COUNTY OF FAIRFAX
PLANNING COMMISSION OFFICE

12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-0042
Office: (703) 324-2865
Fax: (703) 324-3948
TTY (703) 324-7951
http://www.fairfaxcounty.gov/pcom

2002 PLANNING COMMISSION

Peter F. Murphy, Jr. Chairman
Springfield District

John R. Byers, Vice Chairman
Mount Vernon District

Suzanne F. Harsel, Secretary
Braddock District

Janet R. Hall, Parliamentarian
Mason District

Walter L. Alcorn
At-Large

Joan M. DuBois
Dranesville District

Frank de la Fe
Hunter Mill District

John B. Kelso
Lee District

Ronald W. Koch
Sully District

Ilryong Moon
At-Large

Linda Q. Smyth
Providence District

Laurie Frost Wilson
At-Large

Barbara J. Lippa
Executive Director

Sara Robin Hardy
Assistant Director

Mary A. Pascoe
Clerk to the Commission

December 13, 2002

Cooley Godward LLP
Mark Looney, Esquire
11951 Freedom Drive
Reston, Virginia 20190

RE: CPA-86-C-121-2-2 – Reston Spectrum LimitedPartnership

Dear Mr. Looney:

The purpose of this letter is to formally advise you, as the agent for the applicant, that on Thursday, December 12, 2002, the Planning Commission voted unanimously (Commissioner Kelso not present for the vote; Commissioners Hall and Murphy absent from the meeting) to approve CPA-86-C-121-2-2, subject to the conceptual plan notes dated December 6, 2002.

A copy of the conceptual plan notes is enclosed for your records. Also enclosed is a copy of the verbatim of the Commission's action on this matter. If you need additional information, please let me know.

Sincerely,

Barbara J. Lippa

Barbara J. Lippa
Executive Director

Enclosures
cc: Frank de la Fe, Hunter Mill District Planning Commissioner
Mary Ann Godfrey, Zoning Evaluation Division, DPZ
12/12/02 Date File
Y-2 File

Planning Commission Meeting
December 12, 2002
Verbatim Excerpt

CPA-86-C-121-2-2 - RESTON SPECTRUM LIMITED

After Close of the Public Hearing

Vice Chairman Byers: Close the public hearing. Recognize Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. As Mr. Looney stated, the Reston Planning and Zoning Committee has approved this application as well as the Design Review Board for the Reston Town Center. There are lighting standards and I am quite sure that they will follow the lighting standards that are applicable to Reston Town Center. One of the things that was done was that the configuration of the drive-through was changed so that the lights from the cars would not shine onto the adjoining property where there is a residential community. They will be looking at parking lots. So that -- in Reston lighting is always considered. Therefore, Mr. Chairman, I RECOMMEND THAT THE PLANNING COMMISSION APPROVE CPA-86-C-121-2-2, SUBJECT TO THE CONCEPTUAL NOTES NOW DATED DECEMBER 6.

Commissioners Koch and Wilson: Second.

Vice Chairman Byers: Seconded by Mr. Koch and Ms. Wilson. Any discussion? All in favor of the motion to approve CPA-86-C-121-2-2, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Thank you very much.

//

(The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioners Hall and Murphy absent from the meeting.)

LBR

Reston Spectrum Limited Partnership

Concept Plan Amendment 86-C121-2-2
~~November 19,~~December 6, 2002

Pursuant to Note 35 of Town Center Concept Plan CP 86-C-121-2 (the "Concept Plan"), Reston Spectrum Limited Partnership, the owner of the property known as Pad E of Reston Section 87, Block 2 (Fairfax County Tax Map Nos. 17-1 ((1)) 3-K, 3-P and 3-Q) (the "Property") and the Applicant for this Concept Plan amendment, on behalf of itself and its successors in interest, hereby agrees that development of the Property will be in substantial conformance with the approved Concept Plan dated May 5, 1994, which shall remain in full force and effect except where amended as part of this Concept Plan Amendment (CP 86-C-121-2-2) dated November 19, 2002.

