



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

PLANNING COMMISSION
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John R. Byers, Vice Chairman
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Laurie Frost Wilson

July 20, 2000

Antonio J. Calabrese, Esquire
McGuire, Woods, Battle & Boothe, L.L.P.
1750 Tysons Blvd., Suite 1800
McLean, Virginia 22102-3915

Dear Mr. Calabrese:

This will serve as your notice of the Planning Commission's action on **CP-86-C-119-3, Boston Properties, Inc.**, a conceptual plan for the Reston Town Center.

On Wednesday, July 19, 2000, the Planning Commission voted 10-0-1 (Commissioner Moon abstaining; Commissioner Wilson absent from the meeting) to approve CP-86-C-119-3, subject to the notes dated July 19, 2000, as attached.

For your information, also attached is a copy of the verbatim excerpts from the Commission's action on this item. Should you need any clarifications, please do not hesitate to contact me at 703-324-2865.

Sincerely,

Barbara J. Lippa
Executive Director

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Leslie Johnson, Staff Coordinator, ZED, DPZ
July 19, 2000 Date File
Y-2 File

Planning Commission Meeting
July 19, 2000
Verbatim Excerpts

CP-86-C-119-3 - BOSTON PROPERTIES, INC.

During Commission Matters

Commissioner Palatiello: I have an administrative item that is on the agenda for this evening. The applicant is Boston Properties. This is a conceptual plan pursuant to the approved zoning and the proffers for Reston Town Center. Members of the Commission had distributed to them a memorandum dated July 6, a memo to you, Mr. Chairman, from Ms. Johnson that evaluates this particular conceptual plan. I would ask Ms. Johnson if she would be so kind as to briefly summarize what is in here. I would call to the Commission's attention that you also have before you a memorandum from Ms. Johnson dated today that has attached to it revised notes. Members of the Commission will recall that notwithstanding the fact that the Reston Town Center project is a very heavily proffered project, that as these conceptual plans have come through, we have worked out a system whereby further clarification and further commitment on the part of the applicant to specific enhancements and attributes of the facilities in the Reston Town Center are memorialized in binding notes on the plan. Most of the changes that are before you as opposed to those that are in the July 6 memorandum, are editorial in nature and I think Ms. Johnson will address two that are substantive in nature with regard to management of stormwater runoff and the tree canopy, I believe, and supplemental landscaping. With that, if I may, Mr. Chairman, ask Ms. Johnson to make a brief presentation. While she is doing that, I think the applicant's attorney, Mr. Calabrese, has some photographs or some renderings and if he cares to show them to the Commission while Ms. Johnson is presenting, I think maybe that would be the best way to proceed.

Ms. Leslie Johnson: Thank you, Mr. Chairman, Mr. Palatiello. The property is 22.80 acres zoned PRC, located at the northeast quadrant of the intersection of Town Center Parkway and Sunset Hills Road. The property is further identified as Reston Section 93, Block 1 and 2. The site is currently developed with two existing three-story office buildings located at the eastern end of the property known as the Reston Corporate Center. Surface parking is provided to the north and west of the buildings within the area identified as lot 29 which is currently vacant. The applicant has submitted a conceptual plan for the addition of two office buildings in the southwest corner of the site and the addition of two parking structures, one of which will replace the existing surface parking which serves the Reston Corporate Center buildings. The entire project will be known as Reston Gateway. The approved development plan for RZ-86-C-119 permits office/research development uses up to a total of 1,234,000 square feet and an FAR of 1.0 and also a maximum building height of 120 feet. The land area subject to this rezoning application on the approved development plan includes blocks 1, 2 and block 3. Block 3 includes the 195,000 square foot office building approved in conjunction with the Discovery Square project which was approved by the Commission in November, to the east. The gross floor area proposed with this conceptual plan is 888,900 square feet, which includes the existing buildings, and

