APPLICATION ACCEPTED: May 20, 2009
PLANNING COMMISSION: October 29, 2009

County of Fairfax, Virginia

OCTOBER 14, 2009

STAFF REPORT

APPLICATION CSP B-846-02

HUNTER MILL DISTRICT

APPLICANT(S):	JBG/Rockwood Gateway Land, LLC JBG/Reston Hotel, LLC Reston Square Hotel, LLC Reston Square Office, LLC JBG/Rockwood Reston Square Residential, LLC Unit Owners Association of the Mercer, A Condominium
ZONING:	PRC
PARCEL(S):	17-3 ((3)) 1E 17-4 ((29)) 2C 17-4 ((29)) 1A 17-4 ((31)) H 17-4 ((31)) O 17-4 ((32)) 1A 17-4 ((32)) 106 – 1006 17-4 ((32)) 101 – 1014
ACREAGE:	15 acres
PLAN MAP:	Office Use Up To .50 FAR
PROPOSAL:	Approval of a Comprehensive Sign Plan for the application property

Brenda J Cho

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 approval of CSP B-846-02, subject to the development conditions found in Appendix 1.

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 recommendation of staff; it does not reflect the position of the Planning Commission.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

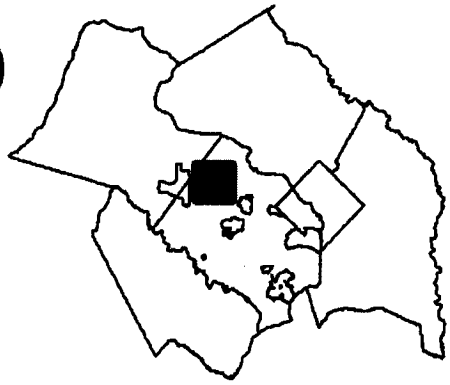
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\bcho00\CSP\CSP B-846-02\Report_Cover

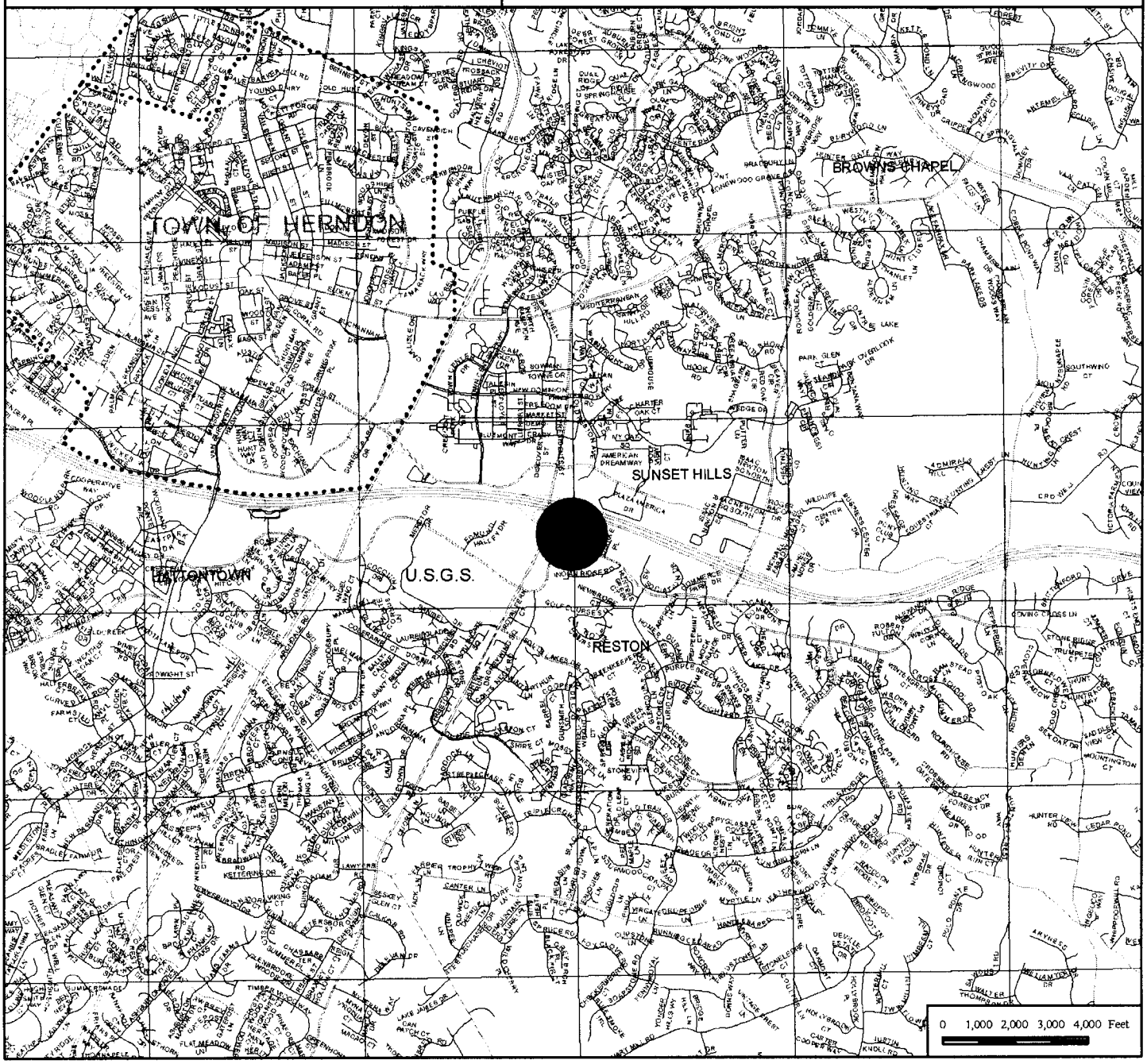
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan

CSP -B -846-02

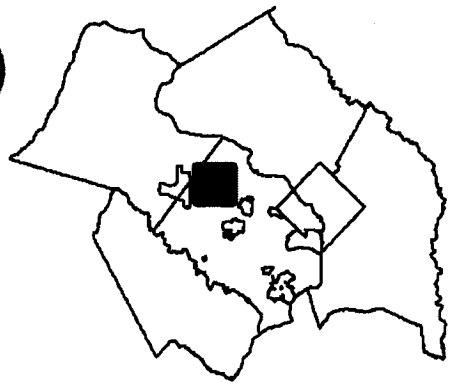


Applicant:	JBG/ROCKWOOD GATEWAY LAND L.L.C., JBG/RESTON HOTEL, L.L.C., RESTON SQUARE HOTEL, L.L.C., RESTON SQUARE OFFICE, L.L.C., JBG/ROCKWOOD RESTON SQUARE RESIDENTIAL, L.L.C. AND UNIT OWNERS ASSOCIATION OF THE MERCER, A CONDOMINIUM, RESTON SQUARE HOTEL, LLC ON BEHALF OF THE INDIVIDUAL UNIT OWNERS
Accepted:	05/20/2009
Proposed:	COMPREHENSIVE SIGN PLAN
Area:	15 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Located:	NORTH SIDE OF SUNRISE VALLEY DRIVE APPROXIMATELY 500 FEET WEST OF ROLAND CLARKE PLACE
Zoning:	PRC
Map Ref Num:	017-3 /03/ /0001E/017-4 /29/ /0001A /29/ /0002C /31/ / H /31/ / O /32/ /0101 /32/ /0103 /32/ /0105 /32/ /0106 /32/ /0107 /32/ /0109 /32/ /0111 /32/ /0112 /32/ /0113 /32/ /0114 /32/ /0115 /32/ /0116 /32/ /0117 /32/ /0118 /32/ /0119 /32/ /0120 /32/ /0121 /32/ /0122 /32/ /0123 /32/ /0124 /32/ /0125 /32/ /0126 /32/ /0127 /32/ /0201 /32/ /0202 /32/ /0203 /32/ /0204 /32/ /0205 /32/ /0206 /32/ /0207 /32/ /0208 /32/ /0209 /32/ /0210 /32/ /0211 /32/ /0212 /32/ /0213 /32/ /0214 /32/ /0215 /32/ /0216 /32/ /0217 /32/ /0218 /32/ /0219 /32/ /0220 /32/ /0221 /32/ /0222 /32/ /0223 /32/ /0224 /32/ /0225 /32/ /0226 /32/ /0227 /32/ /0301 /32/ /0302 /32/ /0303 /32/ /0304 /32/ /0305 /32/ /0306 /32/ /0307 /32/ /0308 /32/ /0309 /32/ /0310 /32/ /0311 /32/ /0312 /32/ /0313 /32/ /0314 /32/ /0315 /32/ /0316 /32/ /0317 /32/ /0318 /32/ /0319 /32/ /0320 /32/ /0321 /32/ /0322 /32/ /0323 /32/ /0324 /32/ /0325 /32/ /0326 /32/ /0327 /32/ /0401 /32/ /0402 /32/ /0403 /32/ /0404 /32/ /0405 /32/ /0406 /32/ /0407 /32/ /0408 /32/ /0409 /32/ /0410 /32/ /0411 /32/ /0412 /32/ /0413 /32/ /0414 /32/ /0415 /32/ /0416 /32/ /0417 /32/ /0418 /32/ /0419 /32/ /0420 /32/ /0421 /32/ /0422 /32/ /0423 /32/ /0424 /32/ /0425 /32/ /0426 /32/ /0427 /32/ /0501 /32/ /0502 /32/ /0503 /32/ /0504 /32/ /0505 /32/ /0506 /32/ /0507 /32/ /0508 /32/ /0509 /32/ /0510 /32/ /0511 /32/ /0512 /32/ /0513 /32/ /0514 /32/ /0515 /32/ /0516 /32/ /0601 /32/ /0602 /32/ /0603 /32/ /0604 /32/ /0605 /32/ /0606 /32/ /0607 /32/ /0608 /32/ /0609 /32/ /0610 /32/ /0611 /32/ /0612 /32/ /0613 /32/ /0614 /32/ /0615 /32/ /0616 /32/ /0702 /32/ /0703 /32/ /0704 /32/ /0705 /32/ /0706 /32/ /0707 /32/ /0708 /32/ /0709 /32/ /0710 /32/ /0711 /32/ /0712 /32/ /0713 /32/ /0714 /32/ /0715 /32/ /0716 /32/ /0801 /32/ /0802 /32/ /0803 /32/ /0804 /32/ /0805 /32/ /0806 /32/ /0807 /32/ /0808 /32/ /0809 /32/ /0810 /32/ /0811 /32/ /0812 /32/ /0813 /32/ /0814 /32/ /0815 /32/ /0816 /32/ /0901 /32/ /0902 /32/ /0903 /32/ /0904 /32/ /0905 /32/ /0906 /32/ /0907 /32/ /0908 /32/ /0909 /32/ /0910 /32/ /0911 /32/ /0912 /32/ /0913 /32/ /0914 /32/ /0915 /32/ /0916 /32/ /1004 /32/ /1005 /32/ /1006 /32/ /1007 /32/ /1008 /32/ /1009 /32/ /1010 /32/ /1011 /32/ /1012 /32/ /1014



Comprehensive Sign Plan

CSP -B -846-02



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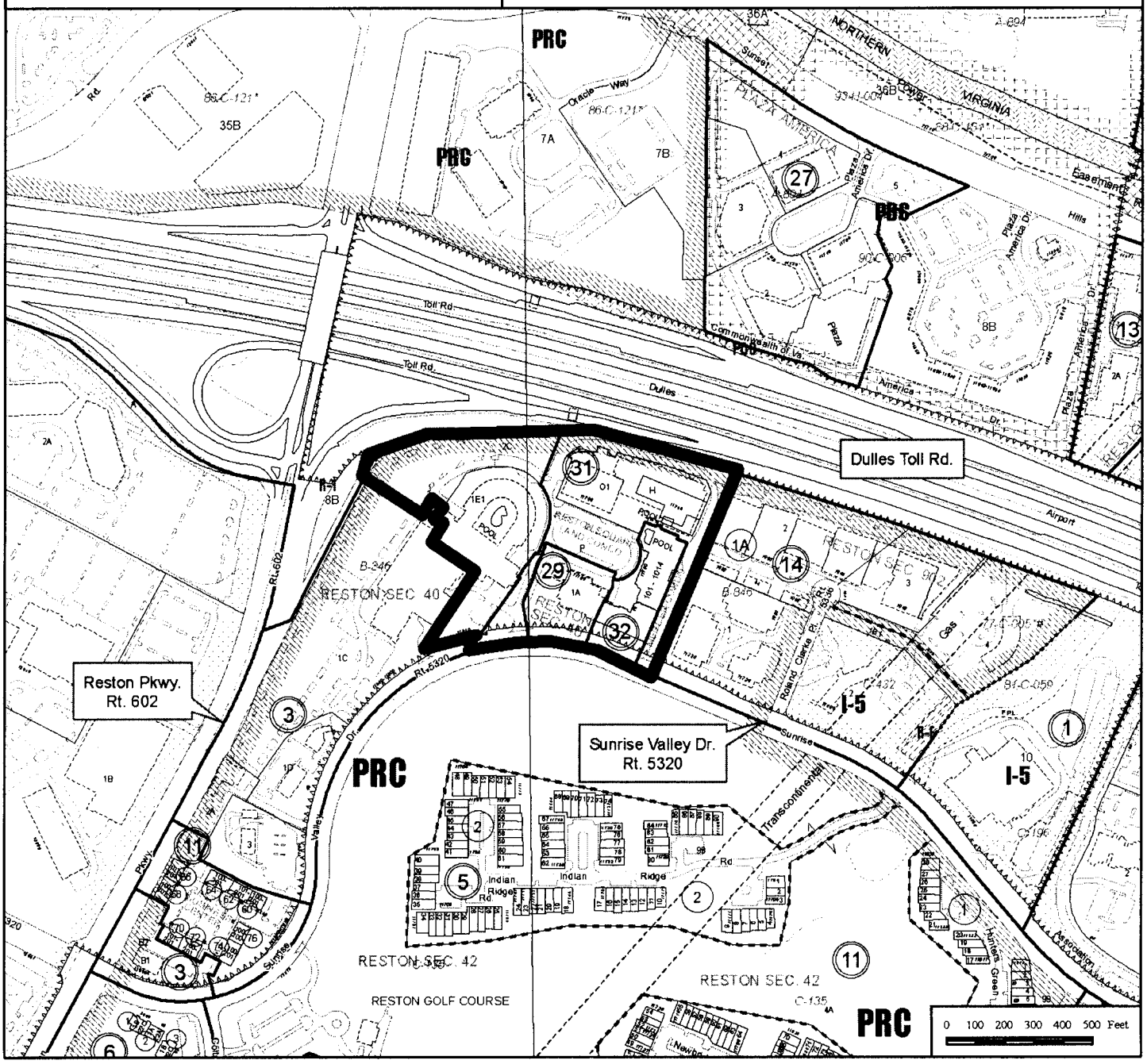

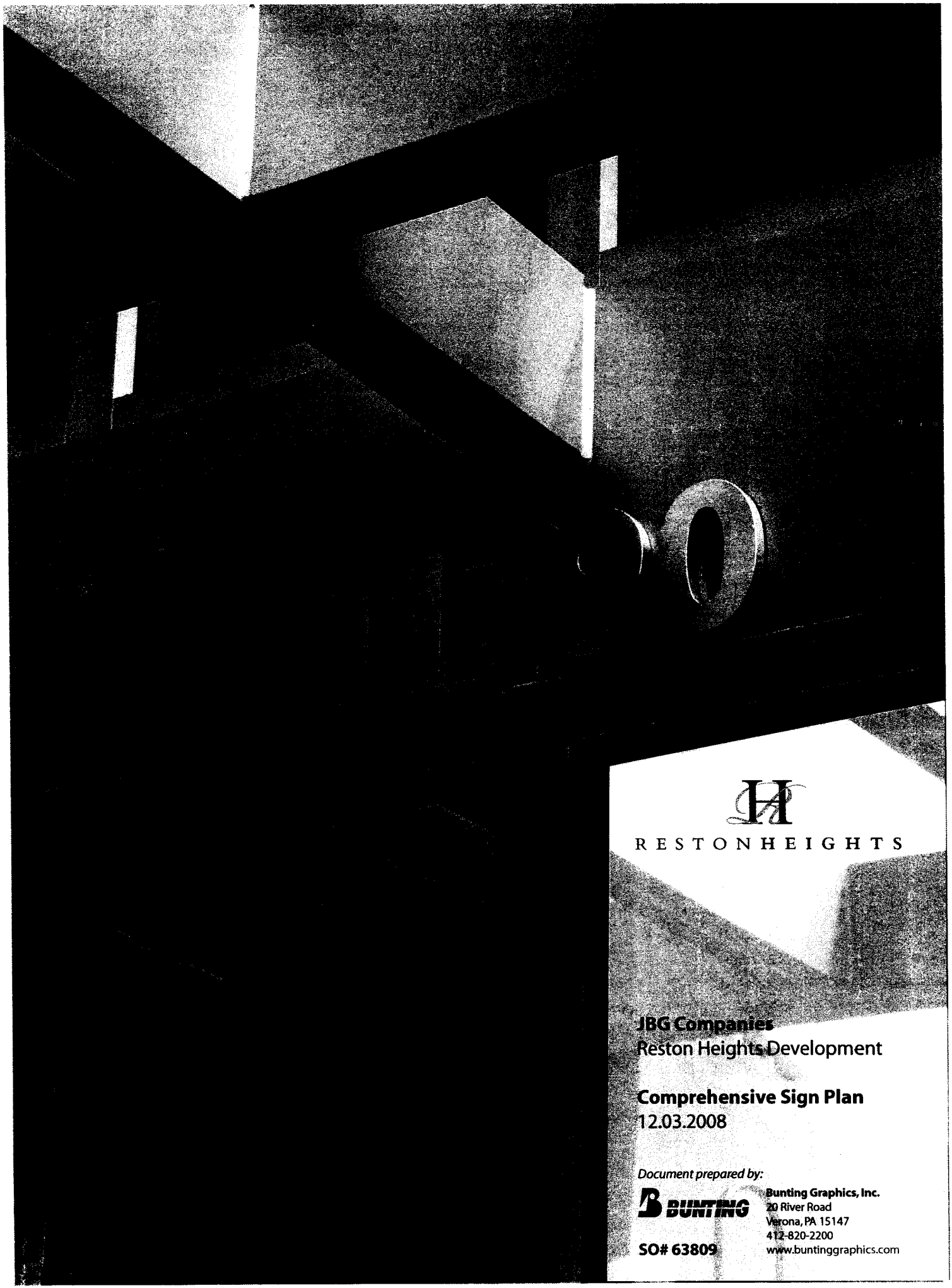

RESTONHEIGHTS

JBG Companies
Reston Heights Development

Comprehensive Sign Plan
12.03.2008

Document prepared by:

BUNTING

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20 River Road
Verona, PA 15147
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SO# 63809

Table of Contents

1. Comprehensive Sign Program

Introduction	3
Notes	4
Vicinity Map	5
Site Plan	6
Logo	8
Standard Typefaces	9
Color Palette	10

2. Site Permanent Signs

Sign Type A	11
Sign Type B1	12
Sign Type B2	13
Sign Type C	14
Sign Type D1, D2	15
Sign Type E	16
Sign Type F1, F2, F3	17

3. Building Elevations

Hotel & Office North/South	18-21

4. Sign Matrix 22

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Introduction

Reston Heights is located immediately north of Sunrise Valley Drive and east of Corporate Park Drive in Reston Virginia. Less than 25 miles southwest of Washington, DC, Reston Heights is in close proximity to Dulles International Airport and Tysons Corner. The Dulles Toll Road and Interstate 495 are also easily accessible.

Reston Heights is a mixed-use project, which will include a vibrant pedestrian-friendly environment along with convenient restaurants, office, retail and residential components. Reston Heights' coordinated and well-developed signage system will establish the community's identity and will unify the retail and residential uses throughout the site.

Signs are a necessary means of visual communication for public convenience and are most effective when organized in a comprehensive system. A properly conceived sign plan reflects the owner's concern and sense of responsibility for public safety, while also enhancing the image and use of the development.

The elements of this sign plan incorporate the architecture and landscape features of Reston Heights. All design details have been coordinated with the project's architects and landscape architects to ensure harmonious and well-integrated signage.

The proposed comprehensive sign plan accommodates multiple uses within the same site and accounts for changing tenants, changing market conditions, and periodic renovations over time. The document establishes sign design standards in order to maintain flexibility while also preserving the overall consistency of the site's signage.

The following pages provide illustrations, details, and locations for each sign on the site. These guidelines assure consistent display of information in its entirety. The end result is a comprehensive sign program that will indentify the various components within the development, will direct vehicular traffic, and will facilitate access to and from the site.

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Notes

1 Unless modified by the Comprehensive Sign Plan, the provisions of Article 12 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") shall apply to signs at Reston Heights.

2 Any buildings not shown on sheet 6 that are subsequently constructed shall be permitted to have signage in accordance with the provisions of Article 12 of the Zoning Ordinance.

3 In order to ensure compatibility with the architectural design of Reston Heights, the design and location of all signs shall be reviewed and approved by the property owner, prior to submission to Fairfax County for sign permits. Sign permits, under this Comprehensive Sign Plan, shall be obtained as required by the Zoning Ordinance; written approval of the property owner shall accompany all sign permit applications.

