



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

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PLANNING COMMISSION  
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PLANNING COMMISSION  
Peter F. Murphy, Jr., Chairman  
John R. Bivers, Vice Chairman  
Suzanne F. Harsel, Secretary  
Vivian L. Thomas, Parliamentarian

Walter L. Alcorn  
Carl A. S. Coan, Jr.  
Judith W. Downer  
Janet R. Hall  
John B. Kelso  
Ronald W. Koch  
John M. Palatiello  
Lauree Froot Wilson

July 14, 1999

Jill R. Gottdiener, representing  
Reston Spectrum LP  
McGuire, Woods, Battle & Boothe  
1750 Tysons Blvd., Suite 1800  
McLean, VA 22102

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

**JUL 15 1999**

Dear Ms. Gottdiener:

ZONING EVALUATION DIVISION

This will serve as your record of the Planning Commission's action on CPA-86-C-121-02, an application by Reston Spectrum LP, for a conceptual plan amendment. On Wednesday, July 7, 1999, the Planning Commission voted unanimously to approve CPA-86-C-121-1, subject to the revised Plan Notes, as contained in the staff analysis dated June 23, 1999.

For your information, I have attached a copy of the verbatim excerpts from the Commission's action on this application. Should you need any additional information on this action, please contact me at 324-2865.

Sincerely,

Barbara J. Lippa  
Executive Director

Attachment (a/s)  
cc: Robert Dix, Supervisor, Hunter Mill District  
John Palatiello, Commissioner, Hunter Mill District  
Leslie Johnson, Senior Staff Coordinator, DPZ  
Y-2 File

Planning Commission Meeting  
July 7, 1999  
Verbatim Excerpts

CPA-86-C-121-2 - RESTON SPECTRUM L.P.

During Commission Matters

Commissioner Palatiello: Mr. Chairman, the Commission has had distributed to it a memorandum dated July 23, 1999 to you, Mr. Chairman, from Ms. Johnson. This is another revisiting of the same plan. As the Commission knows, within the Reston Town Center district we have a very unique instrument called the Town Center Conceptual Plan. Several years ago the Commission approved a Town Center Conceptual Plan for the Spectrum Center within Reston Town Center. Shown on the Plan, as approved by the Commission, were certain architectural screening walls along Reston Parkway. Spectrum is fully built out. The landscaping is in place. The Center is functioning. It's quite a popular destination within Reston, but given the grading, given the location of underground utilities, given existing landscaping, the architectural screening walls along Reston Parkway that were shown on the original plan are now in one respect impractical and in another respect somewhat superfluous. The applicant, Reston Spectrum L.P., has submitted a Conceptual Plan Amendment to delete showing those architectural screening walls. This application has gone before the Planning and Zoning Committee of the Reston Citizens Association and has its approval. I met with Ms. Johnson and representative of the County's Urban Forestry Branch, the applicant and the applicant's representative. We walked the site and we came up with the plan that is before us in the memorandum which does delete the architectural screening walls and in its place enhances the landscaping, vegetative buffer and planting along Reston Avenue, not only to give an attractive scenic attribute to the Center, but to also help screen the surface parking from the view that one has from Reston Parkway. With that, Mr. Chairman, I would MOVE THAT THE PLANNING COMMISSION APPROVE CPA-86-C-121-2.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion?

Commissioner Alcorn: Mr. Chairman?

Commissioner Downer: Question.

Chairman Murphy: Mr. Alcorn, then Ms. Downer.

Commissioner Alcorn: Thank you, Mr. Chairman. A question for staff. This development has been built for several years. Why did it take so long for us to find out that this was a problem?

Ms. Leslie Johnson: I'm not sure.

Commissioner Alcorn: Let me ask this. What is the process -- I mean we've had other cases where proffer commitments -- an applicant who doesn't fulfill a proffer commitment.

It's a fairly significant issue we've been dealing with recently. Is this considered a proffered commitment because it's referenced in the Town Center proffers? Or what is the process?

Ms. Johnson: No, it's not a proffered commitment. The original approval was done as a conceptual plan. There was a landscaping plan that was approved by the Planning Commission that showed these architectural screening walls. We don't, under the conceptual plan process -- it's a creation of the proffers. We do not impose development conditions, it's whatever is in the plan notes -- whatever they commit to on the concept plan. And they had committed to these architectural screening walls as a way to screen some of the surface parking from Reston Parkway and, you know -- you may want to ask the applicant. My feeling is they've been working on the landscaping over a period of time. They may not be totally off bond yet and this may be one opportunity to finish up. They are going to be replacing some landscaping that was originally shown on the plan that has died. They are going to be putting in some additional willow oaks. The problem has been the willow oaks they want to put in there are of a size that is greater than what you'd typically find in a nursery. We've been told that it won't be until next spring before they can get that specific tree. It's a spring planting tree.

Commissioner Alcorn: I have no problem with this concept plan. It's not a problem. What I am concerned about is that it sounds like we don't have a clear process to enforce the concept plan notes.

Ms. Johnson: They are enforced through the site plan process. They would be enforced through the site plan process.

Commissioner Alcorn: But how come this was not caught through that process? Was that why this was caught?

Commissioner Palatiello: Mr. Chairman?

Commissioner Alcorn: Maybe Mr. Palatiello can --

Commissioner Palatiello: I don't think it's a case of not being caught. This is something that both the applicant, myself, Supervisor Dix and staff has been aware was a "feature shown" on the Plan. There have been ongoing discussions as to how to best remedy this. I will tell you that this comes to us now, but I've been in discussion with the applicant on this for probably some four years. Because when the plan was actually built, it was recognized that these walls were somewhat moot and superfluous. Ms. Johnson is absolutely correct. As Mr. Alcorn knows, Reston Town Center is one of the most heavily proffered tracts of land in Fairfax County. There are literally tens if not hundreds of million of dollars in transportation improvements, many of which, including the road that serves where Mr. Alcorn lives, were built ahead of proffers -- Town Center Parkway and many others. In addition to those proffers, as concept plans come in, we have almost created yet another new instrument. It's not a proffer. It's not a development condition, but the notes on the plan are enhanced commitments. Many of them, in fact all of them, I would

say, are voluntary commitments of the applicant above and beyond what is required under the proffers. So this is not something that has fallen through the cracks. This is something that has been part of an ongoing discussion for quite some time. Quite frankly the fact that we have some landscaping to replace these walls, I think, is the benefit to all of this. I didn't feel comfortable simply saying: "Okay, we'll just eliminate the walls." I felt that some enhancement to improve the attractiveness was a reasonable tradeoff for the removal of those walls, and that is what we have before us this evening.