brings the total gross floor area for the land area subject to this rezoning application to 1,830,980 square feet and an FAR of .88. It should be noted because there is approximately 150,000 square feet of unused floor area that the applicant reserves the right to utilize in the future, subject to a conceptual plan amendment. The maximum building height shown on the building plan is 120 feet which is being met here. As part of this approval, the applicant has committed to construct the third lane on Sunset Hills Road, making it the full six lane divided roadway that is envisioned, or set forth, in the Comprehensive Plan. The applicant has also committed to dedicate, upon demand, an additional 12.5 feet of right-of-way along Town Center Parkway which will accommodate the possible future tunnel connecting Edmund Halley Drive on the southside of the Toll Road to Town Center Parkway on the north side of the Toll Road. As Mr. Palatiello has stated, revised plan notes have been submitted to you this evening, which --- some of the clarifications that have been done were requested by staff. The applicant has committed to increase the minimum tree cover from 10 percent to 15 percent on the entire 22.80 acre property which is consistent with what was approved for the Reston Gateway project to the east. Staff believes that the conceptual plan is in conformance with the approved development plan and proffers approved by the Board in conjunction with RZ-86-C-119 and is also in conformance with the Comprehensive Plan recommendations for the site. Therefore, staff recommends approval subject to the revised plan notes that you have before you this evening dated July 19, 2000. I'll be happy to answer any questions.

Commissioner Palatiello: Thank you, Ms. Johnson. This is the site in Reston where there are currently two office buildings. This is the undeveloped portion. I was going to use the euphemism that a lot of people use and simply say that it is the federal government's, but we all know that it's the Central Intelligence Agency that's in there -- just to give everyone a frame of reference to where we are talking about. So this is the area between the existing buildings and Town Center Parkway along Sunset Hills Road. You mentioned in there, I noticed, on Sheet 11 of the conceptual plan and Sheet 12, that they have accommodated the Comprehensive Plan language with regard to the extension of Town Center Parkway. I'm not sure that I'm enamored with Alternative A, nor do I think that DynCorp that occupies the building, that Alternative A proposes to go through the middle of, but I think Alternative B is probably more likely what we might finally see. Staff is comfortable that we are not in anyway painting ourselves into a corner or precluding that improvement if and when funding should become available or we get to a point for construction of that.

Ms. Johnson: The Department of Transportation has given this to their Highway Operations Division and I think they feel as comfortable as they can given -- you know we don't have -- we have some engineering but not the detail -- I think more of the issues are on the southside of the Toll Road and not on this side of the Toll Road. So I think we feel pretty comfortable with what they've shown.

Commissioner Palatiello: Very good. Thank you. I have no other questions, Mr. Chairman.

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: Question for perhaps Mr. Calabrese or for staff. Are you going to keep the basketball courts that are outdoors?

Unidentified member of audience: It's a volleyball court.

Commissioner Alcorn: Oh, it's a volleyball court.

Commissioner Palatiello: There are basketball courts on the surface parking lot that is currently there. I would imagine that they are not going to remain. I would notice --

Antonio Calabrese, Esquire: They won't remain ultimately, Mr. Alcorn. There will be there for a while. We don't have any particular tenants yet for these buildings, although that's not for lack of effort by Mr. Johnson or Mr. Williamson.

Commissioner Alcorn: It's probably not a concept plan issue, but you might want to check with your tenants before you make that change.

Mr. Calabrese: We closely work with the federal government on everything having to do with this site.

Commissioner Palatiello: I would note that there is another office development that is at the southeast quadrant of the Toll Road and the Fairfax County Parkway. One of the tenants is the National Imagery and Mapping Agency. The other, if I remember correctly, is Lockheed Martin. They have put basketball goals on the top floor of the deck -- the parking deck. So they have accommodated some lunch time recreation for the employees there as well. If there are no other comments, Mr. Chairman, this proposal has been before the Planning and Zoning Committee of the Reston Citizens Association and has their recommendation of support. This does have staff's recommendation of support. I am not aware of any opposition. All of the issues that the Planning and Zoning Committee had have been worked out and addressed by the applicant. This is consistent with the zoning for Reston Town Center and the County's Comprehensive Plan. I think we get the benefit of some further needed transportation improvements, particularly in terms of Number 1, the widening of Sunset Hills Road, as well as the dedication and the anticipation of the extension of Town Center Parkway which is being accommodated in this application. With that, Mr. Chairman, I WOULD MOVE THAT THE PLANNING COMMISSION APPROVE CONCEPTUAL PLAN 86-C-119-3, SUBJECT TO THE NOTES DATED JULY 19, 2000.