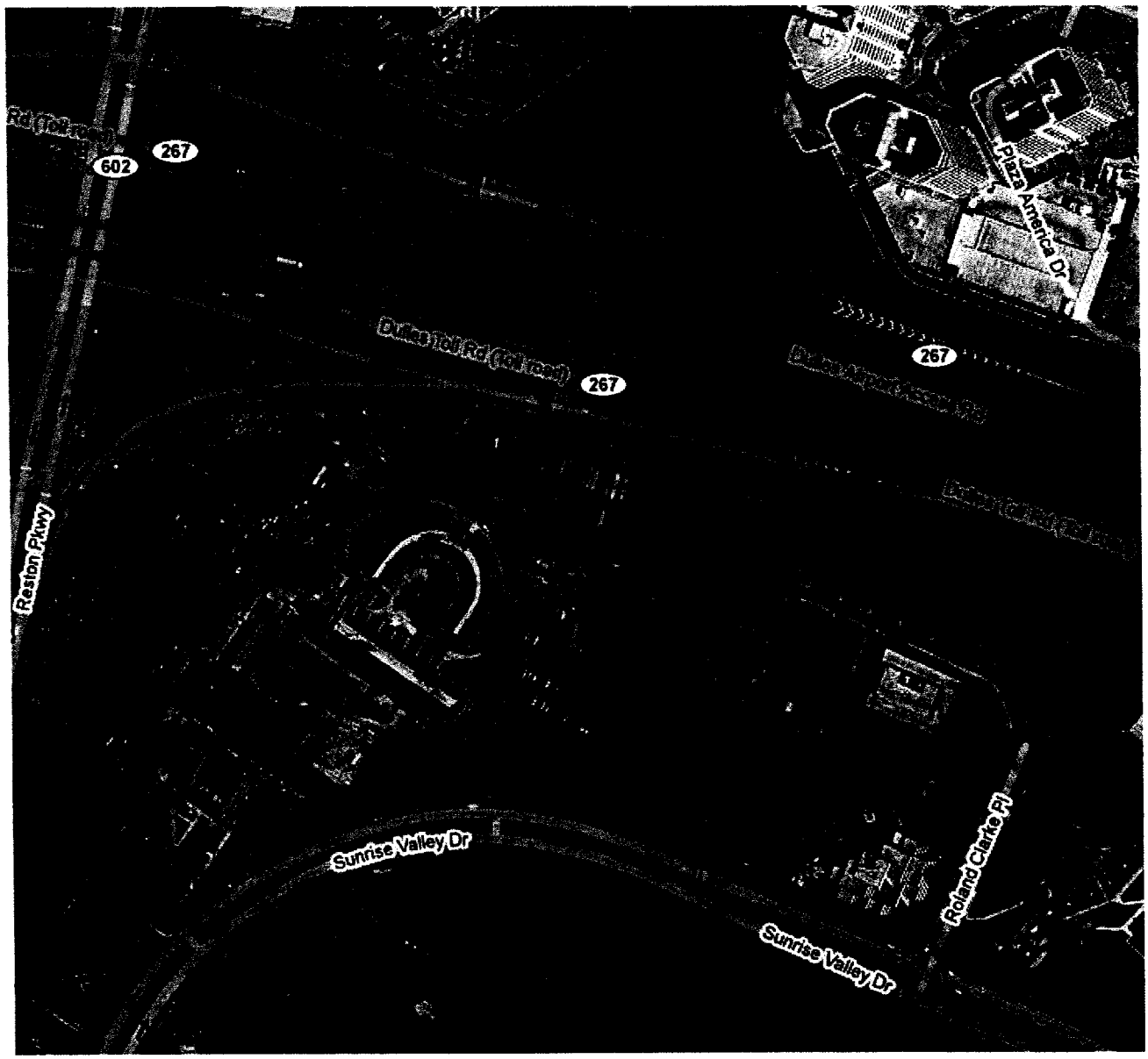
4 All signs may be illuminated. Lighting may be by external illumination including ground mounted up-lights, sign mounted down-lights, neon, or internal illumination. Lighting of signs shall not be blinding, fluctuating or moving. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. All sign lighting shall be reviewed and approved by the property owner.

5 The record owner of individual parcels may modify this Comprehensive Sign Plan as it pertains to the individual parcel without the joinders of the other owners. (Refer to site plan parcel location for identification of individual parcels as of the date of this application - see page 6.)

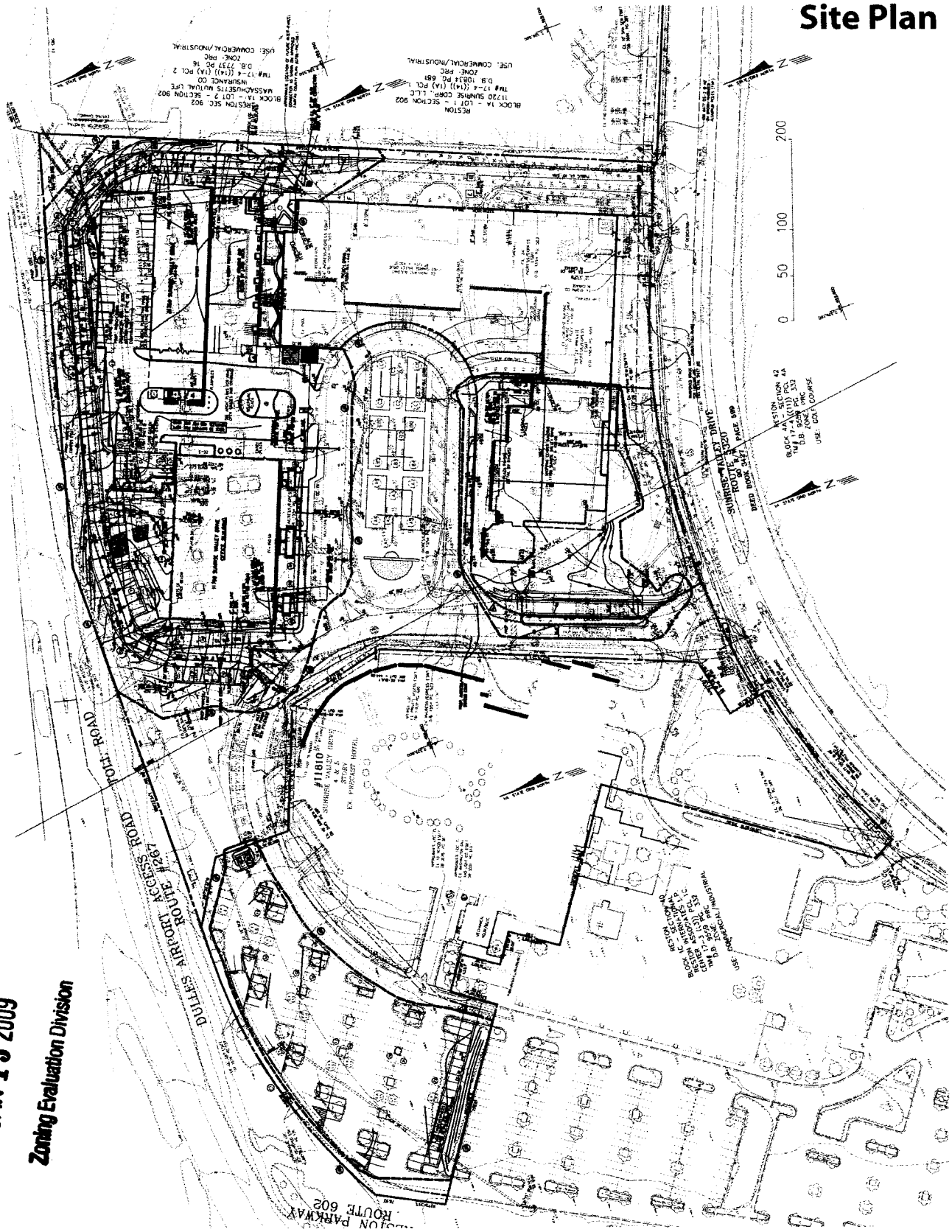
6 Illustrations in this Comprehensive Sign Plan are intended to indicate the general size and character of the signs proposed for Reston Heights. All signs are subject to modicication at time of final design and engineering, and approval by the property owner.

7 Notwithstanding the number of signs shown in this Comprehensive Sign Plan manual, the applicant shall have no obligation to construct every sign shown.

Vicinity Map



Site Plan



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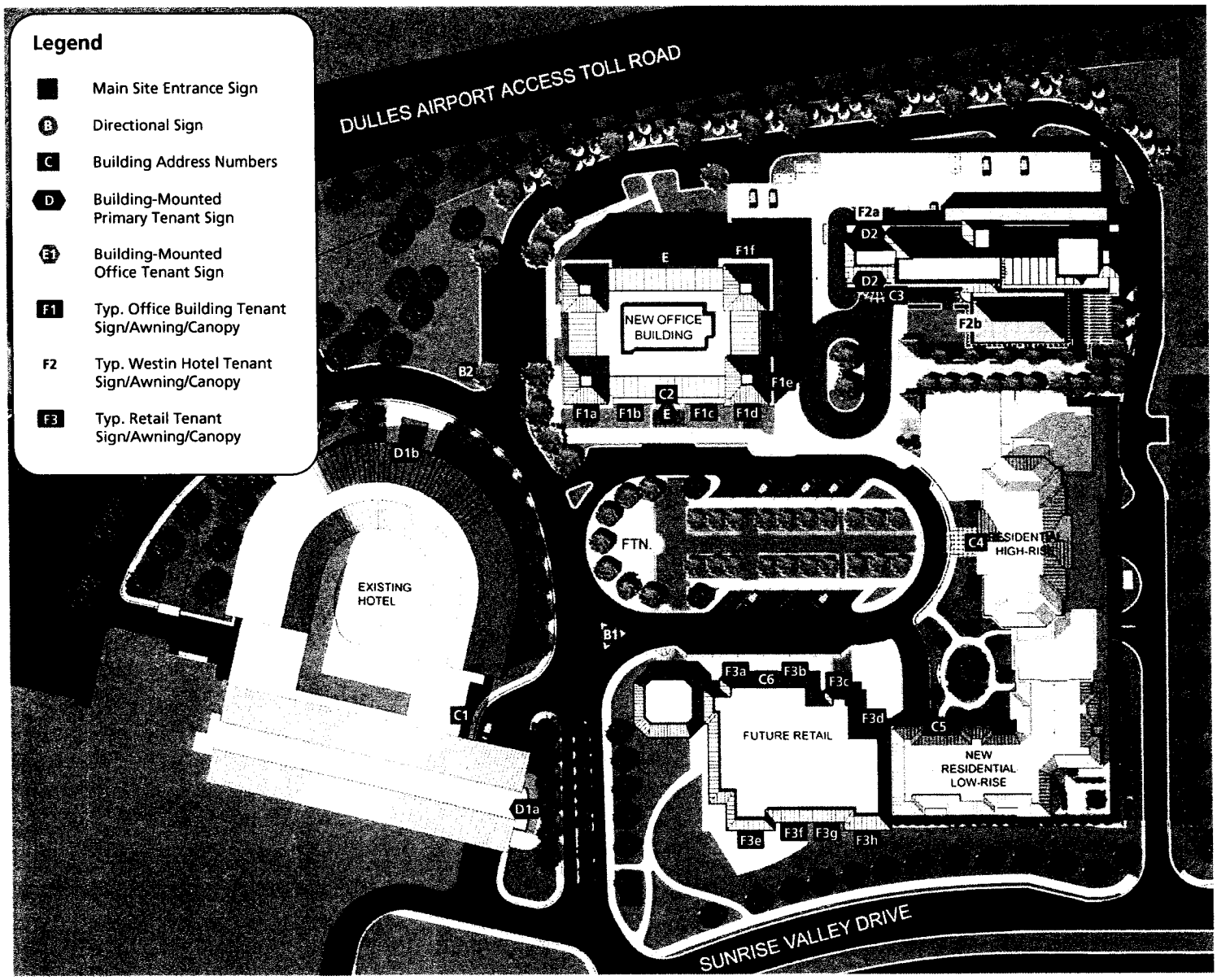
Site Plan


Legend
Main Site Entrance Sign
Directional Sign
Building Address Numbers
Building-Mounted Primary Tenant Sign
Building-Mounted Office Tenant Sign
Typ. Office Building Tenant Sign/Awning/Canopy
Typ. Westin Hotel Tenant Sign/Awning/Canopy
Typ. Retail Tenant Sign/Awning/Canopy
DULLES AIRPORT ACCESS TOLL ROAD
NEW OFFICE BUILDING
EXISTING HOTEL
FTN.
FUTURE RETAIL
NEW RESIDENTIAL LOW-RISE
SUNRISE VALLEY DRIVE
E
F1f
F1e
F1a
F1b
F1c
F1d
C2
C3
C4
C5
C6
C1
D1a
D1b
D2
F2a
F2b
B1
B2
F3a
F3b
F3c
F3d
F3e
F3f
F3g
F3h

Logo

Current Logo

RESTON
HEIGHTS

Potential Future Logo

RESTONHEIGHTS

Logos help to solidify the Reston Heights identity and will be used throughout the property in various forms and sizes with or without the "Reston Heights" text.

All uses of the logo shall be consistent in proportion, color and typeface.

The owner reserves the right to modify its logos in the future, provided such modification is uniform throughout the project to ensure consistency.

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Standard Typography

New Johnston Medium

New Johnston Bold

Standard typography will be used for Site Permanent signs within the Reston Heights development, except for Regulatory, Residential and Retail Tenant Permanent signs.

The initial standard typeface family used at Reston Heights is called New Johnston, a sans-serif face similar to Gill Sans and first developed in the 1920s for the London Transport Underground tube system. Variants used are New Johnston Medium and Bold.

For individual Tenant Permanent Signs and Temporary Signs, the typography used will reflect the individual user's standard typestyle and/or logo, or be a style expressive of the user.

The standard typeface may change over time to reflect the evolving nature of Reston Heights, and any modification shall be applied consistently throughout the project.

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Color Palette

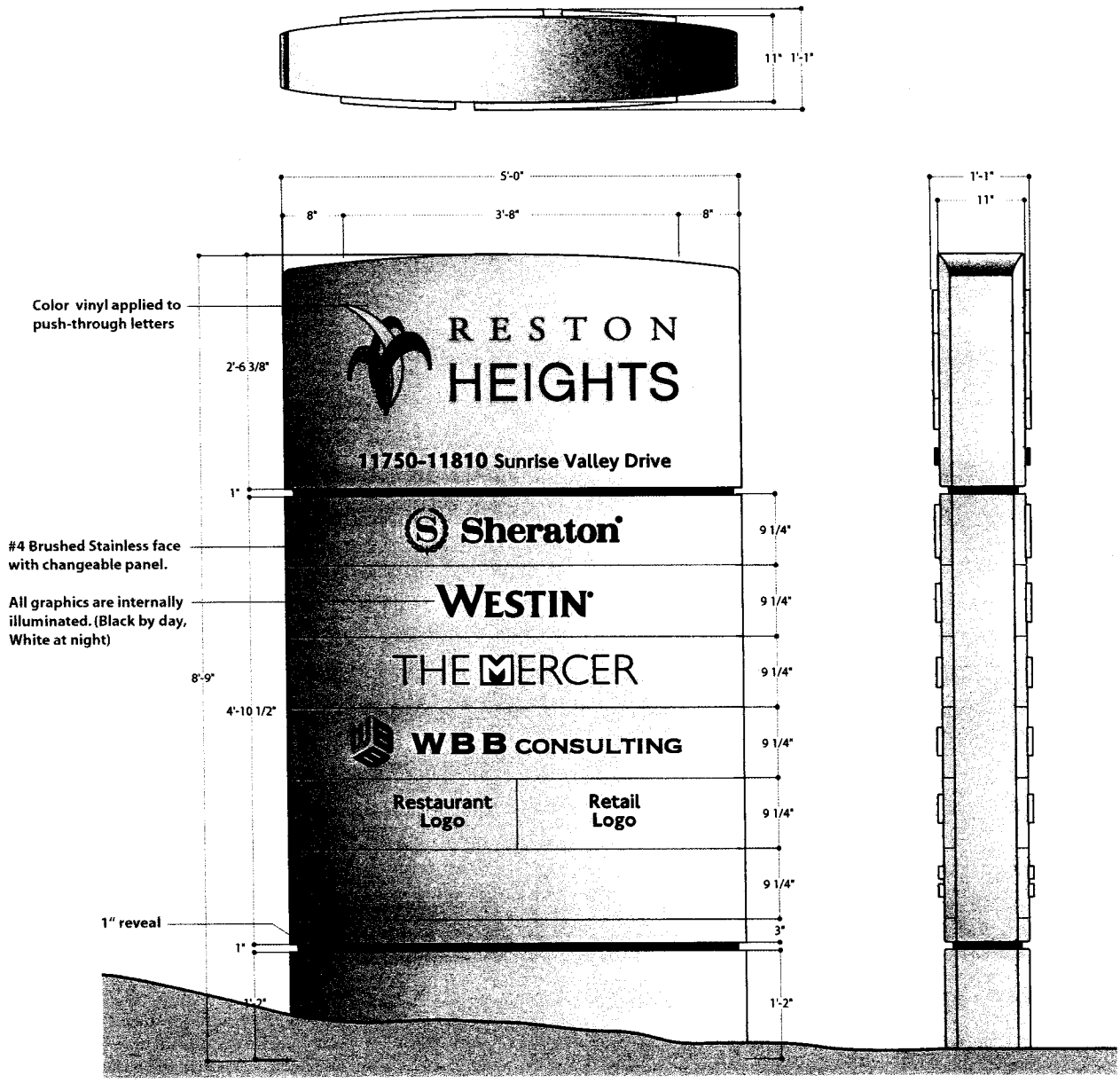
PMS 411	PMS 421	PMS 7502	PMS 277
PMS Black 6	70% Black	50% Black	30% Black

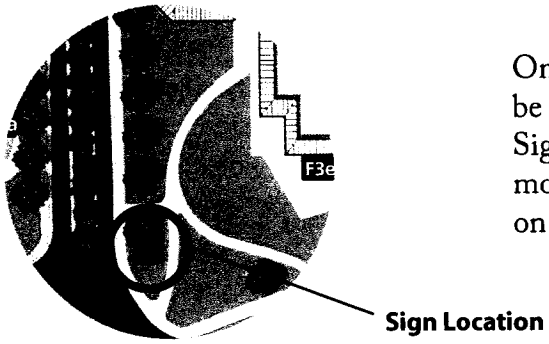
Most Site Permanent Signs and Temporary Signs Shall use colors shown above their design, except as otherwise noted. The colors above represent the proposed color palette for Reston Heights. Colors are selected from the Pantone Matching System, (PMS) color selection system.

Subject to the review of the property owner, these color palettes may be modified due to changes in market conditions and prevailing styles.

For User Permanent Signs, Regulatory and Permanent Residential Signs, the color palette may reflect the individuals user's standards, and may be a style expressive of the user.

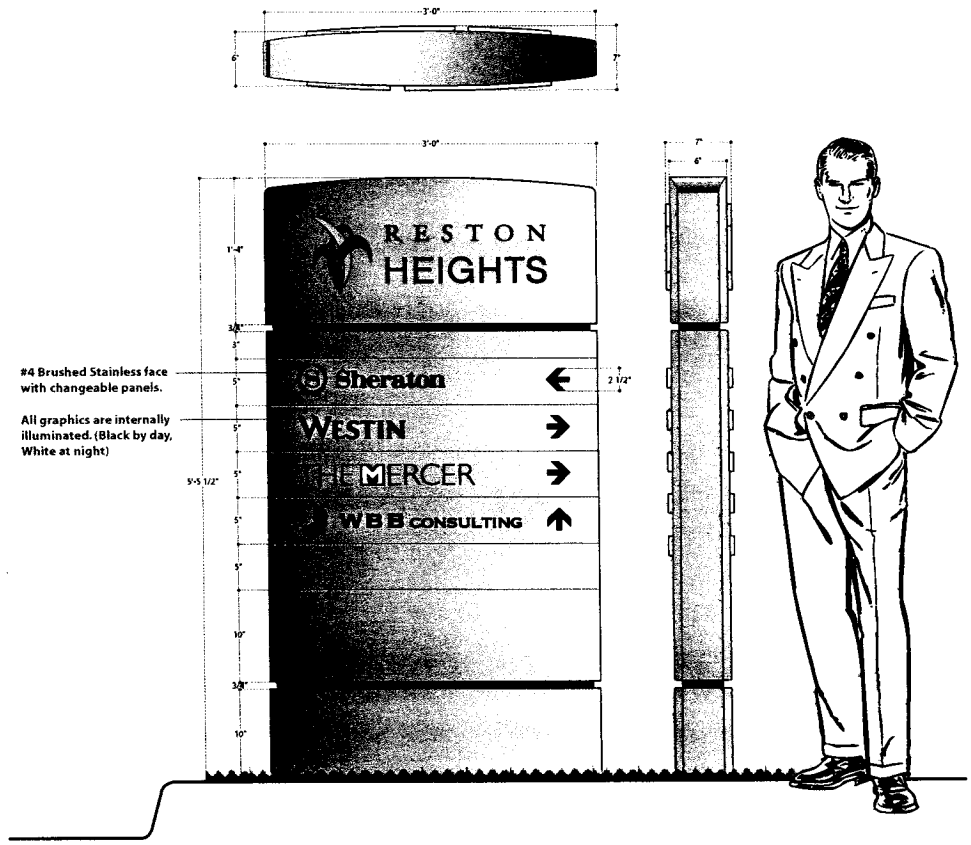
Sign Type A : Main Entrance Identification





One freestanding Main Entrance Identification Sign will be provided at the project entrance on Sunrise Valley Drive. Sign type A consists of a double-faced brushed stainless steel monolith with tenant logos, internally illuminated, mounted on a concrete pad.

Sign Type B1 : Vehicular/Pedestrian Directional Sign



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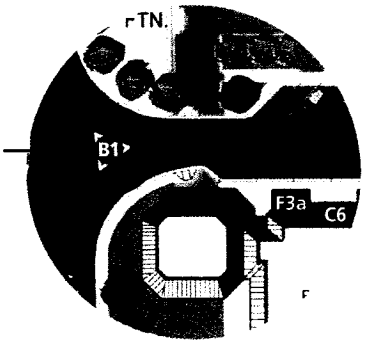
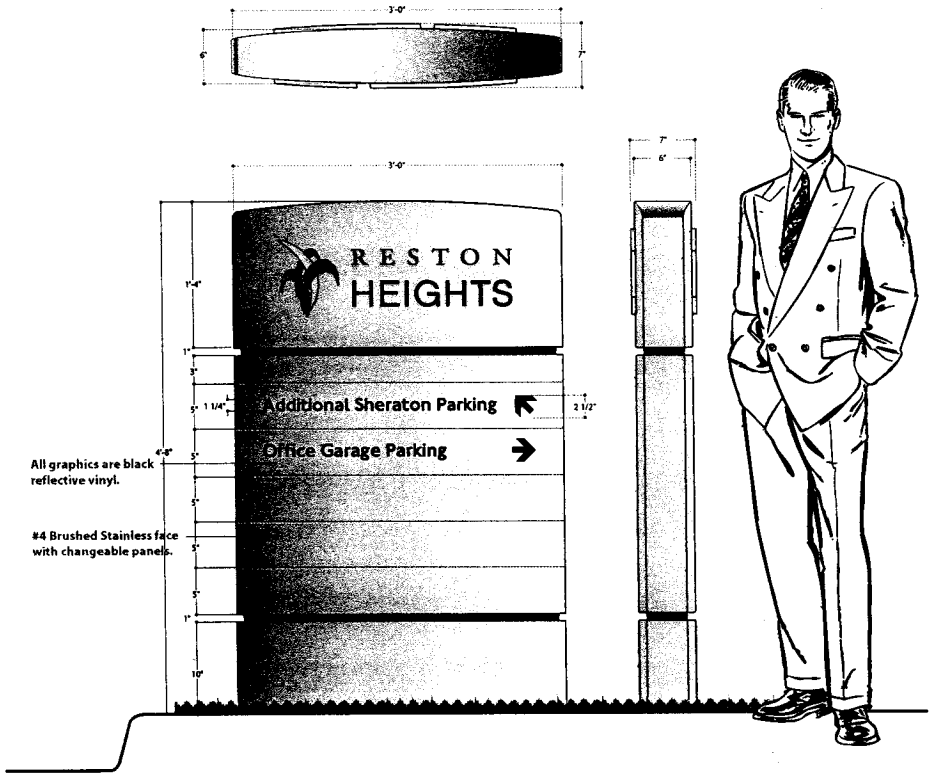
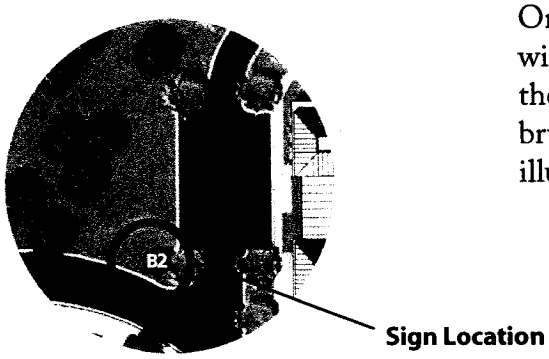
One freestanding Vehicular/Pedestrian Directional Sign will be provided at the first major intersection within the development. Sign type B1 consists of a double-faced brushed stainless steel monolith with tenant logos, internally illuminated, mounted on a concrete pad.