Chairman Murphy: Ms. Downer.

Commissioner Downer: Thank you. I guess my question was, when I read through the staff comments, it indicated there was a lot of turf grass and that they thought there ought to be additional ground cover, vinca, periwinkle, whatever, and shrubbery and trees, a mix of willow and flowering trees, which the cherry trees would be. And yet I only saw in their statement that they are doing the cherry trees. So when you mentioned landscaping, I assume they are doing more than just the cherry trees and replacing the dead willow trees.

Commissioner Palatiello: And a lot of it is ground cover because there is a very, very heavy incidence of underground utilities, including fiber optic lines and a significant amount of utilities through that right-of-way. So anything with any deep root system is going to be problematic. And that's the solution we worked out on site; that the Urban Forester felt was most advantageous and would not create any problems with the underground utilities.

Commissioner Downer: You mean the seven cherry trees? Or are you including ground cover? Because I didn't see ground cover in their little statement.

Ms. Johnson: Ms. Downer, I think some of that ground cover is being replaced as part of the things that have died. There is some turf grass. They are going to add -- one of the concerns was on one of the slopes. There are basically three road sections -- or three sections of Reston Parkway that the Spectrum has frontage on, and the additional cherry trees are being added on one section. What we were looking for was something between the willow oaks and something in between the ground cover to fill in. And that was where it was most desirable. On some of the other slopes and areas, they are replacing additional willow oaks and there are other types of plantings. We walked the whole site with the Urban Forester and that was what was agreed to. They are going to be doing a lot and they have already done so, I believe, some replacement of existing plantings that have died with last year's drought and just not being well maintained. And so they are going through with a whole new set of plantings to replace what was already shown on the plan.

Commissioner Downer: That was my basic question, being your comment showed that you'd like to see more plantings other than the trees. I was just questioning were they doing that, because it wasn't clear.

Ms. Johnson: And I think we all decided that what they were doing was satisfactory.

Commissioner Downer: Okay.

Chairman Murphy: Further discussion of the --

Commissioner Palatiello: Let me just add a point. Those who are familiar with the Center can visualize that there is a significant grade difference between Reston Parkway and the grade of the Spectrum Center. And to put these decorative walls along Reston Parkway, I think, would make no sense at all. It would make it look like the Dulles Toll Road with the sound walls. To put them down at grade at the level of the stores and the parking would serve no useful purpose either. So really what we are doing here -- what this application is is to remove the walls that were shown on the plan. The benefit that we are getting is some added landscaping.

Commissioner Downer: That's much better.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to approve CPA --

Commissioner Coan: Mr. Chairman?

Chairman Murphy: Mr. Coan.

Commissioner Coan: There's an obvious typographical problem with revised Note 14. It says in the last sentence: "In addition, seven Kwanzan cherry trees with a 2½ to 3" minimum caliper will be installed as indicated the attached landscaping plan." In, on, by?

Commissioner Palatiello: I don't see the problem.

Chairman Murphy: "As indicated on the attached landscaping plan." Is that preposition left out?

Ms. Johnson: That might have been a typo, yes.

Chairman Murphy: Insert "on." "As indicated on the attached landscaping plan." Further discussion of the motion? All those in favor of the motion to approve CAP-86-C-121-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried unanimously.)

LBG

AUG 21 1996

GENERAL

ZONING EVALUATION DIVISION

1. These properties are known as Section 91 and Section 87, blocks 2 and 3, Reston.
2. The property which is the subject of this application shall be developed in accordance with the Town Center Conceptual Plan, dated May 5, 1994 (consisting of 5 sheets), prepared by Davis & Carter; subject, however, to these notes and provided that minor modifications may be permitted when necessary by sound engineering or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").
3. The Tax Map reference for these parcels is 17-1 ((1)), part of parcel 3.
4. The square footage for the project shall not be less than 240,000 square feet nor exceed 310,000 square feet, except as qualified by notes #34 and #35.
5. Individual building square feet are illustrative only and subject to change in accordance with these notes. Individual Tenant spaces within buildings (as generally depicted) are illustrative only; the number of Tenants within each building, the Tenant spaces, sizes and configurations are subject to modification by the Applicant.
6. The total acreage for the site is approximately as follows:

Section 91 (southern parcel)	-	9	acres
Section 87 (northern parcel)	-	15.6	acres
Total	-	24.6	acres
7. The maximum FAR for the entire site shall not exceed .30. Either parcel (Section 87 or 91) may exceed .30, so long as the total cap is not exceeded; except as qualified by notes #34 and #35.
8. The minimum open space for the entire site shall be 20%. Either parcel (Section 87 or 91) may have a lesser open space percentage, so long as the overall minimum open space is maintained; except as qualified by notes #34 and #35.
9. The minimum height of the buildings shall be twenty five (25'). The minimum height of the highest point of the architectural "towers" of Buildings A, B and C shall be thirty five feet (35').
10. There are no scenic or natural features on the site deserving of protection.



11. Parking lot and building lighting shall be directed inward and/or downward to avoid glare onto adjacent properties.
12. Applicant reserves the right to vary the number of proposed parking and loading spaces. Applicant shall meet the minimum zoning ordinance requirements for the number of parking spaces.

#### PHASING

13. Construction of this development is proposed to begin during the fall of 1994. Construction is anticipated to be completed during the summer of 1995, with the project opening in the fall of 1995. The project may be developed in phases and this schedule is subject to market and financing conditions.

#### LANDSCAPING

14. Applicant shall implement a landscaping plan generally consistent with the Landscaping Plan submitted as part of this Town Center Conceptual Plan (Sheet CP-2).