The Concept Plan Notes listed below are contingent upon the approval of CP 86-C-121-2-2 and, if approved, amend only those Plan Notes referenced below. The remainder of the previously approved Concept Plan Notes dated May 5, 1994, shall remain in full force and effect.

The Pad E Notes located hereon, if approved, shall supplement the approved Concept Plan Notes, as amended, and shall apply only to development of the Property as a drive-thru use. The Pad E Notes shall have no application, force or effect on development of the remainder of the Spectrum at Reston Town Center.

Concept Plan Notes

22. Applicant may only include up to four (4) drive-thru facilities in the project, and only within Buildings E, 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 E, G, H, I or L.

Pad E Notes

1. The Property that is the subject of this application shall be developed in accordance with the Town Center Concept Plan Amendment dated November 19, 2002, (consisting of 5 sheets), prepared by Urban Engineering and Associates, Inc. (the "Concept Plan"); subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").

2. The proposed bank with drive-through shall be constructed in substantial conformance with the building elevations included in Sheets 3 and 4 and shall utilize similar building materials and colors as those used in the balance of the Reston Spectrum Center.

3. The Applicant shall save those trees identified on this Concept Plan as intended to be saved or as otherwise determined in conjunction with the Urban Forestry Division of the DPWES. All trees shown to be preserved on this Concept Plan and the site plan for the Property shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts. Except as required to construct the proposed pedestrian path across the Property, the fencing shall be erected at the proposed limits of disturbance prior to commencement of any clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel. Fencing around trees that are located adjacent to the proposed pedestrian path and that are to be saved shall be identified on the site plan submitted for the Property and erected so as to minimize the potential for damage to such trees as a result of grading and site work for the pedestrian path.

4. In those instances where the Applicant is unable to save the existing tree(s) due to grading and construction to accommodate the landscaped berm discussed in Note 5 below, the Applicant shall relocate such tree(s) elsewhere on the Property to the extent such relocation is practicable and does not threaten the continued viability of the tree(s)~~. Prior to relocation of any tree(s) pursuant to this Note 4, the Applicant shall consult~~ as determined in consultation with the Urban Forestry Division of the DPWES~~ to determine the feasibility of such relocation efforts~~.

5. To better screen the proposed drive-through from view along Bowman Towne Drive and Fountain Drive, the Applicant shall construct a landscaped berm of at least three (3) feet in height along the outside of the drive-through lane (the south and west sides) as generally shown on Sheet 2 hereon. The Applicant shall install shrubs and trees along the top of the landscaped berm as generally shown on Sheet 2. The landscaped berm, grades and topography shown on Sheet 2 are preliminary and may be modified as requested by the Reston Town Center Design Review Board and/or necessitated by sound engineering and site design work, as determined by the DPWES, provided the landscaped berm remains in substantial conformance to the berm shown hereon.

6. The Applicant shall implement a landscaping plan generally consistent with the landscaping plan shown on Sheet 2 hereon, as determined by DPWES.

7. The Applicant shall erect signage on the Property designating the first three (3) parking spaces located on both the east and west sides of the entrance from Bowman Towne Drive as "Employee Parking Only." Such signage shall be consistent with Article 10 of the Zoning Ordinance and be erected prior to the issuance of a nonresidential use permit for the proposed bank with drive-through. The Applicant shall direct tenants of the proposed drive-through use to request that its employees park in the designated employee parking spaces.