Sign Location



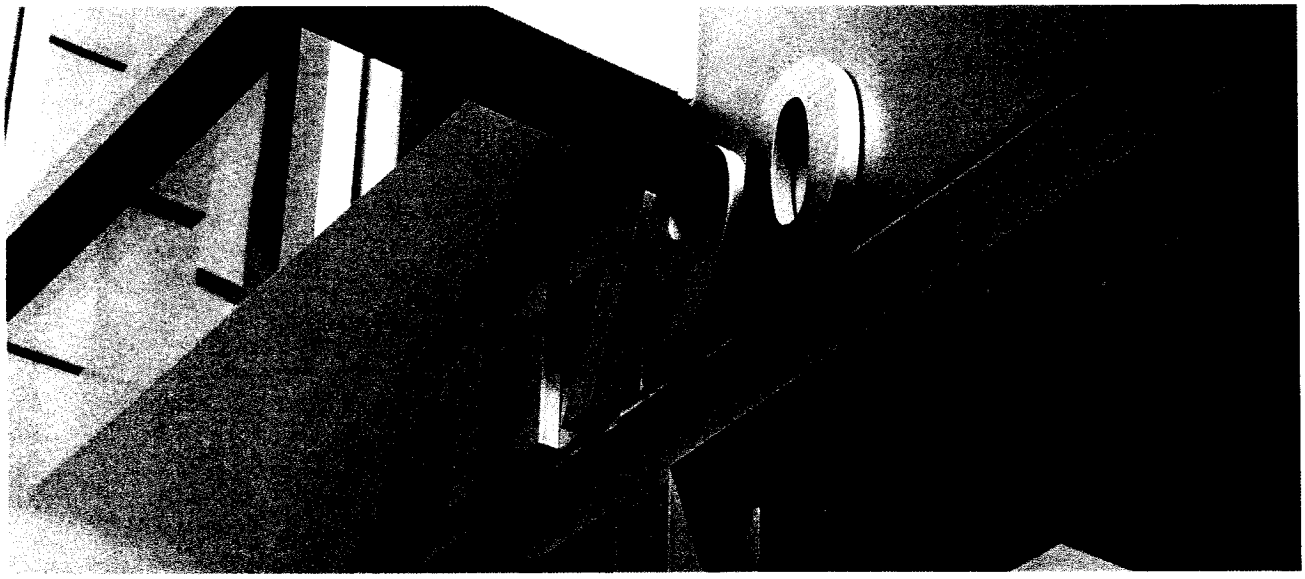
Sign Type B2 : Vehicular/Pedestrian Directional Sign

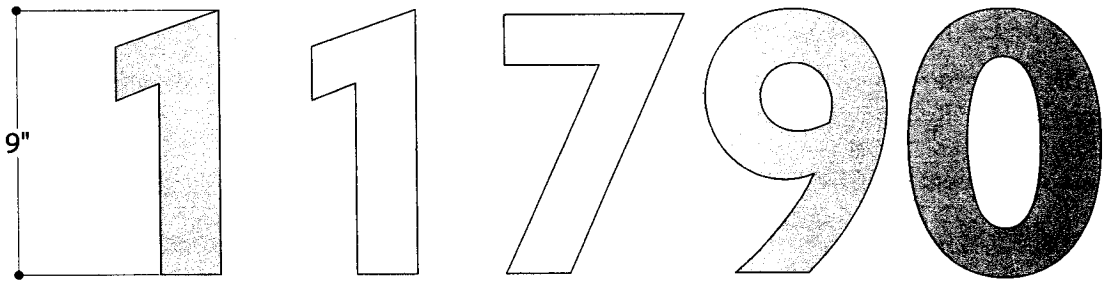




One freestanding Vehicular/Pedestrian Directional Sign will be provided at the second major intersection within the development. Sign type B2 consists of a double-faced brushed stainless steel monolith with tenant logos,internally illuminated, mounted on a concrete pad.

Sign Type C : Building Address Sign





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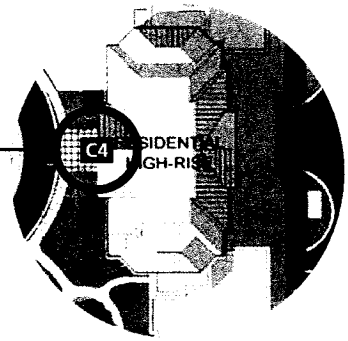
One Building Address Sign will be provided for each building requiring address identification. Text shall match the standard typography. Address numbers shall be a minimum of 6" in height, in accordance with jurisdictional authority.

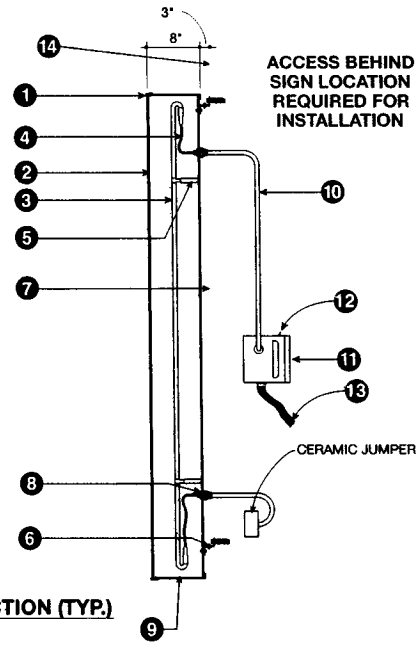
Sign type C consists of 1" thick/9" high brushed aluminum dimensional letters mounted directly to vertical surface above main doors.

Sign Location

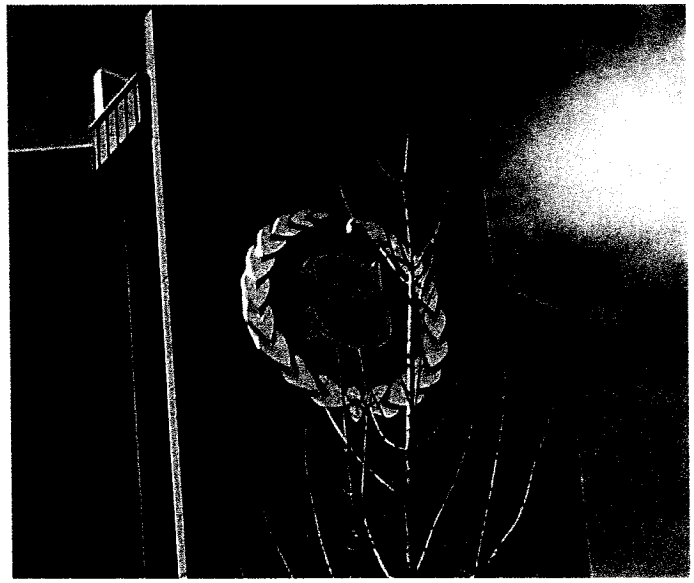


Sign Type D : Hotel Tenant Permanent Signs

SIGN TYPE A ELEVATION
SCALE: 3/8" = 1'-0"

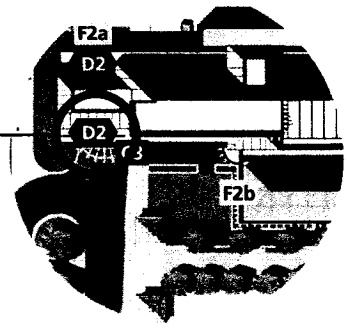


LETTER SECTION (TYP.)
SCALE: 3/4" = 1'-0"

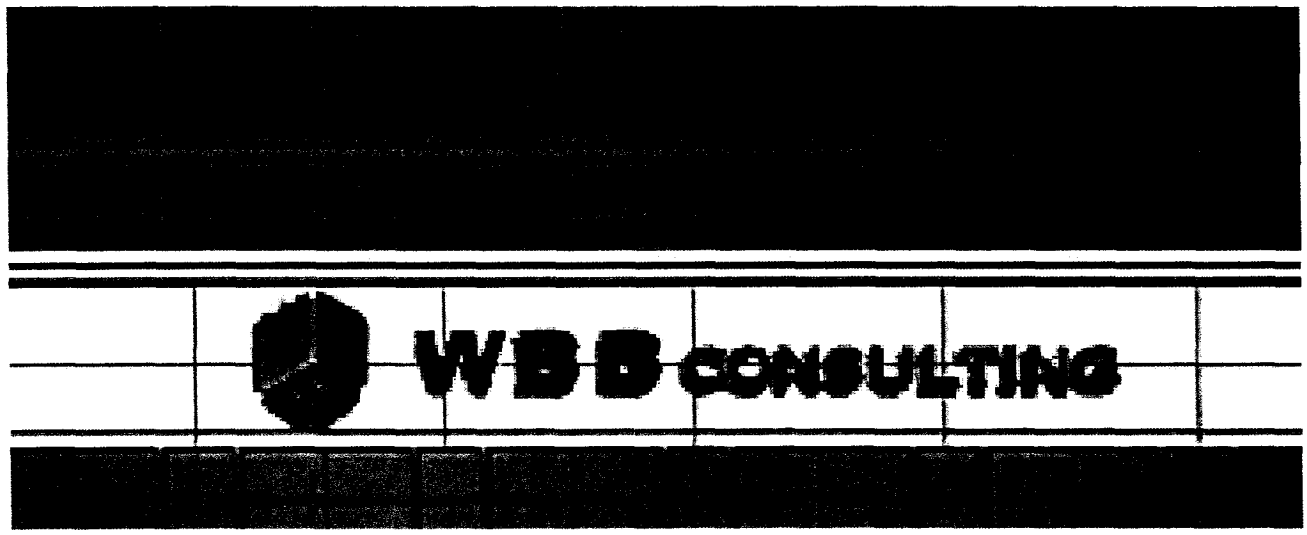


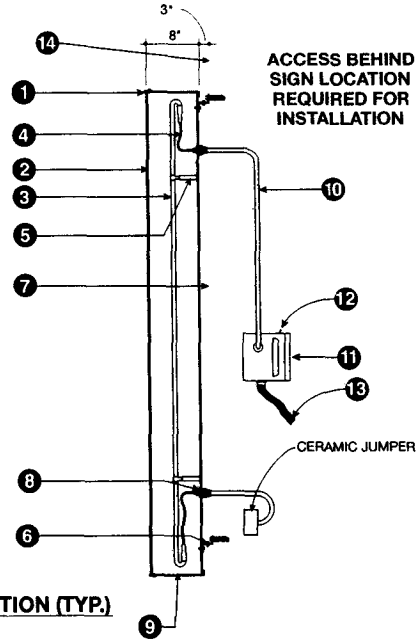
1. 1" MYLAR TRIMCAP WITH NON-CORROSIVE FASTENERS.
2. 3/16" THICK BLACK/WHITE (DAY-NIGHT) ACRYLIC FACE.
3. 15 MM WHITE NEON TUBING.
4. 15,000 V GTO CABLE (SECONDARY FEED).
5. GLASS NEON TUBE SUPPORT
6. ALUMINUM ANGLE MOUNTING CLIPS WITH MECHANICAL FASTENER AND 3/8" SCREW AND ANCHOR SUITED TO FIELD CONDITIONS.
7. .125" ALUMINUM BACK.
8. METALLIC LIQUID-TIGHT CONNECTOR.
9. .063" ALUMINUM RETURN WITH WEEP HOLES AS REQUIRED.
10. FLEXIBLE, NON-METALLIC CONDUIT THRU WALL.
11. REMOTE TRANSFORMER BOX HOUSING 30 MA NEON TRANSFORMER.
12. DISCONNECT SWITCH.
13. 120 VAC PRIMARY ELECTRICAL SERVICE TO SIGN LOCATION (BY OTHERS).
14. EXISTING PARAPET FASCIA - FIELD SURVEY REQUIRED.

Sign Location



Sign Type E : Office Building Tenant Permanent Signs

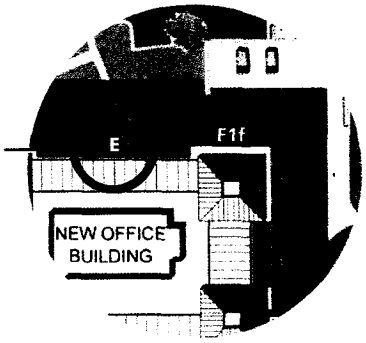




LETTER SECTION (TYP.)
SCALE: 3/4" = 1'-0"

1. 1" MYLAR TRIMCAP WITH NON-CORROSIVE FASTENERS.
2. 3/16" THICK BLACK/WHITE (DAY-NIGHT) ACRYLIC FACE.
3. 15 MM WHITE NEON TUBING.
4. 15,000 V GTO CABLE (SECONDARY FEED).
5. GLASS NEON TUBE SUPPORT
6. ALUMINUM ANGLE MOUNTING CLIPS WITH MECHANICAL FASTENER AND 3/8" SCREW AND ANCHOR SUITED TO FIELD CONDITIONS.
7. .125" ALUMINUM BACK.
8. METALLIC LIQUID-TIGHT CONNECTOR.
9. .063" ALUMINUM RETURN WITH WEEP HOLES AS REQUIRED.
10. FLEXIBLE, NON-METALLIC CONDUIT THRU WALL.
11. REMOTE TRANSFORMER BOX HOUSING 30 MA NEON TRANSFORMER.
12. DISCONNECT SWITCH.
13. 120 VAC PRIMARY ELECTRICAL SERVICE TO SIGN LOCATION (BY OTHERS).
14. EXISTING PARAPET FASCIA - FIELD SURVEY REQUIRED.

Sign Location

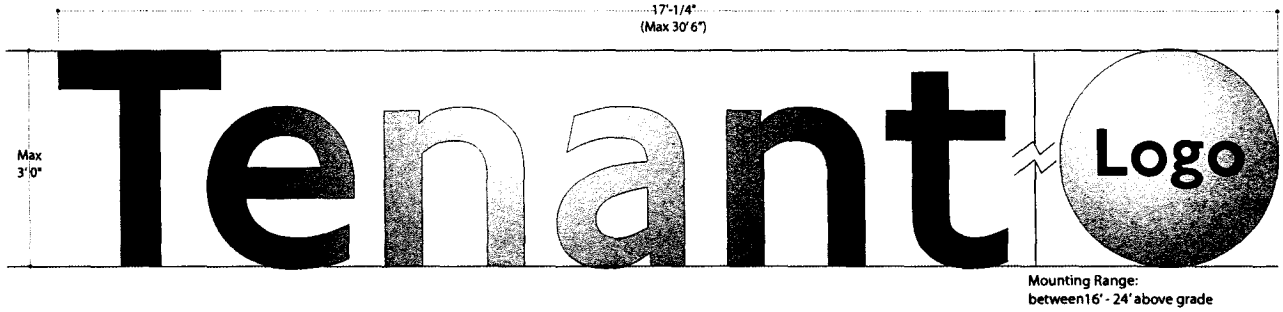


Document prepared by:

BUNTING

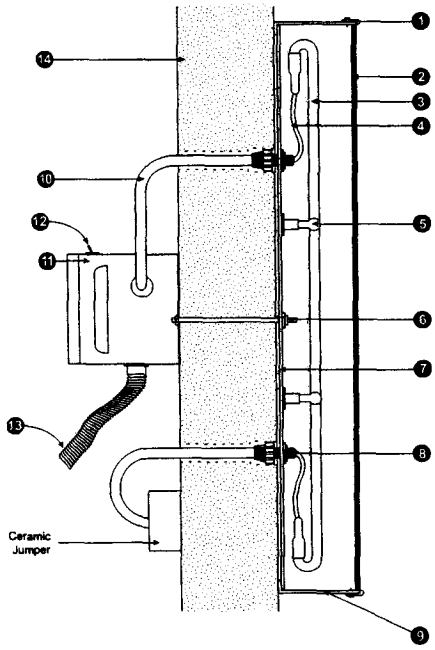
Bunting Graphics, Inc.
20 River Road
Verona, PA 15147
412-820-2200
www.buntinggraphics.com

Sign Types F1, F2, F3 : Retail Tenant Permanent Signs



STANDARD WALL MOUNT NEON CHANNEL LETTER

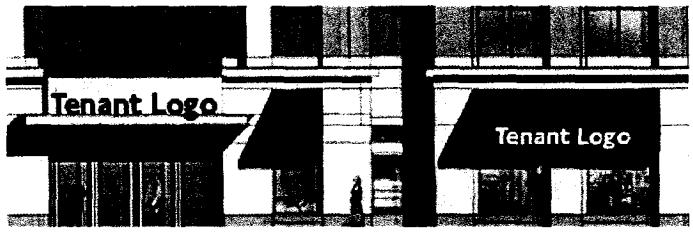
1. 1" Mylar trimcap w/ non-corrosive screws
2. 3/16" Acrylic Face
3. Neon tubing (12mm min.-15mm max.) with double back electrodes
4. 15,000 v GTO cable (secondary feed)
5. Neon tube support (glass)
6. Concealed non-corrosive fastener with anchor
7. Aluminum back (.063 min. - .125 max)
8. Metallic liquidtight connector
9. .040 aluminum return - Rivet Construction
10. Flexible, non-metallic conduit, thru wall.
11. Remote galvanized metal box (7" x 7" x 18") housing a 30 MA transformer. (60 MA optional).
12. Disconnect switch.
13. Electrical 120 V Service- primary feed (supplied by others)
14. Existing wall



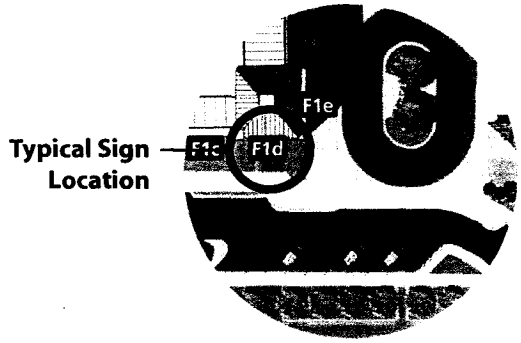
Retail signs shall identify and advertise the individual enterprise served. Retail signs will be individually designed to express the character of the retail business, products sold or services offered. They may include the individual logo, typography and colors of the retail enterprise. Sign designs shall complement the architectural design of the building, and shall be subject to review by the property owner.

Awning graphics and window signs with no text are permitted subject to review by the property owner, and shall not count toward the individual tenant's maximum allowable signage area.

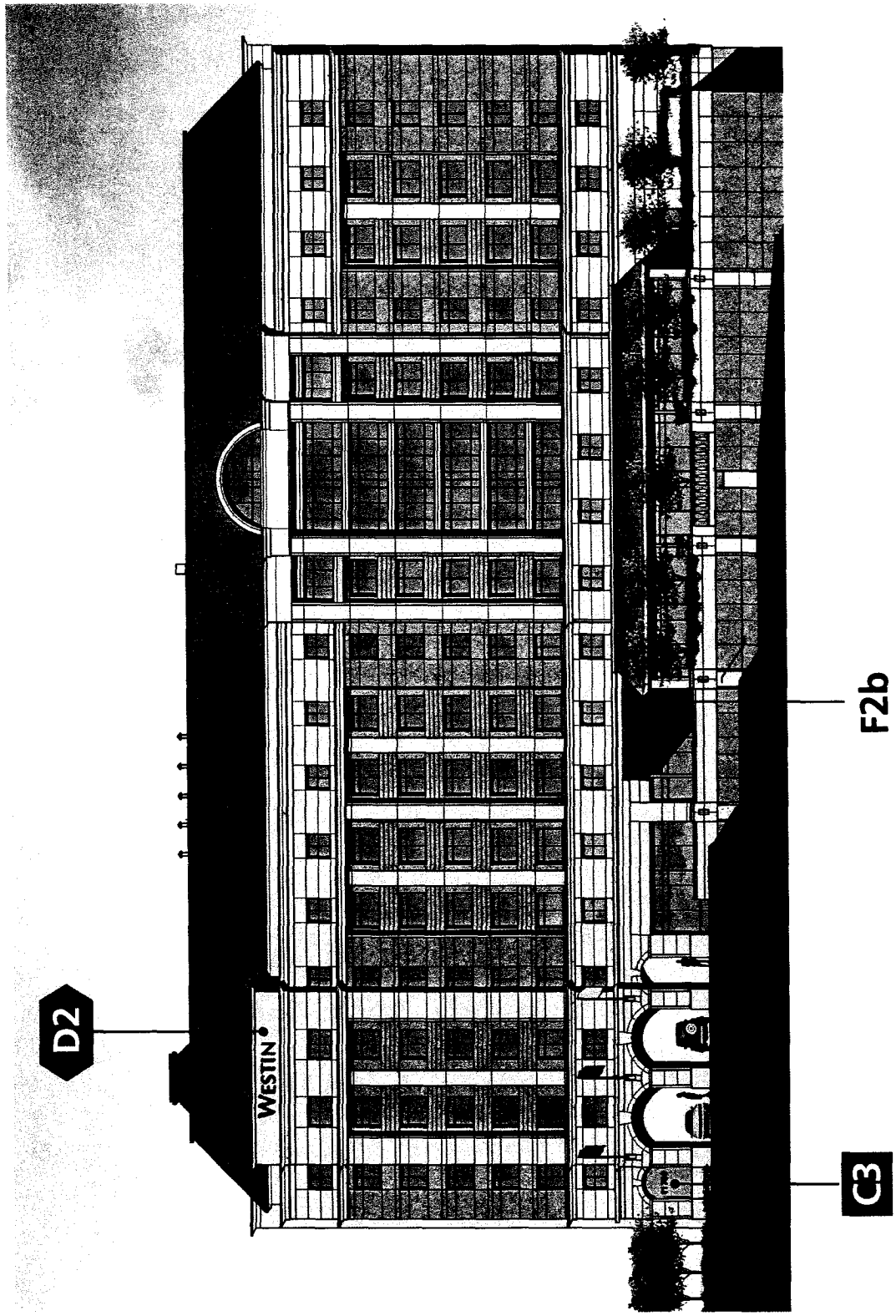
The specific locations of building mounted signs are at the discretion of the Owner. Second floor tenants may be allowed signage on buildings they are not occupying, in accordance with size and locations show on retail elevations.