#### PEDESTRIAN CIRCULATION, TRAILS AND SIDEWALKS

15. The external and internal pedestrian circulation system shall be provided as generally shown on this Town Center Conceptual Plan.
16. The Applicant is hereby modifying the Reston Town Center Master Conceptual Plan (a) to remove a walkway paralleling Baron Cameron Avenue (which removal has been approved by Reston Land Corporation for safety purposes), and (b) to remove the sidewalk requirement along the western edge of Fountain Drive, from Bowman Town Drive to Baron Cameron Avenue; instead, Applicant shall construct and/or reconstruct those portions of the County trail system leading from Baron Cameron Avenue to Bowman Town Drive.
17. The Applicant shall construct (a) a sidewalk along the east side of Fountain Drive from New Dominion Parkway to Baron Cameron Avenue, and (b) a sidewalk on the west side of Fountain Drive from New Dominion Parkway to Bowman Town Drive.

#### TRANSPORTATION

18. The Applicant shall construct Fountain Drive from New Dominion Parkway to Baron Cameron Avenue.
19. The Applicant shall construct traffic signal(s), including pedestrian walkway signal(s), where warranted and/or required by the Virginia Department of Transportation ("VDOT").

20. Applicant shall, if requested by the Office of Transportation and VDOT, construct two (2) on-site and two (2) off-site bus shelters (open, typical type) at appropriate locations within or near to the project. The locations of said shelters shall be determined prior to final site plan approval and coordinated with the Office of Transportation and VDOT.

#### LAND USES

21. It is expected that retail sales establishments will be the predominate use on this site. In addition to retail sales establishments, the Applicant reserves the right to include the following uses, including accessory uses, which are hereby approved as part of this Conceptual Plan:
- a. Commercial uses of special impact (Category 5), limited to eating establishments, fast food restaurants (no drive-thru or stand-alone fast food restaurants), drive-in banks, and quick service food stores (but excluding stand-alone quick service food stores, 24-hour type quick service food stores and establishments with a principal use of delivery of prepared foods).
  - b. Commercial recreation uses (Group 5), limited to health clubs, similar commercial recreation uses, and indoor recreational uses.
  - c. Institutional uses (Group 3), limited to child care center and/or nursery schools which have an enrollment of less than 100 students daily.
  - d. Quasi-public uses (Category 3), limited to child care centers and/or nursery schools which have an enrollment of 100 or more students daily.
  - e. Community uses (Group 4), such as community clubs or any other recreational or social use, operated by non-profit organizations where membership thereto is limited to residents of nearby residential areas.
  - f. Eating establishments, financial institutions, offices, personal service establishments, business service and supply service establishments (as qualified by subparagraph a), public uses, repair service establishments, and retail sales establishments (including food supermarkets).
  - g. Applicant also reserves the right to apply in the future for any special permit and special exception uses not specifically enumerated above, but otherwise permissible by the Town Center Proffers and/or the Zoning Ordinance.

22. Applicant may only include up to three (3) drive-thru facilities in the project, and only within Buildings G, H, I or L, as shown on the Conceptual Plan. Applicant may pursue Town Center Conceptual Plan Amendment(s) or Special Exception(s) to achieve more drive-thrus or to locate said use in Buildings other than G, H, I or L.

#### SITE DESIGN

23. Landscaping and architectural details are subject to final approval by the Reston Town Center Design Review Board ("DRB"). Loading spaces shall be finally located and configured in order to accommodate Tenant needs, so long as otherwise in substantial compliance with the Conceptual Plan and these notes.
24. Building G shall be physically connected to and architecturally integrated with Building F. Building L shall be physically connected to and architecturally integrated with Building K. Applicant reserves the right to include individual tenants within Buildings G and L (which may include drive-thrus) or to consolidate all of Building G into Building F and/or Building L into Building K.
25. In order to provide a unified architectural treatment to the project and simultaneously provide flexibility for individual Tenant needs, the Applicant shall construct the project architectural components as follows:
- a. Building Design. The buildings (front, side and rear) shall be designed in substantial conformance with the conceptual elevations, subject to final approval by the Reston Town Center Design Review Board.
  - b. Outdoor Cafe(s). Applicant reserves the right to incorporate outdoor cafe(s) into the project.
  - c. Tenant Entrances. Applicant has delineated several typical and potential building entrances and lettering styles. Applicant may design its entrance features (i) as permitted by the Zoning Ordinance, (ii) in order to accommodate Tenant needs, and (iii) as approved by the Reston Town Center Design Review Board.
  - d. Comprehensive Sign Plan. The Applicant shall design and submit a Comprehensive Sign Plan (subject to Planning Commission review and approval) to ensure that all project identification and Tenant signs (entrance, directional, traffic and building mounted signs) are coordinated and consistent with the quality of the architecture of the development.

- e. Reston Town Center Sign. Reston Land Corporation may place Reston Town Center entrance sign(s) and associated landscaping and sign treatments at the intersections of Reston Parkway with Bowman Town Drive and Baron Cameron Avenue. The design of said feature(s) shall be submitted concurrently with The Spectrum's Comprehensive Sign Plan (which is subject to review and approval by the Planning Commission), or Reston Land shall separately submit the sign(s) for review and administrative approval by the Planning Commission.
26. Applicant to construct a series of landscaped berms and decorative screening walls along its frontage of Reston Parkway (as generally depicted in this Town Center Conceptual Plan and as finally approved by the Reston Town Center Design Review Board) in order to reasonably screen the Reston Parkway street-level view of surface parking areas.
27. Applicant shall fully screen the loading areas of Buildings D and K, so that these facilities will not be visible from the street level of Bowman Towne Drive or Baron Cameron Avenue, with any or all of the following measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. Applicant shall employ these same measures to reasonably screen the Bowman Towne Drive and Baron Cameron Avenue street-level views of surface parking areas. Applicant may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.
28. Applicant shall not include any loading docks along the east side on any building located adjacent to Reston Parkway, except for Building H. Applicant shall fully screen the loading area, if any, of Building H, so that these facilities will not be visible from the street level of Reston Parkway, with any or all of the following measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. Applicant may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.
29. Applicant shall enclose trash receptacles and screen transformers, as required by the Town Center Design Review Board.
30. Acknowledging the prominence of the intersections of Reston Parkway with Bowman Towne Drive and Baron Cameron Avenue, Applicant shall ensure that attractive architectural treatment(s) are included on the north-east corners of Buildings D and K, as approved by the Reston Town Center Design Review Board.