Commissioner Alcorn and Byers: Second.

Chairman Murphy: Seconded by Mr. Alcorn and Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve CP-86-C-119-3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Moon: Mr. Chairman? I'd like to abstain.

Chairman Murphy: Mr. Moon abstains.

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(The motion carried 10-0-1 with Commissioner Moon abstaining; Commissioner Wilson absent from the meeting.)

LBR

NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 93, BLOCKS 1 & 2
July 19, 2000

GENERAL

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

6. Building height. The maximum building height shall not exceed 10 stories or 120' above grade, as defined by the Zoning Ordinance. The parking structures will be a maximum of four (4) parking levels above grade on Block 1 and six (6) parking levels above grade on Block 2. Once completed, the elevation of both parking structures shall be equal to or below the elevation, including the exterior parapet, of the existing three-story office buildings at the Reston Corporate Center on the adjoining Section 93, Block 1 (which is approximately 448 feet above sea level).
7. Open space. Upon build out, a minimum of 25% open space shall be provided for Section 93, Blocks 1 & 2 combined.
8. Tree cover. Upon build out, a minimum of 15% tree cover shall be provided for Section 93, Blocks 1 & 2 combined.
9. Parking. Parking will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance; however, the Applicant reserves the right to provide additional spaces per the tenants' needs and market requirements, provided the minimum open space is maintained, and provided that the height of the parking structures and the footprints of the parking structures and surface parking areas is not exceeded.
10. Bicycle Racks. The Applicant shall install at least two bicycle racks per parking structure within and/or adjacent to both parking structures to support bicycle use by prospective tenants' employees. Additional bicycle racks shall be provided based upon tenant demand for and use of the bicycle racks or if requested by the Transportation System Management program coordinator required under Note #26 below.
11. Showers. The Applicant shall install showers in at least one (1) of the buildings on Block 2 to support bicycle use by prospective tenants' employees.

PHASING

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

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

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

LANDSCAPING

16. Landscape plan. The Applicant shall implement a landscaping plan consistent with Sheets 9 and 10 of this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by the Urban Forestry Division of DPW&ES.
17. Easements. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by DRB and DPW&ES.
18. Parking deck. Consistent with the Town Center Proffers, the top deck of the parking structure shall include planters for shrubs and flowers.
19. Virginia Power easement. The Applicant hereby reserves the right to request a modification of the requirement to provide shade trees within the interior and peripheral parking lot landscaping within the area of the Virginia Power overhead power line easement. This easement precludes any plantings with maximum heights greater than five to fifteen feet, depending upon the location within the Virginia Power easement,

subject to Virginia Power approval. If a modification is approved, the interior and peripheral parking lot landscaping in the easement areas will be satisfied by planting trees, shrubs and other similar vegetation, which plantings shall be coordinated with Urban Forestry Branch during the site plan review process. The Applicant shall coordinate with Virginia Power and the Urban Forestry Branch to provide landscaping that will shade the parking area within the Virginia Power easement to the extent possible. All proposed landscaping within the Virginia Power easement will be subject to review and approval by Virginia Power.