Retail building mounted signs may be flush or flat mounted to the building, or projecting provided that the sign does not extend into any minimum required yard, nor is closer that 2 feet to any street line. Projecting signs if used shall not obstruct any pedestrian way. Signs shall be flat mounted or three-dimensional.

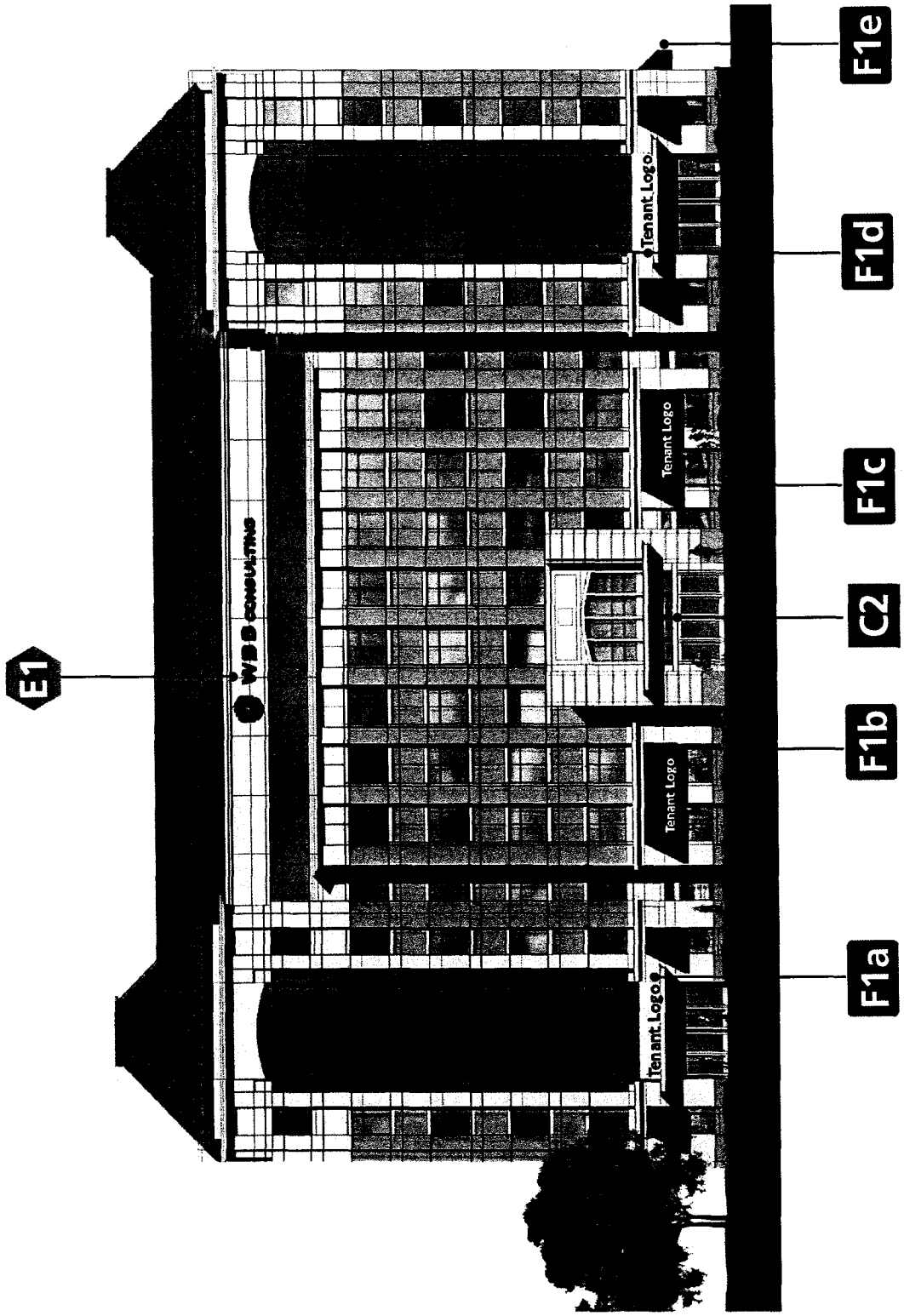


Building Elevation: Hotel - South

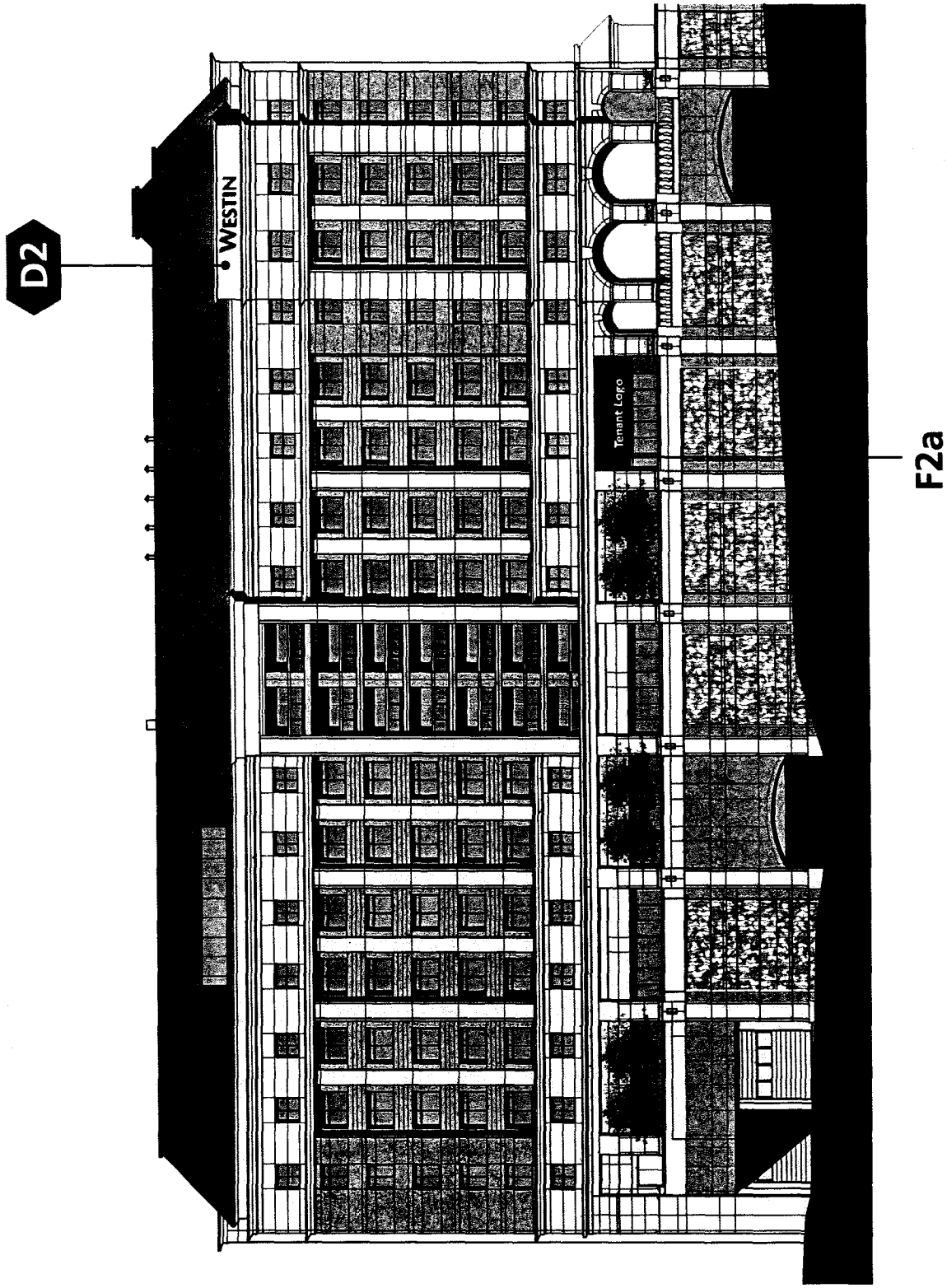


RECEIVED
Department of Planning & Zoning
JAN 15 2009
Zoning Evaluation Division

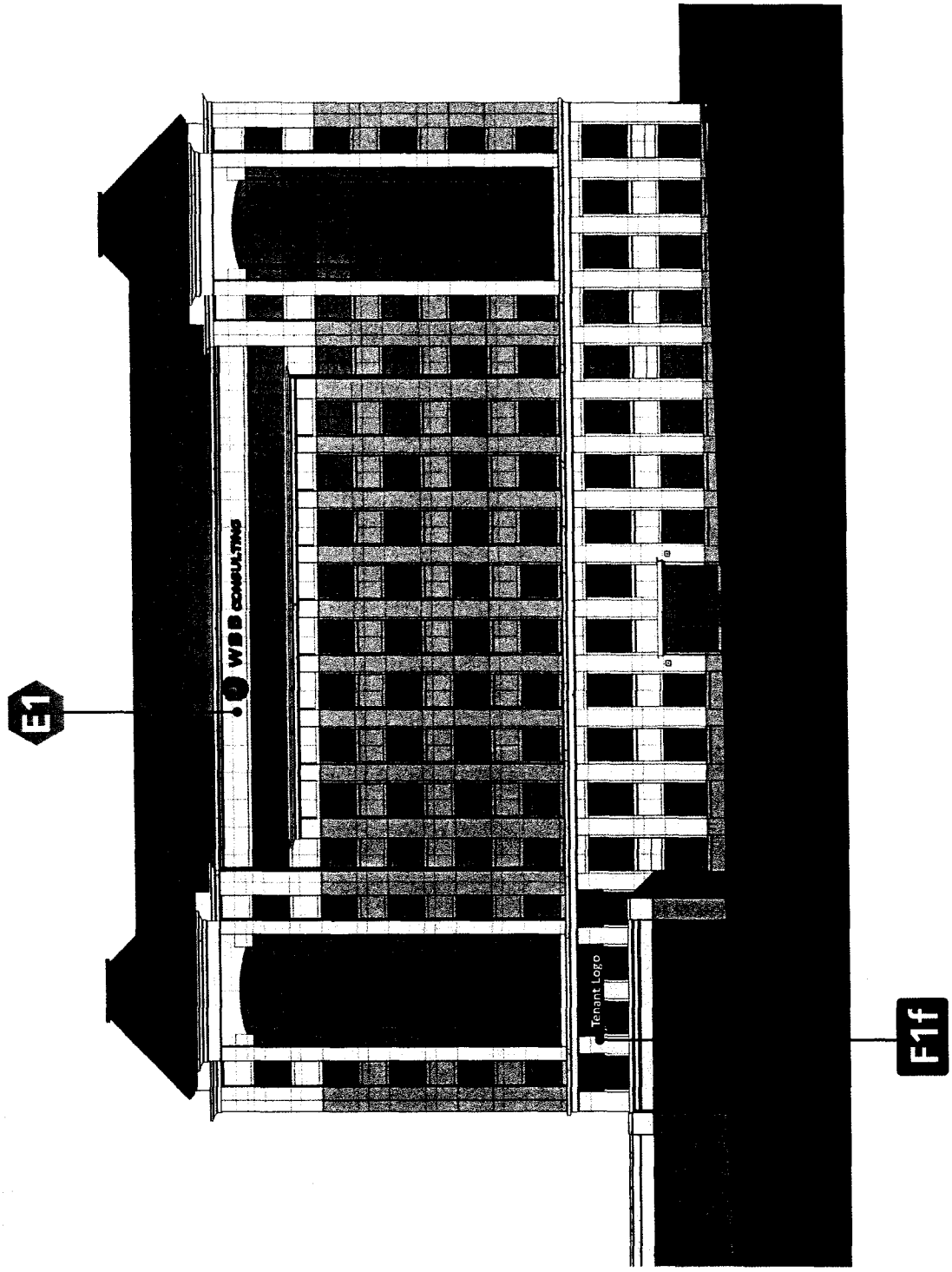
Building Elevation: Office Building - South



Building Elevation: Hotel - North



Building Elevation: Office Building - North



JBG Companies/Reston Heights Comprehensive Sign Plan

A Sign Designation	B Location	C Type / Description	D Material	E Text	F Qty.	G Width, Height, Thickness	H Square Ft. Each Face	I Height AG	J Total Sq.Ft Proposed	K Status
A1	Main Site Entrance - Sunrise Valley Drive	Freestanding, Internally Illuminated	brushed stainless steel w/ etched logos and text	Various Tenant Logos	1	5' 0" x 8' 9" x 1' 1"	25.06	8'9"	50.11	Built
B1	Directional Sign	Freestanding, Internally Iluminated	brushed stainless steel w/ etched logos and text	Various	1	3' 0" x 5' 6" x 7"	22	5' 6"	44	Built
B2	Directional Sign	Freestanding, Vinyl Lettering	brushed stainless steel w/ etched logos and text	Various	2	1' 6" x 4' 11" x 4 1/2"	14.76	4'-8"	29.52	2 Proposed, 1 Built
C1	Sheraton Hotel Address Sign	Building Mounted	Brushed Stainless Steel Numerals		1	2' 8" x 9" x 4"	2	10'	2	
C2	Reston Square Office Address Sign	Building Mounted	Brushed Stainless Steel Numerals	11790	1	2' 8" x 9" x 4"	2	10'	2	
C3	Westin Reston Heights Address Sign	Building Mounted	Brushed Stainless Steel Numerals	11750	1	2' 8" x 9" x 4"	2	10'	2	
C4	Mercer Condominium HR - Address Sign	Building Mounted	Brushed Stainless Steel Numerals		1	2' 8" x 9" x 4"	2	10'	2	
C5	Mercer Condominium LR - Address Sign	Building Mounted	Brushed Stainless Steel Numerals		1	2' 8" x 9" x 4"	2	10'	2	
C6	Reston Square Retail Address Sign	Building Mounted	Brushed Stainless Steel Numerals		1	2' 8" x 9" x 4"	2	10'	2	
D1a	Sheraton Hotel Main Building Sign	Building Mounted	Large Letter w/ Logo	S (w/ logo)	1	10' x 10'	100		100	Built
D1b	Sheraton Hotel Main Building Sign	Building Mounted	Large Channel Letters	S (w/ logo)	1	6' x 6'	36		36	Built
D2	Westin Reston Heights Main Building Sign	Building Mounted	Large Channel Letters	Westin	2	4'-5" x 28'-5" x9"	128.25	90'	256.5	Built
E1	Reston Square Office Main Tenant Sign	Building Mounted	Large Letters	WBB Consulting	2	4'-6" x 29'-6" x 9"	132.75	90'	265.5	Built
F1a	Reston Square Office Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	17' x 3' x 5"	51	10'	51	
F1b	Reston Square Office Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	17' x 3' x 5"	51	10'	51	
F1c	Reston Square Office Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	17' x 3' x 5"	51	10'	51	
F1d	Reston Square Office Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	17' x 3' x 5"	51	10'	51	
F1e	Reston Square Office Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	17' x 3' x 5"	51	10'	51	
F1f	Reston Square Office Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	17' x 3' x 5"	51	10'	51	
F2a	Westin Reston Heights Small Tenant Sign	Building Mounted	Awning Sign	Vinifera	1	17' x 3' x 5"	51	10'	51	
F2b	Westin Reston Heights Small Tenant Sign	Building Mounted	TBD - Awning Sign	Vinifera	1	17' x 3' x 5"	0	10'	0	
F3a	Reston Square Retail Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	10' x 3' x 5"	30	10'	30	
F3b	Reston Square Retail Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	10' x 3' x 5"	30	10'	30	
F3c	Reston Square Retail Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	10' x 3' x 5"	30	10'	30	
F3d	Reston Square Retail Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	10' x 3' x 5"	30	10'	30	
F3e	Reston Square Retail Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	10' x 3' x 5"	30	10'	30	
F3f	Reston Square Retail Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	10' x 3' x 5"	30	10'	30	
F3g	Reston Square Retail Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	10' x 3' x 5"	30	10'	30	
F3h	Reston Square Retail Small Tenant Sign	Building Mounted	TBD - Awning Sign	TBD	1	10' x 3' x 5"	30	10'	30	
TOTALS					**32**	**0**	**1068**	**0**	**1391**	

Reston Square Signage Allowable Square Footage Calculation (Building Mounted

Reston Square Office	Northern Face - Oriented DullesToll Road	235.00 sf
Reston Square Hotel (Westin)	Northern Face - Oriented DullesToll Road	290.00 sf
Reston Square Hotel (Vinifera)	Northern Face - Oriented DullesToll Road	120.00 sf
Reston Sheraton Hotel	Eastern Face - Oriented Reston Square	223.00 sf
The Mercer at Reston Square	Western Face - Oriented Reston Square	286.00 sf
Retail at Reston Square	Northern Face - Oriented Reston Square	250.00 sf
	Total Allowable Signage per Site Plan	**1404.00** sf
	Total Proposed and Actual Signage per Site Plan	1390.63 sf
	Total Excess Signage SF	13.37 sf

*Note: AG = Above Grade

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

DESCRIPTION OF THE APPLICATION

The applicants, JBG/Rockwood Gateway Land, LLC; JBG/Reston Hotel, LLC; Reston Square Hotel, LLC; Reston Square Office, LLC; JBG/Rockwood Reston Square Residential, LLC; and Unit Owners Association of the Mercer, A Condominium, are requesting approval of a Comprehensive Sign Plan (CSP) for the existing Reston Heights mixed-use development near the intersection of Reston Parkway and Sunrise Valley Drive.

The proposed CSP is in compliance with a proffer commitment under PCA/DPA B-846, which was approved by the Board of Supervisors on January 26, 1998. The purpose of the proposed CSP is to allow for a coordinated and comprehensive signage plan for the mixed-use development which is approved for hotel, office, residential and retail uses. The site is currently developed with the Sheraton Reston Hotel, the Westin Reston Heights, the Mercer condominiums, and an office building. An approved retail component of approximately 21,500 square feet has not been built yet.

A variety of existing and proposed signage is included in the Comprehensive Sign Plan, including directional, address, building identification and awning signage.

Sign Type	Number and Location
Main Site Entrance, Freestanding (A-1, Existing)	One sign located at the main Sunrise Valley Drive entrance
Directional Sign, Freestanding (B1, Existing)	One sign located on a median near the future retail site
Directional Sign, Freestanding (B2, Proposed)	Two signs located near the intersection of the office building and Sheraton
Address Sign, Building Mounted (C1 - C6, Proposed)	Six signs located on the various buildings
Main Building Sign, Building Mounted (D1 - D2, Existing)	Four signs located on the two hotel buildings
Main Tenant Sign, Building Mounted (E1, Existing)	Two signs located on the office building
Small Tenant Sign, Building Mounted (F1, Proposed)	Six signs located on awnings on office building
Small Tenant Sign, Building Mounted (F2, Existing and Proposed)	Two signs located on awnings on ground floor of Westin
Small Tenant Sign, Building Mounted (F3, Proposed)	Eight signs located on awnings on ground floor of retail building

LOCATION AND CHARACTER

Site Description:

The 15-acre application property is located along Sunrise Valley Drive at the southeast intersection of Reston Parkway and the Dulles Toll Road. The entire site is zoned PRC and is surrounded by office uses. In addition, there are existing single-family attached residences across Sunrise Valley Drive to the south of the subject site. The site is currently developed with two (2) hotel buildings, one (1) office building, and one (1) multi-family residential building.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Commercial (Plaza America across Dulles Toll Road)	PRC	Mixed-Use between .50 and .70 FAR
South	Single-Family Attached Residences	PRC	Light Industrial Use up to .35 FAR
East	Commercial (International Center)	PRC	Office Use up to .50 FAR
West	Commercial (Offices)	PRC	Office Use up to .50 FAR

BACKGROUND

Site History:

PCA/DPA B-846 was approved on January 26, 1998, by the Board of Supervisors (BOS) to permit mixed-use development up to 1.07 FAR on the existing Reston Sheraton Hotel site, subject to approved proffers.

Application	Date	Use	Board Action
RZ B-846	March 12, 1969	To rezone 44.789 acres from the RE-2 to the then-RPC district	Approval (no proffers)
PCA/DPA B-846	January 26, 1998	To permit the redevelopment of the existing Reston Sheraton Hotel site to permit mixed-use development	Approval, subject to proffers

Proffer K stated that "*prior to site plan approval, the applicant shall submit and thereafter diligently pursue and implement a Comprehensive Sign Plan ("CSP") which shall be incorporated by reference in commercial leases.*" This CSP has been filed in accordance with this proffer. Copies of the previously approved DP and proffers are included in Appendix 2.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area III
Planning District:	Upper Potomac Planning District, Reston-Herndon Suburban Center and Transit Station Area
Plan Map:	Office Use up to .50 FAR

In the 2007 Edition of the Fairfax County Comprehensive Plan, Area III, Upper Potomac Planning District (as amended through July 13, 2009), Reston-Herndon Suburban Center and Transit Station Areas, the following text is stated on page 51:

Land Unit E

Land Unit E is located south of the Dulles Airport Access Road between the Fairfax County Parkway to the west and Reston Parkway to the east (see Figure 12). The southern boundary is formed by Sunrise Valley Drive, the southern lot lines of Sunrise Technical Park II and III and South Lakes Drive.