31. The Applicant shall construct and install rooftop parapet screens, walls or similar features designed to screen rooftop equipment from the adjoining parcels, at street level.
32. Applicant shall construct those portions of Building C as noted on the Conceptual Plan up to two (2) stories, so long as Fairfax County approves a parking reduction on Section 91 which allows the Applicant to lease and occupy the second level of Building C without having to provide parking spaces for the second floor, by the earlier of four (4) months from approval of this Conceptual Plan or by final site plan approval for Section 91.
  - a. Within ten (10) business days of approval of the Town Center Conceptual Plan, Applicant shall submit a written request that the County review and process said parking reduction.
  - b. Assuming approval of the parking reduction within the noted four (4) month time-frame, Applicant shall construct a second story to Building C, but shall not be required to build the floor or tenant improvements to the second level until individual spaces are leased.
  - c. Approval (or denial) by the County of the parking reduction shall not delay approval of any site plan or permit.

#### STORM WATER MANAGEMENT

33. Storm water management for this site is anticipated to be provided in the "Town Center Parkway" and "Reston Section 43" Storm Water Management Facilities (Site Plan Numbers 5734-PI-01 and 5978-PI-01), which is consistent with the approved development of the Reston Town Center. On-site drainage shall be conveyed in accordance with the Public Facilities Manual.

#### TOWN CENTER CONCEPTUAL PLAN AMENDMENTS

34. By securing approval of this Town Center Conceptual Plan, Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center proffers. Specifically, Applicant reserves the right to subsequently pursue Town Center Conceptual Plan Amendment(s) (on the whole or any portion of the site) to revise uses, increase heights and density and to pursue any and all modifications as permitted by the Town Center rezonings, proffers and Fairfax County Zoning Ordinance.

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

RESTON COMMUNITY

36. All site, landscaping and final architectural treatment plans shall be submitted to the Hunter Mill District Planning Commissioner for review and comment.
37. All site, landscaping and final architectural treatment plans shall be submitted to the Reston Citizen Association's Planning & Zoning Committee for review and comment.
38. Applicant shall lease approximately 5,000 square feet of office space within the project (Buildings E or F) for use by Reston community, non-profit organization(s), rent-free for five (5) years, commencing upon completion of Applicant's Work, as defined herein.
- a. The Applicant shall construct a separate entrance and space for the Reston community association(s).
  - b. Applicant shall provide a finished space (i.e., dry walls, drop ceiling and lighting, building-standard carpet, standard electrical plugs, and bathroom(s), per code requirements)("Applicant's Work"). The community organization(s) shall pay for utilities, other interior improvements and associated costs.
  - c. At the conclusion of the initial five year term, Applicant shall negotiate in good faith with said organization(s) and offer the leased space at the then fair market value (as negotiated by the parties or determined by a mutually agreed upon appraiser) for one additional five (5) year term. Thereafter, the parties may negotiate for such additional term(s) as they mutually deem appropriate or desirable.
39. Applicant shall contribute \$15,000 at final site plan approval to the Reston Street Light Fund.

FOUNTAIN DRIVE

40. In order to enhance the "urban" streetscaping treatment along Fountain Drive, the Applicant shall request that VDOT permit the placement of the major street trees between the sidewalk and the roadway along Fountain Drive. Where not permitted, then the area(s) between the street and sidewalk shall be maintained as open/green space, as shown on the Plan.

## Section One:

## Introduction

## 100 Overview

The Applicant, Reston Spectrum Limited Partnership ("Developer"), is proposing a Comprehensive Sign Plan to permit an overall and integrated sign plan for The Spectrum at Reston Town Center.

The Spectrum is a "four-sided" project consisting of eleven (11) one (1) and two (2) story buildings on 24 acres. It is surrounded by Baron Cameron Avenue to the north, New Dominion Parkway to the south, Reston Parkway to the east and Fountain Drive to the West.

The Spectrum at Reston Town Center Comprehensive Signage Plan establishes the framework for distinctive, attractive, orderly and flexible signage which corresponds with the Reston Town Center Urban Core Comprehensive Sign Plan. This Manual contains specific guidelines for signage.

Minor deviations to the design, size and location of signage governed by this Manual may be permitted if approved by the Town Center Design Review Board, as provided by the existing and recorded Reston Covenants. Tenant names and sign messages used in this Manual are for illustrative purposes only.

The general provisions of this Comprehensive Sign Plan would apply and govern any additions, modifications and/or new buildings included as part of the retail project.

## 200 Overall Signage Guidelines

1. Reston Spectrum Limited Partnership ("Developer") reserves the right to allocate the allowed sign area between and among the tenants in each building identified in this Comprehensive Sign Plan Manual.

2. The term "single-tenant buildings" shall refer to Building A, E, G, H, I and L, unless and until one of these buildings is subdivided and becomes a multi-tenant building.

3. The term "in-line tenant" shall refer to any tenant located within a multi-tenant building whose leased area is less than 5,000 square feet.

4. The maximum allowed sign area per tenant for building-mounted signs on the East side of Buildings A, G, H, and I facing Reston Parkway shall be fifty (50) square feet.

5. No tenant (except the tenants in Buildings D, K, and F) shall have more than one (1) building-mounted tenant identification sign per face of building which is visible from the public right-of-way or from adjoining property.

6. The maximum single sign size for tenants in single-tenant buildings and tenants located in in-line tenant spaces shall be 100 square feet.

7. In the event that any of the buildings are consolidated or subdivided, the Developer reserves the right to retain the maximum amount of building-mounted signage granted in this Manual for such building.