TRANSPORTATION

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

24. Tunnel Under Dulles Toll Road and Connection with Town Center Parkway. In accord with the Fairfax County Comprehensive Plan (Transportation Figure 179), the Applicant has shown on the Town Center Concept Plan a 12.5' wide reservation for a public street right-of-way along Town Center Parkway as part of a potential tunnel connection under the Dulles Toll Road. This 12.5' right-of-way area will be dedicated to the Board of Supervisors at no cost and in fee simple, upon written request by the County or VDOT at such time as there is a project for this connection and final construction drawings are approved by VDOT and/or the County. The Applicant is not required to construct this improvement in conjunction with approval of this Town Center Concept Plan. The Applicant will replace any landscaping shown on the Town Center Concept Plan that might be lost due to the construction of this roadway with similar type trees, shrubs or plants at new locations on the Property. The pedestrian connection along Town Center Parkway will be retained should the potential tunnel be constructed. The Applicant shall reconfigure or relocate the storm water management pond, if required, in order to accommodate any additional run-off associated with its 12.5' wide, dedicated land located along Town Center Parkway and the associated construction of this tunnel. The Applicant shall maintain its reconfigured \relocated pond in substantial conformance with this Town Center Concept Plan, as determined by the Planning Division of Fairfax County, or seek an amendment to this Town Center Concept Plan.
25. Connection to W&OD Trail. Subject to approval by the Northern Virginia Regional Park Authority ("NVRPA"), the Applicant shall construct a pedestrian/bicycle connection to the Washington and Old Dominion ("W&OD") Trail, north of the proposed parking structure on Block 2, generally in the location as depicted on Sheet 3 of the Concept Plan. The pedestrian connection shall be a minimum of six (6) feet wide within a ten (10) foot wide public pedestrian access easement. The construction of the pedestrian connection to the W&OD Trail shall be completed prior to issuance of a Non-RUP for the second office building on Block 2. The Applicant's commitment to construct a connection to the W&OD Trail is subject to approval by NVRPA at no additional cost to the Applicant, other than those costs associated with constructing such connection, and will not be provided if NVRPA approval requires any improvements other than those necessary for the construction of the proposed trail connection.

TRANSPORTATION MANAGEMENT PROGRAM

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

28. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.
29. The TSM coordinator will encourage tenants to implement staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.
30. The TSM coordinator will work with LINK, the Fairfax County Department of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

LAND USES

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

SITE DESIGN

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

TOWN CENTER CONCEPT PLAN AMENDMENTS

35. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s),

Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.

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

TABULATIONS

ZONED: PRC Town Center

SITE AREA: 993,445 SF (22.87 AC)

PROPOSED USE: Office with accessory uses

GROSS SQUARE FOOTAGE: 620,900 SF

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

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

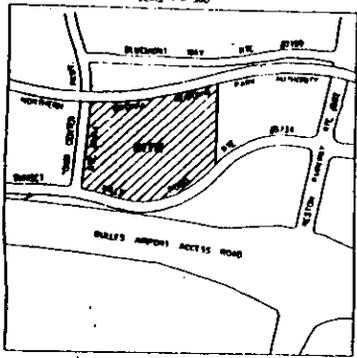
	<u>PRC REQUIRED</u>	<u>PROPOSED</u>
		86-C-119
OPEN SPACE	NONE	25%