A portion of Land Unit E adjacent to the Dulles Airport Access Road, to the west of the Reston Parkway should be dedicated for a potential rail station (no parking). The location of this station should be coordinated with the Reston Town Center transit center located in Land Unit D. There is currently a planned underpass under the Dulles Airport Access and Toll Road to connect Town Center Parkway on the north with Edmund Halley Drive on the south.

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 that is adjacent to the Reston Parkway TSA is subject to the pedestrian/bicycle access guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

Sub-unit E-1

This sub-unit is located north of Sunrise Valley Drive and is planned for office use up to .50 FAR.

ANALYSIS

Comprehensive Sign Plan (CSP) (Copy at front of staff report)

Title of CSP: Reston Heights

Prepared By: Bunting Graphics, Inc.

Original and Revision Dates: December 3, 2008, as revised through September 22, 2009

Proposed Use

The submitted Comprehensive Sign Plan consists of 22 pages, which detail the location, description and styles of the existing and proposed signage. The CSP specifies the updated typography and logo, as well as materials for the site's existing and proposed signs. There is existing signage on the site which will be replaced or updated with the new logo and typography. The CSP also notes that the typography, logos and colors of individual and retail permanent signs will be expressive of the user(s), but will complement the building's design and be subject to review by the property owner. The CSP is divided into the following sections:

Page Numbers	Page Contents
1	Cover
2	Table of Contents
3 - 4	Introduction and Notes
5 -7	Vicinity Map and Site Plans
8 - 9	Logo and Typography
10	Color Palette
11	Sign Type A: Main Entrance Identification
12 - 13	Sign Type B: Vehicular/Pedestrian Directional Sign
14	Sign Type C: Building Address Sign
15	Sign Type D: Hotel Tenant Permanent Signs
16	Sign Type E: Office Building Tenant Permanent Signs
17	Sign Type F: Retail Tenant Permanent Signs
18 - 21	Building Elevations
22	Signage Calculations

Sheet 7 illustrates where the signage will be located. The sign plan is broken down into six (6) main sign types, including entrance identification, directional signs, address signs, hotel tenant signs, office building tenant signs, and retail tenant signs.

Sign Chart

Below is the sign chart developed by staff to provide a summary of the Zoning Ordinance allowable sign area, number of signs, total proposed and existing sign area, total proposed, existing height and difference between the proposed/existing and allowable amounts. The hotel and office building tenant permanent signs are listed under the Building Mounted Signs section. The retail tenant permanent signs are listed under Awning Signs.

Sign Type	Zoning Ordinance Section and Allowable Sign Area	Number of Existing Signs	Number of Proposed Signs	Total Proposed/ Existing Sign Area	Total Proposed/ Existing Height	Difference between Proposed/Existing and Allowable
A: Main Site Entrance						
A1	Sect. 12-203 Par. 13a; 20 sq. ft. and 20' in height allowed	1 (25.06 sq. ft. each face)	0	50.12 sq. ft.	8' - 9"	(+) 10.12 sq. ft.
B: Directional Signs						
B1	Sect. 12-203 Par. 13c; 15 sq. ft. or 8' in height allowed	1 (22 sf. ft. each face)	0	44 sq. ft.	5' - 6"	(+) 14 sq. ft.
B2	Sect. 12-203 Par. 13c; 15 sq. ft. or 8' in height allowed	0	2 (14.76 each face)	29.52 sq. ft.	4' - 8"	(-) 0.48 sq. ft.
C: Address Signs						
C1	Sect. 12-203 Par. 1; 12' in height allowed	0	1	2 sq. ft.	10'	(-) 2' ft. in height
C2	Sect. 12-203 Par. 1; 12' in height allowed	0	1	2 sq. ft.	10'	(-) 2' ft. in height
C3	Sect. 12-203 Par. 1; 12' in height allowed	0	1	2 sq. ft.	10'	(-) 2' ft. in height
C4	Sect. 12-203 Par. 1; 12' in height allowed	0	1	2 sq. ft.	10'	(-) 2' ft. in height
C5	Sect. 12-203 Par. 1; 12' in height allowed	0	1	2 sq. ft.	10'	(-) 2' ft. in height
C6	Sect. 12-203 Par. 1; 12' in height allowed	0	1	2 sq. ft.	10'	(-) 2' ft. in height

D: Building Mounted Signs						
D1a	Sect. 12-203 Par. 8; 200 sq. ft. allowed	1	0	100 sq. ft.	N/A	(-) 100 sq. ft.
D1b	Sect. 12-203 Par. 8; 200 sq. ft. allowed	1	0	36 sq. ft.	N/A	(-) 164 sq. ft.
D2	Sect. 12-203 Par. 8; 290 sq. ft. allowed max. for 240 ft. frontage (200 sq. ft. max. for one sign)*	2 (128.25 sq. ft. each sign)	0	256.5 sq. ft.	90'	(-) 33.5 sq. ft.
E1	Sect. 12-203 Par. 8; 235 sq. ft. allowed max. for 185 ft. frontage (200 sq. ft. max. for one sign)*	2 (132.75 sq. ft. each sign)	0	265.5 sq. ft.	90'	(+) 30.5 sq. ft.
F: Awning Signs						
F1	Sect. 12-203 Par. 8; 235 sq. ft. allowed max. for 185 ft. frontage (200 sq. ft. max. for one sign - see E1)*	0	6 (51 sq. ft each)	306 sq. ft.	10'	(+) 336.5 sq. ft.
F2	Sect. 12-203 Par. 8; 290 sq. ft. allowed max. for 240 ft. frontage (200 sq. ft. max. for one sign - see D2) *	1 (51 sq. ft.)	1 (51 sq. ft.)	102 sq. ft.	10'	(+) 68.5 sq. ft.
F3	Sect. 12-203 Par. 8; 200 sq. ft. allowed on each wall	0	8 (30 sq. ft. each)	240 sq. ft.	10'	(+) 40 sq. ft.
TOTAL		**9**	**23**	**1,429.64 sq. ft.**	**N/A**	**(+) 204.64 sq. ft.**

** Sect. 12-203 Par. 8 states that the building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.*

According to the chart, there are nine (9) existing signs and 23 proposed signs, which measure a total of 1,441.63 square feet. The proposed and existing total signage measures 204.64 square feet more than the maximum sign square footage of 1,225 square feet which would be permitted by right in a conventional zoning district. For F1, under Awning Signs, the additional 336.5 square feet is the cumulative total of the six (6) proposed awning signs in addition to the existing building signage surplus for the existing office building. The amount of proposed signage will be used to advertise ground floor tenants, and no wall signage is proposed for the accessory retail tenants.

Land Use Analysis

As a mixed-use development in the PRC District, Reston Heights is comprised of residential, office, hotel and future retail uses. In staff's opinion, the proposed CSP does not conflict with the overall design and function of the development. The proposed and existing signage dimensions suit the scale of the buildings and 15-acre site, and the improved cohesiveness of the signs will benefit the site overall.

Transportation Analysis (See Appendix 4)

The Virginia Department of Transportation (VDOT) noted that all proposed signs should be located outside the clear zone where sight distance is not obstructed. Based on the signage site plan, the applicant does not propose any signage that will obstruct sight distance and circulation on the site. With implementation of the staff-proposed development conditions, staff believes that the sight distance issues is resolved.

ZONING ORDINANCE PROVISIONS (See Appendix 10)

Sect. 12-210 of the Zoning Ordinance states that "*signs may be permitted in a district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission*" as an alternative to Section 12-203 and other applicable signage regulations. As noted previously, the applicant had proffered in conjunction with PCA/DPA B-846-2 to file a CSP. Paragraph 1 of Sect. 12-210 requires that the location, size, height and extent of all proposed signs within the P District, as well as the nature of the information of the proposed signs, be part of the CSP. The signage options should comply with standards for all planned developments noted in Part 1 of Article 16. Additionally, the proposed signs should be in scale with the development and should be located and sized without distraction and inconvenience of the user within the planned development.

The petitioned CSP includes all of the required information and is also proportional and harmonious with the architecture and massing of the existing buildings. The use of coordinated color palette, typography and logos will help tie the different uses together, and though individual retail outlets will have different logos, colors and typography, the CSP notes that all proposed signage must be architecturally compatible. Staff believes that the proposed CSP is in conformance with the application Zoning Ordinance provisions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that proposed CSP is in conformance with the applicable Zoning Ordinance provisions with the implementation of the development conditions contained in Appendix 1.

Staff Recommendations

Staff recommends approval of CSP B-846-02, subject to the development conditions found in Appendix 1.

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.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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. Proposed Development Conditions
2. Statement of Justification
3. PCA/DPA B-846 Approved Plats and Proffers
4. Transportation Analysis
5. Urban Forest Management Analysis
6. Fairfax County Park Authority Analysis
7. Fairfax County Public Schools Analysis
8. Sanitary Sewer Analysis
9. Fire and Rescue
10. Zoning Ordinance Provisions
11. Glossary of Terms

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

CSP B-846-02

October 14, 2009

If it is the intent of the Planning Commission to approve CSP B-846-02, located at Tax Map Parcels 17-3 ((3)) 1E, 17-4 ((29)) 2C, 17-4 ((29)) 1A, 17-4 ((31)) H, 17-4 ((31)) O, 17-4 ((32)) 1A, 17-4 ((32)) 106 – 1006, and 17-4 ((32)) 101 – 1014, to allow a Comprehensive Sign Plan (CSP) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.

2. This Comprehensive Sign Plan (CSP), titled "Reston Heights" and prepared by Bunting Graphics, Inc., dated December 3, 2008, as revised through September 22, 2009, is approved only for those signs shown on the CSP. Modifications to tenant signs allowed by the CSP shall not include any increase in size or number above that shown on the CSP. In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.

3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by an approval letter from the property owner, manager, and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

4. Any required approval of the Reston Association Design Review Board (DRB) shall be obtained prior to the issuance of the first sign permit for

a sign not already approved by the Design Review Board. A copy of the DRB approval shall be included with any sign permit application.

5. Traffic regulatory signage shall meet the Federal Highway Administration (FHWA)'s Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.

6. All signage shall be placed in a location which does not conflict with sight distance requirements. Pursuant to Sect. 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles, or driveways.

7. All freestanding permanent signs shall maintain a minimum five (5) foot setback from any curb line, street right-of-way (ROW) or other vehicular travel way and shall not obstruct any pedestrian walkway.

8. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Par. 9 of Article 14 of the Zoning Ordinance.

9. Individual tenant signs, to include building mounted signs, monument sign panels, and blade retail signs, may incorporate various colors, typography, and logos, consistent with the individual tenant's corporate identification, provided the overall signs are consistent with the color palette, typography and the use of logos shown in the CSP.

10. Any existing signs that are inconsistent with the CSP shall be removed prior to the issuance of any sign permits for signs approved pursuant to this CSP.

The above proposed conditions are staff recommendation and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required sign permits through established procedures.

Appendix 2

JAN 15 2009
Zoning Evaluation Division

STATEMENT OF JUSTIFICATION

Reston Square

Comprehensive Sign Plan

JBG/Rockwood Gateway Land, L.L.C., JBG/Reston Hotel, L.L.C., Reston Square Hotel, L.L.C., Reston Square Office, L.L.C., JBG/Rockwood Reston Square Residential, L.L.C., and Unit Owners Association of the Mercer, a Condominium, Reston Square Hotel, LLC on behalf of the individual unit owners (collectively, the "Applicant"), proposes a Comprehensive Sign Plan to allow for a coordinated and comprehensive plan of signage for the mixed use Reston Square project.

Application Property

The parcel is approximately 15 acres and is located in the Hunter Mill District.

Background/Zoning

The "Reston Square" project consists of 15 acres zoned PRC and subject to the Proffers approved by the Board of Supervisors as part of Application PCA/DPA B-846 on January 26, 1998 (the "Proffers"). Proffer I.A. provides that the "Property shall be developed in substantial conformance with Sheets 2-3 of the Development Plan" (the "Development Plan"). The project is being developed as a mixed use project consisting of office, hotel, support retail, and residential at a floor area ratio of 1.07 in accordance with the Development Plan. The existing improvements at the Reston Square project consist of the refurbished Sheraton Reston Hotel (approximately 212,000 sq. ft), the completed multi-family condominium project known as The Mercer (approximately 200,000 sq. ft.), a completed office building (approximately 130,000 sq. ft.) and the recently opened Westin hotel (approximately 120,000 sq. ft.). The retail component of Reston Square (approximately 21,500 sq. ft) has not yet been developed.

Conformity with Comprehensive Plan

The subject property is located in the Upper Potomac Planning District within the Reston/Herndon Suburban Center (UP5) and the proposed Comprehensive Sign Plan will be in conformance with all applicable plan policies, ordinances, regulations, adopted standards and previously approved plans and conditions, and including the specific language of the Comprehensive Plan for Land Unit F-2 (which encompasses the Application Property) that provides for an integrated mixed use development at an FAR of 1.07.

Proposal

The purpose of the Comprehensive Sign Plan is to provide a signage program that (i) is in scale and harmonious with the existing and planned development at Reston Square and (ii) is so located and sized as to ensure convenience to the visitor, user and occupant of the Reston Square Project while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the high quality architectural and urban design elements of Reston Square.

By: _____
Name: Benjamin F. Tompkins
Its: Attorney/Agent

Date: 1/14/09

FAIRFAX
COUNTY

V I R G I N I A

Appendix 3

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151
FAX: 703-324-3926
TDD: 703-324-3903

February 12, 1998

FAIRFAX COUNTY
RECEIVED
FEB 23 1998
DIVISION OF
ZONING ADMINISTRATION

Richard R. G. Hobson, Esquire
McGuire, Woods, Battle & Boothe, LLP
8280 Greensboro Drive - Suite 900
McLean, Virginia 22102-3892

RE: Proffered Condition Amendment/Development Plan Amendment
Number PCA/DPA B-846

Dear Mr. Hobson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 26, 1998 approving Proffered Condition Amendment/Development Plan Amendment Applications PCA/DPA B-846 in the name of Reston Inn and Conference Center Limited Partnership, subject to the proffers dated January 8, 1998, on subject parcel 17-3 ((3))1, consisting of approximately 15.00 acres in Hunter Mill District.

The Board also waived the 75-foot setback requirement of commercial structures from the Dulles Toll Road.

(NOTE: On January 12, 1998, the Board held a public hearing on Proffered Condition Amendment/Development Plan Amendment Applications PCA/DPA B-846 and deferred decision until January 26, 1998.)

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administrations
Michael Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Robert Moore, Trnsprtn. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Div., Park Authority
James D. Gorby, Acting Director, Facilities Mgmt. Div., Office of General Srvs.
Barbara J. Lippa, Deputy Executive Director, Planning Commission

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 26th day of January, 1998, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT/DEVELOPMENT PLAN AMENDMENT
PCA/DPA B-846

WHEREAS, Reston Inn and Conference Center Limited Partnership filed in the proper form an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board it recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2302(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 26th day of January, 1998.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

RESTON INN AND CONFERENCE CENTER LIMITED PARTNERSHIP
PROFFER STATEMENT
FAIRFAX COUNTY
TAX MAP 17-3((3))1
PCA/DPA B-846

January 8, 1998

Pursuant to Sect. 15.2-2303A of the Code of Virginia (1950 as amended) and Sect. 18-204 of the Fairfax County Zoning Ordinance (the "Ordinance"), Reston Inn and Conference Center Limited Partnership, the property owner and Applicant, for itself and its successors and assigns (hereinafter collectively referred to as the "Applicant"), proffers that the development of Tax Map Parcel 17-3 ((3))1, hereinafter referred to as the "Property" will be developed in substantial conformance with the following proffers if; and only if, PCA/DPA B-846 is granted by the Board of Supervisors ("Board"). In the event said PCA/DPA B-846 application is denied, these proffers will immediately be null and void and of no further force or effect. These proffered conditions, if accepted, supersede all other proffers and/or development conditions existing on the Property. The proffered conditions are:

I. GENERAL

A. The Property shall be developed in substantial conformance with Sheets 2-3 of the Development Plan Amendment (DPA) entitled "Gateway Plaza at International Center," prepared by Paciulli Simmons and Associates, Ltd. and dated June 26, 1997 as revised through December 9, 1997; and the schematic development plan dated February 28, 1997 and revised through October 21, 1997 (Sheet 3A) provided however, that minor modifications as defined in Section 16-203 of the Ordinance may be permitted when (1) necessitated by sound engineering or (2) which may become necessary as part of final site development and/or engineering pursuant to Sect. 16-203 of the Ordinance, further provided that the locations of the office building use and the new hotel use may be interchanged. Sheets 4-10 of the DPA and the attached booklet of architectural sketches entitled "Gateway Plaza at International Center" prepared by The Lukmire Partnership, Inc., architects for the Applicant ("Exhibit 1") are proffered only as expressly specified hereafter in this Proffer Statement.

B. Uses. The Property shall be designated as a Convention/Conference Center. The primary use of the Property shall be limited to hotel or motel, including facilities to accommodate conventions and/or large meetings, office and multiple family dwellings and an eating establishment/retail building. Other uses, which are to be included within the buildings or serve such buildings, may include the following as secondary uses: accessory service uses, home occupation or supplemental uses; eating establishments; business service and supply service establishments; financial institutions; personal service establishments; public uses, repair service establishments; fast food restaurants; quick service food stores; commercial recreation uses (Group 5); child care centers and nursery schools; private schools of general and special education (any size); colleges and universities; health clubs; cultural and civic centers and exhibition halls; private clubs and public benefit associations; theaters; swimming pools; tennis courts; radio and television broadcasting facilities; telecommunication and microwave facilities and satellite earth stations; retail sales establishments, (which may include pharmaceutical prescription establishments and the selling of pharmaceutical supplies).

C. Floor Area. A maximum overall Floor Area Ratio (FAR) of 1.07 shall be permitted. At no time shall the non-residential portion of the development exceed an FAR of 0.76. In addition to a 13,000 square foot expansion of the existing 212,000 square foot hotel, a maximum of 130,000 square feet of office, 120,000 square feet of hotel, and 21,500 square feet of retail shall be permitted and a minimum of 200,000 square feet of multiple family residential use upon total development of the Property; provided however, that the FAR limitations specified in this paragraph above shall not be exceeded.

D. High Density Residential. Pursuant to Par. 3 of Sect. 6-308 of the Zoning Ordinance, the proposed development shall be designated as a high density residential development in the PRC District.

E. Required Parking.. Notwithstanding the tabulations shown on Sheet 2 of the DPA, parking will be provided as specified in the Ordinance unless a parking reduction is approved by the Board or by DEM. The Applicant reserves the right at the time of site plan

approval to apply to the Board for a further reduction in required parking spaces, which would result in a lesser amount of required parking than that shown on Sheet 2 of the DPA, if county policy and ordinances at that time permit such lesser amount, and if such lesser amount is approved by the Board, to amend the DPA to provide not less than such approved lesser amount of parking spaces.

The majority of the parking will be provided in parking structures below grade generally as depicted in Sheet 4 of the DPA, be screened from Sunrise Valley Drive as specified in Proffer II.F, and at no time in the development process (except during the actual construction thereof) will large areas of structured parking or at-grade parking be visible from Sunrise Valley Drive.

II. LAND USE AND DESIGN

A. Building Envelopes. The building footprints may be modified from that depicted on the DPA provided that 1) the buildings do not exceed the maximum height or gross floor area tabulations depicted on Sheet 3 of the DPA and pursuant to Proffer II.B. below; 2) the minimum measured building setbacks depicted on the DPA from the peripheral lot lines are maintained; and 3) the overall amount and quality of open space and landscaping is not reduced. The locations of the office building use and the new hotel use may be interchanged as specified in Proffer I.A.

B. Building Height. In order to meet the Land Use and Design Elements of the Comprehensive Plan, the maximum building height (as defined in the Ordinance) shall not exceed 140 feet and the buildings located along Sunrise Valley Drive shall not exceed a height of 516.9 feet above sea level.

C. Architecture. The roof treatment, building facades and building materials shall be equivalent in general character and quality and scale to the architectural elevations prepared by The Lukmire Partnership, Inc., dated February 28, 1997 and revised through December 9, 1997 and contained as Sheets 7 - 10 of the DPA, as determined in the reasonable judgment of the Planning Commission. The facade of the residential/commercial building facing Sunrise Valley Drive (which includes a parking garage) shall be of similar quality of design

and materials as that depicted on the architectural sketch contained in the Sketch Booklet (Exhibit 1). As an indication of the quality of materials specified in this paragraph, the major building materials will be selected from a compatible range of high quality materials such as stone veneer, masonry, architectural precast, architectural metal panel, synthetic stone and/or curtain wall. Major roofs will be sloped metal roofs with secondary flat (parapet) roofs. While each building has its own composition and identity and while the selections of materials will be appropriate to the particular building function (i.e. office, hotel, residential and retail/restaurant), the commonality of the architectural language, coloration, and materials will allow the project to be seen as a unified whole.

D. Retail/Restaurant Building Along Sunrise Valley. The retail/restaurant building located along Sunrise Valley Drive on the DPA near the main entrance shall be constructed concurrently with or subsequent to the adjacent residential/commercial building located to the east.

E. Parking/Tree Preservation/Stormwater Management. If the Applicant determines in its sole discretion that the area bounded by the existing hotel to the south, the existing parking area to the west and the proposed office building to the east, is needed to meet the minimum parking requirements or stormwater management requirements, then this area may be used for either surface and/or structured parking or storm water management best management practices, but if that area is not so needed, the Applicant will make reasonable efforts to preserve the existing trees in that area.

F. Landscaping. A landscaping plan shall be submitted to the Department of Environmental Management ("DEM") prior to site plan approval in order to preserve and enhance the environmental sensitivity of the site, to screen and shade improvements, to provide visual orientation, to compliment the architecture of proposed buildings, and to maximize the preservation of trees and other existing vegetation. The quality and quantity of the planting materials shall be equivalent to the general character of that depicted on Sheets 5 and 10 of the DPA as determined by the Urban Forester and as modified below. The minimum caliper of shade trees shall be 2.5 inches in diameter at breast height. In order to compensate for the loss of existing trees

along Sunrise Valley Drive and to meet the goals of the Comprehensive Plan, the Applicant shall develop a landscaping plan for the area along Sunrise Valley Drive which incorporates a variety of evergreen and deciduous trees and shrubs of differing sizes placed randomly. At least 25% of the shade trees in this area shall have a minimum caliper of 3.0 inches in diameter at breast height.

