATE: July 21, 2005
(enter date affidavit is notarized)

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

1(c). The following constitutes a listing** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
Cooley Godward LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive
Reston, VA 20190

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

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

Jane K. Adams	Robert J. Brigham	Carolyn L. Craig
Kenneth J. Adelson	John P. Brockland	John W. Crittenden
Matthias Alder	James P. Brogan	Janet L. Cullum
Gian-Michele a Marca	Matthew T. Browne	John A. Dado
Brian J. Ankenbrandt	Robert T. Cahill	Craig E. Dauchy
Gordon C. Atkinson	Antonio J. Calabrese	Scott D. Devereaux
Michael A. Attanasio	Linda F. Callison	Kirk C. Dizon
Frederick D. Baron	Lynda K. Chandler	James J. Donato
Lee F. Benton	Dennis Childs	Michelle C. Doolin
Laura A. Berezin	Paul G. Churchill	John C. Dwyer
Barbara L. Borden	Richard E. Climan	Robert L. Eisenbach, III
Jodie M. Bourdet	Thomas A. Coll	Brent D. Fassett
Lance W. Bridges	Joseph W. Conroy	M. Wainwright Fishburn, Jr.

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

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: July 21 2005
(enter date affidavit is notarized)

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

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley Godward LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive, Reston, VA 20190

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

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

Keith A. Flaum
Grant P. Fondo
Daniel W. Frank
Richard H. Frank
William S. Freeman
Steven L. Friedlander
Thomas J. Friel, Jr.
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
John M. Geschke
Kathleen A. Goodhart
William E. Grauer
Jonathan G. Graves
Kenneth L. Guernsey
Patrick P. Gunn
John B. Hale
Andrew Hartman
Amy Hartman
Judith A. Hasko
Bernard L. Hatcher
Matthew B. Hemington
Suzanne Sawochka Hooper
Tami Howie
Mark M. Hrenya
Christopher R. Hutter
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Barclay J. Kamb
Jeffrey S. Karr
Margaret Kavalaris
J. Michael Kelly
James C. Kitch
Michael J. Klisch
Barbara A. Kosacz
Elizabeth Lewis
Michael R. Lincoln
James C. T. Linfield
David A. Lipkin
Samuel M. Livermore
Michael Marinelli
John T. McKenna
Daniel P. Meehan
Robert H. Miller
Ann M. Mooney
Gary H. Moore
Timothy J. Moore
Webb B. Morrow, III
Frederick T. Muto
Stephen C. Neal
James E. Nesland
Vincent P. Pangrazio
Timothy G. Patterson
Anne H. Peck
D. Bradley Peck
Susan Cooper Philpot
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Lori R.E. Ploeger
Anna B. Pope
Marya A. Postner
Steve M. Przesmicki
Reicher, Thomas Z.
Eric M. Reifschneider
Michael G. Rhodes
Julie M. Robinson
Ricardo Rodriguez
Adam J. Ruttenberg
Adam Salassi
Thomas R. Salley III
Martin S. Schenker
Joseph A. Scherer
Paul H. Schwartz
Mark D. Spoto
Neal J. Stephens
Michael D. Stern
Anthony M. Stiegler
Anita F. Stork
Myron G. Sugarman
Christopher J. Sundermeier
Stephen P. Swinton
C. Scott Talbot
Mark P. Tanoury
Philip C. Tencer

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

Rezoning Attachment to Par. 1(c)

DATE: July 21 2005
(enter date affidavit is notarized)

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

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley Godward LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive, Reston, VA 20190

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

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

Gregory C. Tenhoff
Timothy S. Teter
John H. Toole
Aaron J. Velli
Robert R. Vieth
Lois K. Voelz
Craig A. Waldman
Kent M. Walker
David A. Walsh
Thomas S. Welk
Christopher A. Westover
Francis R. Wheeler
Brett D. White
Peter J. Willsey
Nancy H. Wojtas
John F. Young
Kevin J. Zimmer

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

Rezoning Attachment to Par. 1(c)

DATE: July 21, 2005
(enter date affidavit is notarized)

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

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

WDG Architecture P.L.L.C.
1025 Connecticut Avenue, N.W.
Suite 300
Washington, DC 20036

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

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

Mark Bellonby, AIA
Carrol R. George Dove, FAIA
David P. Habib, AIA
Marc Nathanson, AIA
Eric Liebmann, AIA
Jeff Morris, AIA

Each partner owns 16.66% share.

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

REZONING AFFIDAVIT

DATE: July 21, 2005
(enter date affidavit is notarized)

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

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

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

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

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

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

REZONING AFFIDAVIT

DATE: July 21, 2005
(enter date affidavit is notarized)

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

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)
none

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

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

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Mark C. Looney
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21 day of July 2005, in the State/Comm. of Virginia, County/City of Fairfax.

Notary Public

My commission expires: 3/31/07

APPENDIX 3

RECEIVED
Department of Planning & Zoning
SEP 2 2005
Zoning Evaluation Division

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT

LERNER ENTERPRISES, LLC
SECTION 95, BLOCK 2

SEPTEMBER 1, 2005

A. INTRODUCTION

Lerner Enterprises, LLC (the "Applicant") seeks approval of a Town Center Concept Plan ("TCCP") Amendment to establish multi-family residential units and retail uses on Section 95, Block 2 (the "Property") within the Reston Town Center. Specifically, the site is known as the "Oracle Campus" and is located on the east side of Reston Parkway, south of Sunset Hills Road and north of the Dulles Toll Road. The site is identified on the Fairfax County Tax Map as 17-4 ((1)) 7A. A copy of the Fairfax County Tax Map is attached, with the Property outlined in red.

B. BACKGROUND

The 22.4 acre property was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of application RZ 86-C-121, which is one (1) of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings." Each rezoning application was approved with a set of Development Plans (DP) that generally specify the permitted land uses, the maximum overall non-residential FAR and the maximum building heights. The development plans do not, however, show development details, such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. Instead, the proffers associated with the Town Center rezonings specified that, as each section of the Town Center developed, the owner(s) would submit conceptual plans, or Town Center Concept Plans (TCCP), for review by DPZ staff and approval by the Planning Commission. The TCCP provides the necessary details for each section, to include traffic circulation, landscaping and screening, building location and parking lot location.

The Development Plan for the Oracle site is designated as Part 11 of RZ 86-C-121. The approved DP for Part 11 permits up to a maximum of 729,000 square feet of gross floor area, a maximum non-residential FAR of 0.70 and a maximum building height of "15 stories (180 feet)". Uses approved in this section include all uses permitted by right in the PRC District Town Center as well as certain other special exception (Category) and special permit (Group) uses that otherwise would be permitted only upon approval of a separate application by the Fairfax County Board of Supervisors or Board of Zoning Appeals.

On February 26, 1997, the Planning Commission approved a Town Center Concept Plan, conceptual plan CP 86-C-121-8, which permitted the development of four (4) office buildings, ranging in height from six (6) to eight (8) stories, and two five (5) story associated parking structures, totaling 725,000 square feet of gross floor area. The TCCP shows the four office buildings positioned in a "circle shape" and centered around a central plaza that consists a

terraced tree save area, as well as a parking garage located along the eastern portion of the site. On September 15, 1999, the Planning Commission approved a Conceptual Plan Amendment, CPA 86-C-121-8, to permit an increase in building height of one of the approved office buildings from six (6) to eight (8) stories. On June 27, 2001, the Planning Commission approved CPA 86-C-121-8-2, to permit a change in building height and a relocation of floor area between two of the approved buildings. To date, two of the four approved office buildings (Phase 1 and Phase 2) have been constructed for a total 412,325 square feet. The balance of the approved non-residential development, 312,675 square feet, has yet to be constructed.

C. OVERVIEW OF APPLICATION

As previously stated, the site is currently approved for four office buildings and two parking structures. To date, two of the four approved office buildings (Phase 1 and 2) and one parking structure located adjacent to Reston Parkway has been constructed. The existing office buildings and parking structure will remain, and it is anticipated that the third office building (Phase 3) and second parking structure located in the southeast corner of the Oracle campus will be constructed by Oracle in the near future. The Applicant, Lerner Enterprises, LLC, is under contract to purchase approximately 5 acres of land in the northeast corner of the Oracle Campus, on which the fourth office building (Phase 4) was to be constructed. In lieu of this fourth office building, the Applicant proposes to develop the area with two new high-rise residential buildings, complemented by ground floor retail uses.

The new residential units and retail uses will be nestled among neighboring residential, retail and office uses and an abundance of community services serving the planned community of Reston, including the uses in Plaza America and Reston Town Center's Urban Core, as well as child care facilities, medical services, a regional library and the W&OD trail. The site also enjoys close proximity to the office uses in the Dulles Corridor and the Dulles International Airport. The proposed residential development will offer high-quality condominium living with spectacular views of Reston and its surroundings.

The residential buildings will contain 448 residential units, comprised of a mix of unit types ranging from studio-style condominiums to 2 bedrooms-plus-den condominiums. The ground level floors and top floors of the residential towers will house resident amenities, such as pools, fitness facilities and a media room. The top floor of the building(s) will also contain a terrace for the enjoyment of the residents. Parking for the new residential units will be provided in a single underground parking structure located beneath the two new buildings.

Approximately 20,000 square feet of retail uses will be contained on the ground-floor level of the residential towers. It is envisioned that the retail uses will consist of community-service retail uses, such as a dry cleaners, coffee shop or a day spa. A white-tablecloth restaurant is also envisioned in the northwest corner of the development. The parking for the community retail uses will be provided at grade, with overflow parking provided in the parking structure, making the retail uses readily accessible.

The Applicant's design presents a pleasant environment for future residents and patrons. The architecture of the residential buildings will be compatible with the surrounding office

buildings, but will be distinct in character and material to establish the residential and retail development as a unique feature of the campus.

The Applicant will provide pedestrian connections to surrounding areas and has included small pocket parks, complete with special paving, landscaping and sitting areas, within the development for the enjoyment of residents and users of the retail establishments. The existing pedestrian and bicycle trail along Sunset Hills Road and Oracle Way are attractively landscaped and heavily used by pedestrians and will remain with the development of this site. The Applicant also will provide a landscaped stair connection from the site to the trail along Sunset Hills Road. To the south of the residential/retail site, a paved trail exists between the Oracle Campus and Plaza America, which is currently heavily used by Oracle employees to access the neighboring retail uses. The Applicant will provide a pedestrian linkage to this paved trail that will afford residents of the new development similar convenient access to Plaza America. Furthermore, the W&OD trailhead is located directly across Sunset Hills from the site and is connected to the site by a painted crosswalk.

D. CONCLUSION

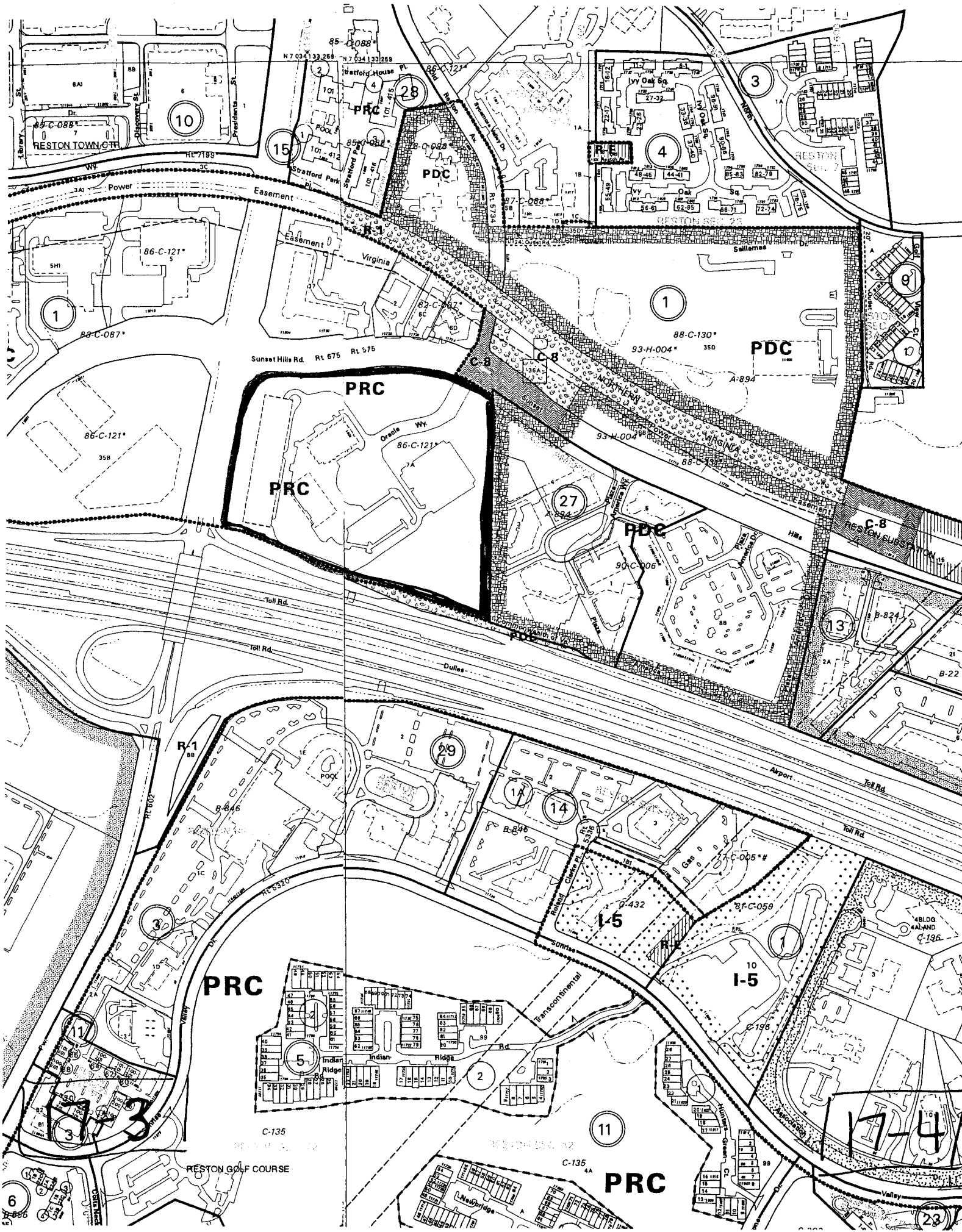
With approval of this TCCP, Reston Town Center will continue to develop as a live-work-play environment with a full range of uses supported by neighborhood recreational amenities, services and entertainment. Additionally, this development will complement the efforts of the Fairfax County Board of Supervisors to permit appropriate residential densities and a diversity of uses in proximity to future rail stations. The Applicant respectfully requests the support of the Planning Staff and the approval of this TCCP by the Planning Commission.

Respectfully submitted:

Lindsay Shulenberger

Lindsay Shulenberger, Planner
Cooley Godward LLP

244246 v3/RE



RESTON TOWN CTR
Library
Discovery St.
Presidents St.
Stratford House Pl.
Stratford Park Pl.
Power Easement
Easement
Virginia
Sunset Hills Rd.
Rt 675
Rt 5734
Rt 7199
Ivy Oak Sq.
Sailiamas Dr.
Oracle Wy.
Toll Rd.
Dulles
Airport
Rt 602
Rt 5320
Rt 5336
Sunrise
Transcontinental
Indian Ridge Rd.
Hunters Green Ct.
Newbridge
Valley
Golf View Ct.
RESTON SUBSTATION
RESTON GOLF COURSE
PRC
PDC
R-1
R-E
C-8
I-5
17-3
17-4

Cooley Godward LLP

ATTORNEYS AT LAW

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858 550-6000
San Francisco, CA
415 693-2000
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202 842-7800

BEN I. WALES
(703) 456-8609
bwales@cooley.com

November 30, 2005

Ms. Cathy Lewis
Senior Staff Coordinator
Fairfax County Department of Planning
and Zoning
Herrity Building
12055 Government Center Parkway
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning

NOV 30 2005

Zoning Evaluation Division

Re: Lerner Enterprises - Oracle Site
Response to Comments

Dear: Ms. Lewis

This letter responds to the Staff comments you provided in our recent meeting concerning Lerner Enterprises, LLC's (the "Applicant's") plans for Reston Section 95, Block 2, (CPA 86-C-121-8-2). As requested, please find enclosed with this letter ten copies of the revised Town Center Concept Plan for the application. The Staff comments made at the meeting are summarized below and are followed by the Applicant's responses.

The revised Concept Plan differs substantially from the version previously distributed to Staff. The Applicant has modified the location, design and footprint of the proposed residential buildings and retail facilities in order to better integrate the structures and the development into the surrounding community. The principal residential building has been shifted to the north to bring it closer to Sunset Hills Road and create a more urban edge along this major residential and employment roadway. Consequently, the proposed residential building is more outwardly focused and embraces the greater Reston community, including Plaza America and the recently-completed Carlton House, when compared to the balance of the Oracle campus, which has a more inward focus. The result of this shift in location and design is that the proposed residential buildings provide the important, but currently missing, visual and physical link between the existing Oracle office buildings and the greater Reston community.

Similarly, the revised Concept Plan better addresses the important pedestrian connections that are an integral part of the Reston experience. The Concept Plan now includes an onsite and offsite pedestrian connection plan, as well as a graphic showing how this site is easily accessible to the amenities of the Reston Town Center and Plaza America, as well as the W&OD Trail and the future Reston Parkway and Wiehle Avenue transit station areas. These connections will ensure residents of the proposed development feel and are connected to their surroundings, rather than merely part of an existing office park.

The new design of the proposed residential buildings also represents a substantial departure from the architecture that recently has populated Reston's skyline. The design of the principal building, located closest to Sunset Hills Road, is tiered so as to minimize the need for substantial grading while concurrently reducing the building's mass and bulk. The curves and angles that are incorporated into the design also add to the buildings' character. Taken together, these and other design changes ensure that motorists and pedestrians along Sunset Hills Road will focus more attention on the design of the Applicant's residential buildings than on the unscreened, above-grade parking structures located on the adjacent Plaza America parcels.

With respect to specific Staff comments:

Can a vehicle connection to Plaza America be provided?

A restricted vehicular access point to Plaza America is included on the revised Concept Plan. A new Plan Note has been added to the Cover Sheet to address this issue.

How will residents and workers circulate through the Oracle Site?

Access to the parking structures for the residential and retail buildings will occur on the southwest end of the residential buildings, immediately in front of the future Oracle parking structure. Vehicles will pass under the principal residential building via a private, internal road and turn right into the parking structure. A limited number of surface spaces are provided near the planned, shared lobby to the north. Egress from the development will occur via garage exits on both the northern and southern ends of the development, with the latter located beneath the principal residential building adjacent to the loading/service drive. A secondary, private interparcel access also is provided to the adjacent Plaza America development.

Workers at the existing and future Oracle office buildings will continue to use Oracle Way and the other internal private roads. Because of the different peak hour volumes for office and residential uses within a single development, the Applicant expects limited conflicts among the uses at the Sunset Hills Road/Oracle Way intersection.

Improved pedestrian connections also are part of the revised Concept Plan. The existing internal sidewalk system will be extended to a stairway connection from the residential buildings to Sunset Hills Road, thereby separating key vehicular and pedestrian movements entering and exiting the development. The stairway connection also will provide future residents direct access to cross Sunset Hills Road to reach the W&OD Trail without needing to circumvent the buildings or cross Oracle Way. The extension of an existing trail along the property's southeast boundary similarly will simplify pedestrian travel to and from Plaza America.

How will the property be connected to public transport nodes and the W&OD trail?

The subject property is located in an excellent position to allow and encourage pedestrian travel and public transport use. Pedestrian connectivity to public transport nodes and the W&OD Trail are shown on Sheet 4 (Pedestrian Walking Distance Perimeter Plan) of the Concept Plan. This exhibit demonstrates the ease of access future residents will have to the W&OD trail, the Reston Town Center Urban Core (including its existing and future bus stations), the future Reston Parkway and Wiehle Avenue Metrorail stations.

A bus shelter is currently located on the northern boundary of the Oracle Campus near the intersection of Reston Parkway and Sunset Hills Road. The Applicant is willing to relocate the bus shelter to a position closer to the junction of Reston Parkway and Oracle Way, thereby providing easier and immediate access to bus transportation for residents, workers and visitors of the subject property.

How does the development relate to the larger Reston community and its surroundings?