U:5411\reston\gateway\notes of july 19, 2000

SYMBOLS

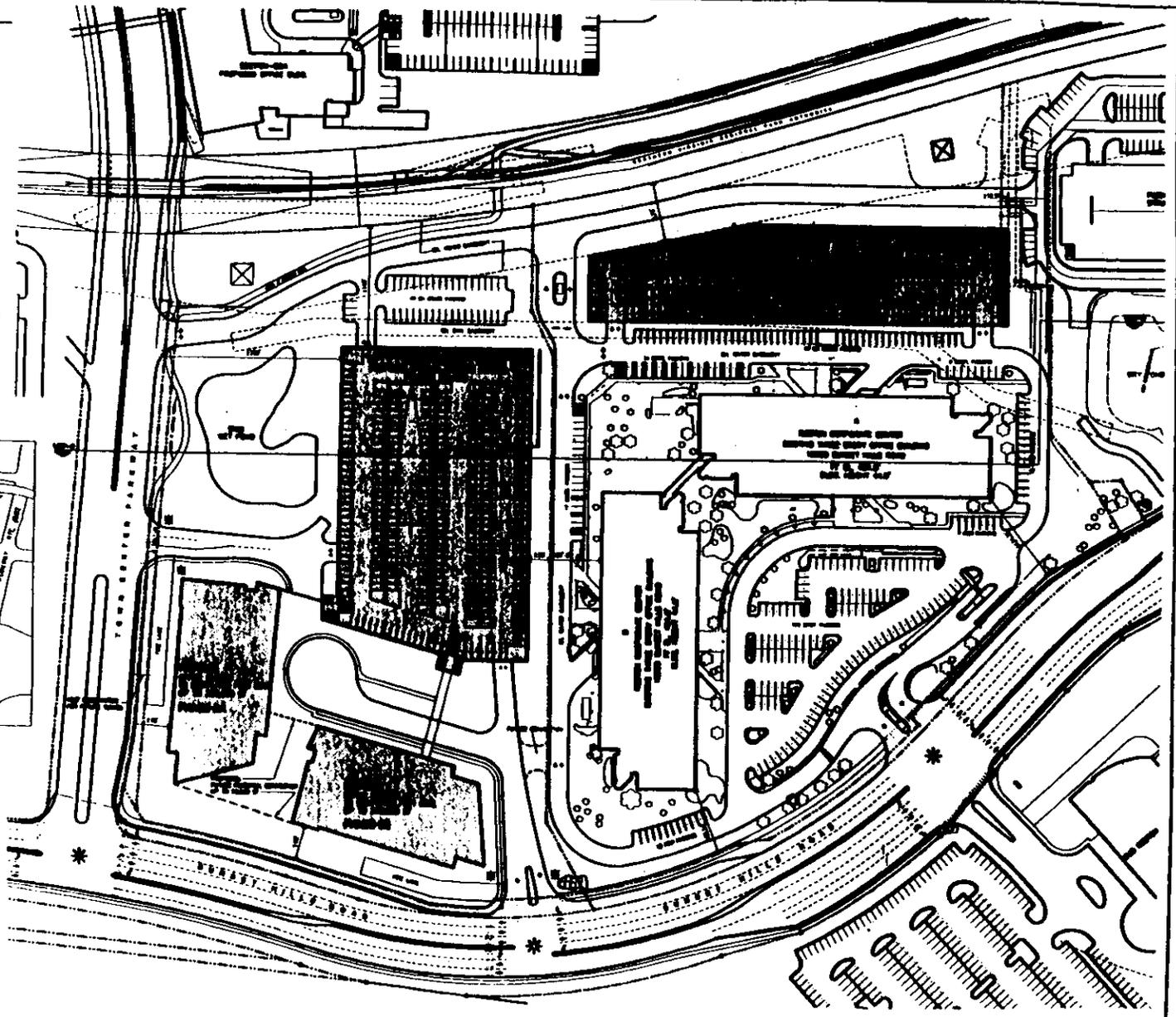
- TRAILS/SIDEWALKS
- TREES - PROPOSED
- SHRUBS - PROPOSED
- TREES - EXISTING
- SHRUBS - EXISTING
- CROSSWALK
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- POTENTIAL MONUMENT SIGN LOCATION

VICINITY MAP
SCALE 1" = 500'



LIST OF DRAWINGS

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



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ARCHITECTS AND INTERIOR ARCHITECTS

1025 Investment Blvd, Suite 100, Arlington, Virginia 22201 • Tel: 703-877-1000
4000 Woodloch Forest Dr., Suite 1000, Washington, D.C. 20008 • Tel: 202-462-1000

DESIGNED BY
Reston Properties, Inc.