G. Citizen Review. All site plans, PRC Plans, architectural renderings, landscaping plans and the Comprehensive Sign Plan specified in Proffer II.K shall be submitted for review and comment by the Reston Design Review Board and to the Reston Citizens' Association Planning and Zoning Committee (or its successor in function) prior to County approval. The Applicant may also distribute copies of such plans to other community organizations.

H. Telecommunications Equipment. The Applicant shall screen all satellite dishes and associated equipment cabinets from ground view as seen from adjacent residential neighborhoods (Hunters Green Cluster). Whip antennae and panel antennae which cannot be fully screened, shall be of similar materials and color as the building on which they are placed, in order to reduce the visual impacts as seen from the adjacent residential neighborhoods (Hunters Green Cluster), when viewed from the ground.

I. Lighting. In order to reduce off-site glare impacts, all outdoor lighting including lights illuminating the facades of buildings shall be directed away and shielded from adjacent properties; provided that such lighting may be visible from the Reston International Center.

J. Active Recreational Facility. The DPA depicts a possible recreation area on the southeast corner of the property and a second possible recreation area located between the hotel and the eastern boundary. At minimum, one of these sites shall be developed with an active recreation facility which may include swimming pool/clubhouses, tennis courts or multi-purpose courts. A clubhouse structure, if included, will not exceed a building footprint of five thousand (5,000) square feet.

K. Signage. Prior to site plan approval, the Applicant shall submit and thereafter diligently pursue and implement a Comprehensive Sign Plan ("CSP") which shall be incorporated by reference in commercial leases. A common sign design theme shall be provided for the entire site (including the existing hotel) which shall include size, style, material, color and lighting. The CSP shall incorporate adequate on-site directional signage to guide residents, visitors and service vehicles throughout the site. With the exception of the signage for the retail/restaurant structure, all of the signage for the plaza retail uses shall face the plaza and be visible only from uses around the plaza and adjacent commercial properties (which may include the Reston International Center). No pole signs shall be constructed on the Property. For purposes of this proffer, a pole sign is defined as (i) a freestanding sign more than twelve (12) feet in height above the ground or other base of support for the sign with the space between the ground or other base of support being more than four (4) feet, and (ii) where the width of the sign is broader or wider than its support on the ground or other base, provided, however, the definition and exclusion of a pole sign may be further addressed in the CSP.

L. Loading and Trash Collection Facilities. All loading areas and trash dumpsters as seen from Sunrise Valley Drive and the Dulles Toll Road and the eastern boundary of the Property shall be fully screened through the use of walls, doors and landscaping as determined by DEM.

M. Plaza. The outdoor furniture, lighting, landscaping, paving and walkway design and construction in the plaza will be of similar or equivalent quality to that depicted on the two streetscape sketches contained in Exhibit 1.

III. ENVIRONMENTAL

A. Stormwater Management. If a waiver of the on-site stormwater detention requirements is not granted by DEM, the Applicant shall either provide on-site stormwater detention/best management practices facilities in the area specified in Proffer II.E. or in the northeast corner of the Property or apply for a PCA/DPA in order to accommodate on-site stormwater detention/best management practices facilities elsewhere on the Property.

B. Noise Attenuation.

1. Residential. In order to achieve a maximum interior noise level of 45 dBA Ldn for all dwelling units that are impacted by highway noise from the Dulles Toll Road (between 400 and 875 feet from centerline) having noise levels between 70 and 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:

   a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

   b. Doors and windows shall have a laboratory STC rating of at least 37. If windows constitute more than 20% of the facade they should have the same laboratory STC rating as walls.

   c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

2. Non-Residential, 70 - 75 dBA Ldn. In order to achieve a maximum interior noise level of 45 dBA Ldn for all office and hotel uses that are impacted by highway noise from the Dulles Toll Road (between 400 and 875 feet from centerline) having noise levels between 70 and 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:

   a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.

   b. Doors and windows shall have a laboratory STC rating of at least 28. If windows function as walls they should have the same laboratory STC rating as walls.

c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

3. Nonresidential, 75+ dBA Ldn. In order to achieve a maximum interior noise level of 50 dBA Ldn for the office building and hotel which are impacted by highway noise from the Dulles Toll Road (within 400 feet from centerline) having noise levels greater than 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:

   a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

   b. Doors and windows shall have a laboratory STC rating of at least 37. If windows function as wall they should have the same laboratory STC rating as walls.

   c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

4. Outdoor Recreational Area. At the time of the construction of either of the two outdoor recreational areas shown on Sheet 3 of the DPA, and of the lawn areas bordering the plaza as shown on that Sheet, the Applicant will construct an acoustical fence, wall or intervening building or other noise reduction features between the outdoor recreation area or areas and the Dulles Airport Access Road. If acoustical fencing or walls are used, they shall be architecturally solid from the ground up with no gaps or openings. Screening of the outdoor recreational areas shall be an integral part of the project's architecture and be compatible in color and material with the adjacent buildings. The structure employed shall be of sufficient height to adequately shield the outdoor

recreation area from the Dulles Airport Access Road.

5. Alternative Mitigation. In the alternative to III.B.1. through III.B.4. above, the Applicant may have a refined acoustical analysis performed to determine which buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above. Said acoustical analysis shall be performed to the satisfaction of DEM and implemented in accordance with the approved analysis.

IV. TRANSPORTATION

A. Frontage improvements. Prior to issuance of any Non-Residential Use Permits (NONRUP) or Residential Use Permits (RUP) for any new structure on the property, other than renovations or additions to the existing hotel, the Applicant shall construct the improvements listed below as determined by DEM and/or VDOT:

1. A right turn deceleration lane and a left turn lane into the project's main entrance from Sunrise Valley Drive.

2. A right turn deceleration lane into the eastern project entrance from Sunrise Valley Drive. Landscaping will be provided as a part of this construction to create a visual buffer, consistent with traffic and pedestrian safety considerations, to help screen the above-grade residential/commercial structure from Sunrise Valley Drive when approaching from the east. In order to maintain if possible the existing landscaped buffer on the adjacent property located to the east, the Applicant shall request during site plan review that VDOT either eliminate or shorten this deceleration lane. In the event a deceleration lane is required, the Applicant shall make every reasonable effort to replace the vegetation that must be removed for the construction of the deceleration lane without impeding traffic or pedestrian safety as determined by DEM/VDOT.

B. Right Turn Lane on Sunrise Valley Drive. Prior to the issuance of any RUP or NONRUP for any development other than renovation or expansion of the existing hotel, the

Applicant shall provide an additional westbound lane on Sunrise Valley Drive between Colts Neck Drive and Reston Parkway through the construction of a new right turn lane and the conversion of the existing right turn lane to a through lane as determined by DEM and/or VDOT.

C. Condemnation. The Applicant shall use best efforts to acquire right-of-way and/or easements which may be necessary for the improvements required in Proffers IV.A.2. and IV.B. above. The applicant shall pay the cost of any additional right-of-way and/or easements. In the event the Applicant is unable to acquire needed right-of-way and/or easements, the Applicant shall at or prior to the time of site plan approval request that the County acquire the right-of-way and/or easements by means of its condemnation powers at the Applicant's expense. It is understood that the County is under no obligation to do so. It is further understood that the Applicant's request shall not be considered until it is forwarded in writing, to the Director of Land Acquisition accompanied by: (1) plats, plans and profiles showing the necessary right-of-way and/or easements property; (2) an independent appraisal, by an appraiser not an employee of the County, of the value of the land taken; (3) a sixty (60) year title search certificate of the right-of-way to be acquired (30 year title search for easements); and (4) a Letter of Credit equal to (1) the appraised value of the right-of-way and/or easements to be acquired, including damages and (2) the cost of the acquisition including attorney's fees, which can be drawn upon by the County. It is also understood that in the event the property owner of the right-of-way and/or easement property to be acquired is awarded more than the appraised value of the land, in a condemnation suit, the amount of the award in excess of the Letter of Credit shall be paid to the County by the Applicant within thirty (30) days of said award. If (i) the County does not elect to initiate the use of its power of eminent domain to acquire right-of-way or easements that are required for a given road improvement (including those specified in Proffers IV.A.2. and IV.B. above) by authorizing negotiation and acquisition of such rights-of-way and/or easements within one hundred twenty (120) days of submission of the Applicant's request with the accompanying documents specified above; or (ii) if the County later should fail to complete the necessary acquisition, the Applicant's proffered obligation for construction of

said road improvement shall be deemed satisfied when the applicant posts funds in escrow for the acquisition of said right-of-way and/or easements as provided herein above. The amount for such acquisition shall be determined at the time of posting by an appraiser approved by the Director of Land Acquisition and the County Executive, or his designee and the amount of funds for the cost of construction of said improvements shall be determined at the time of posting by a construction cost estimator approved by the County Executive or his designee. The above appraisal and estimate shall be at the applicant's expense. The development of the Property shall not be delayed because of such election by the County or the County's failure to complete the necessary acquisition. In the event that the amount of funds posted in escrow for such acquisition and the cost of construction of the said improvements shall prove to be more than required therefor, the balance shall be returned to the Applicant or its successor or assign.

D. Traffic Signal. When determined warranted by VDOT, the Applicant shall provide a traffic signal at the new main entrance to the development on Sunrise Valley Drive and shall pay the cost of coordinating the timing of the existing traffic signal located at the intersection of Sunrise Valley Drive and Colt's Neck Drive with the new traffic signal.

E. Contribution. Prior to the issuance of any Building Permit for any new construction, the Applicant shall make a contribution of $906 for each dwelling unit and $4.08 per square foot of new nonresidential building area (other than the existing hotel) to the Board of Supervisors for a public mass transit system with its own dedicated right-of-way and fixed station located within one-half mile of the Property but not to exceed a maximum total of Five Hundred Thousand Dollars ($500,000.00). The amount of contribution or pro-rated portion thereof and the maximum limit shall be adjusted from the time of the approval of the PCA/DPA application for adjustments to the Consumer Price Index (CPI) with the year of the approval of this PCA/DPA being the base year. All contributions made by the Applicant pursuant to this Proffer IV.E. shall be maintained by the Board in an interest bearing account for funds for construction of a public mass transit facility serving Reston located within one-half mile of the Property adjacent to the Dulles Airport Access

Road. The contribution specified in this paragraph may be prepaid at any time following approval of this Proffer Condition Amendment.

F. Traffic System Management. The Applicant shall implement a Traffic System Management (TSM) program on the property which, at a minimum, will include the following elements and shall be coordinated with the Office of Transportation:

1. Establishment of a car pool/van pool program that will be available to workers in the subject property, the International Center and other adjacent properties. A car pool/van pool coordinator shall be appointed to coordinate the car pool/van pool program.

2. A bus schedule and bus route information shall be provided in a display which is clearly visible in both the hotel and office building.

3. A shuttle service shall be provided between the subject property and Dulles Airport, the Reston Town Center and the Wiehle Avenue Park and Ride Facility and any public mass transit station located in Reston. This shuttle system shall be available 24 hours each day.

4. If a suitable location can be found, a bus stop/pull out shall be provided on-site or along the Sunrise Valley Drive frontage as determined by Applicant, VDOT, DEM, and the Office of Transportation; however, the landscape buffer provided for in Proffer II.F along Sunrise Valley Drive shall be maintained.

G. Pedestrian Walk/Trail Connection. Notwithstanding the contribution specified in Proffer IV.E above and in addition thereto, when a public mass transit system with its own dedicated right-of-way and with a fixed station with a pedestrian entrance to such station located within one-half mile of the Property is programmed for construction, the Applicant will construct an on-site pedestrian walkway or trail providing a connection to such station in a location approved by DEM.

H. One-Way Ramp into Property. If at the time of application for site plan approval, VDOT and the

Metropolitan-Washington Airports Authority should confirm in writing in response to Applicant's inquiry that their policies permit the construction of a one-way, right turn only, at-grade, entrance ramp directly into the Property from Reston Parkway or from the Dulles Access and Toll Road (Route 267), the Applicant will request approval of such a ramp, and if approved, construct the same which may require revision of internal site and parking design.

V. MISCELLANEOUS

A. Public Meeting Spaces. Applicant shall make available to community groups for meetings and activities, a public meeting room of at least 1,000 square feet in floor area within one of the buildings on the Property and/or the outdoor plaza. The use of the public meeting spaces shall be subject to regulation by the Applicant; provided that these spaces shall be available during a substantial part of the year and at a minimal cost to the user for such costs as janitorial and utility services. At no time shall there be any covenants and/or deed restrictions which prohibit public access to the outdoor plaza.

B. Trail/Sidewalk. In order to accomplish all necessary grading, drainage, utility location and landscaping for the proposed development, the sidewalk and trails along Sunrise Valley Drive may be located either within or outside of the road right-of-way subject to VDOT and/or DEM approval and shall be integrated with and constructed in a design compatible with the Reston trail and walkway systems in accordance with the modification requested in note 9 on Sheet 2 of the DPA.

C. Severability. Any of the portions of the Property utilized for the existing hotel or proposed new hotel, office, restaurant/retail, plaza, garage or residential purposes may be subject to a Proffered Condition Amendment (PCA) or a Development Plan Amendment (DPA) without joinder and/or consent of the owner or owners of other portions of the Property, if such PCA or DPA does not affect any other portions. Previously approved proffered conditions applicable to the portions which are not the subject of such a PCA or DPA shall remain in full force and effect.

RESTON INN AND CONFERENCE
CENTER LIMITED PARTNERSHIP
a Virginia limited partnership

By: _____
Name: DANIEL M. ROSS
Title: General Partner

STATE OF MARYLAND

to wit:

COUNTY OF ~~MONTGOMERY~~ Prince George's

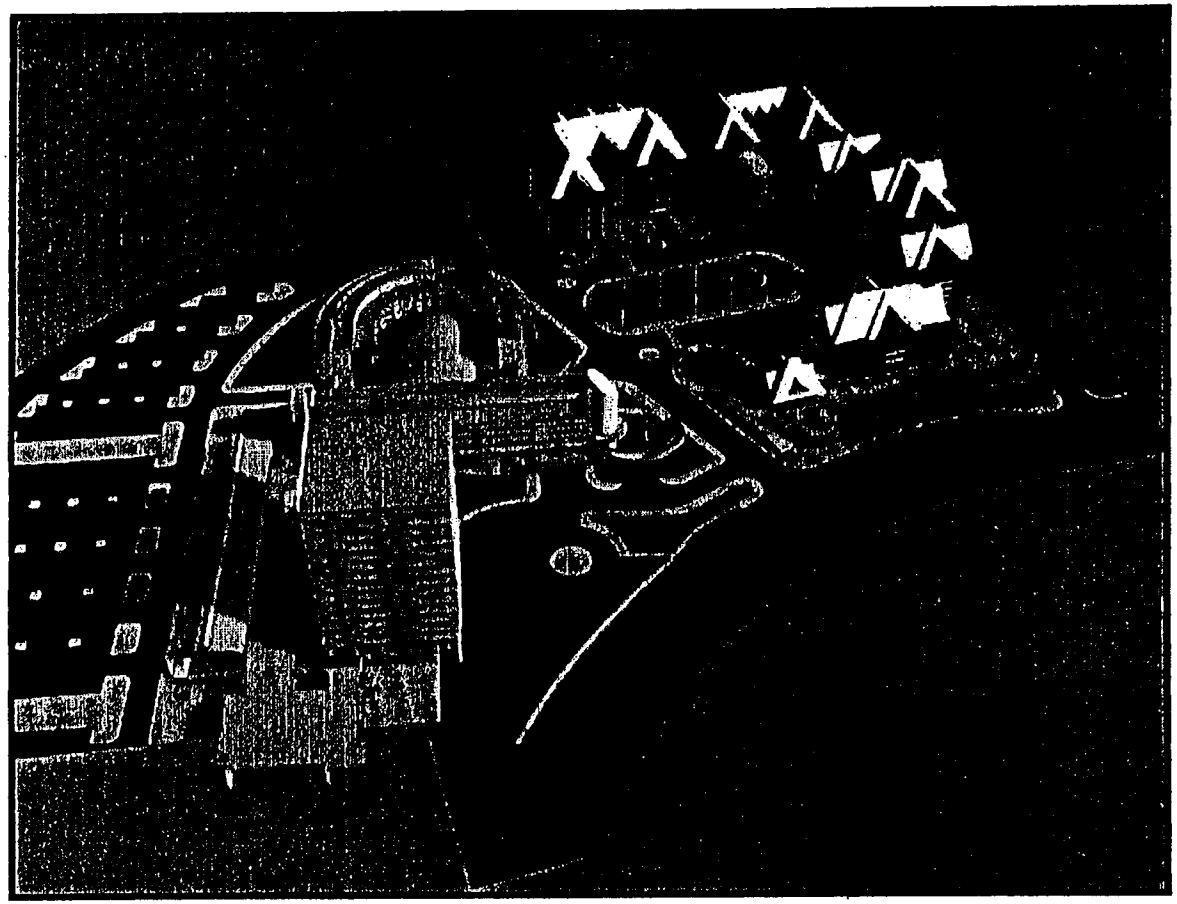
I hereby certify that Daniel M. Ross appeared before me this 8th day of January 1998 on behalf of RESTON INN AND CONFERENCE CENTER LIMITED PARTNERSHIP, a Virginia limited partnership and acknowledged his signature on the foregoing instrument on behalf of that partnership.

_____
Notary Public

My Commission Expires: August 1, 2001

\\TYS\5436
U:\5437\PROFFER.S26

Exhibit



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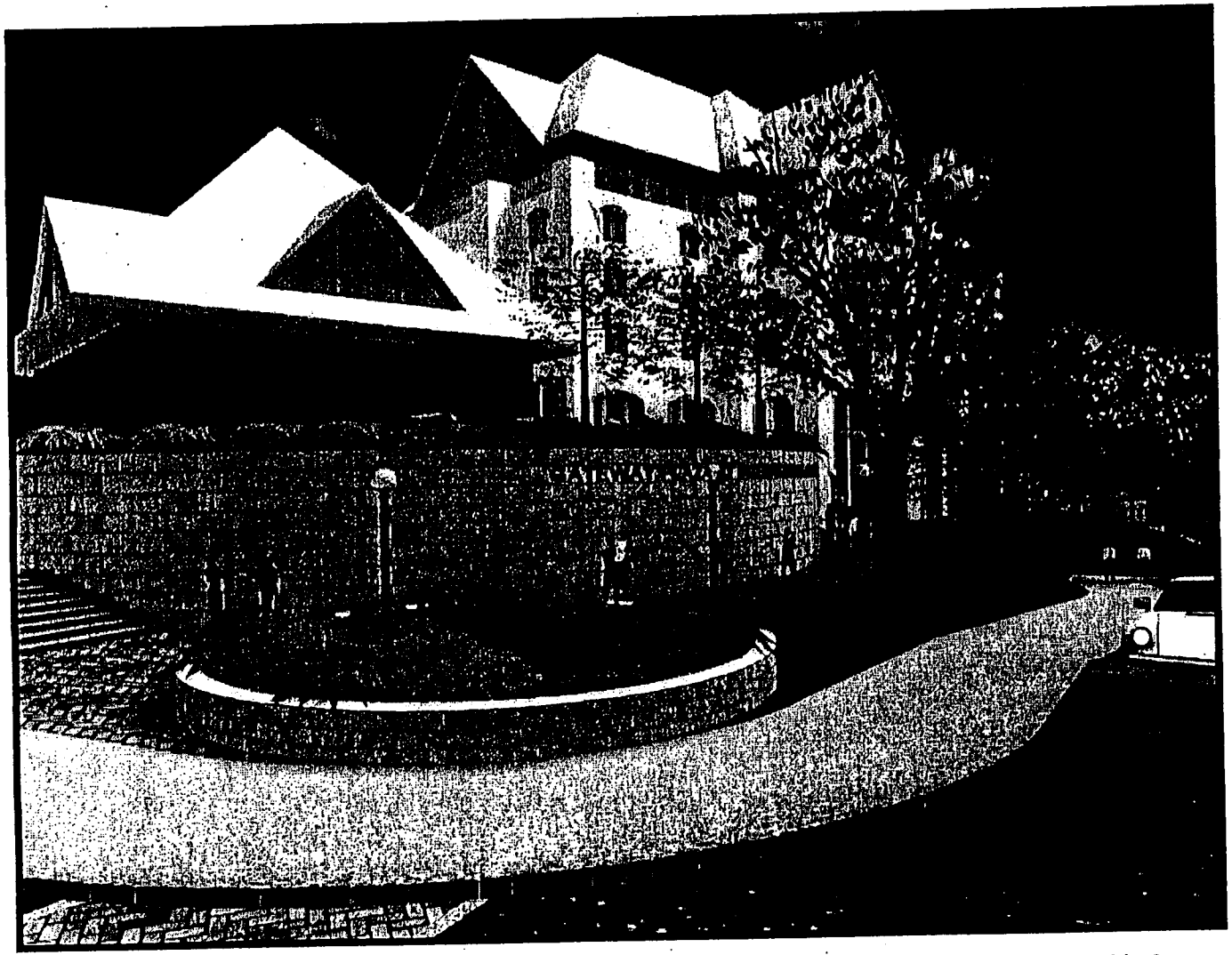
GATEWAY PLAZA AT INTERNATIONAL CENTER

Reston Inn and Conference Center L.P.