As noted above, the withdrawn and somewhat isolated nature of the existing Oracle campus, which was designed to function as such, has created an imbalance in the built development, where projects like Carlton House, Plaza America and others have substantial visual presences along Reston's primary streets and roadways. The Applicant's proposed development provides an exciting opportunity to tie the existing Oracle campus, which generally focuses inward today, with Sunset Hills Road, the core of Reston Town Center and Plaza America. Indeed, the Applicant's design will create a more pronounced frontage for the property along Sunset Hills Road, in conformity with surrounding development, and will divert visual attention from the adjacent parking structures at Plaza America. In addition, the proposed retail/restaurant uses within the Applicant's proposed development will complement services within the Reston Town Center and Plaza America, as well as discourage vehicle trips by integrating uses. In short, the Applicant's plans enhance the property's position as being a part of Reston, rather than further its separation.

Will it be possible for traffic to circulate through the development without traffic conflicts?

As noted above, because of the different peak hour volumes for office and residential uses within a single development, the Applicant expects limited traffic conflicts among the uses on the subject property. Further, the design of the residential buildings separates residential traffic from that of the existing and future office buildings, allowing residents to access their parking structures at a location internal to the residential buildings and without needing to enter the office portion of the property. The primary location at which residential and nonresidential traffic will interact is along Oracle Way, which is the primary ingress/egress point for the property, but the peak hour volumes will be reversed; residential users will be entering the site when

nonresidential users are leaving. To better distribute the residential trips, however, the Applicant is providing a limited, secondary access point to Plaza America.

How much retail/restaurant gross floor space is proposed? Is this amount appropriate?

The Applicant proposes the inclusion of a modest 6,500 square feet of retail/restaurant uses on the ground floor of the principal residential building. The goal is to provide support retail uses to benefit both residents and workers on the subject property, while not competing directly with Plaza America, which already has a substantial retail presence within easy walking distance of the subject property. In fact, the Applicant's plans, at the request of County Staff, enhance this connection to Plaza America and its retail services.

Could a dedicated right turn lane be provided from Sunset Hills Road onto Reston Parkway? Can an additional traffic lane be provided at the junction of Sunset Hills Road and Reston Parkway for vehicles continuing along Sunset Hills Road?

The Applicant is confused by the comment. As indicated on Sheet 2 of the Concept Plan, there already is an existing, dedicated right turn lane from westbound Sunset Hills Road to northbound Reston Parkway, just as Staff has requested. Similarly, the opportunity for an additional lane for vehicles continuing west on Sunset Hills Road west of Reston Parkway is restricted due to the width of the roadway on the opposite side of the intersection, adjacent to the Discovery Square office buildings. Accordingly, it does not appear to the Applicant that additional improvements are needed or could be accommodated. Further, even if such improvements could be accommodated, the Applicant's plans do not establish a nexus between the need for such improvements and the impacts of the Applicant's development.

The following information has been included with this submission:

- Site sections at various points through site;
- A series of Pedestrian Plans to highlight the property's accessibility to the future Reston Parkway and Wiehle Avenue Metro stations and the Reston Town Center Urban Core;
- Street level site perspectives showing various views through the proposed development;
- A revised Landscape Plan showing pedestrian access to the future Reston Parkway Metro station, W&OD Trail and Plaza America;
- A Pedestrian Walking Distance Perimeter Plan.

- A noise study produced by Shen Milson Wilke to assess the noise impacts of the Dulles Toll Road on the proposed development.

We look forward to discussing the above information with you on Friday. In the meantime, should you require any further information, please do not hesitate to contact me.

Sincerely,

Ben Wales.

Ben I. Wales

Enclosures: A/S

cc: The Honorable Catherine M. Hudgins, Hunter Mill District Supervisor
Frank de la Fe, Hunter Mill District Planning Commissioner
Art Fuccillo, Esquire, Lerner Enterprises, LLC
Greg Hamm, Reston Group
Mark Looney, Esquire, Cooley Godward LLP

261091 v3/RE

Cooley Godward LLP

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BEN I. WALES
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RECEIVED
Department of Planning & Zoning

MAR 15 2006

Zoning Evaluation Division

March 13, 2006

Ms. Cathy Lewis
Senior Staff Coordinator
Fairfax County Department of Planning
and Zoning
Herrity Building
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: Lerner Enterprises - Oracle Site
Response to Comments

Dear: Ms. Lewis

Further to our meeting on March 6, 2006, we are pleased to resubmit the Town Center Concept Plan Amendment ("TCCP") for Reston Section 95, Block 2, (CPA 86-C-121-8-2) (the "Property"). Comments raised by Staff have been addressed by this revised TCCP.

The TCCP has been revised to provide additional information on proposed building heights and the provision of bicycle storage measures. As discussed during the meeting, the proposal only includes residential floor space.

We hope that these revisions made to the proposal suitably respond to concerns held by Staff and respectfully request favorable consideration of the application. Should you require any further information, please do not hesitate to contact me.

Sincerely,

Ben Wales.

Ben I. Wales

Enclosures: A/S

cc: The Honorable Catherine M. Hudgins, Hunter Mill District Supervisor (w/o enclosure)
Frank de la Fe, Hunter Mill District Planning Commissioner
Art Fuccillo, Esquire, Lerner Enterprises, LLC (w/o enclosure)
Greg Hamm, Reston Group (w/o enclosure)
Mark Looney, Esquire, Cooley Godward LLP (w/o enclosure)

271488 v1/RE

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: July 2, 2001

FROM: Barbara J. Lippa, Executive Director
Planning Commission Office

SUBJECT: Planning Commission Action Re: **CPA-86-C-121-8-2**, Oracle Corporation, Hunter Mill District

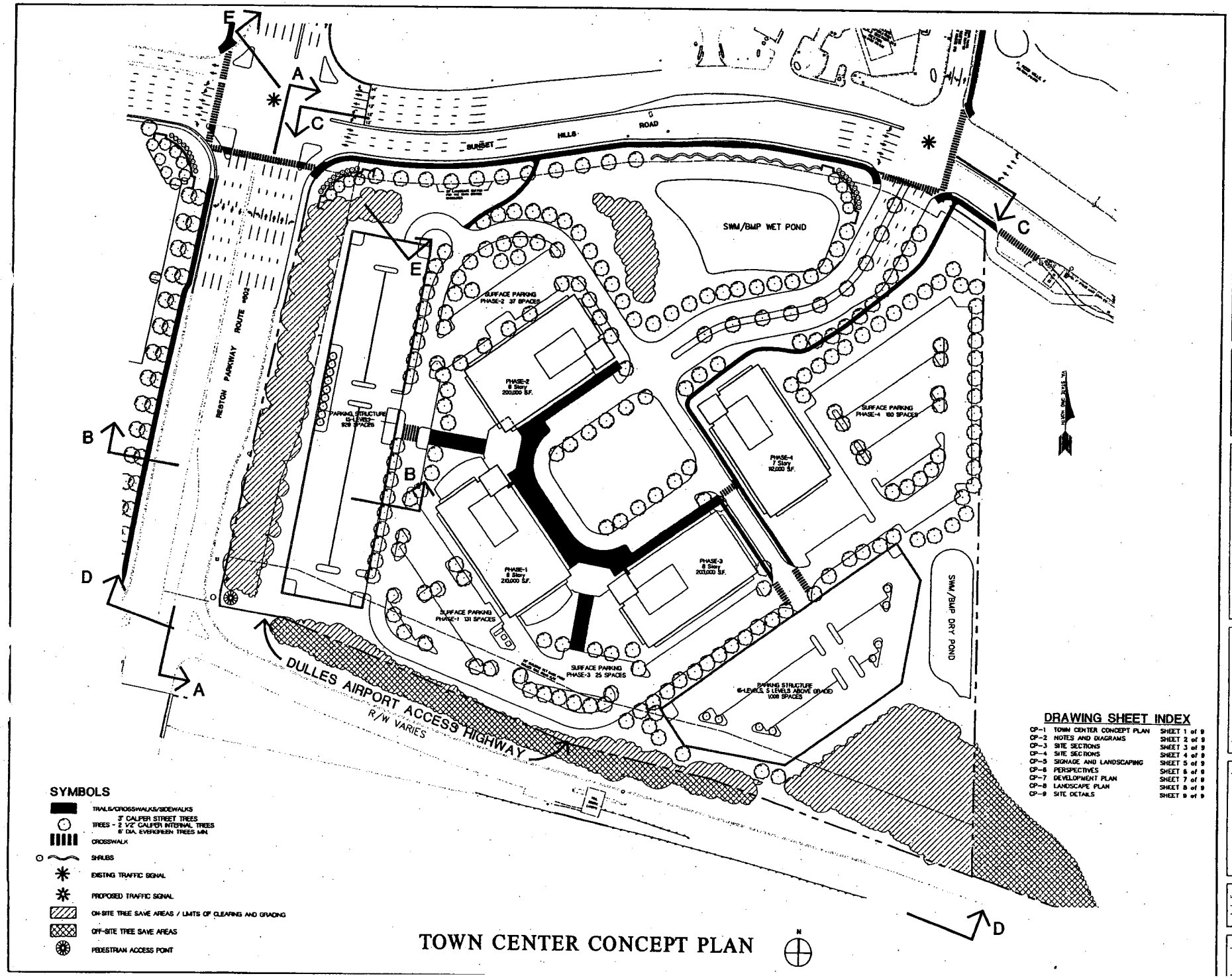
On Wednesday, June 27, 2001, the Planning Commission voted unanimously (Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting) to approve CPA-86-C-121-8-2, subject to the plan notes dated April 25, 2001 and contained in Appendix 1 of the staff report, amended as follows:

-- Add another plan note to read: "The applicant hereby commits to erecting a chain link fence during construction of Phase III around delineated tree save areas."

For your information, a copy of the verbatim excerpts from the Commission's action on this item is attached. Should you have any questions on this action, please do not hesitate to contact me at 324-2865.

Attachment (a/s)

cc: Cathy Hudgins, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Chuck Burnham, Staff Coordinator, ZED, DPZ
John Bellaschi, Esq., McGuireWoods LLP, representing Oracle Corporation
June 27, 2001 Date File
Y-1 file



SYMBOLS

- TRAILS/CROSSWALKS/SIDEWALKS
- TREES - 3" CALIPER STREET TREES; 2 1/2" CALIPER INTERNAL TREES; 6' DIA. EVERGREEN TREES MIN.
- CROSSWALK
- SHRUBS
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- ON-SITE TREE SAVE AREAS / LIMITS OF CLEARING AND GRADING
- OFF-SITE TREE SAVE AREAS
- PEDESTRIAN ACCESS POINT

TOWN CENTER CONCEPT PLAN

DRAWING SHEET INDEX

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

DAVIS • CARTER • SCOTT
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801 Pennsylvania Avenue, N.W., Suite 1100, Washington, D.C. 20001 • 202.682.3300

REVISIONS

STAFF COMMENTS	12/5/96
STAFF COMMENTS	1/10/97
STAFF COMMENTS	2/3/97
STAFF COMMENTS	2/14/97
ADDENDUM 1	4/22/99
ADDENDUM 2	8/27/99
ADDENDUM 3	2/16/01
ADDENDUM 4	4/25/01

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

PROJECT NO. 30075601

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

SCALE	1 - 50'-0"
DATE	February 3, 1999
DRAWN BY	DCS
CHECKED BY	DCS

DRAWING NUMBER
CP-1

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

April 25, 2001

The Applicant reaffirms the Notes dated February 14, 1997 and the Notes dated August 27, 1999, accepted in conjunction with CPA 86-C-121-8, with the following modifications:

GENERAL

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated February 3, 1999 and revised through April 25, 2001 prepared by Davis-Carter-Scott; subject, however, to the notes dated February 14, 1997 and August 27, 1999 as modified below, and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").

3. The application property consists of approximately 22.68 acres. UBS Lease Finance LLC ("UBS") is the owner of the property. Oracle Corporation ("Oracle") is the lessee of the property and shall hereinafter be referred to as the "Applicant".

PHASING

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

Phase	**Square Feet**	**Opening**
Phase I	210,000	August, 1998
Phase II	200,000	August, 2001
Phase III	203,000	August, 2004
Phase IV	112,000	August, 2007
Total Not to Exceed	**725,000**	

SITE DESIGN

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

C. DEVELOPMENT PLAN FOR RZ 86-C-121

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

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

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

E. DEVELOPMENT PLAN FOR RZ 86-C-118

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

APPENDIX 6

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

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

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

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

Suzanne F. Harnat, Secretary
Alvin L. Thomas, Parliamentarian

Walter L. Alcorn
Carl A. S. Coan, Jr.
Judith W. Donovan
James R. Hall
John W. Hunter
John B. Kelso
Ronald W. Koch
John M. Palatiello

February 28, 1997

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

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

Dear Tony:

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

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

For your information, a copy of the verbatim excerpts from the Planning Commission's actions on these applications is also attached. Should you need any aditional information on these cases, please do not hesitate to contact me at 324-286

Sincerely,

Barbara J. Lippa

Barbara J. Lippa
Deputy Director

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

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

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 95, Block 2, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5, parcels 6 and 15, and 17-4-((1)), part of parcel 7.

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated November 1, 1996 and revised through February 3, 1997, prepared by Davis-Carter-Scott; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").

3. The application property consists of approximately 22.68 acres. Westerra Reston, L.L.C. ("Westerra") is the owner of the property. Oracle is the contract purchaser of the site. Westerra and Oracle shall hereinafter be referred to as the "Applicant."

4. The proposed office buildings shall consist of a maximum of 725,000 gross square feet, as approved by the Town Center rezonings (RZ 86-C-121 and subsequent PCAs).

5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

6. Upon build out, a minimum of 20% open space shall be provided.

7. Upon build out, a minimum of 10% tree cover shall be provided.

PHASING

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

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

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

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

LANDSCAPING

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

12. All tree save areas and supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") rights-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicant shall relocate the supplemental landscaping within the application property, subject to review and approval by DEM.

13. Certain tree save areas are shown within the VDOT Dulles Toll Road right-of-way. Should said trees be cleared, the Applicant shall, subject to VDOT approval, provide reasonable, supplemental landscaping in the affected area(s) (within the VDOT right-of-way and/or, if feasible, on the Applicant's site).

14. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said supplemental landscaping to other portions of the site, subject to review and approval by DEM.

15. The Applicant will adhere to the limits of clearing and grading as shown. During site plan review, if it is determined necessary by DEM to remove any trees previously designated to be preserved in order to locate additional necessary utility lines or trails, then an area of additional tree save of equivalent value as determined by DEM shall be substituted at an alternate location on the Property. If a suitable alternate location cannot be identified on site, the Applicant shall plant supplemental trees according to the directions of DEM, pursuant to the PFM.

16. In order to help screen its proposed dry pond from the contiguous Plaza America site located to the east, the Applicant shall include additional plantings. Due to PFM constraints, said landscaping may be placed on the Plaza America site, subject to said landowner's permission.

TRANSPORTATION

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

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

18. The Applicant shall widen Sunset Hills Road across the front of the Oracle site to provide for a six-lane divided configuration (on the south side of Sunset Hills Road), including a right turn lane into

the Oracle entrance.

19. The Applicant shall construct dual left-turn lanes on westbound Sunset Hills Road at its intersection with Reston Parkway, as depicted on the Plan.

20. The Applicant shall construct a right turn lane on northbound Reston Parkway to eastbound Sunset Hills Road.

21. The Applicant shall construct two through lanes on westbound Sunset Hills Road at its intersection with Reston Parkway.

22. If required by VDOT, the Applicant shall replace/improve the traffic signal at the intersection of Sunset Hills Road and Old Reston Avenue to correspond to the noted roadway improvements. Subject to timely approval by VDOT, the Applicant shall complete installation of said traffic signal prior to the issuance of a non-RUP for the first office building.

23. The Applicant reserves the right to process separately its Sunset Hills Road improvement plan(s). Applicant anticipates review and approval of the Oracle site plan and/or RGP (rough grading plan) prior to final approval of the Sunset Hills Road improvement plan.

24. The Applicant shall have the noted Sunset Hills Road and Reston Parkway improvements substantially completed (such that the improved and widened roads are available for use by the traveling public) by the issuance of the first non-Residential Use Permit for occupancy of the first office building.

25. The Applicant shall have completed the Sunset Hills Road/Reston Parkway intersection improvements (as shown on the Town Center Concept Plan) (such that the improved and widened intersection is available for use by the traveling public) by August 1, 1999.

TRANSPORTATION MANAGEMENT PROGRAM

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

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

28. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.

29. The TSM coordinator will provide staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.

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

LAND USES

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

SITE DESIGN

32. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").

33. The four buildings' architecture generally will be consistent in design and materials used and will complement one another.

34. The plaza area will be landscaped and incorporate such features as walkways, seating areas and special planting. Development and implementation of these features will be phased subject to engineering and other design considerations.

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

36. The top parking levels will incorporate planting(s) to visually soften the structure's appearance and to break-up the top levels of parking.

37. The maximum height of the parking structures will be five (5) levels. The parking structures shall be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 3 and 4).

38. The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berming and fencing or walls.

39. Signage will be provided in accordance with Article 12 of the Zoning Ordinance.

40. Should future mass transit/rail stations become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connections(s) on its site to said mass transit facilities.

TOWN CENTER CONCEPT PLAN AMENDMENTS

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

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

County of Fairfax, Virginia

MEMORANDUM

DATE: March 23, 2006

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

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis: CPA 86-C-121-8-3
Lerner Enterprises

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Concept Plan Amendment (CPA) and development plans dated August, 2005 as revised through January 6, 2006. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant, Lerner Enterprises, LLC, seeks to amend the previously approved development plans and proffers for office use in order to permit the construction of two high rise residential condominiums with ground level retail uses on approximately 5 acres that the applicant is under contract to purchase on the northeast corner of an approximately 22.24-acre site owned by the Oracle Corporation. The property is zoned PRC (Planned Residential Community) and is approved for four office buildings; however. only two buildings have been developed. In lieu of one of the undeveloped office buildings approved for 112,000 square feet, the applicant is proposing to build two residential buildings with retail uses. The applicant does not provide several important calculations for the proposed development, including the floor area ratio, total square footage, the square footage of each use, building heights, or average size of the residential units. In addition, the applicant does not describe the planned retail uses.

LOCATION AND CHARACTER OF THE AREA

The Oracle property is located in the southeast quadrant of the intersection of Sunset Hills Road and Reston Parkway in Reston. The surrounding area is characterized by a mix of uses. Properties to the north are developed with a high-rise multi-family condominium building (Carlton House) and retail and are part of the Reston PRC. To the northeast are a park and

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Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

vacant land. Further to the north, the W&OD Trail traverses in an east-west direction. Property to the east of the application property is a mixed use development, including high rise office buildings with first floor retail and a destination-retail shopping center. Directly to the south is the Dulles Airport Access Road. The area west of the site across Reston Parkway is developed with a medium rise to high rise office park that is part of the PRC. Beyond the office park is the planned Reston Parkway Transit Station, which is located within one half mile of the subject property.

COMPREHENSIVE PLAN CITATIONS:

In the Fairfax County Comprehensive Plan, 2003 Edition, Area III, Upper Potomac Planning District, as amended through July 11, 2005, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit D, Sub-unit D-6, on pages 41 and 42, the Plan states:

"Sub-unit D-6 (part of Reston Parkway Transit Station Area)

Sub-unit D-6 is the site of the Oracle development, is located in the northeast quadrant of Reston Parkway and the DAAR and is currently approved for a four building office park.

This sub-unit is planned for office use at .70 FAR. In addition, residential use at up to 30 dwelling units per acre is appropriate. The active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit D-6 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 25% but no more than 50% of the total gross floor area of the development. Office use may not exceed 70% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered for the 5 acres within Sub-unit D-6 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- The site should provide direct pedestrian access to the station or be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.
- Grade-separated pedestrian links to the rail station are encouraged.
- A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.
- Building heights should be limited to 140 feet.
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.
- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets."

In the Fairfax County Comprehensive Plan, 2003 Edition, Area III, Upper Potomac Planning District, as amended through July 11, 2005, Reston-Herndon Suburban Center and Transit Station Areas, Urban Design Guidelines for Transit Station Areas, on pages 66 and 67, the Plan states:

"Design Guidelines for Transit Station Areas...