## 300 Single-Tenant Buildings and In-Line Tenants

8. Each single-tenant building will have in the aggregate no more than 200 square feet of tenant identification signage. In the event any one of these buildings is subdivided and two (2) or more tenants share the same building, a maximum of 300 square feet will be permitted per building; provided, however, that no tenant will have signage in excess of 200 square feet.

9. Single-tenant buildings shall have no more than three (3) tenant identification signs.

## 400 Multi-Tenant Buildings

10. Signs for in-line tenants shall have a minimum and maximum letter size of 18" and 36", respectively.

11. All building-mounted in-line tenant identification signs will generally be constructed of the same materials and will generally be mounted in accordance with the provisions of this Manual.

12. No tenant (except one tenant in Building D) shall have more than 200 square feet of signage.

13. Each tenant in a multi-tenant building shall be limited to no more than two (2) building-mounted tenant identification signs, except one tenant in Building C.

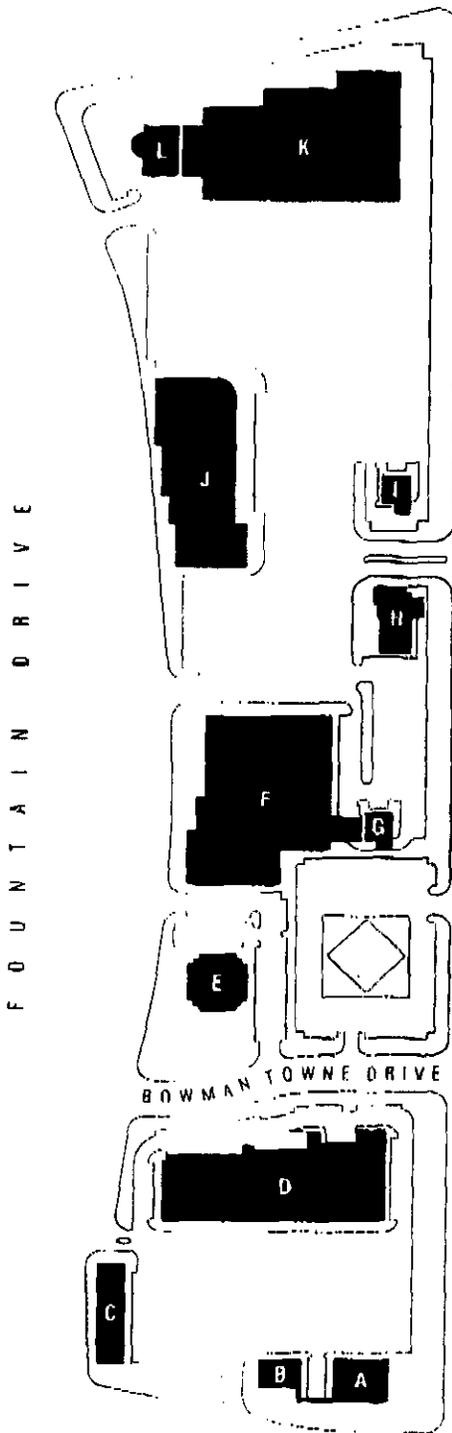
Section One:

Introduction

Site Plan

Legend

BARON CAMERON AVENUE



Building A:  
1845 Fountain Drive

Building B:  
1835, 1837, 1839, 1841  
Fountain Drive

Building C:  
1815, 1817, 1819, 1821, 1823, 1825,  
1827, 1829, 1831, 1833  
Fountain Drive

Building D:  
1861, 1859, 1857, 1855, 1853, 1851  
Fountain Drive

Building E:  
1775, 1777, 1779, Fountain Drive

*Excav on site*  
Building F:  
1750, 1752, 1754, 1756, 1758, 1760  
Spectrum Center  
1763  
Fountain Drive

Building G:  
11874 Spectrum Center

Building H:  
11880 Spectrum Center

Building I:  
11800 Spectrum Center

Building J:  
11830, 11832, 11834, 11836, 11838,  
11840, 11842, 11844, 11846  
Spectrum Center

*Excav on site*  
Building K:  
\* 11806, 11808, 11810, 11812, 11814  
11816 Spectrum Center

Building L:  
11820 Spectrum Center

NEW DOMINION PARKWAY



Section Two:

Building Frontage and Calculations

**Building K**

**Building-Mounted Signs**

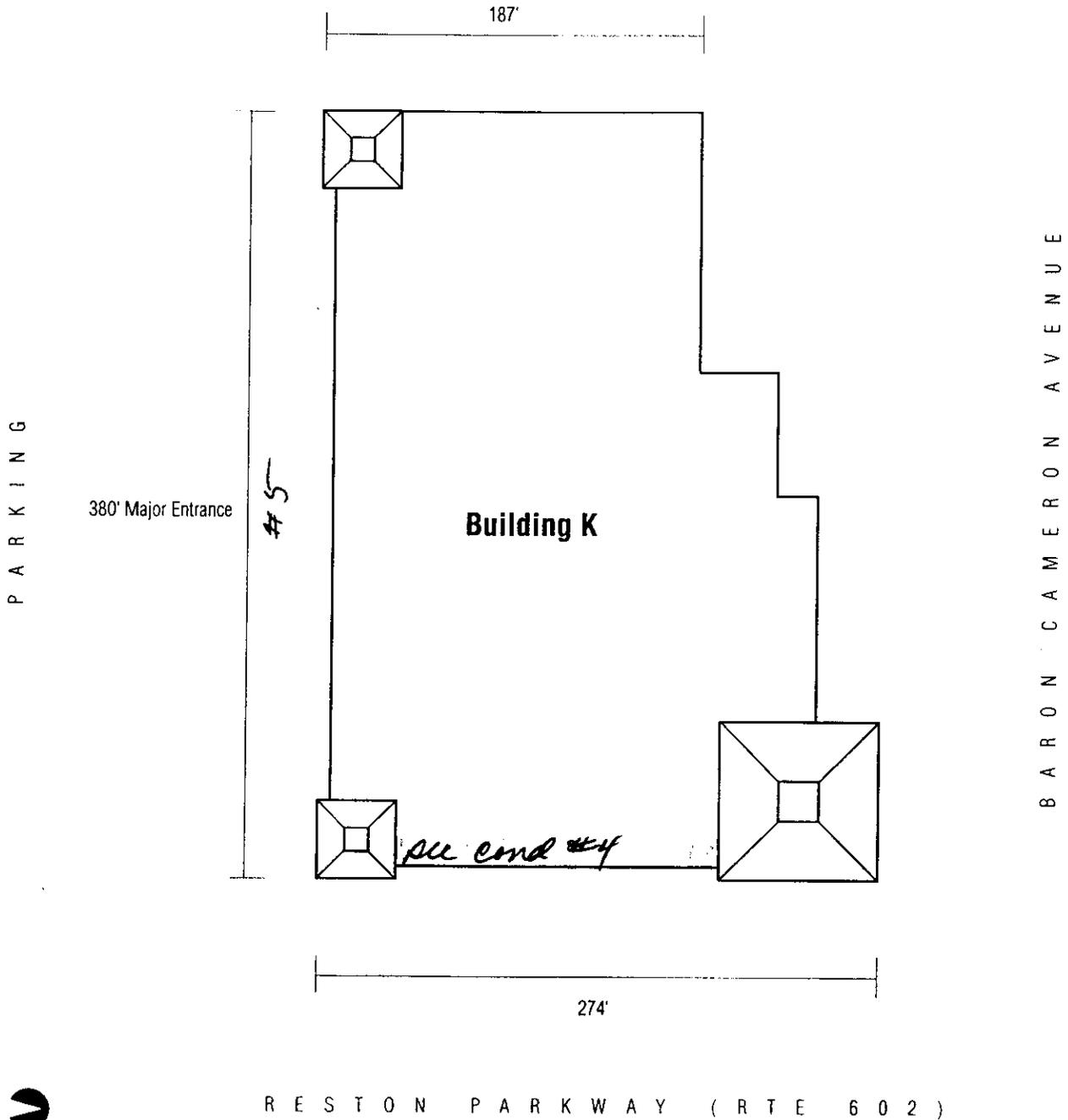
**Square Feet Allowable**

570 sf (1.5 x 380 linear feet)

**Total Requested**

841 sf 1 x 654 linear feet  
 +187 +274 +380 linear feet  
 = 841 sf

—|— Bracket denotes placement of proposed signs



## PROPOSED DEVELOPMENT CONDITIONS

CSP 86-C-121

July ~~12, 1995~~ 27, 1995

If it is the intent of the Planning Commission to approve CSP ~~90~~ 86-C-006 121 located at Tax Map 17-1 ((1)) 3K, 3P, and 3Q, a Comprehensive Sign Plan pursuant to Sect. 12-210 of the Fairfax County Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. All signs on site shall in conformance with the Comprehensive Sign Plan entitled The Spectrum at Reston Town Center dated June 19, 1995. Minor deviations in sign location, area, and design 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 is granted only for those signs indicated on the plan and approved with this application, including those signs allowed by Article 12-103 as qualified by these conditions.
3. The applicant shall provide the Zoning Administrator with a matrix prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on the site.
4. Building-mounted signs buildings located within 150 feet of and fronting on Reston Parkway shall be limited to a maximum sign area of 50 square feet, except the anchor tenant located within tenant space K1 may have a building-mounted sign along the Reston Parkway frontage up to 65 square feet in area, and the building-mounted signs on Buildings G, H and I along Reston Parkway shall be no greater than 35 square feet.
5. The anchor tenants located in space K1 and space D2 shall be permitted up to two (2) building-mounted signs on the south face of the buildings. All other tenants shall be limited to one (1) sign per face.

6. The anchor tenant located in space D2 shall be permitted up to a maximum of 256 square feet of building-mounted sign area to include one sign up to a maximum of 136 square feet and a second sign up to a maximum of 120 square feet. All other tenants shall be restricted to a maximum building-mounted sign area of 200 square feet.
7. Signage located on an awning/canopy shall only be permitted for the anchor tenant located in tenant space K1. The sign area for the canopy/awning shall be deducted from the overall building-mounted sign area for Building K.
8. All signage for this site shall be subject to the review and approval of the Reston Town Center Design Review Board.
9. Architectural design elements and landscaping shall be incorporated into the design of the Reston Land Corporation Sign ("G") located at the intersection of Reston Parkway and Baron Cameron Avenue, as determined by the Town Center Design Review Board. All landscaping to be provided shall be subject to the review and approval of the Urban Forester in order to ensure a mix of evergreen, deciduous, and ornamental vegetation is provided to create a focal point at the intersection.
10. Each tenant in a multi-tenant building shall be limited to no more than two (2) building mounted tenant identification signs, except one tenant in Building C and one tenant in tenant space K1. Each of these tenants may have up to three (3) building-mounted signs.
11. Subject to the Town Center Design Review Board approval, the Project Identification signs at the main entrance to the site on Reston Parkway will not include decorative light fixtures.
12. The sign proposed on the eastern facade (i.e. facing Reston Parkway) of Building K1 shall be white or off-white. Applicant shall either back-light said sign, or shall turn its sign off after its hours of operation.
13. The signs proposed on the eastern facade (i.e. facing Reston Parkway) of Buildings D, G, H and I shall be white or off-white and shall be back-lit. Any subsequent entity (not affiliated with the present tenant) of Building A shall utilize a white or off-white and back-lit sign on its eastern facade (i.e. facing Reston Parkway).
14. The Applicant shall provide supplemental landscaping along the Courts Cluster Association property adjacent to Reston Parkway to screen light and glare.

15. The Applicant shall work with the Town Center Design Review Board toward encouraging pedestrian traffic to utilize the existing pedestrian tunnel and the marked pedestrian crosswalks on Reston Parkway. The Applicant may provide regulatory type signs identifying the location of the tunnel and/or crosswalks for this purpose.

16. The Applicant shall not construct the Project Identification sign at the intersection of Reston Parkway and Bowman Towne Drive. In the alternative, the Applicant reserves the right to relocate said Project Identity sign to the intersection of Fountain Drive and Bowman Towne Drive, or to the intersection of Bowman Towne Drive and the entrance to the Spectrum adjacent to Building E.