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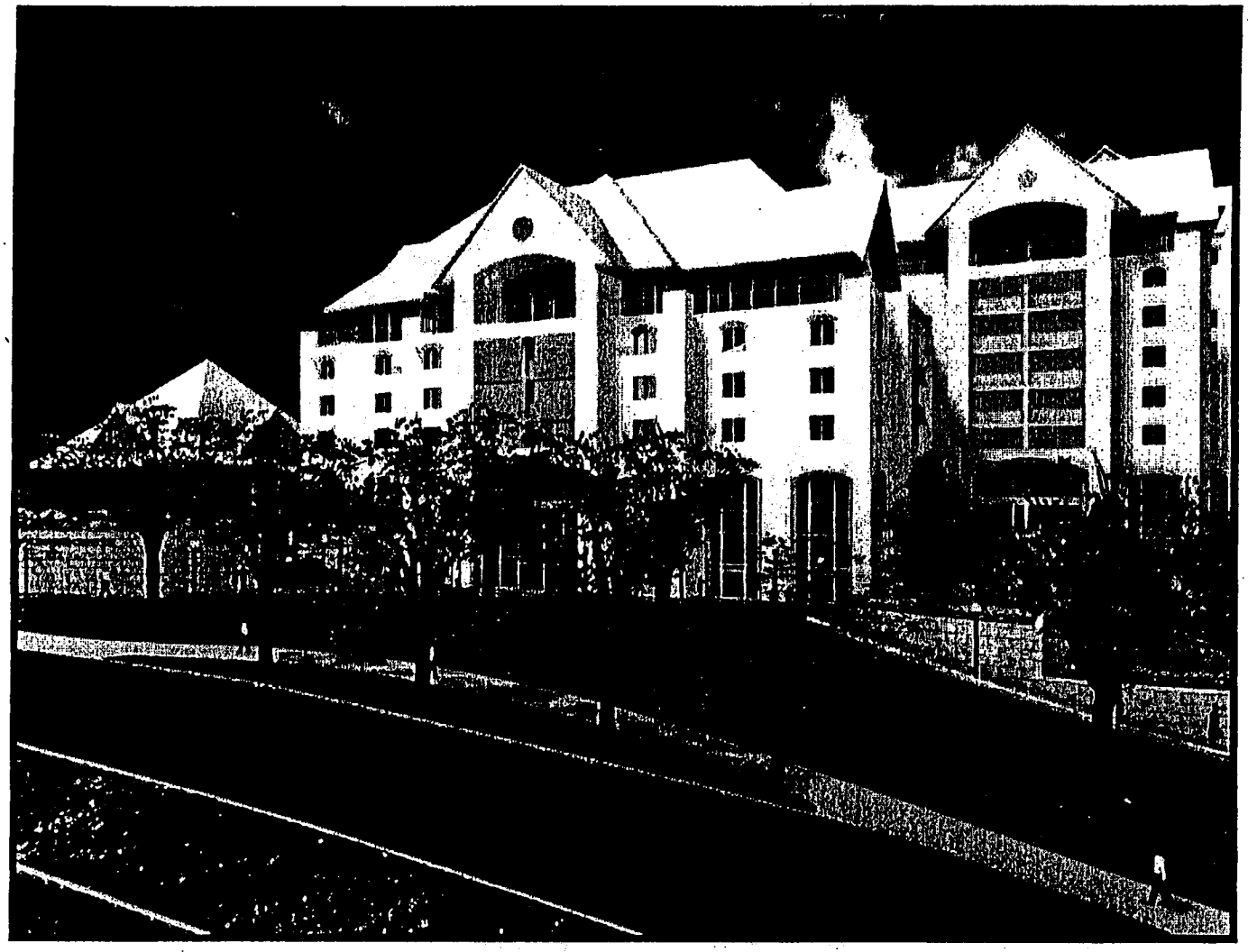
GATEWAY PLAZA AT INTERNATIONAL CENTER

Vignette of Sunrise Valley Drive Entrance



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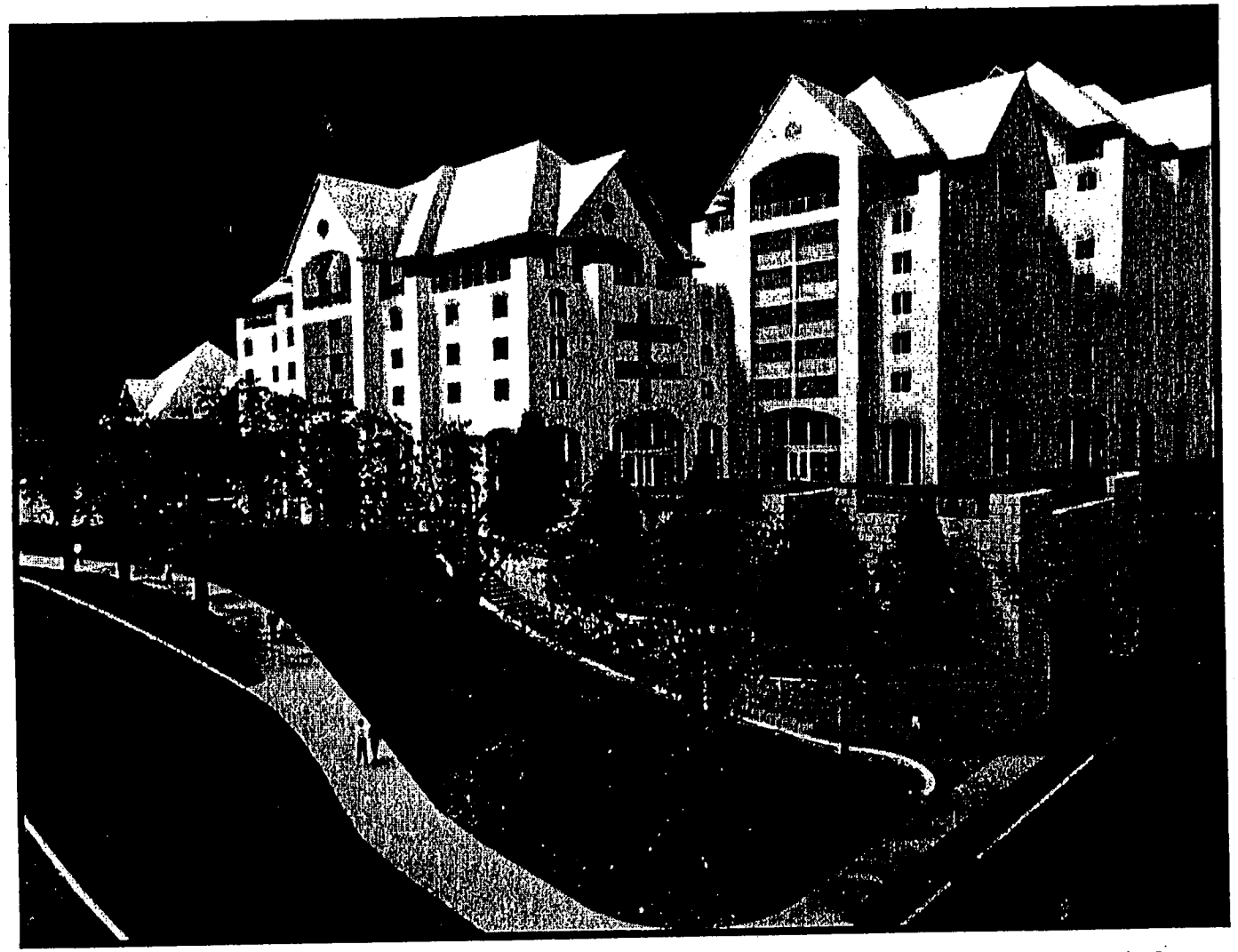
GATEWAY PLAZA AT INTERNATIONAL CENTER

Vignette of Sunrise Valley Drive – Residential Buildings



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GATEWAY PLAZA AT INTERNATIONAL CENTER

Vignette of Sunrise Valley Drive – Southeast Entrance

RAL NOTES

HE PROPERTY DELINEATED BY THIS PLAN IS LOCATED ON TAX MAP 17-3-((3))-PARCEL 1 ND ZONED PRC. TOTAL SITE AREA IS 15.0 ACRES. THIS PARCEL IS PART OF A 44.79 CRE TRACT OF LAND ORIGINALLY REZONED UNDER RZ 8-846. SITE IS DESIGNATED AS CONVENTION/CONFERENCE CENTER"

WNER: RESTON INN AND CONFERENCE CENTER L.P.
C/O TRADING AS T/A SHERATON RESTON HOTEL
11810 SUNRISE VALLEY DR.
RESTON, VA 22091

OPOGRAPHY IS FROM RECORDS WITH A CONTOUR INTERVAL OF 5 FEET.

OUNDARY INFORMATION IS TAKEN FROM RECORDS.

O GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.

HE PROPERTY SHOWN ON THIS DEVELOPMENT PLAN AMENDMENT IS WITHIN THE UNTER MILL DISTRICT.

UBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING WATER AINS PROVIDED BY FCWA. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE OMPLETED DURING FINAL SITE PLAN ENGINEERING.

UBLIC SANITARY SEWER SHALL BE PROVIDED BY AN EXTENSION OF EXISTING ACILITIES. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED URING FINAL SITE PLAN ENGINEERING.

. MODIFICATION TO THE TRAIL INTENDED ALONG THE NORTH SIDE OF UNRISE VALLEY DRIVE PER THE COMPREHENSIVE PLAN IS HEREBY REQUESTED O BE CHANGED TO A 6' (MIN) CONCRETE SIDEWALK. PROVISIONS FOR FUTURE ACCESS OR PEDESTRIAN CONNECTION SHALL BE PROVIDED TO FUTURE MASS TRANSIT SITE S STATED WITHIN THE PROFFERS AND AS DETERMINED BY DEM.

ELETED

HE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH ALL APPLICABLE RDINANCES, REGULATIONS AND ADOPTED STANDARDS UNLESS OTHERWISE NOTED N THIS SHEET AND PLAN.

HE DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS PPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND IS SUBJECT TO THE ISCRETION OF THE OWNER.

HERE IS NO KNOWN FLOOD PLAIN, RPA, OR ENVIRONMENTAL QUALITY CORRIDOR OCATED WITHIN THE SITE AS DEFINED BY THE ADOPTED COMPREHENSIVE PLAN.

HERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON-SITE.

REQUEST TO WAIVE STORMWATER DETENTION REQUIREMENTS WILL BE PURSUED URING SITE PLAN REVIEW.

EST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED, UNLESS OTHERWISE AIVED BY DEM.

HIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES. HOSE UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. FURTHER DETAIL SHALL E PROVIDED DURING THE FINAL ENGINEERING AND SITE PLAN PHASE.

ELETED.

ARKING SHALL BE PROVIDED PURSUANT TO THE ZONING ORDINANCE, UNLESS A SHARED ARKING/PARKING REDUCTION IS APPROVED BY THE BOARD OF SUPERVISORS OR DEM.

OTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS ON THIS PLAN, THE PPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN ONCEPTS AT ITS SOLE DISCRETION, TO COMPLY WITH NEW CRITERIA AND EGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE PPROVAL OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE IN UBSTANTIAL CONFORMANCE WITH THIS DEVELOPMENT PLAN AND APPROVED PROFFER STATEMENT

WNER/APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS AND DJUSTMENTS TO THE FINAL DESIGN OF THE PROPOSED LANDSCAPING AND PLAZA REAS PRIOR TO SITE PLAN SUBMITTAL PURSUANT TO PARAGRAPH 13 OF ECTION 16-203 OF THE ZONING ORDINANCE. IN NO CASE SHALL THERE BE A EDUCTION IN QUANTITY OR QUALITY OF LANDSCAPING PROPOSED HEREON.

ESTAURANTS LOCATED WITHIN THE PROPOSED NEW HOTEL OR OFFICE COMPONENT MAY INCLUDE UTDOOR SEATING AREAS AND SHALL BE PARKED IN ACCORDANCE WITH ARTICLE 11, OR NY PARKING REDUCTION APPROVED BY THE BOARD OF SUPERVISORS OR DEM. IN ADDITION, UTDOOR SEATING AREAS MAY ALSO BE INCLUDED WITHIN PLAZAS AND PEDESTRIAN AREAS WHEN SSOCIATED WITH THE FIRST STORY RETAIL AREA.

IMENSIONS ARE APPROXIMATE AS SCALED. BUILDING FOOTPRINTS MAY VARY DUE TO INAL ENGINEERING AND ARCHITECTURAL DESIGN PRIOR TO SITE PLAN SUBMISSION, UT AT NO TIME SHALL A BUILDING BE LOCATED CLOSER TO ANY PROJECT BOUNDARY HAN ANY MEASURED SETBACK SHOWN ON THE PLAN.

BENCHMARK (BM) HAS BEEN SHOWN ON SHEET 3 AS A POINT OF REFERENCE AND TO VERIFY HAT BUILDING HEIGHTS ADJACENT TO SUNRISE VALLEY DRIVE DO NOT EXCEED A HEIGHT OF 0 FEET ABOVE THE BENCHMARK PER THE COMPREHENSIVE PLAN TEXT. THIS BENCHMARK IS OCATED AT THE CENTER OF THE EXISTING ENTRANCE TO THE SHERATON HOTEL, WITH AN LEVATION OF 446.9'. THIS ELEVATION IS FOR REFERENCE ONLY AND NOT THE FINAL GRADE O BE USED DURING CONSTRUCTION (SEE MAXIMUM BUILDING HEIGHTS ON SHEET 3).

O TITLE REPORT IS FURNISHED FOR THESE PLANS.

ELETED.

ELETED.

ELETED.

ELETED.

XISTING STRUCTURES ARE DELINEATED WITHIN THE DEVELOPMENT PLAN AS DASHED INES. THE EXISTING BUILDINGS WERE COMPLETED IN 1973 AND ARE TO BE RETAINED ND MODIFIED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE EXISTING OTEL INCLUDES 302 ROOMS WITH APPROXIMATELY 21,000 SF OF MEETING SPACE, ESTAURANT AND LOUNGE FACILITIES.

ELETED.

O KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE ITHIN THIS 15.0 ACRE SITE.

ROPOSED OFF-SITE IMPROVEMENTS INCLUDE REALIGNING THE MEDIAN BREAK TO ATCH NEW SITE ENTRANCE ON SUNRISE VALLEY DRIVE. THIS DEVELOPMENT ROPOSES AN EXPANSION OF THE LEFT TURN LANE INTO THE SITE.

SES TO INCLUDE:
HE PRIMARY USES OF THE PROPERTY SHALL BE LIMITED TO HOTEL OR MOTEL, INCLUDING ACILITIES TO ACCOMMODATE CONVENTIONS AND/OR LARGE MEETINGS; OFFICE AND MULTIPLE AMILY DWELLINGS AND AN EATING ESTABLISHMENT/RETAIL BUILDING. OTHER USES, HICH ARE TO BE INCLUDED WITHIN THE BUILDINGS OR SERVE SUCH BUILDINGS, MAY INCLUDE HE FOLLOWING AS SECONDARY USES: ACCESSORY SERVICE USES, HOME OCCUPATION R SUPPLEMENTAL USES: EATING ESTABLISHMENTS; BUSINESS SERVICE AND SUPPLY ERVICE ESTABLISHMENTS; FINANCIAL INSTITUTIONS; PERSONAL SERVICE ESTABLISHMENTS; UBLIC USES; REPAIR SERVICE ESTABLISHMENTS; FAST FOOD RESTAURANTS; QUICK SERVICE OOD STORES; COMMERCIAL RECREATION USES (GROUP 5); CHILD CARE CENTERS AND NURSERY CHOOLS; PRIVATE SCHOOLS OF GENERAL AND SPECIAL EDUCATION (ANY SIZE); COLLEGES ND UNIVERSITIES; HEALTH CLUBS; CULTURAL AND CIVIC CENTERS AND EXHIBITION HALLS; RIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS; THEATERS; SWIMMING POOLS; TENNIS OURTS; RADIO AND TELEVISION BROADCASTING FACILITIES; TELECOMMUNICATION AND ICROWAVE FACILITIES AND SATELLITE EARTH STATIONS AND RETAIL SALES ESTABLISHMENTS [illegible] AND THE SELLING OF PHARMACEUTICAL SUPPLIES).

35. THIS SPA/PCA APPLICATION IS SUBMITTED AS A PART OF A PROPOSED SETTLEMENT OF THREE PENDING CASES IN THE CIRCUIT COURT OF FAIRFAX COUNTY, VIRGINIA (CHANCERY NO. 118720, LAW NO. 101141 AND CHANCERY NO. 117084). BY SUBMITTING THIS APPLICATION, APPLICANT DOES NOT WAIVE ANY OF ITS RIGHTS UNDER THE EXISTING ZONING OR LAND USE APPROVALS FOR THE SUBJECT PROPERTY AS MORE PARTICULARLY SET FORTH IN A TRANSMITTAL LETTER FROM R. R. G. HOBSON, ESQUIRE, ATTORNEY FOR THE APPLICANT, TO MS. LORRIE KIRST OF THE FAIRFAX COUNTY ZONING EVALUATION DIVISION DATED JUNE 26, 1997, WHICH LETTER IS HEREBY INCORPORATED BY REFERENCE.

ZONING

EXISTING ZONING: PLANNED RESIDENTIAL COMMUNITY DISTRICT (PRC) - HOTEL & CONFERENCE CENTER
PROPOSED: PLANNED RESIDENTIAL COMMUNITY DISTRICT (PRC) - CONVENTION/CONFERENCE CENTER (AMENDMENT TO DEVELOPMENT PLAN RZ 8-846, APPROVED 3/12/80)

TABULATIONS

- AREA TABULATIONS:

ORIGINAL AREA OF TRACT	44.79 ACRES
CURRENT AREA OF TRACT	15.0 ACRES*

*AREA UPON WHICH SUBSEQUENT CALCULATIONS ARE COMPUTED

- BUILDING TABULATIONS:

EXISTING INN & CONFERENCE CENTER	212,000 SF
ATRIUM (PROPOSED)	13,000 SF
PROPOSED DEVELOPMENT	
OFFICE	130,000 SF
HOTEL (175 ROOMS)	120,000 SF
SUPPORT RETAIL	21,500 SF
RESIDENTIAL	+ 200,000 SF
TOTAL BUILDING DEVELOPMENT	696,500 SF**

**SEE GENERAL NOTE #23

- FLOOR AREA RATIO (F.A.R.) CALCULATION:

GROSS SQUARE FOOT OF ALL PROPOSED AND EXISTING BUILDING/IMPROVEMENTS	=	696,500 SF
AREA OF CURRENT TRACT (15.0 ACRES) F.A.R. (INCLUDING RESIDENTIAL)	=	1.07
NON-RESIDENTIAL F.A.R (RESIDENTIAL NOT COUNTED WITHIN F.A.R.)	=	0.76

- PARKING TABULATIONS:

PARKING REQUIRED:

EXISTING HOTEL, CONFERENCE CENTER & RESTAURANT	1/UNIT + 4/50 UNITS	756
OFFICE	2.6/1,000 GFA	338
NEW HOTEL	1/UNIT + 4/50 UNITS @ 175 ROOMS	188
RETAIL	1/200 SF FOR 1st 1,000 SF OF NFA + 6/EACH ADD 1,000 SF	142
RESTAURANT	1/4 SEATS + 1/2 EMPLOYEES	INCL. IN RETAIL
RESIDENTIAL	1.6 SP/UNIT @ APPROX. 156 UNITS	250
TOTAL PARKING REQUIRED WITHOUT SHARED USE REDUCTION		1,674

REQUESTED REDUCTIONS (25%) IN PARKING REQUIREMENTS
***SEE NOTE #19 REGARDING REQUEST FOR SHARED PARKING

PARKING REDUCTION (EXCLUDING RESIDENTIAL)	1,068
PARKING REDUCTION (INCLUDING RESIDENTIAL)	1,318
PARKING PROVIDED (INCLUDING RESIDENTIAL, SEE SHEET 4)	[illegible]

- INTERIOR PARKING LOT LANDSCAPING:

PROPOSED PAVED AREA ASSOCIATED WITH INTERIOR LANDSCAPING	=	172,000 S.F.
5% INTERIOR PARKING LOT LANDSCAPING REQUIRED	=	8,600 S.F.
INTERIOR PARKING LOT LANDSCAPING PROVIDED	=	9,000 S.F. (5%)

- OPEN SPACE:

COMMON/LANDSCAPED OPEN SPACE	=	280,000 S.F. (42%)

TREE COVERAGE

TOTAL SITE AREA	=	653,400 S.F. (15.0 AC.)
AREA OF BUILDING(S)	=	-142,000 S.F.
ADJUSTED SITE ACREAGE	=	511,400 S.F.
REQUIRED PERCENTAGE TREE COVERAGE		x10%
TREE COVER REQUIRED	=	51,140 S.F.
EXISTING TREE CANOPY (AS SHADED ON SHEET 5)	=	36,600 S.F.
MULTIPLIER	=	x1.25
EXISTING TREE CREDIT	=	45,750 S.F.
PROPOSED PLANTINGS	=	+32,000 S.F.
TOTAL TREE COVER PROVIDED	=	77,750 S.F. (15.0%)

COMMONWEALTH OF VIRGINIA — PROFESSIONAL ENGINEER — 12-9-97
COMMONWEALTH OF VIRGINIA — CERTIFIED LANDSCAPE ARCHITECT — 12-9-97

6. REVISED 12/9/97
5. REVISED 11/3/97
4. RESUBMITTED 10/21/97
3. REVISED 10/3/97
2. REVISED 9/5/97
1. REVISED 8/22/97 ADDRESS OCP COMMENTS PER MEETING 7/10/97

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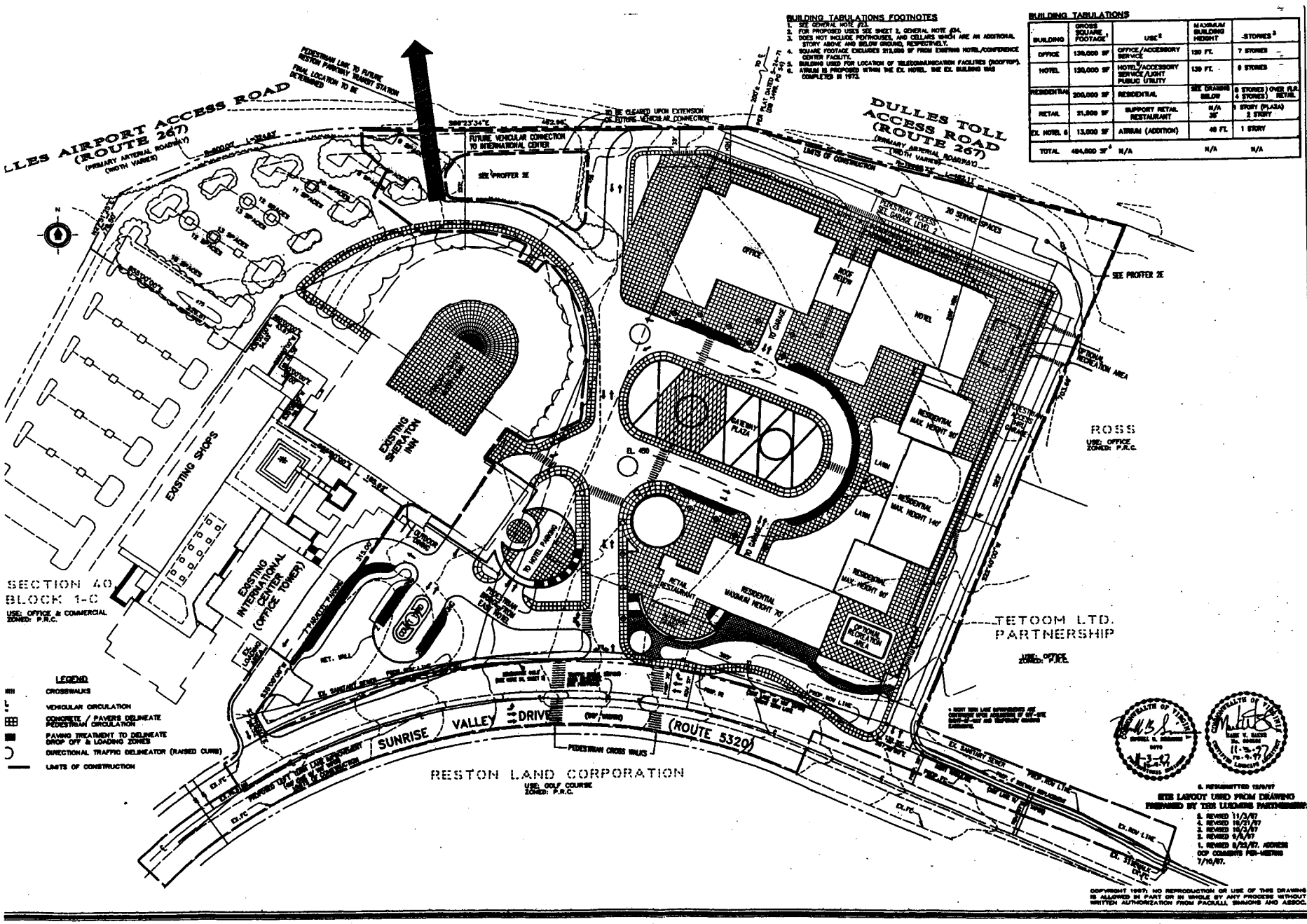
PACIULLI, SIMMONS AND ASSOCIATES, LTD.
· ENGINEERING · PLANNING · SURVEYING · LANDSCAPE ARCHITECTURE
1821 Michael Faraday Drive, Reston, Virginia 20190-5348 (703) 742-7870

GATEWAY PLAZA AT INTERNATIONAL CENTER
RESTON INN AND CONFERENCE CENTER L.P.
HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

SCALE: NONE
DATE: 6/26/97
DWN: MP
CKD: MWB
SHEET 2 OF 10
FILE NO: 96F-2302-1



BUILDING TABULATIONS FOOTNOTES

1. SEE GENERAL NOTE #23.
2. FOR PROPOSED USES SEE SHEET 2, GENERAL NOTE #34.
3. DOES NOT INCLUDE PENTHOUSES, AND CELLARS WHICH ARE AN ADDITIONAL STORY ABOVE AND BELOW GROUND, RESPECTIVELY.
4. SQUARE FOOTAGE EXCLUDES 212,000 SF FROM EXISTING HOTEL/CONFERENCE CENTER FACILITY.
5. BUILDING USED FOR LOCATION OF TELECOMMUNICATION FACILITIES (ROOFTOP).
6. ATRIUM IS PROPOSED WITHIN THE EX. HOTEL. THE EX. BUILDING WAS COMPLETED IN 1973.