Arrangement and Siting of Buildings

- Buildings should be arranged so that they frame and define the fronting streets, and give deliberate form to the street and sidewalk areas.
- Buildings should be arranged in a manner that create a sense of enclosure and defined space.
- Buildings should not be separated from fronting streets by large parking lots.
- Free-standing retail establishments are prohibited. Retail uses should be integrated into the design of the lower floors of non-residential and residential buildings...

Pedestrian and Bicycle Access and Connections

- Site designs should balance the needs of both the pedestrian and the automobile; however, the circulation systems for pedestrians and automobiles should remain separate.

- Pedestrian/bicycle access should be provided to facilitate circulation within, to, around, and between each transit station area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.
- Pedestrian access between buildings is essential to ensure opportunities are available for people to walk to nearby uses.
- Pedestrian/bicycle paths of any one development or site should interconnect with pedestrian/bicycle paths of any adjacent development or site, to create a highly-connected transit station area. In addition, pedestrian/bicycle access should connect to the countywide and regional trail systems, connecting local sites with the larger community.
- Safe and convenient pedestrian street crossings should be designed, and include good lighting as well as access elements (e.g. ramps for persons with disabilities).
- Secure and convenient bicycle storage should be provided as part of all non-residential development."

COMPREHENSIVE PLAN MAP: Residential Planned Community

ANALYSIS

The subject property is planned for office use at .70 FAR. The Comprehensive Plan provides the opportunity for the property to establish residential use up to 30 dwelling units per acre, but only subject to site-specific guidance. Active recreation for the residents must be provided on-site or by written agreement with a nearby residential development. Pedestrian walkways should provide access throughout the property and to adjacent land units. In addition, any development should conform to the urban design guidelines for the Reston-Herndon Suburban Center and Transit Station Areas.

The Comprehensive Plan also provides two residential mixed-use options if certain conditions are met. Under the first option, a mixed-use development of up to 1.0 FAR may be considered if a funding agreement for Bus Rapid Transit (BRT) is reached. The second option permits a mixed-use development of up to 1.5 FAR for the 5 acres within the subject property located closest to the rail station, if a funding agreement for rail is reached. For both options, the mix of uses should include residential, office, hotel, and support retail. Since a funding agreement for neither BRT nor rail has occurred, these two options are not applicable to the proposed development.

Any change to the approved uses of the concept plan, in this case from office use to residential use on five acres of the site, should conform to Comprehensive Plan guidance. This application raises several outstanding issues with respect to both conformance with the site specific Plan guidance as well as urban design guidelines.

- Uses and Intensity/Density: The intent of the base recommendation of the Comprehensive Plan for the subject property is to provide for the opportunity for the development of either office use at a maximum of .70 FAR or residential use at up to 30 dwelling units per acre, but not both uses at the aforementioned intensity and density, as proposed by the applicant. If the intent of the base Comprehensive Plan recommendation had envisioned the development of both office and residential uses, the site would have been planned for mixed-use development. Because the Comprehensive Plan under the base recommendation does not clearly contemplate nor preclude the co-location of both office use and residential use for this area, it is staff's opinion that under the base recommendation of the Comprehensive Plan, co-location of office and residential use may be considered on this 22.24 acre site provided that the planned intensity and density are not exceeded and the development is appropriately located and well designed in a manner to be compatible with existing, approved and planned land uses on site and in the surrounding area.

  As identified on the development plan for this Conceptual Plan Amendment the existing two office buildings (totaling 412,325 square feet) together with the currently approved two office buildings (totaling 315,000 square feet) contain 727,325 gross square feet for a floor area ratio (FAR) of .75. It is noted that the approved rezoning under RZ 86-C-121 permits 729,000 square feet of non-residential use, at .752 FAR. Therefore, the permitted .75 FAR is greater than the planned .70 FAR for office use. If all four buildings were developed as approved, this office use would be built-out under the base recommendation of the Comprehensive Plan. Thus, adding any more development either non-residential use or residential use to the site without increasing the land area would generally require a commensurate reduction in the square feet of either existing or approved office development to be in conformance with the base recommendations of the Comprehensive Plan's regarding maximum intensity and density.

  The application proposes to replace one of the approved office buildings (112,000 square feet) with two residential buildings containing 457 dwellings on a 5-acre portion of the 22.24-acre site. The remaining 17.24 acres contains 613,325 square feet of developed and approved office use at approximately .82 FAR, exceeding the planned .70 FAR for office use under the base recommendation of the Comprehensive Plan. Ideally, to be in strict conformance with the planned intensity of .70 FAR for office use under the base recommendation of the Comprehensive Plan, the amount of office use should be reduced by 87,644 square feet to 525,681 square feet on the 17.24-acre portion of the site or the portion of the site containing the office use should be increased to achieve an .70 FAR. However, increasing the acreage of the office development would reduce the acreage of the residential development, requiring a reduction in the number of dwellings to offset the loss of land in order not to increase the density or dwelling units per acre.

The proposed 457 dwellings contained in the two buildings on the 5-acre portion of the site would yield 91.4 dwelling units per acre. This is more than triple the density envisioned by the Comprehensive Plan under the base recommendation. In addition, the total square footage of the proposed buildings appears to be far greater than that approved previously. While the prior approval was for an 112,000 square feet office building, the proposed residential development would contain 548,400 square feet, assuming an average 1,200 square feet per dwelling unit including common areas and ancillary retail use. To be in conformance with the planned density under the base recommendation of the Comprehensive Plan, the number of dwellings should be reduced to at least 150 dwellings on this 5-acre portion. Alternatively, the site containing the residential use could be increased to achieve a density no greater than 30 dwelling units per acre. However, increasing the acreage of the residential development would reduce the acreage of the office development, requiring a reduction in the amount of square feet of office space to offset the loss of land in order not to increase the floor area ratio above .70 FAR, the planned intensity.

Not only does the proposed density far exceed the planned density and appears to far exceed the approved square footage, the resulting mass and bulk of the two residential buildings would appear to be out of scale and character with the existing and approved office buildings. The excessive amounts of office and residential uses, as currently proposed, with respect to the base recommendation of the Comprehensive Plan remains an outstanding issue.

- Development intensity: The footprint of the proposed development is greater than that approved in the original application. A comparison of the floor area ratios cannot be made because the applicant has not provided this calculation. This remains an outstanding issue.

- Compatibility: The proposed development is incompatible with the existing and planned office buildings on this site. The approved office park is inwardly focused and isolated from the surrounding area. The residential buildings would not only have little relationship with the office buildings on the site, but also not be integrated with the areas outside of the office park as currently designed. This remains an outstanding issue.

- Urban design: The applicant has not adequately addressed the Design Guidelines for Transit Station Areas with respect to the arrangement and siting of the two residential buildings. The buildings do not frame and define Sunset Hills Road, but are set back and oriented away from the road. In addition, the proposed development does not promote a more urban environment or pedestrian scale. The location of the proposed development on the subject property does not provide convenient access to either the adjacent land uses or the planned transit facility. Furthermore, the proposed pedestrian walkways do not provide adequate

circulation within the subject property, to the adjacent land uses, and the planned transit station. This remains an outstanding issue.

- Amenities: Based on the information provided by the applicant, it is unclear whether the active recreation needs of the residents would be met. In addition, the applicant has not stated what types of retail uses would be located on the site. Because the Comprehensive Plan under the base recommendation does not identify retail use, staff believes the only ancillary retail use to the residential or office use is appropriate. This remains an outstanding issue.

As previously noted, 457 dwellings units are proposed to be developed. In order for staff to assess the full impacts of the proposed development, additional information should be provided on the size (minimum and maximum square feet) and configuration (number of bedrooms) of units, building heights and gross square feet of development. Smaller-sized units with fewer bedrooms are strongly encouraged to locate residents near a transit area while minimizing impacts on schools. In addition, the amount and type of retail uses should be identified. Furthermore, detailed elevations and cross sections of the proposed development should be included in the development plans for staff to fully assess compatibility with existing and approved surrounding uses.

For the reasons outlined above, the proposal does not meet the land use or urban design recommendations of the Comprehensive Plan with respect to use, density, intensity, or location of the development. Staff concludes that the application, as currently submitted, is not in conformance with the Comprehensive Plan.

PGN: JRB

ADDITIONAL COMPREHENSIVE PLAN CITATIONS

The following citation also applies:

In the Fairfax County Comprehensive Plan, 2003 Edition, Area III, Upper Potomac Planning District, as amended through July 11, 2005, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit D, on pages 35 and 38, the Plan states:

"Land Unit D

The general boundaries of Land Unit D are Baron Cameron Avenue on the north, the Dulles Airport Access Road on the south, and the Bowman Distillery property on the east, as shown on Figure 11.

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

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

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

<u>Town Center Portion of Land Unit D</u>

The Reston Town Center is the designated higher intensity node within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. Reston Town Center portion of Land Unit D consists of sub-units D-1, D-2, part of D-3, D-4, D-5, D-6 and the most western part of D-7. The central portion of the Town Center consists of the approximately 85 acres known as the Town Center Urban Core, located in Sub-unit D-2.

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

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

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

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

Development within the Reston Town Center is contingent upon the implementation of transportation improvements in the area. Projects developed under the mixed-use options should participate in satisfying transportation commitments that are linked to specific development levels in the Town Center. The intensity of development within the Reston-Herndon Suburban Center should generally taper down outside of the Town Center, in order to maintain and highlight this area as the major focal point."

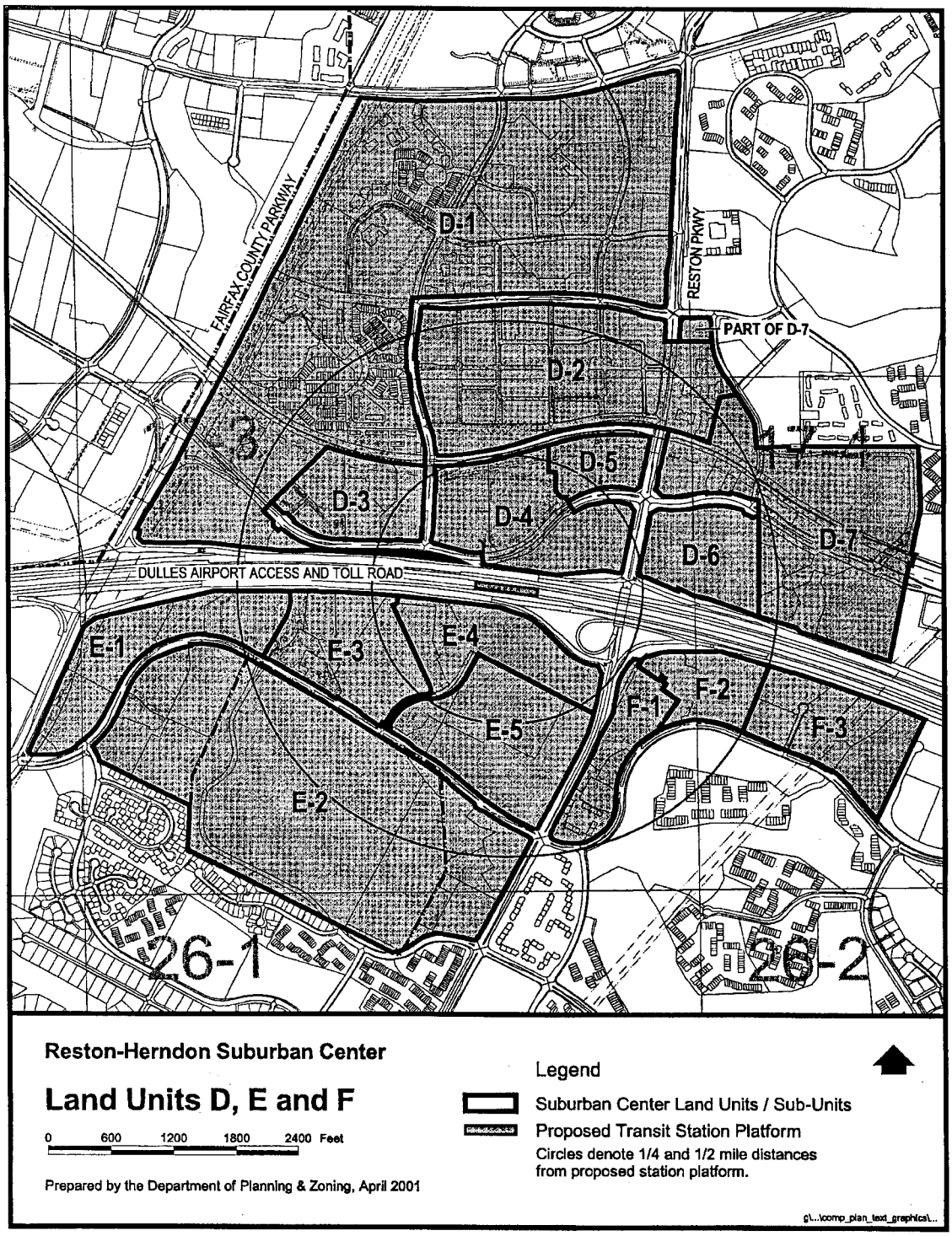

FAIRFAX COUNTY PARKWAY
RESTON PKWY
PART OF D-7
D-1
D-2
D-3
D-4
D-5
D-6
D-7
DULLES AIRPORT ACCESS AND TOLL ROAD
E-1
E-2
E-3
E-4
E-5
F-1
F-2
F-3
26-1
26-2
Reston-Herndon Suburban Center
Land Units D, E and F
0 600 1200 1800 2400 Feet
Prepared by the Department of Planning & Zoning, April 2001
Legend
Suburban Center Land Units / Sub-Units
Proposed Transit Station Platform
Circles denote 1/4 and 1/2 mile distances from proposed station platform.

FIGURE 11

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Pamela G. Nee, Chief PGN
Environment and Development Review Branch, DPZ

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **CPA 86-C-121-8-3**
Lerner Enterprises

DATE: 30 December 2005

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised development plan dated, November 11, 2005. Possible solutions to remedy identified issues 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:

The Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, page 5-7 states:

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

Policy a. Maintain 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. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources. . . .

Policy k. For new development and redevelopment, apply better site design and low impact design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements."

The Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, page 9, states:

"**Objective 3:** **Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance, as applied to Chesapeake Bay Preservation Areas adopted by the Board of Supervisors"

The Fairfax County Comprehensive Plan Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, pages 9 and 10, states:

> "**Objective 4:** **Minimize human exposure to unhealthful levels of transportation generated noise.**
>
> Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .
>
> New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. Because recreation areas cannot be screened from aircraft noise and because adverse noise impacts can occur at levels below DNL 65 dBA, in order to avoid exacerbating noise and land use conflicts and to further the public health, safety and welfare, new residential development should not occur in areas with projected aircraft noise exposures exceeding DNL 60 dBA. Where new residential development does occur near Washington Dulles International Airport, disclosure measures should be provided."

The Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, page 16, 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.
>
> Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way."

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Lerner Enterprises is under contract to purchase approximately 5 acres on the northeast corner of the Oracle site (total Oracle site encompasses 22.4 acres). In lieu of an approved fourth office building, the applicant proposes to construct two high rise residential condominiums with ground level retail uses. The subject property is located within Land Unit D-6 of the Reston Herndon

Suburban Center and Transit Station Areas. The site is located in the Sugarland Run watershed on the southwest corner; the remainder of the site falls within the Difficult Run watershed.

Stormwater Management/Best Management Practices (SWM/BMP) and Adequate Outfall: The concept plan provides no current stormwater management information. Presently a wet pond is located on the Oracle property situated north of the subject parcel. The area where the new residential condominiums are proposed to be built is currently developed as surface parking. This application does not appear to propose new impervious surface. Nevertheless, a stormwater/adequate outfall narrative would elucidate the details regarding the drainage pattern and the stormwater details for this proposal. A "roof garden" is depicted on sections 5 & 6 of the concept plan, but no details have been provided which describe specifications and potential water quality benefits. The adequacy of any proposed SWM/BMP measure will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Transportation Generated Noise: The subject property is located in the northeast intersection of Dulles Toll Road and Reston Parkway, south of Sunset Hills Road. Transportation generated noise will likely impact the subject property. The applicant should provide the following to ensure conformance with the Comprehensive Plan guidance regarding noise mitigation for residential uses:

- Provide a current acoustical analysis to determine current on-site conditions on-site; and
- Identify and commit to appropriate mitigation measures to ensure that noise levels in interior areas do not exceed 45 decibels, and that noise levels do not exceed 65 decibels in outdoor recreational areas.

Tree Enhancement: The subject property could be a model of exceptional design through the implementation of a comprehensive landscape plan – groundcover, shrubs and trees. The applicant is encouraged to provide such a detailed landscape plan for this development.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a minor paved trail along the north side of the subject property adjacent to Sunset Hills Road. While a trail is not depicted on the concept plan, an aerial photograph shows an existing sidewalk along the site's Sunset Hills Road frontage. In addition, under the Comprehensive Plan's option for transit-oriented, mixed use, the following guidance is provided regarding pedestrian access:

> "The site should provide direct pedestrian access to the station or be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.
>
> Grade-separated pedestrian links to the rail station are encouraged."

PGN: MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Carrie D. Lee, Planner II
Zoning Evaluation Division
Department of Planning and Zoning

DATE: October 17, 2005

FROM: Hugh Whitehead, Urban Forester II HW
Urban Forest Management
Land Development Services, DPWES

SUBJECT: Reston Town Center Section 95 Block 2, CPA 86-C-121-8-3

RE: Request for comments and recommendations dated September 28, 2005

Forest Conservation Section staff of Urban Forest Management has reviewed the above referenced Conceptual Plan Amendment stamped as received by the Zoning Evaluation Division on September 2, 2005. The following comments are based on this review and a site visit conducted on October 5, 2005.

Site Description: Surface parking, some natural wooded areas, and planted trees currently exist on the site. Wooded areas are composed primarily of sub-climax upland hardwood species in fair condition.

General Comment

1. The conceptual landscape plan provided on sheet 3 of 10 proposes tree cover comparable to the previously approved Town Center Concept Plan for Phase IV on sheet 4 of 10. Interior and peripheral parking lot landscaping requirements appear to be met.

Specific Comments

2. **Comment:** A median strip divides traffic at the entrance off of Oracle Way that accesses proposed Buildings I and II. This median strip is approximately five feet wide. It can be anticipated that additional trees may be proposed in this median strip at the time of site plan submission. The Public Facilities Manual (12-0702.1B(2)) requires that planting areas be a minimum of eight feet wide

   Recommendation: Increase the width of this median strip to eight feet to provide adequate planting space for possible future trees.

---

3. **Comment:** Shade trees proposed along the south side of Oracle Way appear to be shown in the sidewalk and within four feet of the curb.

   Recommendation: Show trees at least four feet from any restrictive barrier such as curb or pavement in accordance with PFM 12-0702.1B(2).

HCW/
UFMID #: 106248

cc: RA File
DPZ File

County of Fairfax, Virginia

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

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

REFERENCE: CPA 86-C-121-8-3; Lerner Enterprises, LLC
Tax Map 17-4 ((1)) 7A

DATE: March 6, 2006

This department has reviewed the subject application and the site plan dated August 16, 2005, revised through January 6, 2006. We have the following comments.

Trips generated by this development will create an additional unanticipated impact to Sunset Hills Road. The replacement of the currently approved office development with the proposed residential development is projected to generate an approximate equal number of AM trips to the proposed office development, 30 more PM trips than the proposed office, and 1140 more daily vehicular trips. Additionally, the applicant proposes to develop an 8,000 square foot restaurant and 12,000 square feet of undefined community serving retail. While it is acknowledged that some trips for these secondary uses will be offset by internal activity, the restaurant will most certainly generate much of its trips from external traffic. Further, because both the terms 'retail uses' and 'community serving' have not been defined by the applicant as to their capture area, conceivably all of the retail will cause a significant number of outside trips to be generated. Based on an analysis of this additional use data, about 145 additional trips in the PM will occur and a total of 2410 additional daily trips are expected. A detailed chart depicting this data is available at the end of this report.

The Comprehensive Plan recommends that Sunset Hills Road be widened to a 6 lane cross section. On its westbound approach to Reston Parkway, there are 2 available lanes for through traffic and the 3rd lane becomes an exclusive right-turn lane to go northbound onto Reston Parkway. This approach should be widened to accommodate 3 through lanes of traffic and an exclusive right-turn lane to adequately accommodate the traffic utilizing this roadway.

