

## **DEVELOPMENT CONDITIONS**

### **PRC 86-C-121**

**May 4, 2009**

If it is the intent of the Board of Supervisors to approve PRC 86-C-121, located at 1900 Oracle Way, Tax Map 17-4 ((1)) 7A pt, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. At least one LEED-accredited professional shall be on the design team for the proposed building and parking garage.
2. The building shall utilize Energy Star qualified appliances and fixtures, where applicable.
3. Highly-reflective roofing material, insulated glass in base building applications, low-emitting building materials, energy efficient building systems features, equipment to control/reduce water flow, and LED lighting, where applicable, shall be used.
4. Construction of the trail system delineated on the PRC Plan, including obtaining all necessary right-of-way permits from the Metropolitan Washington Airports Authority (MWAA) and the Virginia Department of Transportation (VDOT), shall be diligently pursued. In the event that the necessary right-of-way permits are unable to be secured and such diligent efforts to pursue such right-of-way permits are demonstrated to the satisfaction of DPWES, a contribution shall be made in lieu of the construction of the trail system along the Dulles Airport Access Road. The contribution shall equal the cost of said trail system, and be deposited by the applicant into a fund designated by Fairfax County for the improvement of the transportation network in the immediate vicinity of the subject property within the Dulles Suburban Center or Hunter Mill District.
5. Prior to issuance of a Non-Residential Use Permit (Non-Rup) for the proposed office building, the applicant shall complete construction on the trail system along the Dulles Airport Access Road (DAAR), or provide a contribution in lieu construction of the said trail system in the event necessary right-of-way permits are unable to be secured. A public access easement shall be provided by the applicant for the portion of the trail system to be located on the Oracle property, as shown on the PRC Plan.

6. The proposed five foot wide sidewalk located along the east side of Reston Parkway, shall be constructed as shown on Sheet 4 of the PRC Plan dated April 8, 2009.
7. Architectural elevations for the office building and parking garage, including materials, shall be in substantial conformance with those shown on the PRC Plan as determined by the Department of Planning and Zoning.
8. All trees and shrubs proposed on the Landscape Plan, Sheet 10, shall be planted in contiguous mulched beds per Urban Forestry Management (UFM).
9. Any plans submitted pursuant to this PRC Plan shall be in accordance with the approved PRC Plan entitled "PRC Plan 86-C-121 Oracle Phase III" prepared by Urban Ltd. and dated April 8, 2009.