BUILDING TABULATIONS

BUILDING	GROSS SQUARE FOOTAGE[1]	USE[2]	MAXIMUM BUILDING HEIGHT	STORIES[3]
OFFICE	130,000 SF	OFFICE/ACCESSORY SERVICE	120 FT.	7 STORIES
HOTEL	120,000 SF	HOTEL/ACCESSORY SERVICE/LIGHT PUBLIC UTILITY	130 FT.	6 STORIES
RESIDENTIAL	200,000 SF	RESIDENTIAL	SEE DRAWING BELOW	8 STORIES) OVER FLR. 4 STORIES) RETAIL
RETAIL	21,500 SF	SUPPORT RETAIL RESTAURANT	N/A 35'	1 STORY (PLAZA) 2 STORY
EX. HOTEL 6	13,000 SF	ATRIUM (ADDITION)	40 FT.	1 STORY
TOTAL	484,800 SF[4]	N/A	N/A	N/A

6. RESUBMITTED 12/8/97
SITE LAYOUT USED FROM DRAWING PREPARED BY THE LUKMIRE PARTNERSHIP.
5. REVISED 11/3/97
4. REVISED 10/21/97
3. REVISED 10/3/97
2. REVISED 9/5/97
1. REVISED 8/22/97. ADDRESS OCP COMMENTS PER-MEETING 7/10/97.

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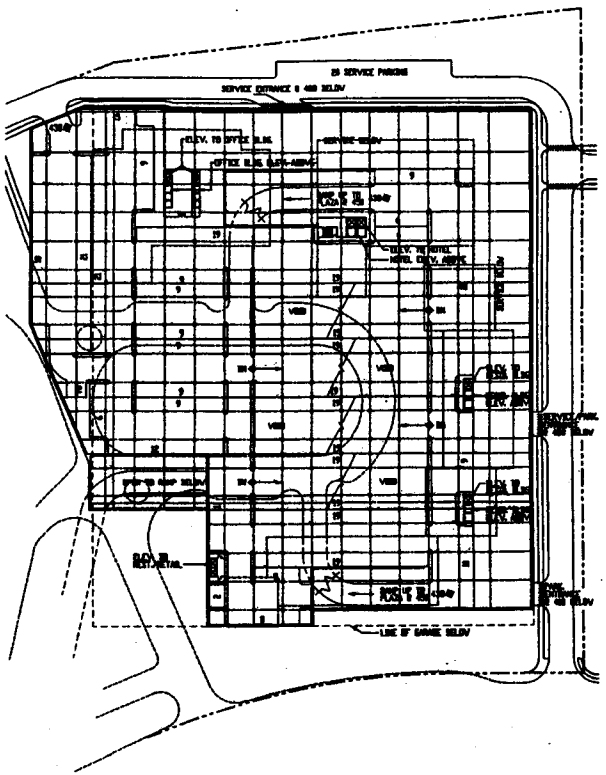
1821 Michael Faraday Drive, Reston, Virginia 20190-5[illegible]-7070

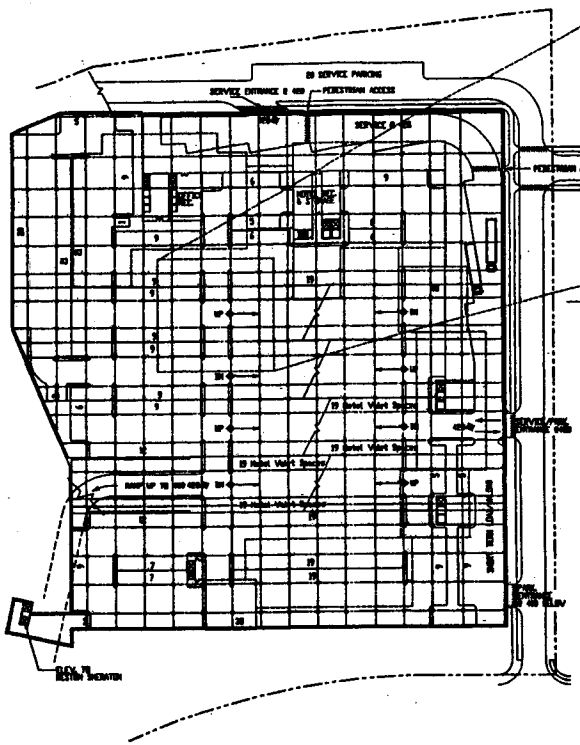
GATEWAY PLAZA AT INTERNATIONAL CENTER
INTERNATIONAL CONFERENCE CENTER LP
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VIRGINIA

DEVELOPMENT PLAN

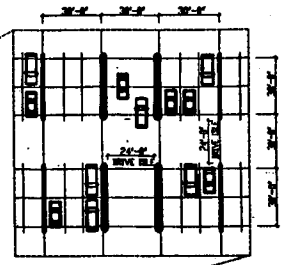
SCALE: 1"=50'
DATE: 8/28/97
DRN: MP
CKD: TK/MP
SHEET 3 of 10
FILE NO. 97F-2532-1



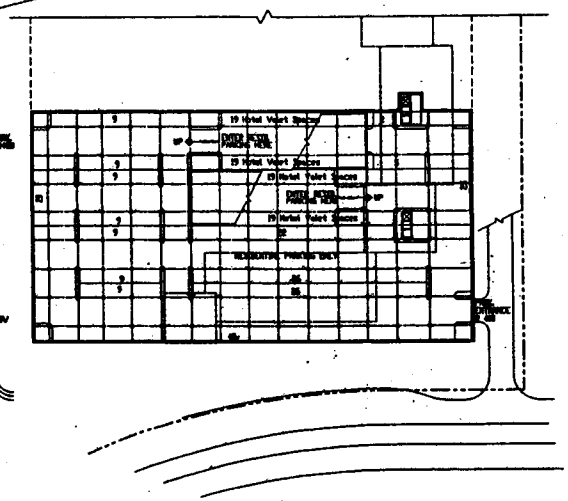
OPTION 2
PARKING PLAN - LEVEL 1
ELEVATION 438 SCALE: 1"=60' NORTH
NUMBER OF SPACES : 464



OPTION 2
PARKING PLAN - LEVEL 2
ELEVATION 428 SCALE: 1"=60' NORTH
NUMBER OF SPACES : 460



TYP. PARKING SPACE DETAIL
SCALE: 1"=30'



OPTION 2
PARKING PLAN - LEVEL 3
ELEVATION 418 SCALE: 1"=60' NORTH
NUMBER OF SPACES : 256

TOTAL, PUBLIC PARKING SPACES,
INCLUDING 150 SURFACE SPACES
NOT SHOWN ON THIS DRAWING: 1074
RESIDENTIAL PARKING SPACES: 258
TOTAL, ALL PARKING: 1332

SERVICE TRUCK BAYS : 7
ON-SITE SERVICE SPACES: 20
SHORT TERM SERVICE SPACES: 14
RESTAURANT SERVICE SPACES (NOT SHOWN): 2

6. REVISED 12/9/97
5. RESUBMITTED 11/3/97
4. RESUBMITTED 10/21/97
3. REVISED 10/3/97
2. REVISED 9/5/97
1. REVISED 8/22/97, ADDRESS OCP COMMENTS PER MEETING 7/10/97.

FOR ILLUSTRATIVE PURPOSES ONLY

Loc.	Description	Date	App.
1	Cor Comml. Revision	[illegible]	[illegible]

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Project Title: GATEWAY PLAZA AT INTERNATIONAL CENTER

Owner: RESTON INN AND CONFERENCE CENTER L.P.

THE LUKMIRE PARTNERSHIP, INC.
ARCHITECTURE & PLANNING

STRUCTURED PARKING PLAN

Pr.J. Arch: VEE
Pr.J. Eng:
Drawn: GAH Scale: 1" = 60'-0"
Checked: VEE Issued: 8-22-97
App: VEE Dwg. No.

EXHIBIT A

Memo to the Board
January 26, 1998

ACTION -

PARKING REDUCTION FOR THE RESTON SHERATON INN AND CONFERENCE CENTER (HUNTER MILL DISTRICT).

ISSUE:
Board approval of a 24.1 percent parking reduction from 1,424 parking spaces to a minimum of 1,081 parking spaces for the non-residential uses at the Reston Sheraton Inn and Conference Center; Tax Map No. 017-3-003-0001; Hunter Mill District.

RECOMMENDATION:
I recommend that the Board of Supervisors approve, pursuant to paragraph 4, Section 11-102 of the Fairfax County Zoning Ordinance (County Ordinance), a 24.1 percent reduction of the required on-site parking for the Reston Sheraton Inn and Conference Center, Tax Map No. 017-3-003-0001. This recommendation is based on an analysis of the data in a shared parking study of the hourly parking accumulation characteristics of each of the uses on site and is made on condition that:

- The current owners, their successors or assigns of the parcel identified as Fairfax County Tax Map No. 017-3-003-0001, shall submit a parking space utilization study for review and approval by the Board of Supervisors at any time in the future that the Zoning Administrator so requests. Following review of that study, or if a study is not submitted within ninety (90) days after being requested, the Board may rescind this parking reduction and require full compliance with Chapter 11 of the Zoning Ordinance.

- A total of 1,331 on-site parking spaces shall be provided to serve the residential and non-residential uses associated with the development of the Reston Sheraton Inn and Conference Center.

- The following uses and numbers are the maximum amounts allowed by the approval of this parking reduction for the non-residential uses associated with the redevelopment of the Reston Sheraton Inn and Conference Center and shall not be exceeded:

  - Retail - 16,500 square feet
  - Proposed Restaurant - 250 seats and 14 employees

- Existing Restaurant - 164 seats and 14 employees
- Existing Lounge - 99 seats and 3 employees

- No parking reduction for the residential component is included in this approval, therefore, a minimum of 250 parking spaces shall be provided for the residential portion proposed on this site. The total minimum number of parking spaces provided shall be 1,331 spaces. (With a minimum of 250 spaces allocated to the residential component, 1,081 spaces remain for the non-residential component.)

- All parking provided shall be in accordance with the applicable requirements of Article 11 of the Fairfax County Zoning Ordinance and the Fairfax County Public Facilities Manual, including the provisions referencing the Americans with Disabilities Act (ADA).

- All parking utilization studies prepared in response to a request by the Zoning Administrator shall be based on applicable County code requirements in effect at the time of said parking utilization study submission.

- Shared parking with any additional use(s) shall not be permitted without the submission of a new parking study prepared in accordance with the applicable requirements of Fairfax County and shall be subject to the Board of Supervisors' approval.

- The conditions of this approval shall be incorporated into the site plan for the Reston Sheraton Inn and Conference Center prior to final site plan approval.

- The conditions of approval of this parking reduction shall be recorded in the Land Records in a form acceptable to the County Attorney.

TIMING:
Board action requested on January 26, 1998.

BACKGROUND:
On March 6, 1997, a parking code reduction request was submitted to the Department of Environmental Management for a proposed redevelopment of the Reston Sheraton Inn and Conference Center located on Tax Map No. 017-3-003-0001. This property is currently the subject of a Proffered Condition Amendment/

Memo to the Board
January 26, 1998

Development Plan Amendment (PCA/DPA) B-846. On December 11, 1997, the Planning Commission held a public hearing and recommended approval. On January 12, 1998, the Board of Supervisors held a public hearing and deferred decision until January 26, 1998, so that the Board of Supervisors can concurrently make a decision on both the PCA/DPA and the parking reduction request.

It should be noted that the proposed site redevelopment has residential use and nonresidential use(s) component(s). No reduction of required parking for the residential use is proposed. The required parking for the nonresidential use(s) is 1,424 spaces and the required parking for the residential use is 250 spaces. A total of 1,331 spaces will be provided in lieu of the full Zoning Ordinance parking requirement of 1,674 spaces on-site with the Board approval of a 24.1 percent or 343 parking space parking reduction for the non-residential component only.

The Department of Environmental Management has coordinated the review of this request with the Office of Comprehensive Planning, Office of the County Attorney and the Office of Transportation. The recommended parking reduction reflects a coordinated review effort.

ENCLOSED DOCUMENTS:
Attachment I - February 26, 1997 Letter of request and November 21, 1997 Letter of revision from Gregory S. Lukmire, AIA
Attachment II - Plan Sheets associated with this item, i.e., DPA and architectural drawings (Separate from Package, for Board Members only)
Attachment III - Parking Study (Separate from Package, for Board Members only)

STAFF:
Anthony H. Griffin, Deputy County Executive
Zofia A. Zager, Acting Director, Department of Environmental Management

Appendix 4

County of Fairfax, Virginia

MEMORANDUM

DATE: July 28, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ B-846)

SUBJECT: CSP B-846-02 - JBG Rockwood
Land Identification Maps: 17-3 ((29)), ((31)), ((32))

This department has reviewed the subject comprehensive sign plan application. We have no objection to its approval.

AKR/MAD

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 30 Years and More

Appendix 4

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

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

August 4, 2009

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

Re: CSP B-846-02, Reston Square
Tax Map No.: 017-3, etc.

Dear Ms. Coyle,

This office has reviewed the comprehensive sign plan relative to the above mentioned application and offers the following comment.

All proposed signs should be located outside the clear zone where sight distance is not obstructed.

For additional information please contact this office.

Sincerely,

Noreen H. Maloney
Transportation Engineer

cc: Ms. A. Rodeheaver

County of Fairfax, Virginia

MEMORANDUM

July 14, 2009

TO: Brenda J. Cho, Planner II
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Reston Square, CSP B-846-02

I have reviewed the above referenced Comprehensive Sign Plan application stamped as received by the Zoning Evaluation Division on May 20, 2009.

Urban Forest Management Division staff has no comments on this application.

If you have any questions or concerns, please contact me at (703)324-1770.

HCW/
UFMID #: 146502

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

Appendix 6

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager,
Park Planning Branch, PDD

DATE: July 8, 2009

SUBJECT: CSP B-846-02, Reston Square
Tax Map Number: 17-3 ((3)) 1E1

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: Andi Dorlester
DPZ Coordinator: Brenda Cho

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy

P:\Park Planning\Development Plan Review\DPZ Applications\CSP\CSP B-846-02\CSP B-846-02 RPT.doc

Appendix 7

FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Design and Construction Services
City Square Building, Suite 400
10640 Page Avenue
Fairfax, Virginia 22030

July 9, 2009

Regina Coyle, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

CSP B-846-02

This office has reviewed the subject development plan application, and has no comments with respect to school acquisition.

Sincerely yours,

Weldon Spurling, II, PE

WS/vm

cc: Facilities Planning Services, FCPS (w/attach.)
File

County of Fairfax, Virginia

MEMORANDUM

DATE: July 17, 2009

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. CSP-B-846-02

Tax Map No. 017-3-/03/ /0001E, /29/, /32/etc

The proposed signage plan has no impact on the sanitary sewer system. Please contact me at the number above if you have any questions.

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946

County of Fairfax, Virginia

MEMORANDUM

DATE: June 16, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Eric Fisher (246-3501)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Comprehensive Sign Plan Application CSP B-846-02

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#431, Fox Mill**

2. After construction programmed _____ this property will be serviced by the fire station _____

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   _X_a. currently meets fire protection guidelines.

   ____b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

   ____c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ___d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov

ZONING ORDINANCE PROVISIONS

12-101 Purpose and Intent

The purpose of this Article is to regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of this Ordinance.

Any sign erected on a lot or building for the purpose of identification or for advertising a use conducted therein or thereon shall be an accessory use to the principal use.
It is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public.

12-203 Commercial Uses - General

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in a C district or the commercial area of a P district, except as provided in Par. 12 of Sect. 207 below. The regulations of this section are supplemented by the provisions set forth in Sections 204, 205 and 206 below.

1. Building-mounted signs may be located anywhere on the surface of the walls or roof of the building, but no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof, except as permitted by Par. 2 below. No sign shall be located on a chimney, flue, antenna, monopole, transmission tower or cable, smokestack, or other similar rooftop structures and mechanical appurtenances. A sign may be mounted flat against a rooftop penthouse wall or rooftop screening wall which is an integral architectural element of the building through the continuation of materials, color, and design exhibited by the main portion of the building. Such signs shall conform to the following:

   A. No part of the sign shall extend above or beyond the perimeter of the penthouse wall or screening wall to which it is attached or project outward from the penthouse wall or screening wall.

   B. The sign shall not extend more than twelve (12) feet above the lowest point of the wall, and shall be limited to identification signs consisting of an organizational logo and/or the name of a company or premises.

2. A building-mounted sign may extend beyond the wall of a building when such sign is erected at a right angle to the wall, does not extend into the minimum required yard and is not located closer than two (2) feet to any street line.

3. Signs may be located on the vertical face of a marquee, but no part of the sign shall extend above or below the vertical face. The bottom of a marquee sign shall be no less than ten (10) feet above a walkway or grade, at any point.

4. Unless further restricted by the provisions that follow, no freestanding sign shall exceed a height of twenty (20) feet.

5. Freestanding signs, where permitted, shall in no instance project beyond any property line or be within five (5) feet of the curb line of a service drive, travel lane or adjoining street. When located on a corner lot, a freestanding sign shall be subject to the provisions of Sect. 2-505.

6. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

7. Except as qualified herein, signs shall be limited to identifying or advertising the property, the individual enterprises, the products, services or the entertainment available on the same property where the sign is located.

8. Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.

9. Building-mounted signs on buildings housing more than one (1) tenant where each tenant has its own outside entrance(s) shall not exceed one and one-half (1 1/2) square feet of sign area for each linear foot of building frontage occupied by each tenant, except as provided for in Par. 3 of Sect. 106 above. The maximum allowable sign area for any one tenant, however, shall not exceed a total of 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one-half (1 1/2) times the length of such wall.

10. A shopping center shall be permitted one (1) freestanding sign; provided, however, that a shopping center with frontage on two (2) or more major thoroughfares may have one (1) freestanding sign for each frontage on a major thoroughfare with a maximum of two (2) such signs. No freestanding sign(s), other than those noted above, shall be permitted for individual enterprises located within or on the same lot with a shopping center.

11. Service stations or service station/mini-marts may be allowed one (1) additional square foot of sign area on each gasoline pump for the sole purpose of identifying the specific product dispensed from that pump.

12. Notwithstanding the provisions of this Ordinance, motor vehicle fuel price signs required by the provisions of Article 4 of Chapter 10 of The Code shall be permitted, and the sign area of such sign(s) shall not be computed in the maximum sign area permitted by this Ordinance.

13. The following signs are permitted as accessory to office parks:

A. One (1) freestanding sign may be erected at each major entrance to an office park. Such sign(s) shall identify the name of the office park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.

B. One (1) freestanding building identification sign may be permitted for each detached building which houses a principal use within an office park. Such sign(s) shall be limited to identifying the name of the building and/or the individual enterprises located therein, the address, trademark or identifying symbol or any combination thereof. No such sign shall exceed twenty (20) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any lot line.

C. One (1) freestanding on-site directory sign may be permitted in close proximity to each major entrance of an office park. Such sign(s) shall be limited to identifying and providing directional information to the individual enterprises located within the office park. No such sign shall exceed fifteen (15) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any street line.

14. Hospitals shall be permitted one (1) freestanding sign at each entrance. No freestanding sign shall exceed eighty (80) square feet in area or twelve (12) feet in height, or be located closer than five (5) feet to any lot line. Hospitals shall also be permitted one (1) building-mounted sign for each building entrance for the purpose of identifying a hospital function. No such sign shall exceed fifty (50) square feet in area. The Board may approve additional signs in accordance with Sect. 9-308.

12-210 Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.

2. In addition, within a PRC District, a plan for off-site directional signs which identify destinations or locations within the district such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District.

3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106.

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

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