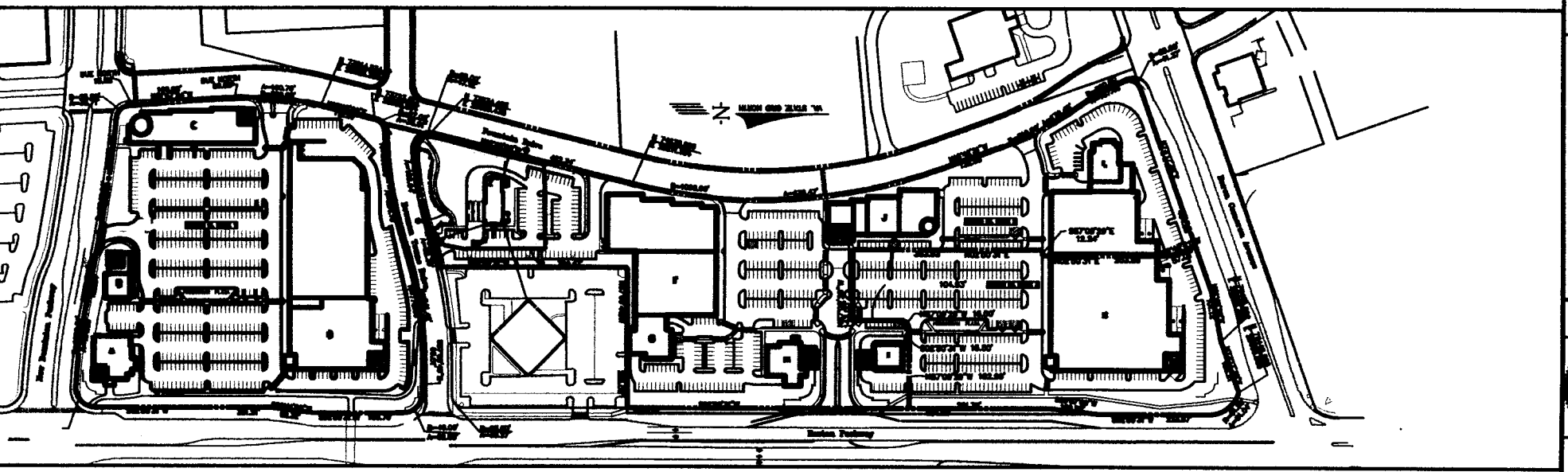
RESTON TOWN CENTER CONCEPT PLAN AMENDMENT

THE SPECTRUM AT RESTON TOWN CENTER

APPLICANT / OWNER:
RESTON SPECTRUM LIMITED PARTNERSHIP
C/O LERNER CORPORATION
11501 HUFF COURT
NORTH BETHESDA, MARYLAND 20895
PHONE – (301) 984-1500

INDEX

1. COVER SHEET
2. PAD "E" EXHIBIT, DATA, & NOTES
3. PAD "E" ELEVATION PLAN
4. PAD "E" ELEVATION PLAN
5. PAD "E" SITE CROSS SECTIONS



NOTES AND CONDITIONS FROM PREVIOUSLY APPROVED TOWN CENTER CONCEPT PLAN #86-C-121-2-1 (PROPOSED NOTES AND CONDITIONS FOR THIS APPLICATION--SEE SHEET #2)

REVISIONS

PLAN DATE

URBAN ENGINEERING & ASSOC., INC.