To address the impact of additional traffic generated by the proposed development and in conformance with Comprehensive Plan recommendations, the applicant should widen Sunset Hills Road to create 3 through lanes and a separate right-turn deceleration lane at the westbound approach to Reston Parkway. The significant increase in trips with the proposed development creates a greater nexus to complete this improvement. This construction commitment will be conformance with commitments made by other nearby developers in the Sunset Hills Road corridor to construct a 3-lane section of roadway. Specifically, commitments

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

have been made for widening by all developers between Reston Parkway and Town Center Parkway. Further, developers of the Plaza America and Sallie Mae sites to the east also completed widening of this roadway.

Additional details on the recommended improvement to Sunset Hills Road:

- A new, relocated concrete island should be constructed with the new right-turn lane recommended above. This will provide a refuge for pedestrians crossing Reston Parkway and Sunset Hills Road.

- The crosswalk on the north approach of Reston Parkway to Sunset Hills Road should be realigned to connect to the new island.

- The applicant should explore the extension of median snubs on Reston Parkway and Sunset Hills Road. If they do not conflict with left turn movements, they should be extended to provide a pedestrian refuge in the median for the crosswalk areas.

Additional application comments:

- The applicant should commit to the installation of pedestrian countdown signals and crosswalk(s) as necessary at the entry to the Oracle site.

- Pedestrian improvements at the Reston Parkway and Sunset Hills Road intersection should be proposed.

- The applicant should commit to work with the TDM program established with the Oracle commercial development to provide a coordinated commercial/residential trip reduction effort. While it is understood the applicant is subject to the TDM proffers approved with RZ 86-C-121, the applicant should make an additional commitment to all of the TDM program elements listed below:

  i. Establishment of a telework center for use by residents of the proposed building.

  ii. Promote the use of mass transit, ride-sharing and other transportation strategies to reduce SOV trips during peak hours by distributing flyers and announcements on community bulletin boards.

  iii. Advise tenants and/or purchasers within the development of the existence of LINK and disseminate information available from LINK in residential lease and purchase packages.

  iv. Provide amenities for bicycle storage.

  v. Provide broadband, high capacity data/network connections in all dwellings to facilitate working at home.

  vi. Distribute one (1) Metro SmartCard to each residential unit constructed with an initial balance of $100.

- Details on the location of the proposed interparcel connector, specifically the width of the connection, should be provided. A condition committing to provide the connection and working to secure an agreement with the adjoining property owner to such a connection in the location shown or other mutually agreeable location should also be provided.

Trip Generation Chart[1, 2]

Current Approved Use	AM Peak Trips	PM Peak Trips	Daily Trips
Office (112,000 s.f)	205	205	1465
Proposed Uses			
Residential Condominium (457 units)	200	235	2605
Restaurant (8000 square feet)	5	60	720
Retail (12000 square feet)[3]	--	50	550
Total Trips (Proposed Uses)	205	345	3875

[1] Trip generation rates based on data from Trip Generation, Seventh Edition, Institute for Transportation Engineers, 2004 for the following uses:

Office, Land Use Code 710
Residential Condominium, Land Use Code 230
Quality Restaurant, Land Use Code 931
Specialty Retail Center, Land Use Code 814

[2] These rates reflect the baseline trip generation expected from the development. The applicant has provided data related to the planned development that discusses internal trip reductions based on a mix of uses on this site. Based on their methodology, a total of 384 daily trips and 21 PM peak hour trips are expected to be reduced.

[3] The applicant did not define the nature of the proposed retail. Therefore, for the purposes of this analysis the 'Specialty Retail' rate was used. Other possible retail that may be constructed could significantly increase the number of trips generated from the retail space.

AKR/MAD

cc: Michelle Brickner, Director, Design Review Division, Department of Public Works and Environmental Services

COMMONWEALTH of VIRGINIA

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

GREGORY A. WHIRLEY
ACTING COMMISSIONER

October 28, 2005

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

Re: 86-C-121-8-3, Reston Town Center Urban Core
Tax Map No.: 017-4 /01/ /0007A

Dear Ms. Byron,

This office has reviewed the conceptual plan amendment plan relative to the above-mentioned application and offers the following comments.

The application has been filed to construct two high rise residential buildings in lieu of a fourth office building.

All previously approved proffers should be carried forward with this application.

For any additional information please contact this office.

Sincerely,

Noreen H. Maloney
Transportation Engineer

cc: Ms. A. Rodeheaver

DEVELOPMENT PLANS

PART 3 16-300 SUBMISSION REQUIREMENTS FOR A PRC DISTRICT

16-301 Comprehensive Plan Amendment

The submission of a proposed amendment to the adopted comprehensive plan of the County to permit a planned residential community as required by Sect. 201 above shall be filed with the Director of the Department of Planning and Zoning (DPZ) in ten (10) copies and shall include the information set forth below. All submission requirements shall become the property of the County. Once established, the submission requirements for any amendment to the adopted planned residential community comprehensive plan initiated by an applicant, other than the Planning Commission or Board, shall be those requirements deemed necessary for a review of such amendment, as determined by the Director of DPZ.

1. The current Fairfax County Zoning Map Section Sheets outlining the application area, at a scale of one inch equals five hundred feet (1" = 500') and a listing of the tax map reference numbers.

2. A statement explaining the relationship of the planned residential community to the adopted comprehensive plan of the County.

3. The proposed densities of population and the proposed number of dwelling units in low density, medium density and high density residential areas.

4. The general location and intensity of proposed neighborhood convenience centers, village centers, town centers and convention/conference centers.

5. The general location of proposed major open space and recreation areas, including the nature of proposed recreational facilities and parks.

6. The general location of public or community uses including schools and places of worship.

7. The general location and character of the proposed major roads, public transportation, trails, public utility and storm drainage systems.

8. A statement setting forth the proposed general development schedule.

9. A statement of the public facilities, roadway improvements, and public utilities that will be required to serve the planned residential community.

10. Any additional information as deemed necessary by the Director of DPZ.

16-302 Development Plan

In addition to the requirements set forth in Sect. 18-202 that shall accompany an application for a rezoning, a development plan, including any resubmissions and supporting graphics, shall be filed with the Zoning Administrator in twenty-three (23) copies and shall include the information set forth below. The Planning Commission or Board of Supervisors, in its review of the development plan, may request additional information in order to evaluate the impact of the proposed development on the surrounding area. All maps or plans submitted as part of a development plan

GLOSSARY

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

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

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

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

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

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

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

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

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

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

TOWN CENTER CONCEPT PLAN AMENDMENT
RESTON SECTION 95, BLOCK 2

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Reston PRC Density

Overall density not to exceed 13 persons/acre

	Acres	Units	Persons	Persons/Acre	DUs/Acre
North Sector	2978.59	12,168	34,300	11.95	4.24
S. 933, 43, 85					
and 57, B4A & 49	100.31	1,353	2,750	27.42	13.49
S. 91A, B16-20	75.13	1,700	3,400	45.25	22.63
S.81, B2	0.80	206	412	0.00	30.80
S.89 B5	2.10	104	208	99.21	49.61
S.95, B2	[illegible]	487	914	41.18	20.54
S.95 B1	5.93	296	598	99.83	49.92
Balance	172.04	0	0	0.00	0.00
Subtotal	[illegible]	16,884	42,876	13.09	5.01
South Sector	3305.95	10636	32318	9.78	3.22
S. 40, B1	15.08	193	386	25.73	12.87
S.84, B13	6.71	30	90	13.41	0.45
Balance	47.64	0	0	0	0
Subtotal	3375.38	10859	32794	9.72	3.22
Grand Total	[illegible]	27143	75670	11.37	4.09

RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY

High density residential category density not to exceed 60 persons/acre

SECTION	ACRES	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
S. 1-B12A, 12B, 12C, 12D	17.46	146	SFA	438	
S. 1-B13	5.96	238	MFH	476	
S. 7A	12.37	261	MFG	652.5	
S. 11	13.11	133	MFG	332.5	
S. 15A-B2, 3 & 4	11.43	216	MFG	540	
S. 15-B1	7.41	132	MFG	330	
S. 17-B2	7.66	105	MFG	262.5	
S. 17, B3	8.80	18	SFA	54	
S. 17-B10, 7 & 13	25.25	442	MFG	1100	
S. 19-B5, 6 & 7	17.38	240	MFG	600	
S. 24A-B, 2 & 3	10.40	50	SFA	150	
S. 28-B1	17.71	178	SFA	534	
S. 28-B2	12.48	180	MFG	450	
S. 28-B3	11.65	204	MFG	510	
S. 28-B4	2.42	0	Open	0	
S. 30-B1	4.35	0	Church	0	
S. 30-B1A		85	SFA	255	
S. 30-B1B	11.15	154	SFA	462	
S. 34.B1	19.46	360	MFG	900	
S. 34.B2, 4	17.84	300	MFG/Open	750	
S. 34.B2A	8.60	60	SFA	180	
S. 34.B3	1.54	0	Open	0	
S. 36B-B10	9.01	200	MFG	500	
S. 39, B9	6.57	44	SFA	132	
S. 40, B1	15.08	193	MFH	386	
S. 41, B1	13.13	145	SFA	435	
S. 41, B1A	3.60	73	SFA	219	
S. 43	31.93	400	MFG	1000	
S. 46-B1 & 2A	23.72	330	MFG&TH	750+114=864	
S. 50-B7 & 8A-B4B	23.10	400	SFA/MFG	152+248=400	
S.52-B1A & 1B	22.04	140	SFA	420	
S. 52-B4 & 2	14.58	156	MFG	390	
S. 54-B-1A, 2A & 2B	21.79	450	MFG	1125	
S. 57, B4	8.97	160	MFG	400	
S. 63, B1	14.39	250	MFG	625	
S. 74-B3	6.37	46	SFA	138	
S. 76-B1, 4 & 5	5.48	38	SFA	114	
S. 76, B2A, [illegible]	4.88	78	SFA	234	
S. 76, B2B, [illegible]	10.26	153	SFA	459	
S. 76, B3	3.37	20	SFA	60	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
TOTAL	776.26	11541		28486	36.70

Reston Town Center Urban Core Dwelling Units Per Acre
Maximum = 50 du/ac

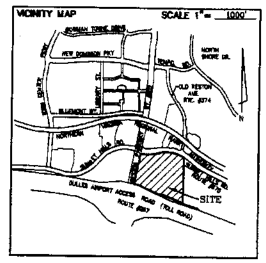
	Acres	Units	Unit Type	Units/Acre	Persons
S.91A, B19-20	75.13	700	MFH		1400
S.91A, B16-18	0.00	1000	MFH		2000
S.81	9.16	344	MFH		688
TOTAL	84.29	2044		24.25	4088

Pending/Proposed Residential Applications

	Acres	Units	Persons
S.91A, B4/1	0.00	510	1020
S.81, B2	0.00	100	200
S.91A, B15	0.00	400	800

Persons/Unit Factors Used
- Multifamily elevator unit 2.0
- Multifamily garden apartment 2.5
- Single family attached unit 3.0
- Single family detached unit 3.5

Source of Information
- Records maintained by Westerra Reston and Fairfax County
- Approved Town Center Concept Plan for S. 933
- Approved Development Plan for S. 43
- Approved Development Plan for S. 85
- Approved Development Plan for S. 57, B4A & 49
- Approved Development Plan for S. 46, B1
- Approved Site Plan for S. 91A, B. 16-20
- Approved Development Plan for S. 81, B. 1 & 2
- Approved Site Plan for S. 89, B. 5
- Proposed Development Plan for S. 91A, B. 1, 4 & 15
- Proposed Concept Plan for S. 95 B2
- Proposed Development Plan for S.81, B2



OWNER

ORACLE CORPORATION
PO BOX 5200
BELMONT, CA 94002 5200

DEVELOPER/APPLICANT

LERNER ENTERPRISES, LLC.
11501 HUFF COURT
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301-984-1500

ARCHITECT

BRENNAN BEER GORMAN / ARCHITECTS
BRENNAN BEER GORMAN MONK / INTERIORS
515 MADISON AVENUE
NEW YORK, NY 10022
212-888-7663

TABULATIONS

GROSS SQUARE FOOTAGE: 816,328 SF PROPOSED
729,000 SF MAXIMUM (PER PART 11 OF DEVELOPMENT PLAN APPROVED IN CONJUNCTION WITH RZ-86-C-121)

PARKING/LOADING: WILL BE PROVIDED AS FOLLOWS:
MULTI-FAMILY = 1.6 SPACES/UNIT
APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL SPACES.

YARD REQUIREMENTS	PRC REQUIRED	PROPOSED
MIN. LOT AREA	NONE	968,764 SF / 22.24 AC.
FRONT SUNSET HILLS ROAD	NONE	30' BUILDING / 5' PARKING STRUCTURE
FRONT RESTON PARKWAY	NONE	250' BUILDING / 17' PARKING STRUCTURE
FRONT DULLES AIRPORT ACCESS HWY	NONE	150' COMMERCIAL BUILDING / 120' RESIDENTIAL BUILDINGS / 130' PARKING STRUCTURE
REAR	NONE	30' BUILDING / 5' PARKING STRUCTURE
MAX. GFA	NONE	729,000 SF
MAX. FAR	NONE	0.70*
OPEN SPACE	NONE	20%

*FAR MAY EXCEED .70 WITH DENSITY CREDIT FOR PREVIOUS ROAD DEDICATIONS

SITE DATA

CURRENT ZONE: PRC
SITE AREA: 968,764 SQ.FT.=22.24 AC. (1.06 ACRES PREVIOUSLY DEDICATED FOR ROAD IMPROVEMENTS)
PROPOSED USE: RESIDENTIAL/OFFICE
DENSITY
DWELLING UNITS PER ACRE = 457 DU/22.24 AC = 20.55 DU/AC

SHEET INDEX

1. COVER SHEET
2. RESTON TOWN CENTER CONCEPT DEVELOPMENT PLAN
3-3A. LANDSCAPE PLAN
3B. TRAIL ENHANCEMENT PLAN
4. PEDESTRIAN WALKING PLAN
5. SITE SECTIONS
6. SITE SECTIONS
7. RENDERED PERSPECTIVES
8-14. PREVIOUS TOWN CENTER CONCEPT PLAN

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT
ORACLE - SECTION 95, BLOCK 2, PHASE 4
NOTES
May 16, 2006

[illegible]

GENERAL

1. [illegible]
2. [illegible]
3. [illegible]

PHASING

4. [illegible]

Phase	Square Feet / Units	Opening
Phase I (office building)	209,328 SF	August, 1998 (complete)
Phase II (office building)	209,000 SF	August, 2001 (complete)
Phase III (office building)	203,000 SF	2008 or thereafter
Phase IV (residential)	457 residential units	2008 or thereafter
Total Proposed	816,328 non-residential SF	

9A. [illegible]

LANDSCAPING

11B. [illegible]
11C. [illegible]
11D. [illegible]

TRANSPORTATION

22A. [illegible]
22B. [illegible]

TRANSPORTATION MANAGEMENT PROGRAM

30A. [illegible]
i. [illegible]
ii. [illegible]
iii. [illegible]
iv. [illegible]
v. [illegible]
30B. [illegible]

LAND USE

31. [illegible]

SITE DESIGN

33. [illegible]
38. [illegible]
40A. [illegible]
40B. [illegible]
40C. [illegible]
40D. [illegible]
40E. [illegible]
i. [illegible]
ii. [illegible]
iii. [illegible]

RESTON COMMUNITY

43. [illegible]

PLAN DATE
11-21-05
01-08-06
04-03-06
05-02-06
05-16-06

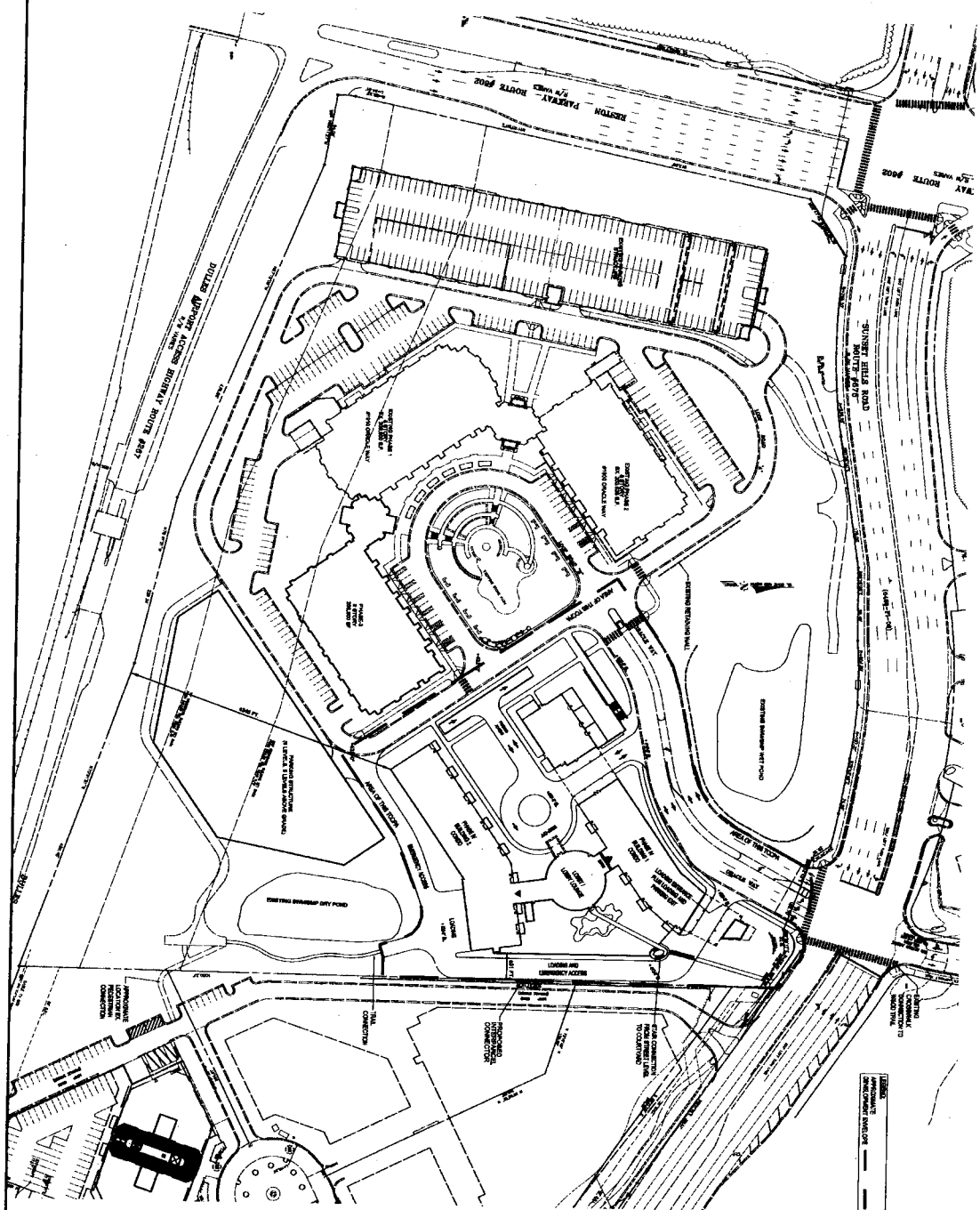
No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COVER SHEET
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A C.I. N/A DATE: AUGUST, 2005

SHEET 1 OF 14
FILE No. PREL 1625



RESTON TOWN CENTER CONCEPT PLAN

RESTON SECTION 95-2
ORACLE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. FEET DATE: AUGUST, 2005