APPROVED	
2/19/98	
5/20/98	
5/20/98	
1/17/98	

PROJECT TITLE
RESTON GATEWAY

Section - 83
Blocks 1 and 2
Reston, Virginia

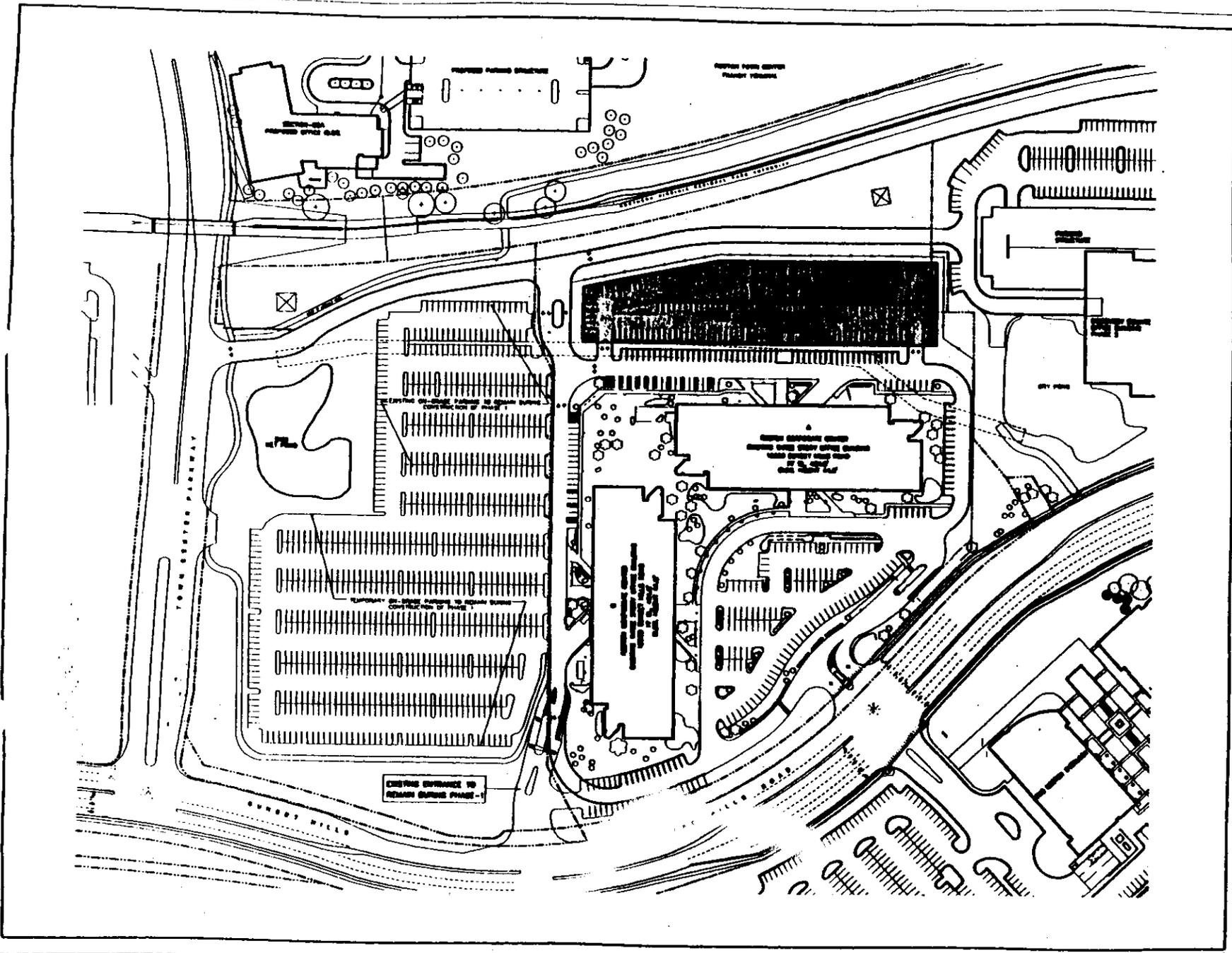
PROJECT NO. 1-88888

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

SCALE	1" = 50'
DATE	2/19/98
DRAWN BY	JCA
CHECKED BY	MS

DRAWING NUMBER
CP-1

SHEET OF



DAVIS • CARTER • SCOTT
 ARCHITECTS AND INTERIOR ARCHITECTS

Keith Green, AIA
 1740 Monument Drive, Suite 100, Reston, Virginia 20191 • 703/745-1977
 400 Aqueduct Street, N.W., Atlanta, Georgia, G.A. 30306 • 404/522-1300

PROPERTY
 Reston Properties, Inc.

REVISIONS

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

PROJECT TITLE
RESTON GATEWAY

Section - 93
 Blocks 1 and 2
 Reston, Virginia

PROJECT NO. 1-000000

DESIGNER TITLE
**TOWN CENTER
 CONCEPT PLAN
 PHASE 1**

SCALE 1"=50'
 DATE 1/1/80
 DRAWN BY JCA
 CHECKED BY JCA

RELATIVE NUMBER
CP-2
 SHEET OF