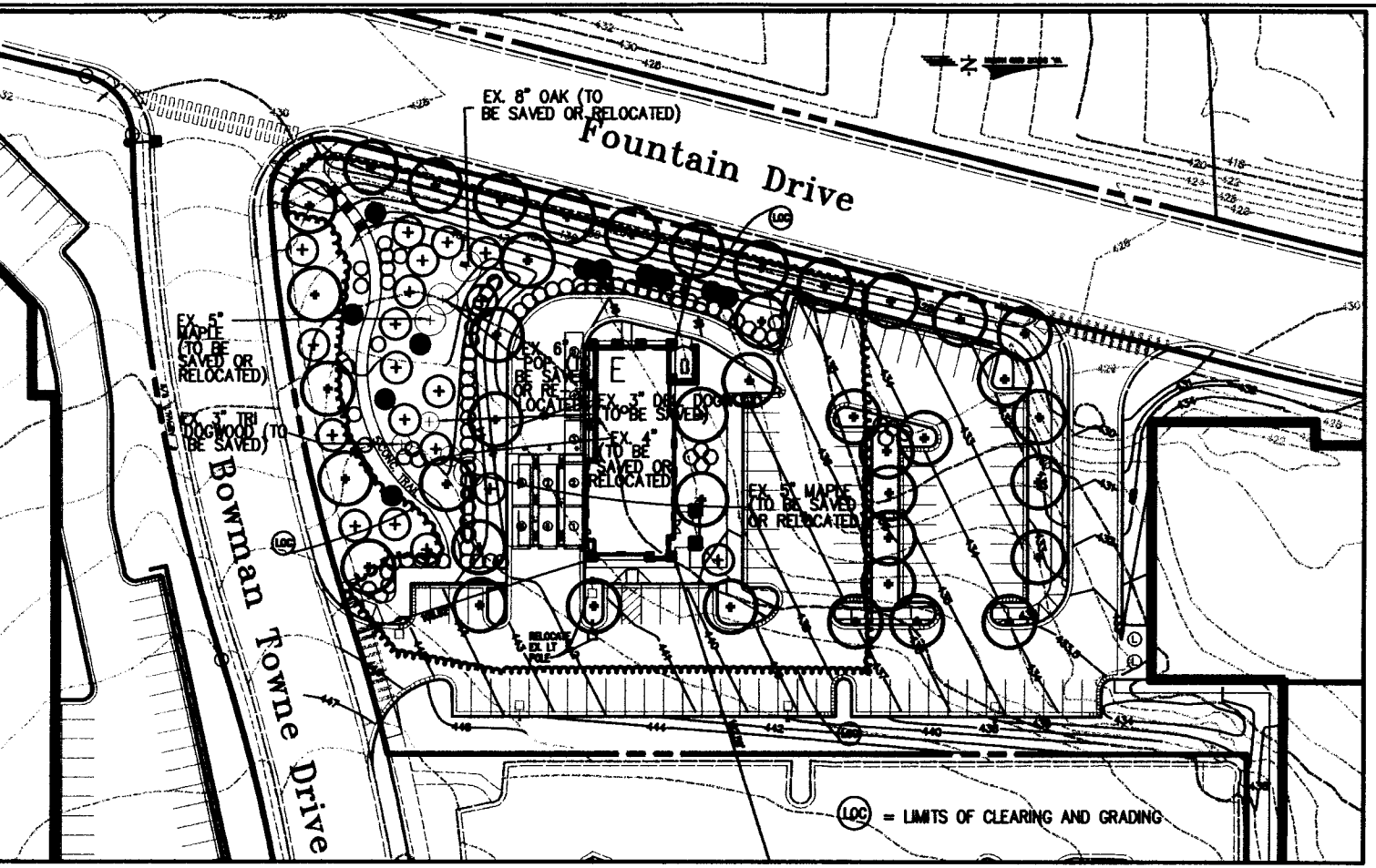
COVER SHEET

THE SPECTRUM AT RESTON TOWN CENTER
SECTION of BLOCKS 2 & 3 AND SECTION 7
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. N/A DATE: APRIL 2002

SHEET 1 OF 5

FILE No. MISC 1354



PAD "E" DATA

	Building Condition as per Approved Concept Plan	Proposed Condition as per this Amended Concept Plan
Pad "E" Building Footprint	[illegible]	[illegible]
Restaurant Building Footprint	[illegible]	[illegible]
CVS/Pharmacy Footprint	[illegible]	[illegible]
*Total Parking Provided	[illegible]	[illegible]

* = Conditions figures excluding Outlots [illegible], Blocks [illegible] & [illegible], with Outlots [illegible], Block [illegible]

[illegible]

SPECTRUM

CONCEPTUAL LANDSCAPE PLAN

PLANT PALETTE

Botanical Name	Common Name
Street Trees and Interior Shade Trees @ 3.5" caliper / 12'-18' ht.	
Acer platanoides	Norway Maple
Acer rubrum 'October Glory'	Red 'October Glory' Maple
Gleditsia triacanthos	Honey Locust
Platanus acerifolia	London Plane Tree
Prunus sargenti	Sargent Cherry
Quercus palustris	Pin Oak
Quercus Phellos	Willow Oak
Ornamental Trees @ range of 6'-10' ht.	
Acer buergerianum	Trident Maple
Cornus obovata	Smoke Tree
Magnolia virginiana	Sweetbay Magnolia
Malus x 'Red Jade'	Red Jade Weeping Crabapple
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica 'Natchez'	White Crape Myrtle
Prunus sargenti	Sargent Cherry
Sophora japonica 'regent'	Japanese Pagoda Tree
Evergreen Trees @ range of 6'-12' ht.	
Cupressocyparis leylandii	Leyland Cypress
Ilex x Nellie R Stevens	Nellie R. Stevens Holly
Ilex opaca	American Holly
Juniperus chinensis 'Keteleeri'	Keteleeri Juniper
Juniperus virginiana	Eastern Red Cedar
Picea abies	Norway Spruce
Pinus strobus	White Pine
Pinus thunbergii	Japanese Black Pine
Shrubs	
Viburnum sp.	Viburnum
Juniper sp	Juniper
Azalea sp	Azalea
Ground Cover	
Liriope muscari	Liriope
Hedera Helix	English Ivy
Vinca minor	Periwinkle