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0800

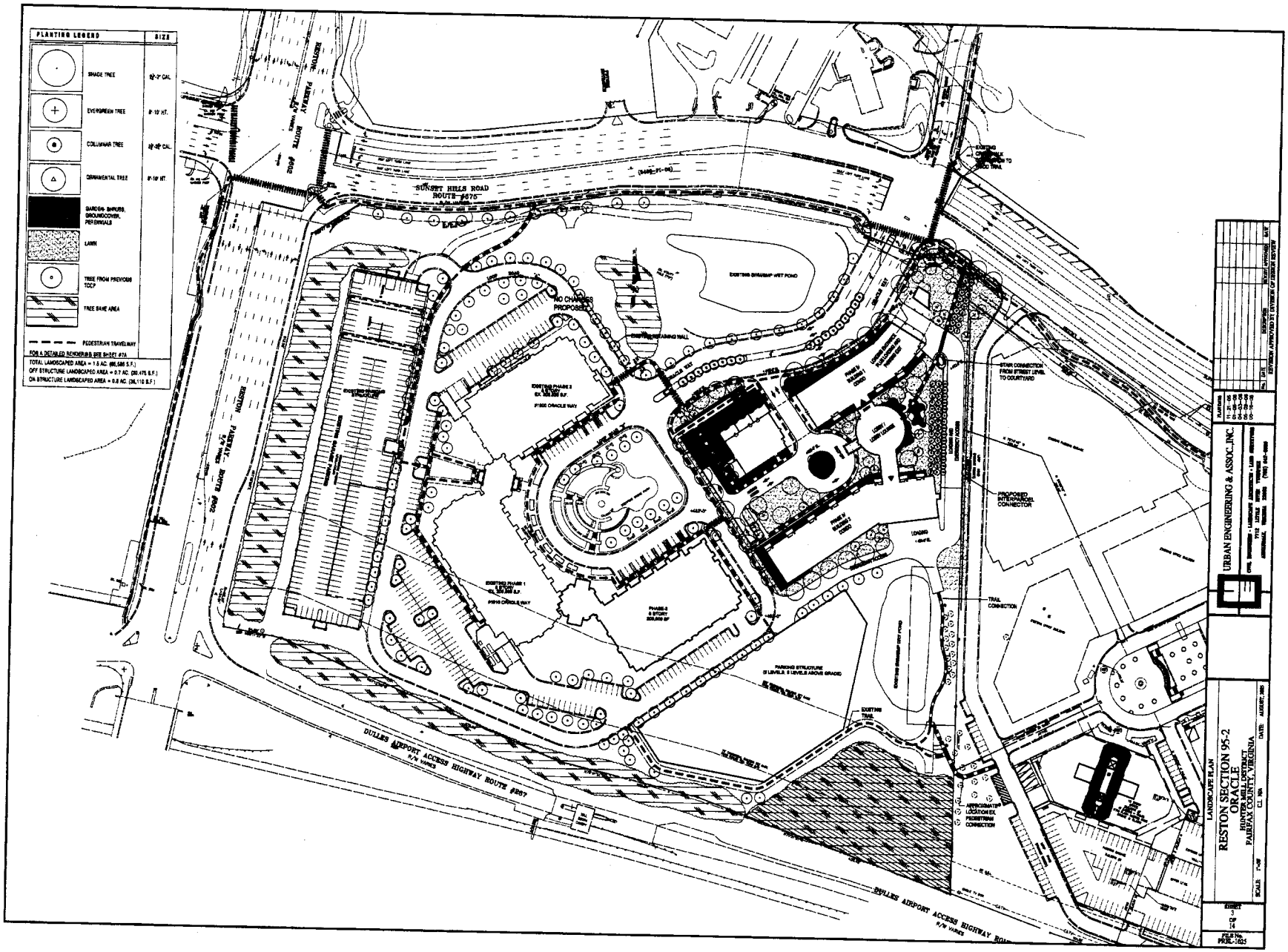
PLAN DATE
11-21-05
01-06-06
04-03-06
05-02-06
06-16-06

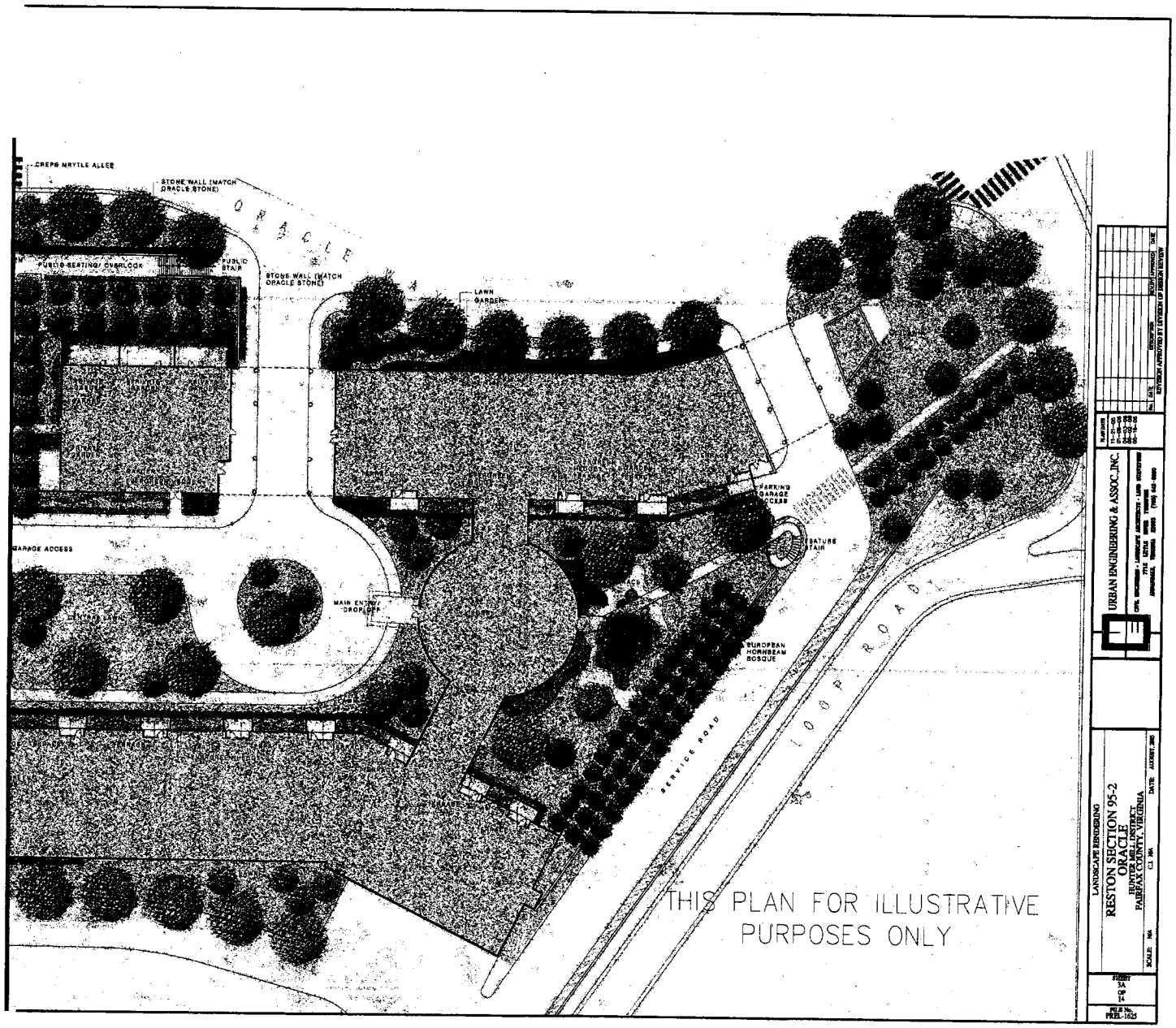
No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

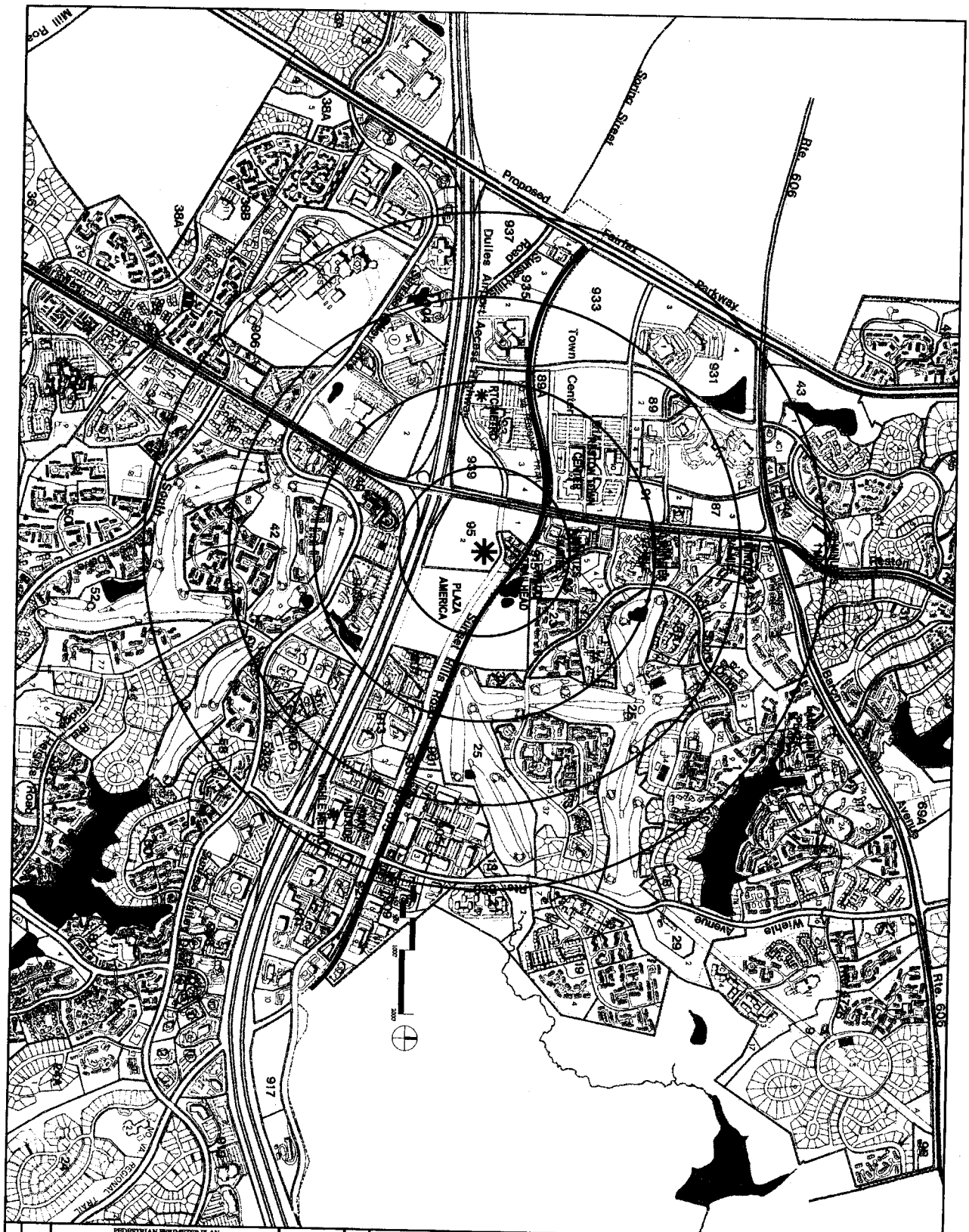
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 2 OF 14

FILE No. PRES-1023


PLANTING LEGEND
SIZE
SHADE TREE
EVERGREEN TREE
COLUMNAR TREE
ORNAMENTAL TREE
GARDEN SHRUBS, GROUNDCOVER, PERENNIALS
LAWN
TREE FROM PREVIOUS TCCP
TREE SAVE AREA
PEDESTRIAN TRAVELWAY
FOR A DETAILED RENDERING SEE SHEET #7A
TOTAL LANDSCAPED AREA = 1.5 AC. (65,585 S.F.)
OFF STRUCTURE LANDSCAPED AREA = 0.7 AC. (30,475 S.F.)
ON STRUCTURE LANDSCAPED AREA = 0.8 AC. (36,110 S.F.)
SUNSET HILLS ROAD
ROUTE #675
RESTON PARKWAY ROUTE #602
DULLES AIRPORT ACCESS HIGHWAY ROUTE #267
R/W VARIES
NO CHANGES PROPOSED
EXISTING BIRMSHIP WET POND
EXISTING PHASE 2
EXISTING PHASE 1
PHASE 2
PHASE 3
PARKING STRUCTURE
STAIR CONNECTION FROM STREET LEVEL TO COURTYARD
PROPOSED INTERPARCEL CONNECTOR
TRAIL CONNECTION
EXISTING TRAIL
APPROXIMATE LOCATION EX. PEDESTRIAN CONNECTION
URBAN ENGINEERING & ASSOC., INC.
LANDSCAPE PLAN
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=50'
C.I. NO.
DATE: AUGUST, 2005
SHEET 3 OF 14
FILE No. PRBL-1625


CREPE MRYTLE ALLEE
STONE WALL (MATCH ORACLE STONE)
ORACLE
PUBLIC SEATING/ OVERLOOK
PUBLIC STAIR
STONE WALL (MATCH ORACLE STONE)
LAWN GARDEN
PARKING GARAGE ACCESS
FEATURE STAIR
GARAGE ACCESS
MAIN ENTRY/ DROP OFF
EUROPEAN HORNBEAM BOSQUE
SERVICE ROAD
LOOP ROAD
THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY
URBAN ENGINEERING & ASSOC., INC.
LANDSCAPE RENDERING
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A
C.I. N/A
DATE: AUGUST, 2003
SHEET 3A OF 14
FILE No. PREL-1625



PEDESTRIAN PERIMETER PLAN

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

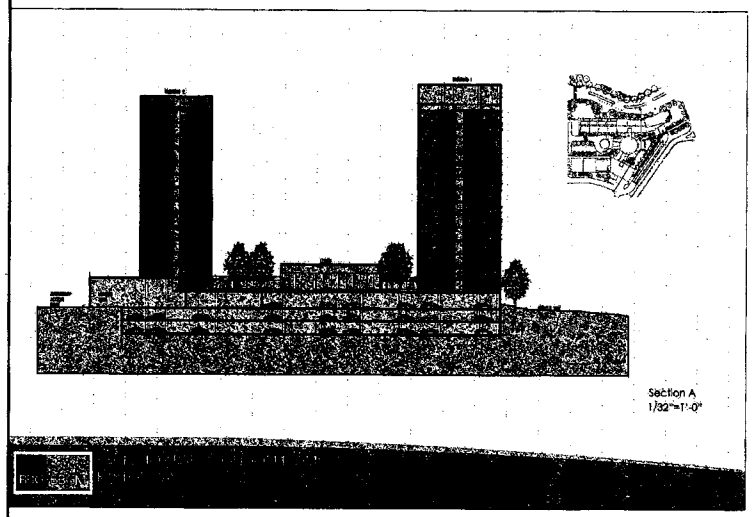
SCALE: N/A C.I. N/A DATE: AUGUST, 2005

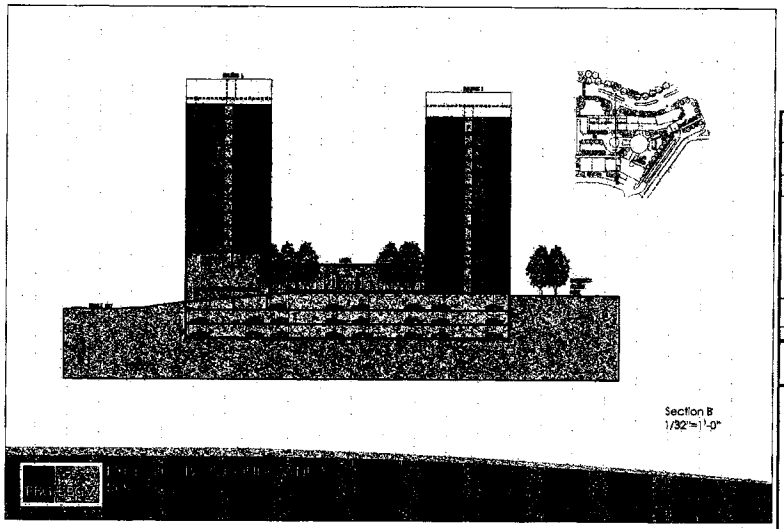
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-5080

PLAN DATE
11-21-05
01-06-06
01-03-08
02-02-08
05-16-08

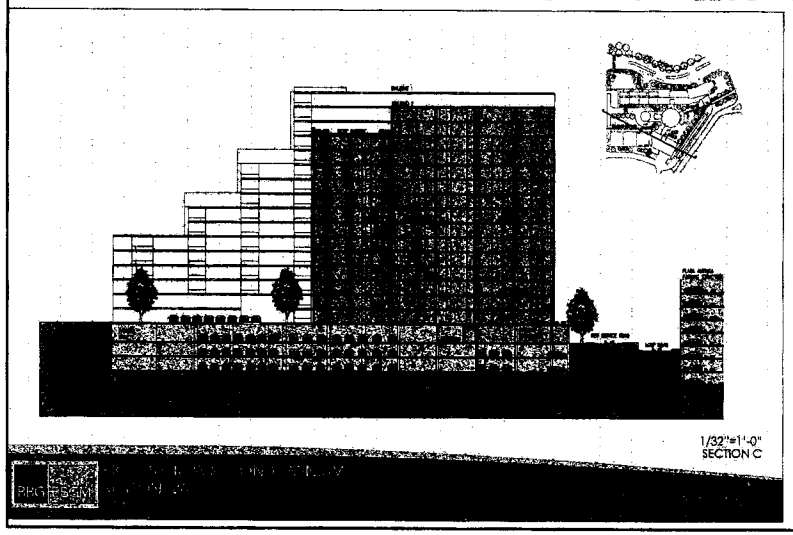
No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

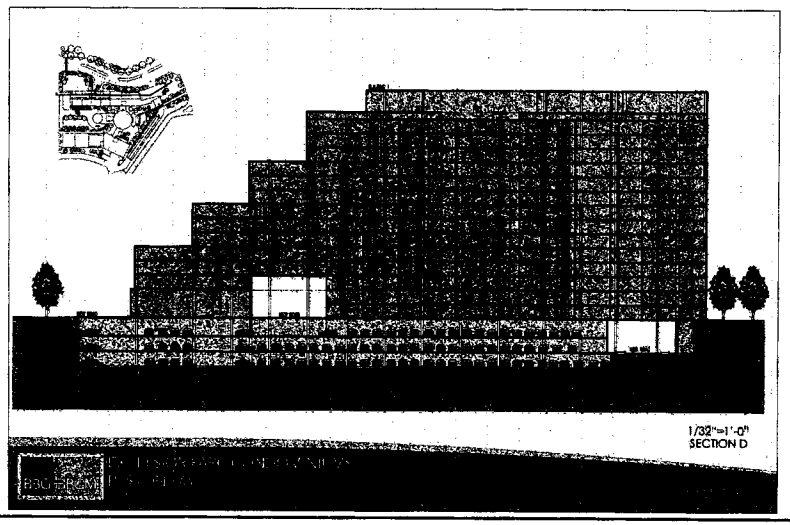
REVISION APPROVED BY DIVISION OF DESIGN REVIEW





THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY





URBAN ENGINEERING & ASSOC., INC.

BUILDING SECTIONS

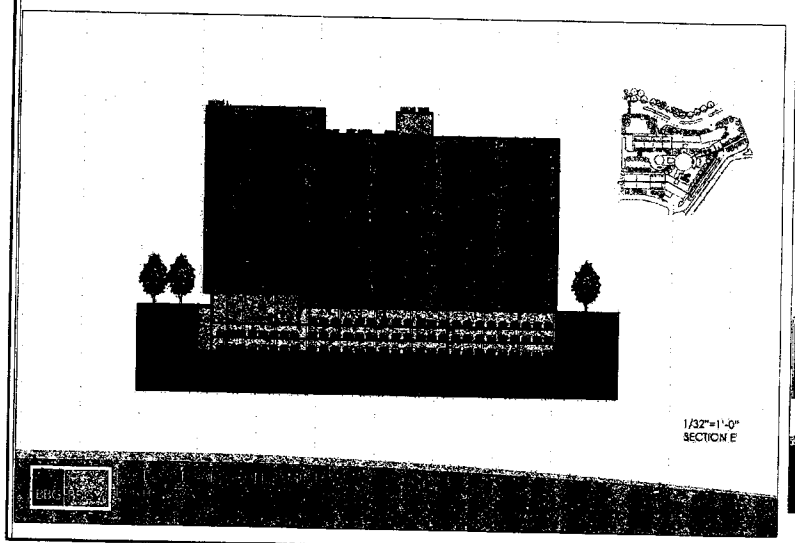
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

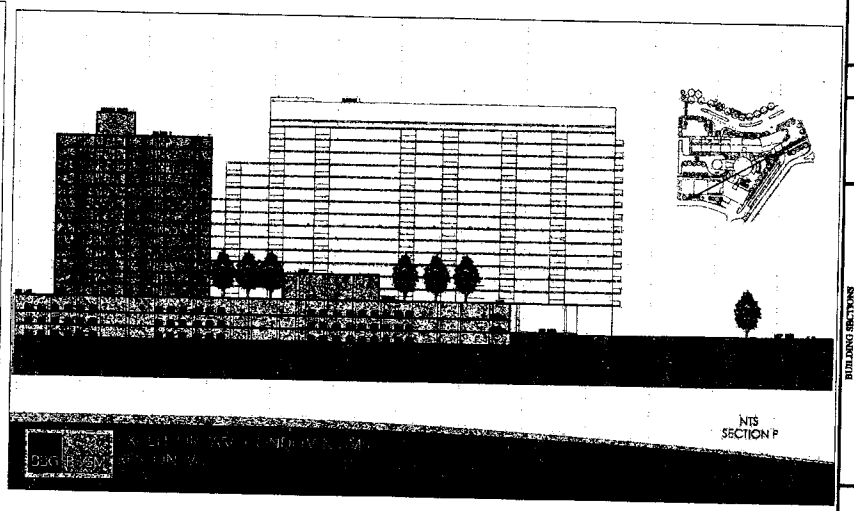
SCALE: N/A CL. NO. DATE: AUGUST, 2002

SHEET 5 OF 14

FILE No. FREL-1625

THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY





URBAN ENGINEERING & ASSOC., INC.