# SITE DATA

## 6. BUILDING J

Foot Print Area	=	17,476 s.f.
Gross Floor Area	=	20,595 s.f.
Use: General Shopping Ctr. Uses		
Building Height	=	47 ft. (max)
Number of Stories	=	two (first flr. & partial bsm't.)
Construction Type	=	"2-C"
Use Grp. Classification	=	"M"

## 7. BUILDING K-1

Foot Print Area	=	56,666 s.f.
Gross Floor Area	=	59,063 s.f.
Use: General Shopping Ctr. Uses		
Building Height	=	47 ft. (max)
Number of Stories	=	two (first flr. & 3,334 gsf mezzanine)
Construction Type	=	"2-B"
Use Grp. Classification	=	"M"

## 8. BUILDING K-2

Foot Print Area	=	27,954 s.f.
Gross Floor Area	=	27,281 s.f.
Use: General Shopping Ctr. Uses		
Building Height	=	47 ft. (max)
Number of Stories	=	one
Construction Type	=	"2-C"
Use Grp. Classification	=	"M"

## 9. BUILDING L

Foot Print Area	=	3,135 s.f.
Gross Floor Area:	=	2,889 s.f.
Use: General Shopping Ctr. Uses (Drive-In Bank)		
Building Height	=	40 ft. (max)
Number of Stories	=	one
Construction Type	=	"5-B"
Use Grp. Classification	=	"M"

### TOTAL SECTION 87, BLOCKS 2 & 3

Total Bldg. Gross Floor Area	=	175,176 s.f.
FAR	=	0.26

## C. TOTAL SITE

Total Bldg. Gross Floor Area	=	275,978 s.f.
FAR	=	0.26

## IV. PARKING TABULATION

### A. SECTION 91 BLOCK 1

#### 1. Parking Required by Use:

##### a. General Shopping Center Uses:

Total Gross Floor Area	=	89,603 s.f.
Required Parking	=	*4 spaces/1,000 s.f. x 89,603 s.f.
	=	359 spaces

\*(See note "B", this sheet)

##### b. Eating Establishments

Total Gross Floor Area	=	11,594 s.f.
Total Table Seating	=	392 seats
Total Counter Seating	=	9 seats
Total Number of Employees	=	35
Required Parking:		

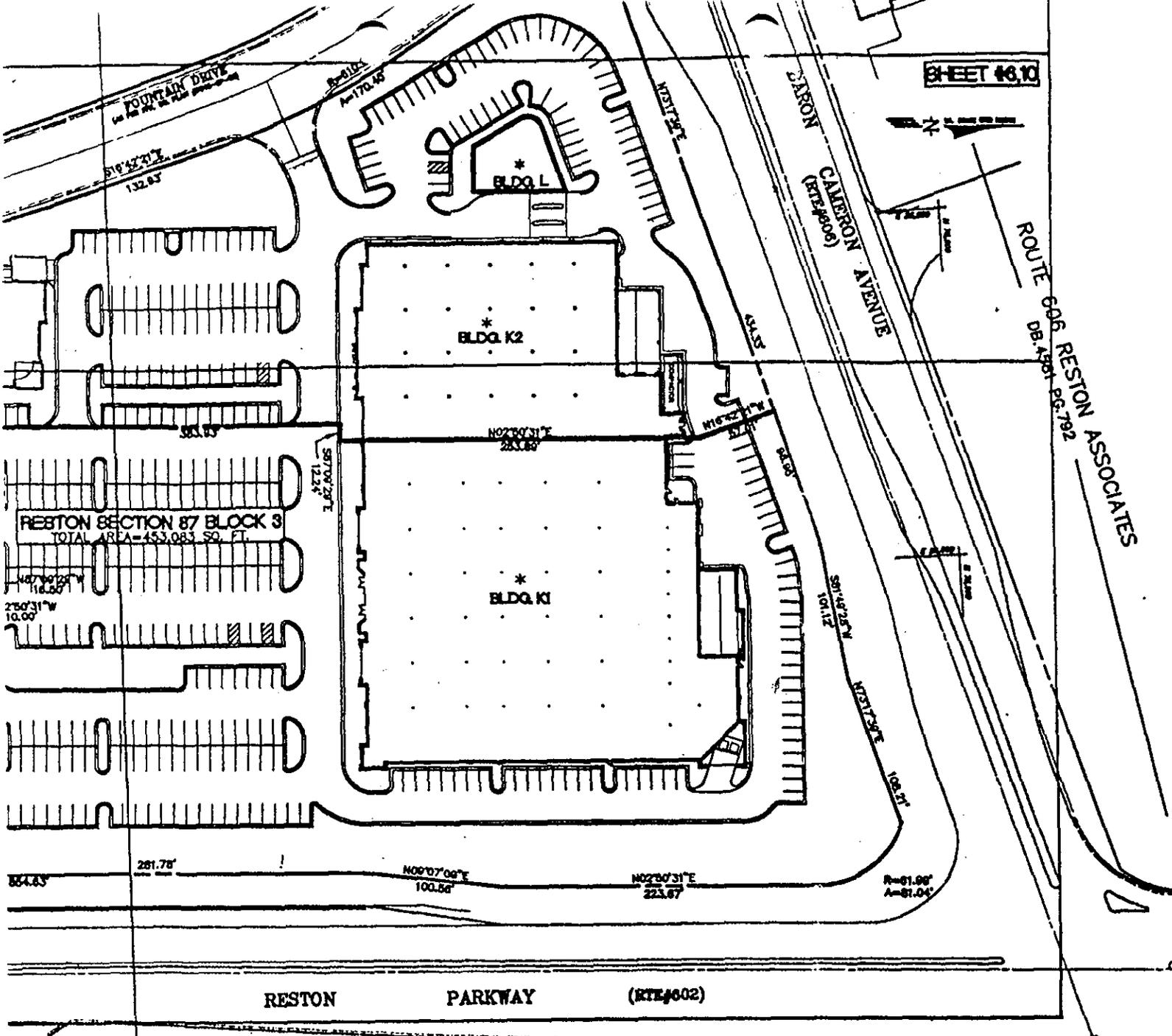
V.