Boston Spectrum Limited Partnership

Concept Plan Amendment 89-C121-2-2
November 18, 2002

Pursuant to Note 35 of Town Center Concept Plan CP#89-C-121-2 (the "Concept Plan"), Boston Spectrum Limited Partnership, the owner of the property known as Pad E of Boston Station 67, Block 2 (Fairfax County Tax Map Ref. 17-1 ((1)) 3-E, 3-F and 3-G)(the "Property") and the Applicant for this Concept Plan amendment, on behalf of itself and its successors in interest, hereby agrees that development of the Property will be in substantial conformance with the approved Concept Plan dated May 5, 1994, which shall remain in full force and effect except where amended as part of this Concept Plan Amendment (CP 89-C-121-2-2) dated November 18, 2002.

The Concept Plan Notes listed below are contingent upon the approval of CP 89-C-121-2-2 and, if approved, amend only those Plan Notes referenced below. The remainder of the previously approved Concept Plan Notes dated May 5, 1994 shall remain in full force and effect.

The Pad E Notes located herein, if approved, shall supplement the approved Concept Plan Notes, as amended, and shall apply only to development of the Property as a drive-thru use. The Pad E Notes shall have no application, force or effect on development of the remainder of the Spectrum at Boston Town Center.

Concept Plan Notes

22. Applicant may only include up to four (4) drive-thru facilities in the project, and only within Buildings E, 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 E, G, H, I and L.

Pad E Notes

1. The Property that is the subject of this application shall be developed in conformance with the Town Center Concept Plan Amendment dated November 18, 2002, (consisting of 5 sheets), prepared by Urban Engineering and Associates, Inc. (the "Concept Plan"), subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").

2. The proposed bank with drive-through shall be constructed in substantial conformance with the building elevations included in Sheets 3 and 4 and shall utilize similar building materials and colors as those used in the balance of the Boston Spectrum Center.

3. The Applicant shall save those trees identified on this Concept Plan as intended to be saved or as otherwise determined in conjunction with the Urban Forestry Division of the DPWES. All trees shown to be preserved on this Concept Plan and the site plan for the Property shall be protected by (4)-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts. Except as required to construct the proposed pedestrian path across the Property, the fencing shall be erected at the proposed limits of disturbance prior to commencement of any clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel. Fencing around trees that are located adjacent to the proposed pedestrian path and that are to be saved shall be identified on the site plan submitted for the Property and erected so as to minimize the potential for damage to such trees as a result of grading and site work for the pedestrian path.

4. In those instances where the Applicant is unable to save the existing tree(s) due to grading and construction to accommodate the landscaped berm discussed in Note 5 below, the Applicant shall relocate such tree(s) elsewhere on the Property to the extent such relocation is practicable and does not threaten the continued viability of the tree(s) as determined in consultation with the Urban Forestry Division of the DPWES. Applicant shall consult with the Urban Forestry Division of the DPWES to determine the feasibility of such relocation efforts.

5. To better screen the proposed drive-through from view along Bowman Towne Drive and Fountain Drive, the Applicant shall construct a landscaped berm of at least three (3) feet in height along the outside of the drive-through lane (the south and west sides) as generally shown on Sheet 2 hereon. The applicant shall install shrubs and trees along the top of the landscaped berm as generally shown on Sheet 2. The landscaped berm, grades, and topography shown on Sheet 2 are preliminary and may be modified on requested by the Boston Station Master Board and/or necessitated by sound engineering and site design work, as determined by the DPWES, provided the landscaped berm remains in substantial conformance to the berm shown hereon.