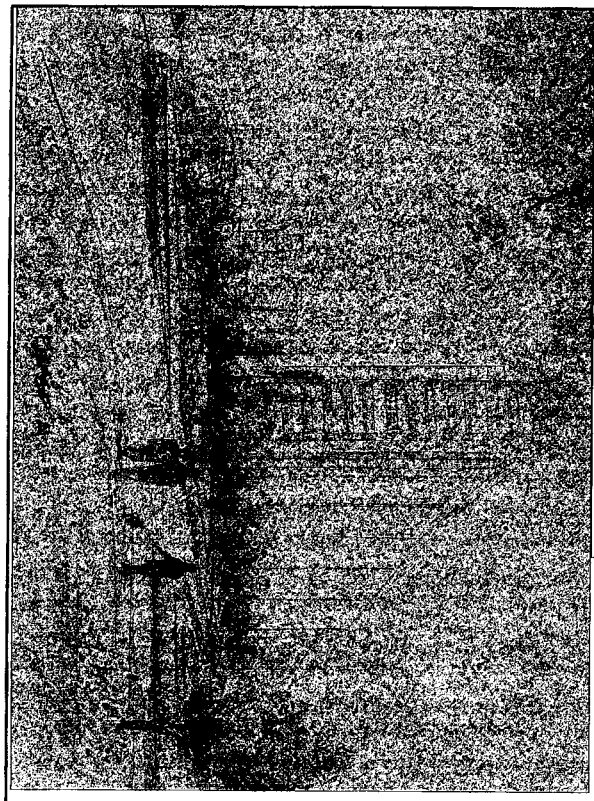
BUILDING SECTIONS

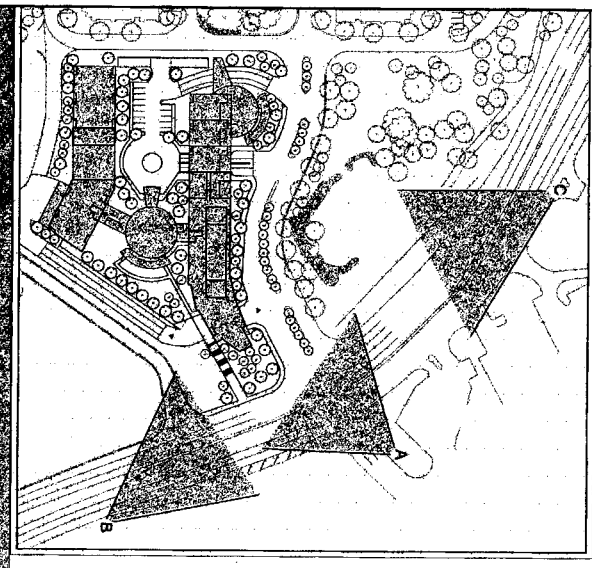
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

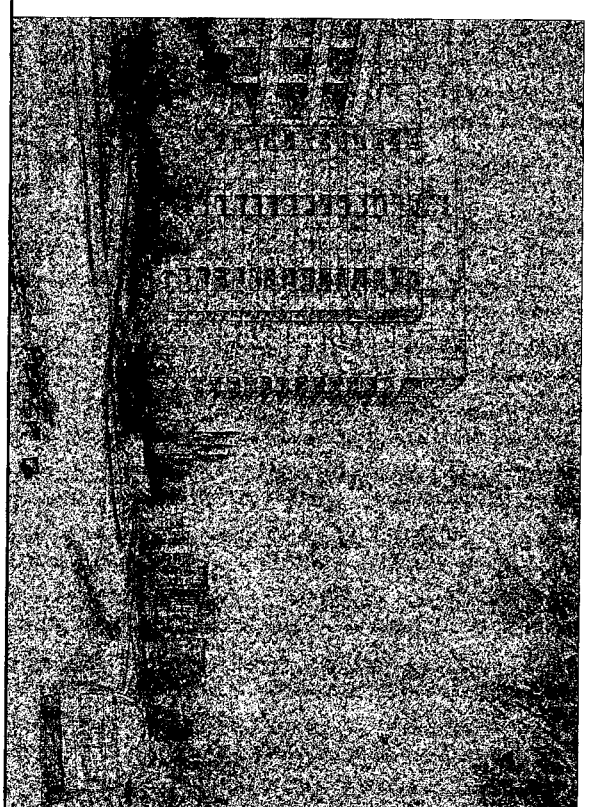
SCALE: NA C.I. NA DATE: AUGUST, 2005

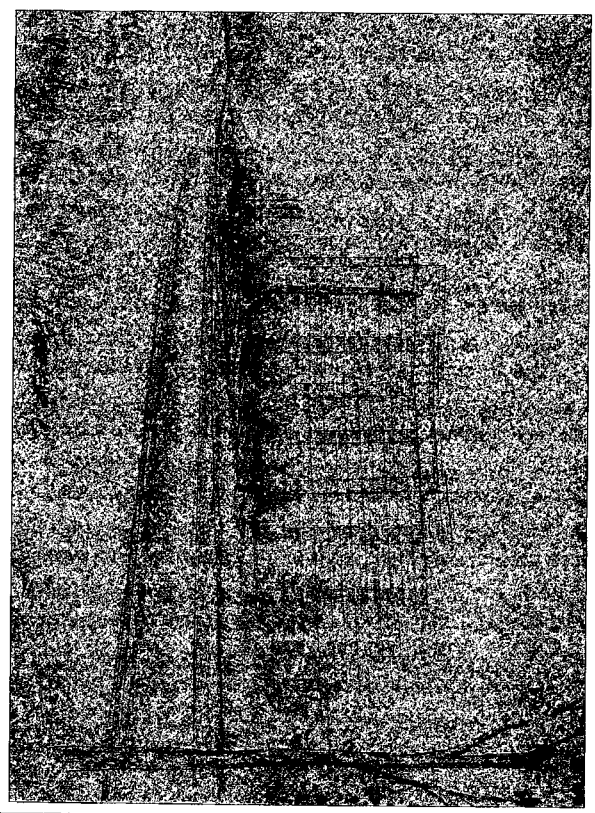
SHEET 5 OF 14

FILE No. FREL-1625









THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY

PERSPECTIVES

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: AUGUST, 2005

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-2000

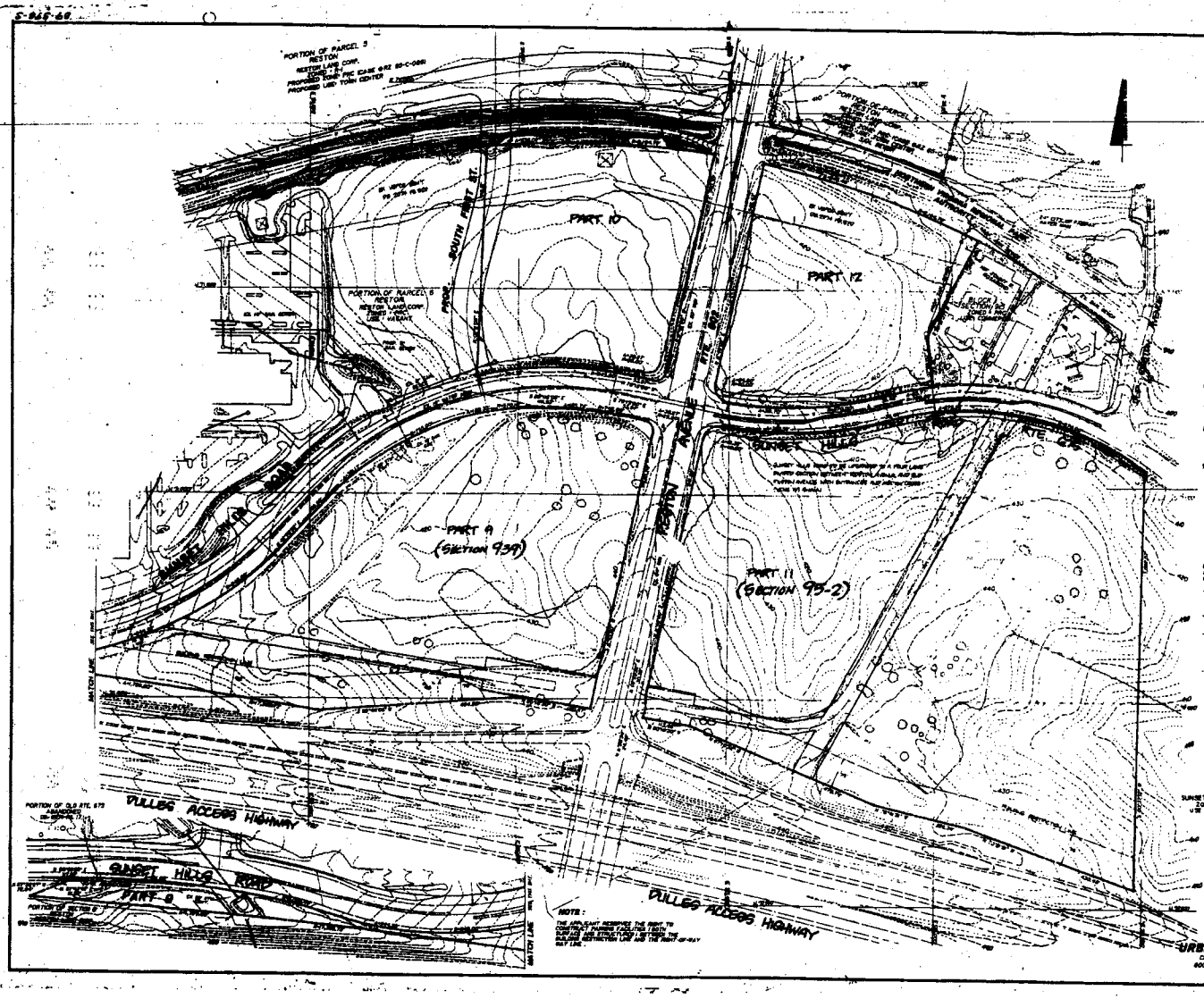
PLAN DATE
11-21-05
01-09-06
04-03-06
05-03-06
05-18-06

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 7 OF 14

FILE No. PRE-1625



NOTES

Part 9

1) The maximum gross floor area of commercial space shall not exceed 487,000 square feet.

2) Maximum building height shall not exceed 15 stories (180 ft.).

Part 10

1) The maximum gross floor area of commercial space shall not exceed 189,000 square feet.

2) Maximum building height shall not exceed 10 stories (120 ft.).

Part 11

1) The maximum gross floor area of commercial space shall not exceed 729,000 square feet.

2) Maximum building height shall not exceed 15 stories (180 ft.)

Part 12

1) The maximum gross floor area of commercial space shall not exceed 181,000 square feet.

2) Maximum building height shall not exceed 10 stories (120 ft.).

GENERAL NOTES

Parts 9, 10, 11 and 12

3) Maximum overall non-residential FAR shall not exceed .7.

4) 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 Board of Supervisors' approval.

5) A comprehensive redestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.

6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.

7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.

8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.

9) The proposed right-of-way width of major public streets shall be as follows:

East West Parkway	90'
Town Center Parkway	90'
Wall Avenue	90'
Sunset Hills Road	90'

PART 9, 10, 11 and 12 USES

Uses will include all of those permitted by right within the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

- Category 5 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking and service stations.
- Group 6 commercial recreation uses such as health clubs and other similar commercial recreation uses.
- Group 3 institutional uses such as churches, temples or other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily, private schools of general or special education which have an enrollment of less than 100 students daily.
- Category 3 quasi-public uses such as conference centers, cultural centers, museums, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.

DEVELOPMENT PLAN
PROPOSED REZONING OF
PARTS 9,10,11 & 12
TOWN CENTER
RESTON
BEING
A PORTION OF PARCELS 6, 8, 12, & ABANDONED OLD ROUTES 606 AND 675
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100'
DATE: NOV., 1988 REV: JAN., 1987

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS LAND ARCHITECTS LAND SURVEYORS
6001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 PH. 321-8864

SHEET 9 OF 9
89-375-SMSC 618

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/86
STAFF COMMENTS
STAFF COMMENTS
STAFF COMMENTS

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

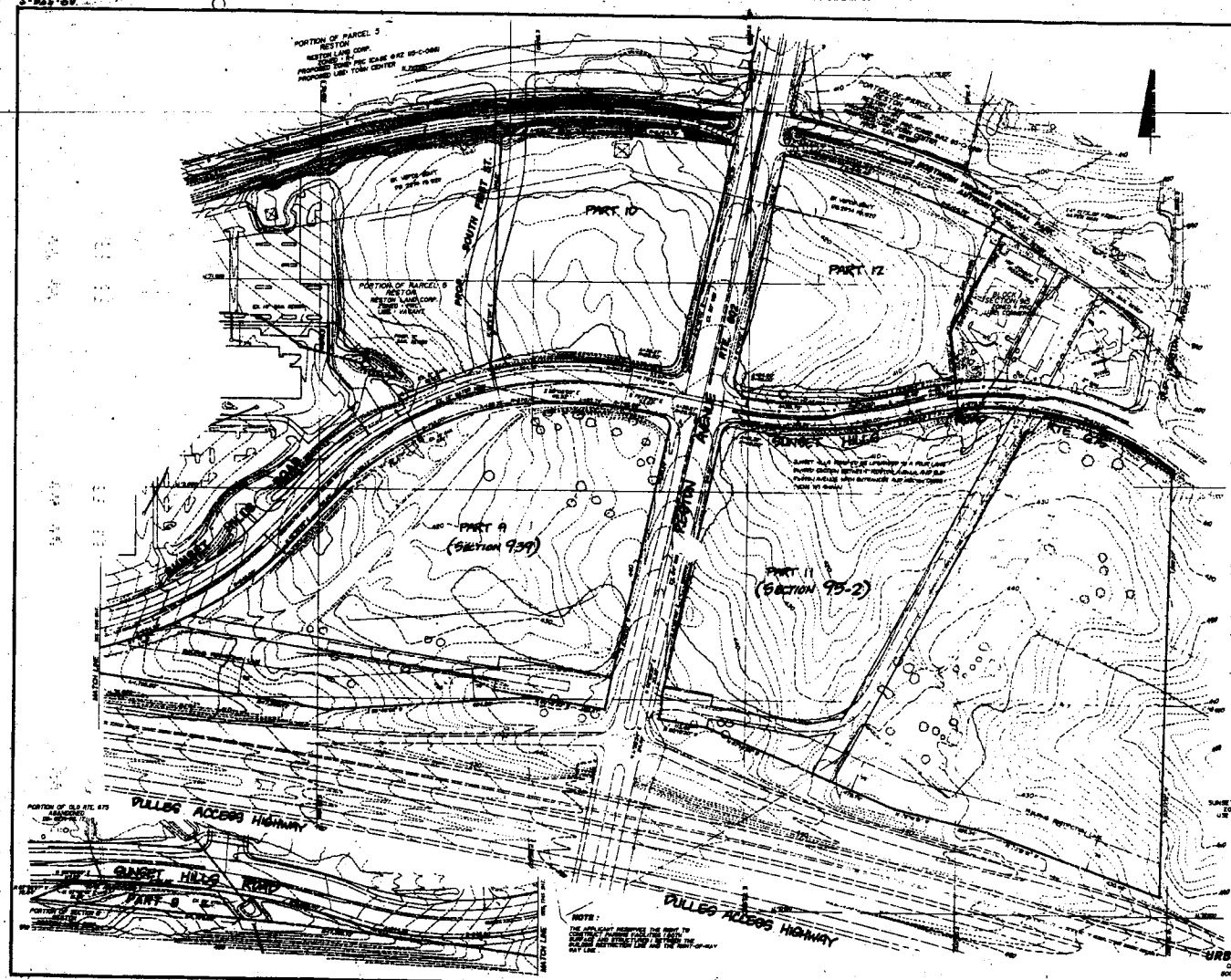
PROJECT NO. 3-6-356.00

DRAWING TITLE
DEVELOPMENT PLAN

SCALE	AS NOTED
DATE	12/5/86
DRAWN BY	NLM
CHECKED BY	AS

DRAWING NUMBER

S-865-68



NOTES

Part 9

1) The maximum gross floor area of commercial space shall not exceed 487,000 square feet.

2) Maximum building height shall not exceed 15 stories (180 ft.).

Part 10

1) The maximum gross floor area of commercial space shall not exceed 185,000 square feet.

2) Maximum building height shall not exceed 20 stories (120 ft.).

Part 11

1) The maximum gross floor area of commercial space shall not exceed 729,000 square feet.

2) Maximum building height shall not exceed 15 stories (180 ft.)

Part 12

1) The maximum gross floor area of commercial space shall not exceed 86,000 square feet.

2) Maximum building height shall not exceed 10 stories (100 ft.).

GENERAL NOTES

Parts 9, 10, 11 and 12

3) Maximum overall non-residential FAR shall not exceed .7.

4) 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 Board of Supervisors' approval.

5) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.

6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.

7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.

8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.

9) The proposed right-of-way widths of major public streets shall be as follows:

East West Parkway	98'
Town Center Parkway	82'
Vail Avenue	82'
Sunset Hills Road	98'

PART 9, 10, 11 and 12 USES

Uses will include all of those permitted by right within the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

Category 3 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking and service stations.

Group 4 commercial recreation uses such as health clubs and other similar commercial recreation uses.

Group 2 institutional uses such as churches, temples or other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily, private schools of general or special education which have an enrollment of less than 100 students daily.

Category 3 quasi-public uses such as conference centers, cultural centers, museums, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.

NOTE:
THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT A BRIDGE OVER THE PULLEG ACCESS HIGHWAY, WITHIN THE PUBLIC RIGHT-OF-WAY OR THE RIGHT-OF-WAY LINE.