LO

A.

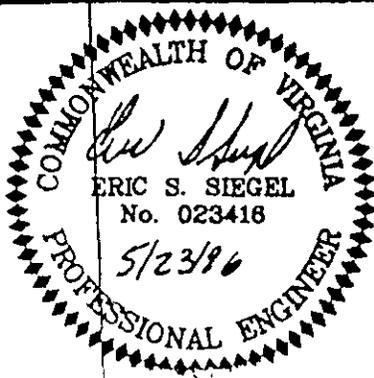
B.

C.



9, 1ST ADDITION TO SECTION 1, RESTON  
 CLUSTER ASSOCIATION  
 797 PG.476

BLOCK 20, 1ST ADDN. TO SECTION 1, RESTON  
 SAINT ANNES EPISCOPAL CHURCH, TRS  
 DB.8973 PG.206



OVERVIEW SHEET  
 THE SPECTRUM  
 AT RESTON TOWN CENTER  
 SECTION 87 BLOCK 2 & 3 & 4  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VA

SCALE: 1"=100'

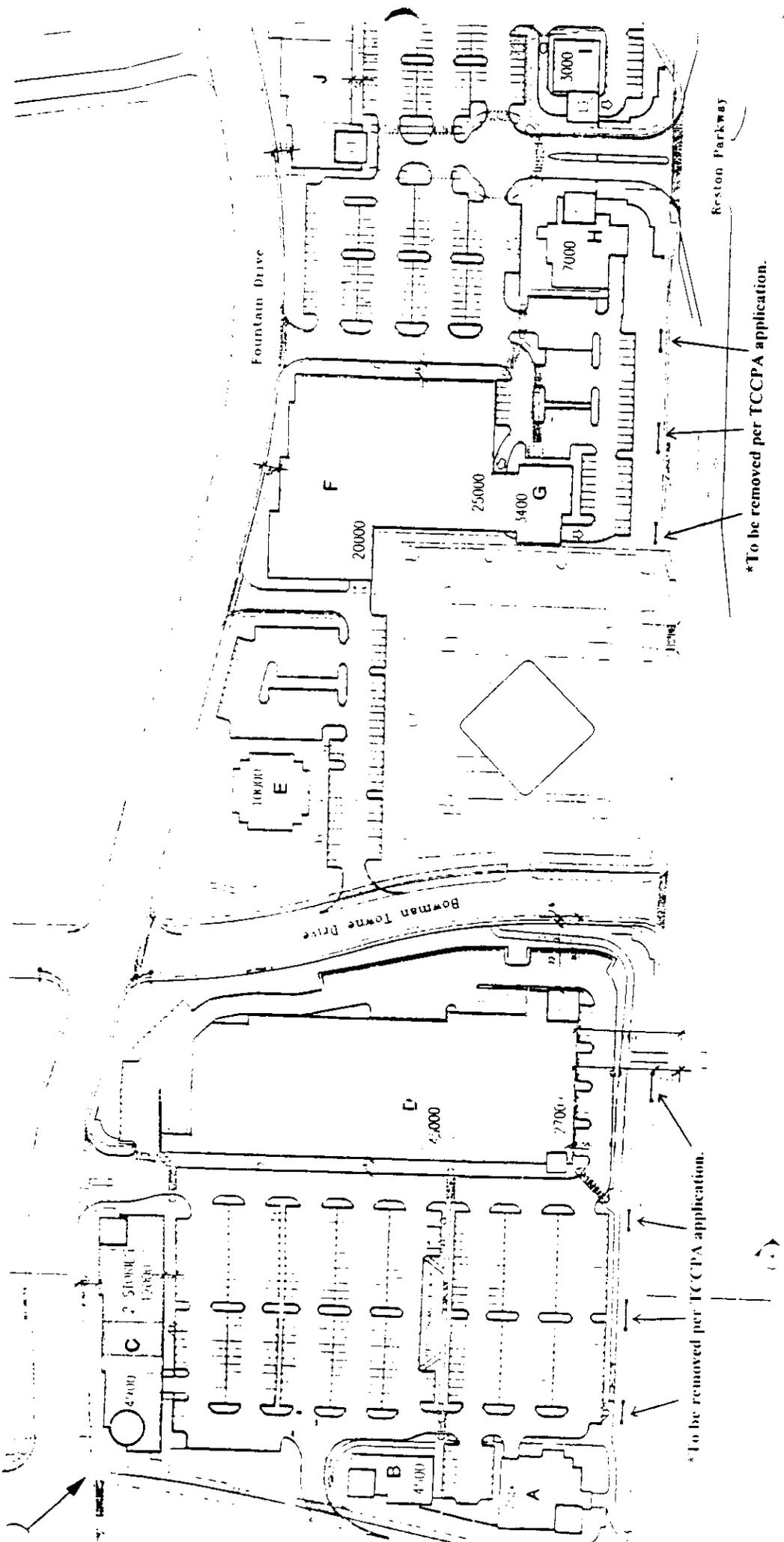
C.I.N/A

CPA 86-C-121-02  
RESTON SPECTRUM L.P.  
NOTES

June 23, 1999

The Applicant reaffirms the notes accepted in conjunction with CP 86-C-121-2, with the following modifications:

14. Applicant shall implement a landscaping plan generally consistent with the landscaping plan submitted as part of the site plan for the Spectrum, attached as Exhibit A. Any plantings shown on the landscaping plan that have been removed or destroyed will be replaced as soon as possible. In addition, seven Kwanzan Cherry trees with a 2 ½ to 3" minimum caliper will be installed as indicated the attached landscaping plan.
26. Applicant to construct a series of landscaped berms along its frontage of Reston Parkway (as generally depicted in this Town Center Conceptual Plan and as finally approved by the Reston Town Center Design Review Board) in order to reasonably screen the Reston Parkway street-level view of surface parking areas.



Fountain Drive

Bowman Towne Drive

Reston Parkway

\* To be removed per TCCPA application.

\* To be removed per TCCPA application.