DEVELOPMENT PLAN
PROPOSED REZONING OF
PARTS 9,10,11 & 12
TOWN CENTER
RESTON

SCALE
A PORTION OF PARCELS 6, 5 (& 4
ABANDONED OLD ROUTES 602 AND 675
DRAINS
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1"=100'
DATE NOV. 1986 REV. JAN. 1987

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS LAND ARCHITECTS LAND SURVEYORS
5001 FORBES PLACE SPRINGFIELD, VIRGINIA 22150 PH. 192-2004

SHEET 9 OF 9

84-375-THRU 68

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIORS ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/86
STAFF COMMENTS
STAFF COMMENTS

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

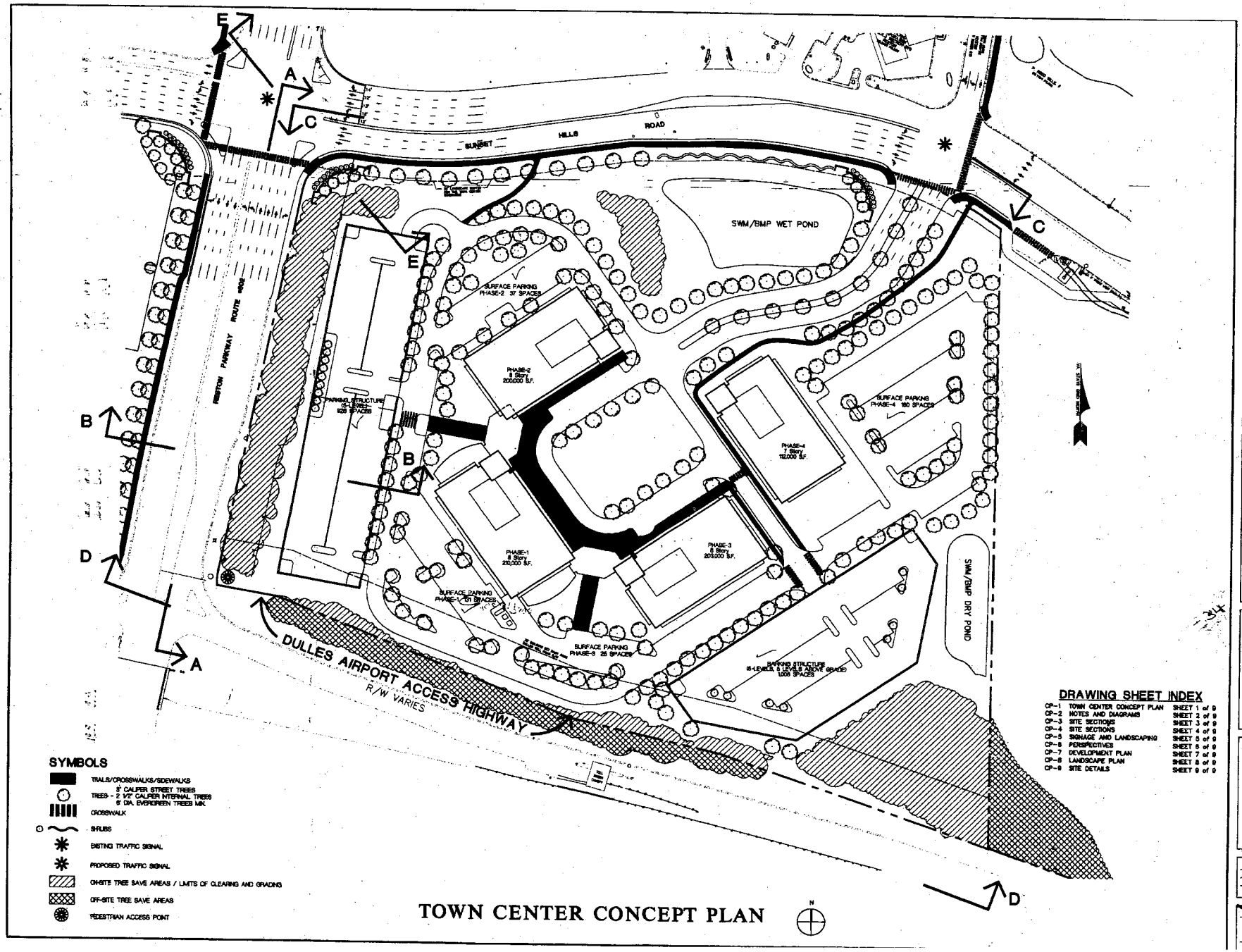
PROJECT NO. 34-3660

DRAWING TITLE
DEVELOPMENT PLAN

SCALE	AS NOTED
DATE	12/5/86
DRAWN BY	NJM
CHECKED BY	AS

DRAWING NUMBER

RECEIVED
Department of Planning & Zoning
JUN 01 2006
Zoning Evaluation Division



DRAWING SHEET INDEX

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

TOWN CENTER CONCEPT PLAN

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
Davis, Carter, Scott Ltd
1676 International Drive, Suite 100, McLean, Virginia 22102 • 703.356.9275
801 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 • 202.682.2500

REVISIONS

STAFF COMMENTS	12/5/96
STAFF COMMENTS	1/17/97
STAFF COMMENTS	2/3/97
STAFF COMMENTS	2/14/97
ADDENDUM 1	4/22/99
ADDENDUM 2	8/27/99
ADDENDUM 3	2/18/01
ADDENDUM 4	4/25/01

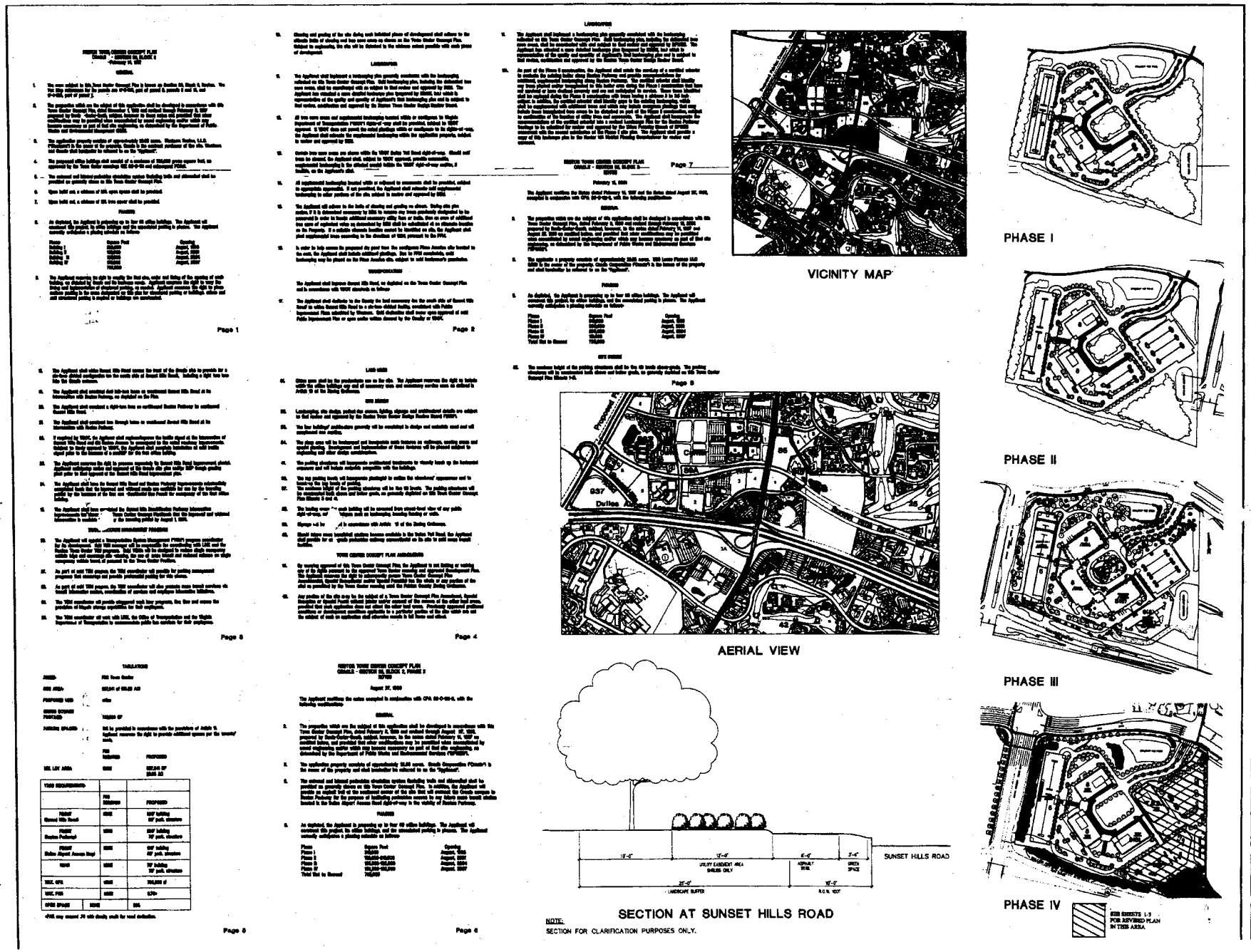
PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

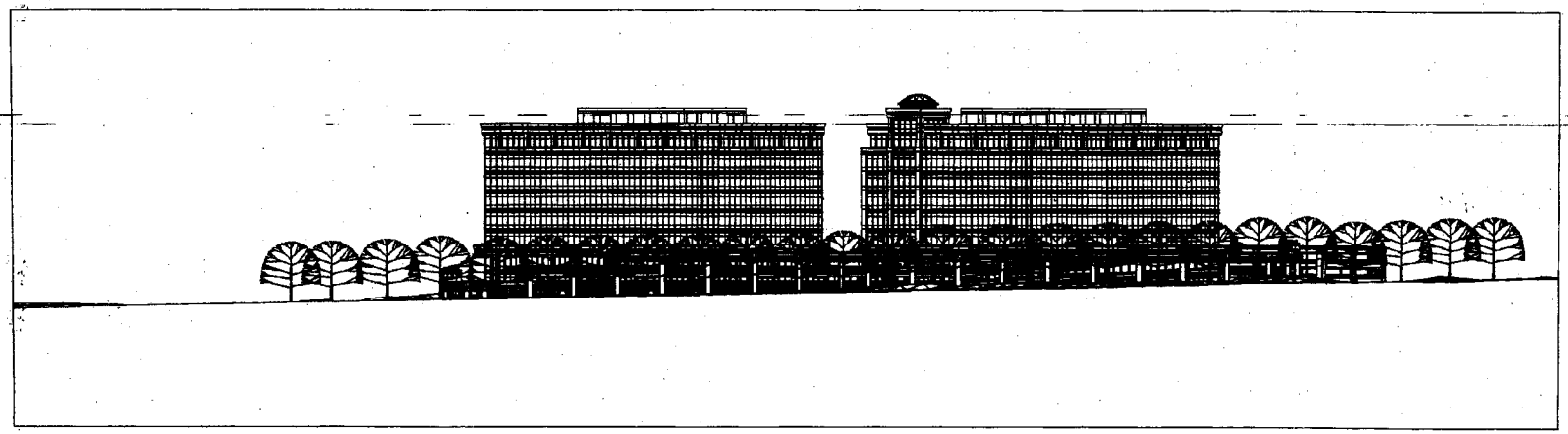
PROJECT NO. 300758.01

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

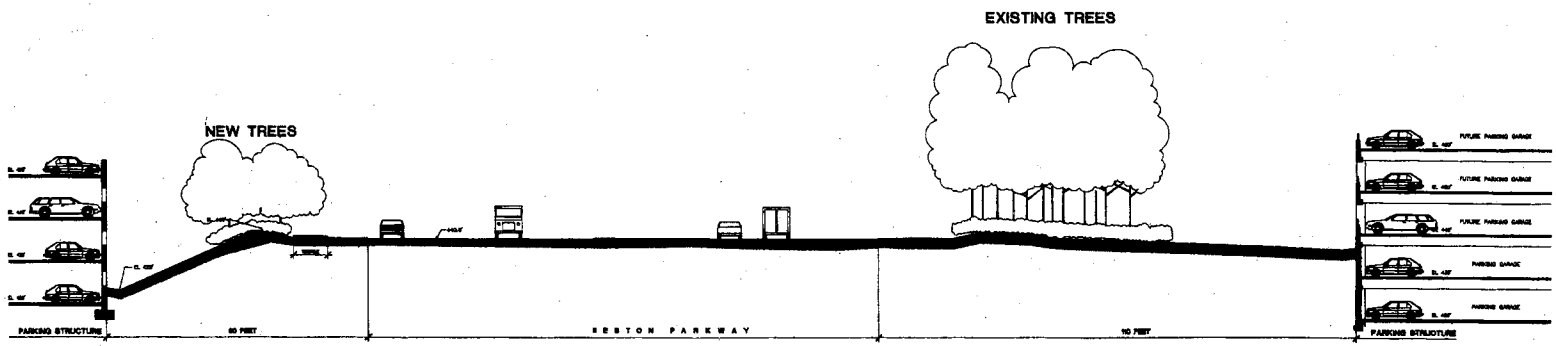
SCALE	1" = 50'-0"
DATE	February 3, 1999
DRAWN BY	DCS
CHECKED BY	DCS

DRAWING NUMBER
CP-1
SHEET 1 OF 9


Page 1
Page 2
Page 3
Page 4
Page 5
Page 6
Page 7
Page 8
VICINITY MAP
AERIAL VIEW
SECTION AT SUNSET HILLS ROAD
SUNSET HILLS ROAD
NOTE:
SECTION FOR CLARIFICATION PURPOSES ONLY.
PHASE I
PHASE II
PHASE III
PHASE IV
SEE SHEETS 1-3 FOR REVISED PLAN IN THIS AREA
DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/7/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/10/97
ADDENDUM 1 4/22/99
ADDENDUM 2 8/27/99
ADDENDUM 3 2/16/01
ADDENDUM 4 4/25/01
PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA
PROJECT NO. 300758.01
DRAWING TITLE
NOTES AND DIAGRAMS
SCALE AS NOTED
DATE February 8, 1999
DRAWN BY DCS
CHECKED BY DCS
DRAWING NUMBER
CP-2



A RESTON PARKWAY SECTION
NOT TO SCALE SECTN_A.BMP



B RESTON PARKWAY SECTION
3/32" = 1'-0" 358_SS03.dwg

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

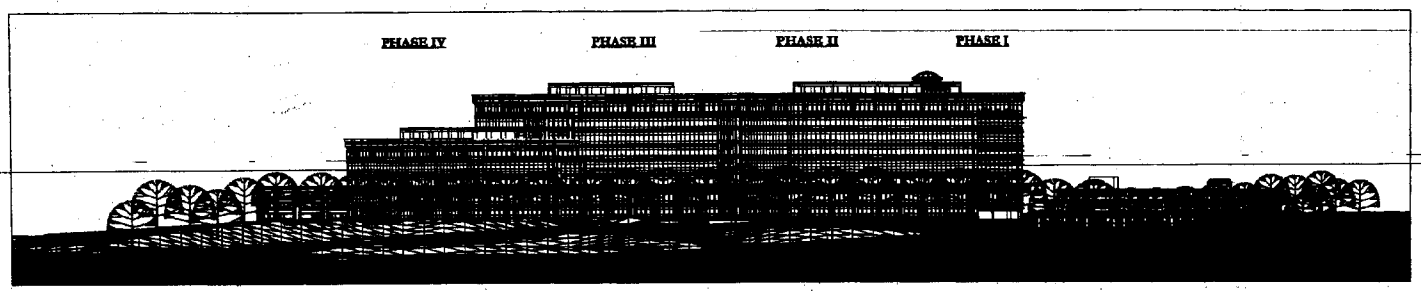
PROJECT NO. 309788.01

DRAWING TITLE
SITE SECTIONS

SCALE AS NOTED
DATE February 3, 1999
DRAWN BY SCB
CHECKED BY SCB

DRAWING NUMBER
CP-3

VIEWS TOWN CENTER CONCEPT PLAN
INFORMATION PLAN



C SUNSET HILLS ROAD SECTION
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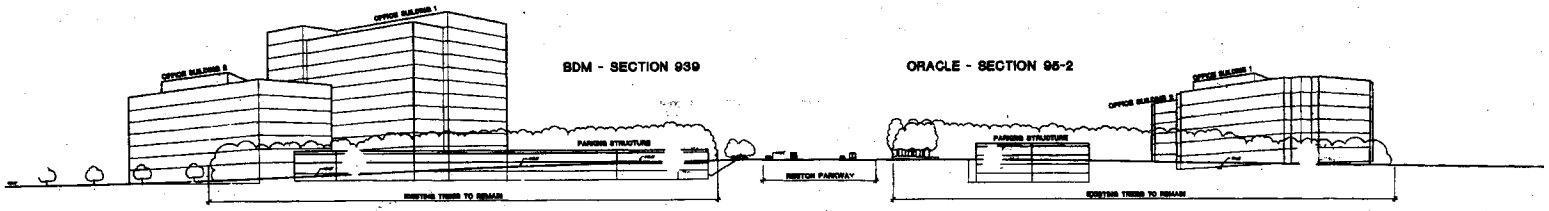

D SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMPS
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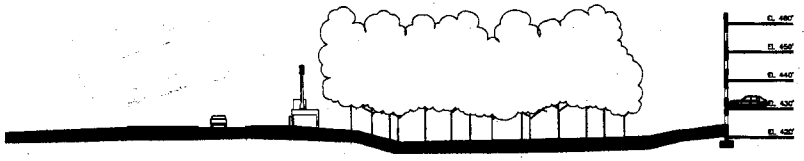

E SECTION THROUGH SIGNAGE AT INTERSECTION
1/16" = 1'-0" 358_SS01.dwg

DAVIS • CARTER • SCOTT
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REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

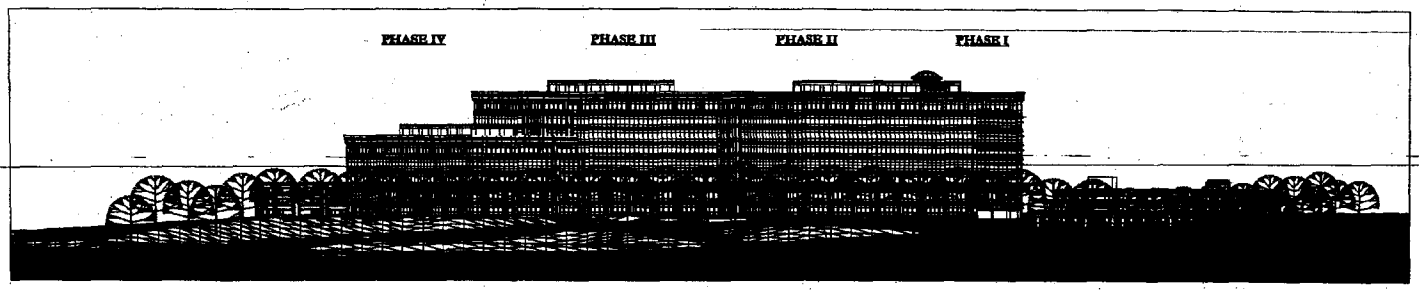
PROJECT NO. 300756.01

DRAWING TITLE
SITE SECTIONS

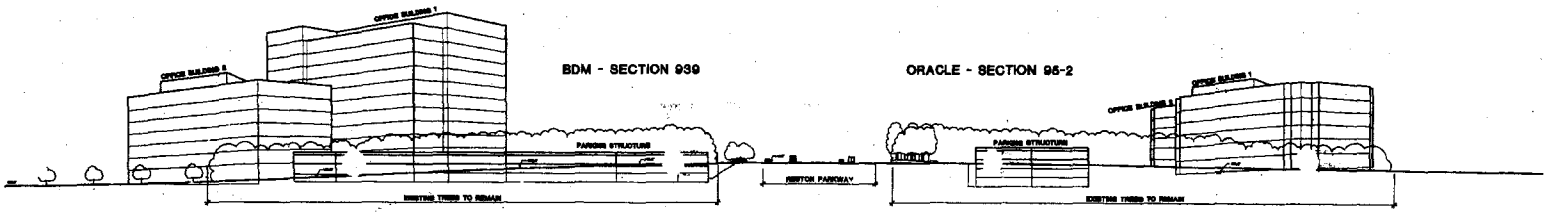
SCALE AS NOTED
DATE February 3, 1999
DRAWN BY DCB
CHECKED BY DCB

DRAWING NUMBER
CP-4

TOWN CENTER CONCEPT PLAN



C SUNSET HILLS ROAD SECTION
1/50" = 1'-0" SECN_C.BMP



D SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMPS
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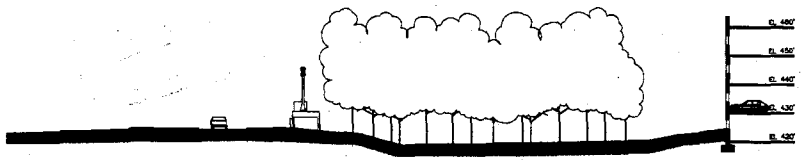

E SECTION THROUGH SIGNAGE AT INTERSECTION
1/16" = 1'-0" 358_SS01.dwg

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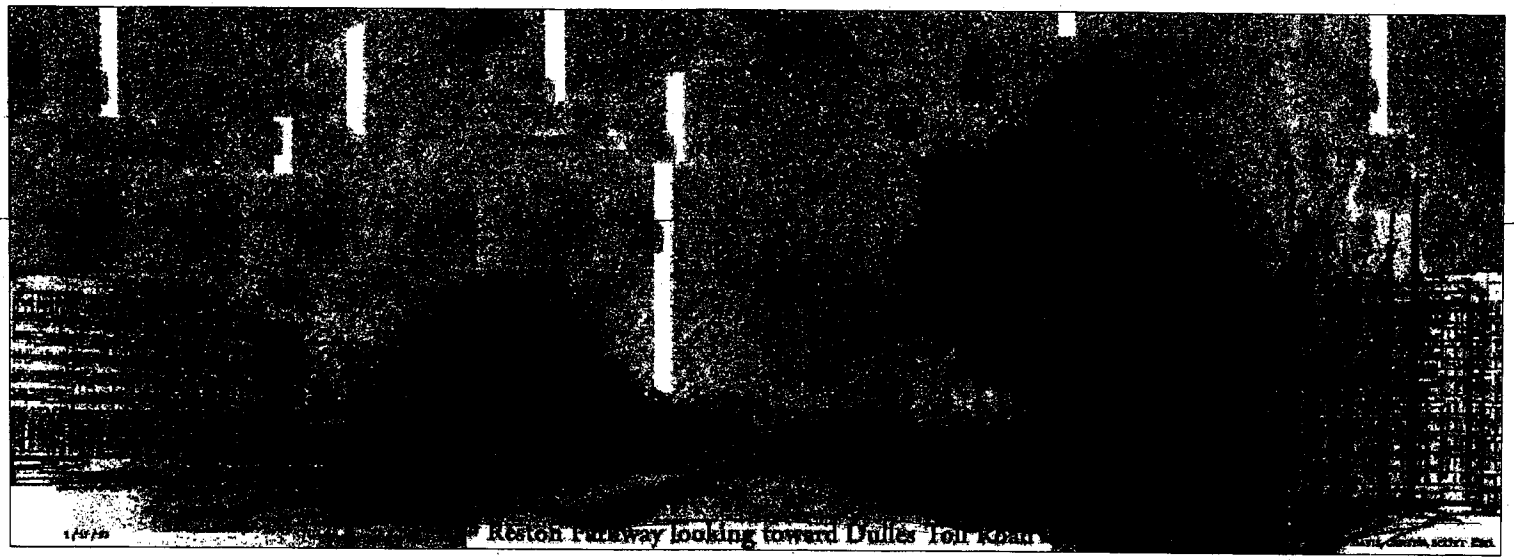
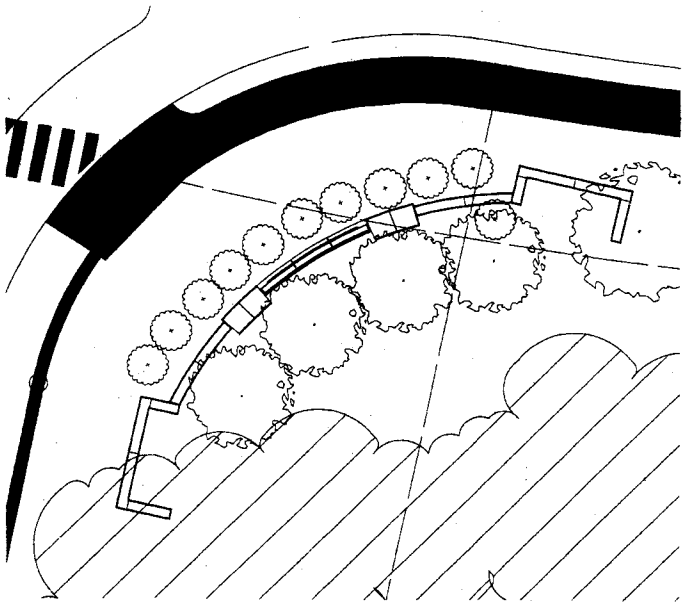
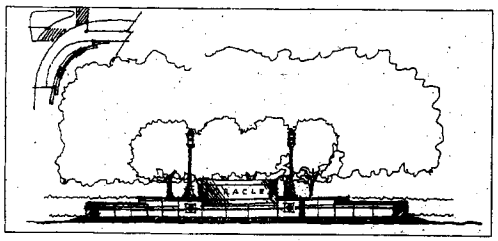


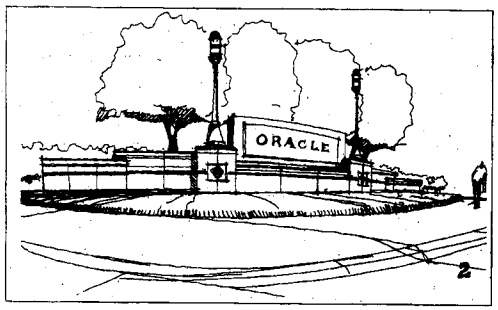
RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
1/8" = 1'-0" 358-RPZ.dwg



ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

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ARCHITECTURE AND INTERIORS ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

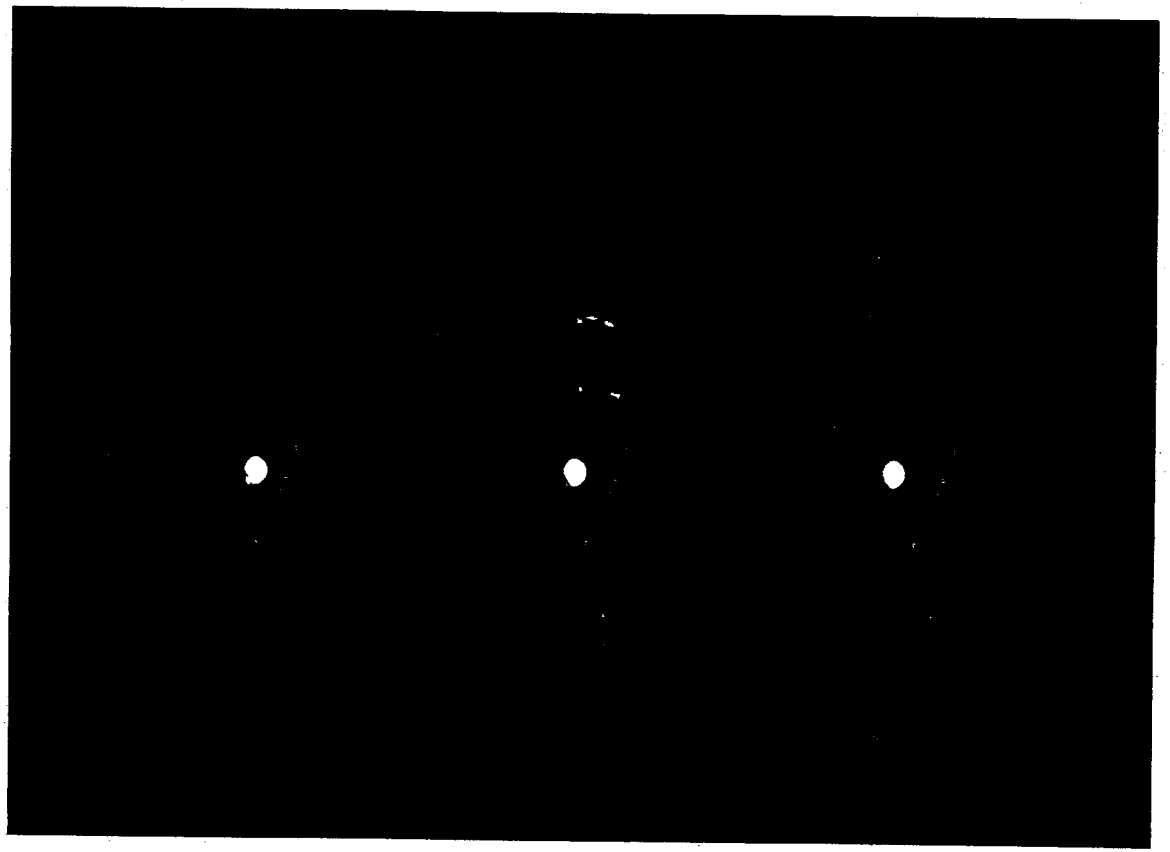
PROJECT NO. 3007601

DRAWING TITLE
SIGNAGE AND LANDSCAPE

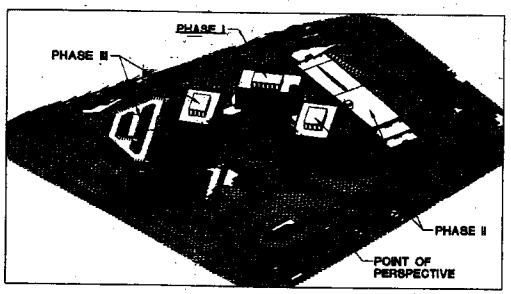
SCALE	AS NOTED
DATE	February 3, 1997
DRAWN BY	DCS
CHECKED BY	DCS

DRAWING NUMBER
CP-5

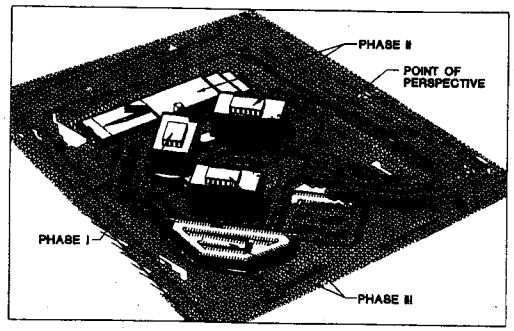
TOUR TOWN CENTER CONCEPT PLAN



PHASE III PERSPECTIVE
(PLANTING NOT SHOWN)



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

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STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

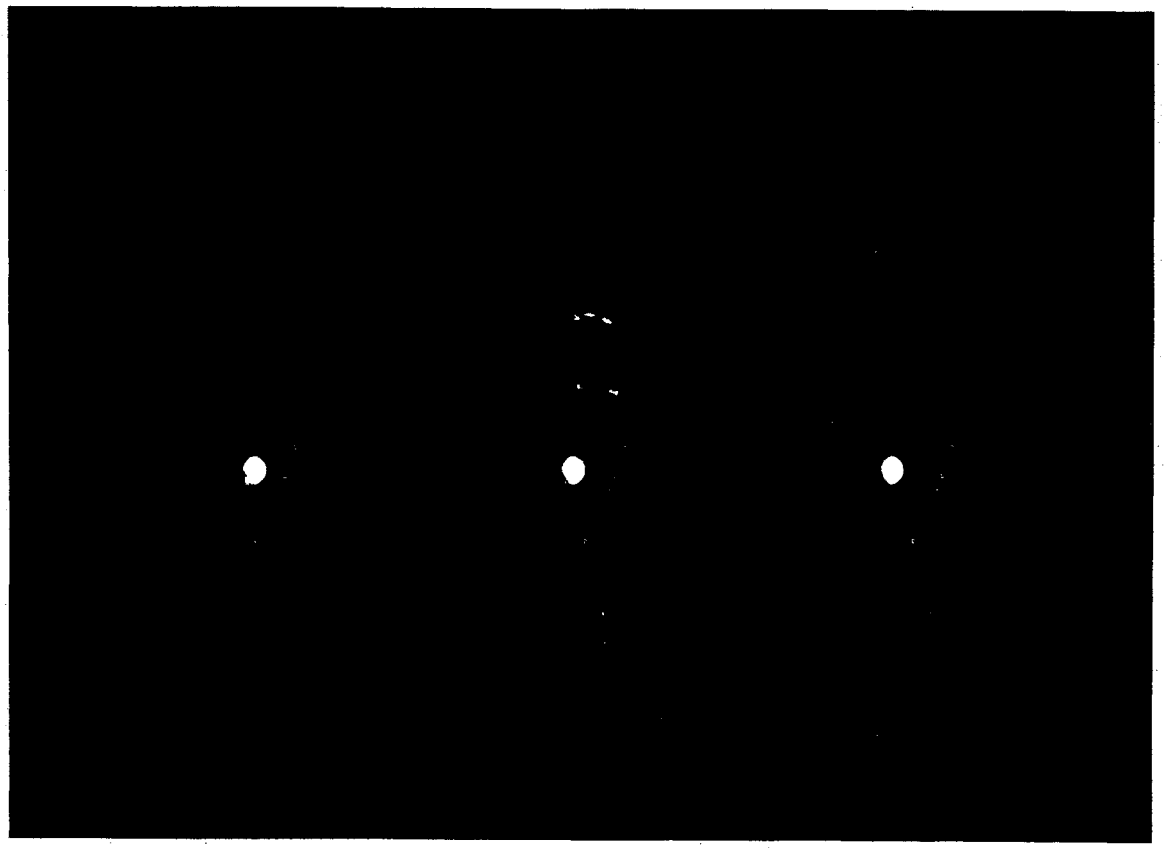
PROJECT NO. 300756.01

DRAWING TITLE
PERSPEC-
TIVES

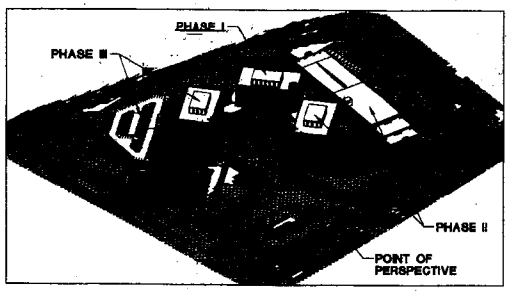
SCALE NONE
DATE February 3, 1998
DRAWN BY CCS
CHECKED BY CCS

DRAWING NUMBER
CP-6

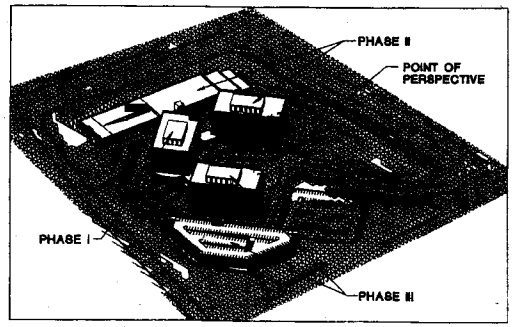
VIDUS TOWN CENTER CONCEPT PLAN



PHASE III PERSPECTIVE
(PLANTING NOT SHOWN)



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

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REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

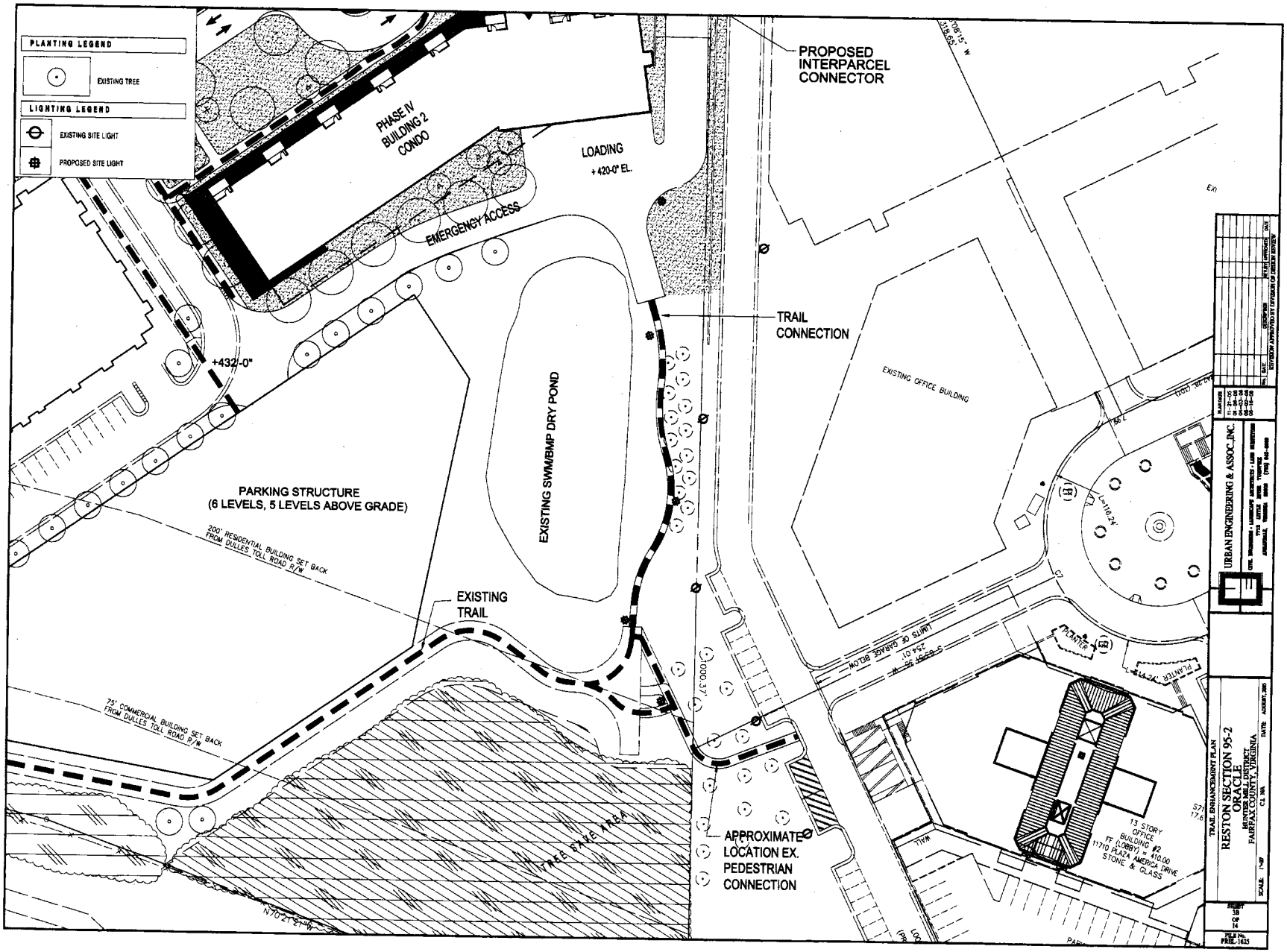
PROJECT NO. 500758.01

DRAWING TITLE
PERSPEC-
TIVES

SCALE NONE
DATE February 3, 1999
DRAWN BY DCS
CHECKED BY DCS

DRAWING NUMBER
CP-6

(VIOLIS TOWN CENTER CONCEPT PLAN)


PLANTING LEGEND
EXISTING TREE
LIGHTING LEGEND
EXISTING SITE LIGHT
PROPOSED SITE LIGHT
PHASE IV BUILDING 2 CONDO
LOADING
+420-0" EL.
EMERGENCY ACCESS
PROPOSED INTERPARCEL CONNECTOR
TRAIL CONNECTION
EXISTING OFFICE BUILDING
+432'-0"
EXISTING SWM/BMP DRY POND
PARKING STRUCTURE
(6 LEVELS, 5 LEVELS ABOVE GRADE)
200' RESIDENTIAL BUILDING SET BACK FROM DULLES TOLL ROAD R/W
EXISTING TRAIL
75' COMMERCIAL BUILDING SET BACK FROM DULLES TOLL ROAD R/W
TREE SAVE AREA
APPROXIMATE LOCATION EX. PEDESTRIAN CONNECTION
LIMITS OF GARAGE BELOW
PLANTER
13 STORY OFFICE BUILDING
FF (LOBBY) = 410.00
11710 PLAZA AMERICA DRIVE
STONE & GLASS
URBAN ENGINEERING & ASSOC., INC.
TRAIL ENHANCEMENT PLAN
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 3B OF 14
FILE No. PREL-1625

PLEASE TYPE
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT

RECEIVED
Department of Planning & Zoning
SEP 20 2005
Zoning Evaluation Division

APPLICATION NO. CPA 86-C-121-8-3
(Assigned by Staff)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Lerner Enterprises, LLC, the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the District to the District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION:

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
		Reston Section 95, Block 2		

2. TAX MAP DESCRIPTION:

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac.or Sq.Ft.)
17-4	((1))		7A	968,784 sq ft = 22.24 acres

3. POSTAL ADDRESS OF PROPERTY: (If any)

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
Northeast quarant of the intersection of the Dulles Toll Road and Reston Parkway, South of Sunset Hills Road.

5. PRESENT USE: Office Use

6. PROPOSED USE: Office, Residential, Retail

7. SUPERVISOR DISTRICT: Hunter Mill District

The name(s) and address(s) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Mark Looney, Esquire
Type or Print Name of Applicant or Agent

Signature of Applicant or Agent

c/o Cooley Godward LLP, One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA 20190-5601
Address

(703) 456-8652
Telephone No. Home Work

Please provide name and telephone number of contact person if different from above.

DO NOT WRITE IN THIS SPACE

Date application received: _____ Application Fee Paid: $ n/a

Date application accepted: 9-20-05 Virginia Ruffner Form RZ (10/89)