6. The Applicant shall implement a landscaping plan generally consistent with the landscaping plan shown on Sheet 2 hereon as determined by DPWES.

7. The Applicant shall erect signage on the Property designating the first four (4) parking spaces located on both the east and west sides of the entrance from Bowman Towne Drive as "Employee Parking Only". Such signage shall be consistent with Article 10 of the Zoning Ordinance and be erected prior to the issuance of a non-residential use permit for the proposed bank with drive-through. The Applicant shall direct tenants of the proposed drive-through use to request that its employees park in the designated employee parking spaces.

REVISIONS

PLAN DATE

URBAN ENGINEERING & ASSOC., INC.

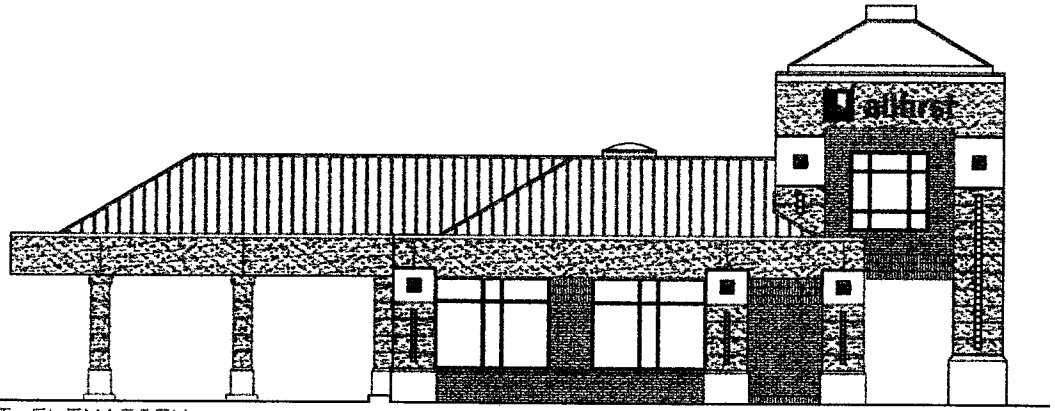
PAD "E" EXHIBIT, DATA, & NOTES

THE SPECTRUM
AT BOSTON TOWN CENTER
SECTION 67, BLOCK 2, LOT 3
FAIRFAX COUNTY, VIRGINIA

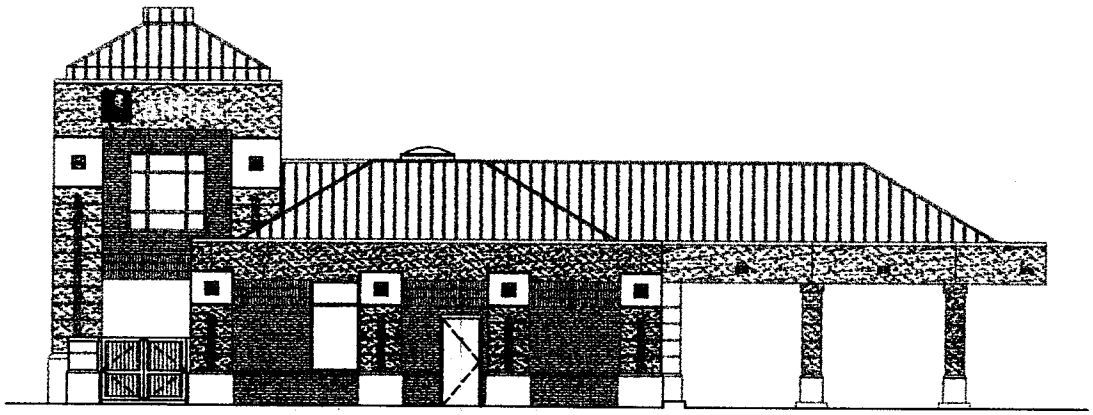
SCALE: 1"=20'
C.I. N/A
DATE: APRIL 2002

SHEET 2 OF 5

FILE No. MISC 1354



EAST ELEVATION

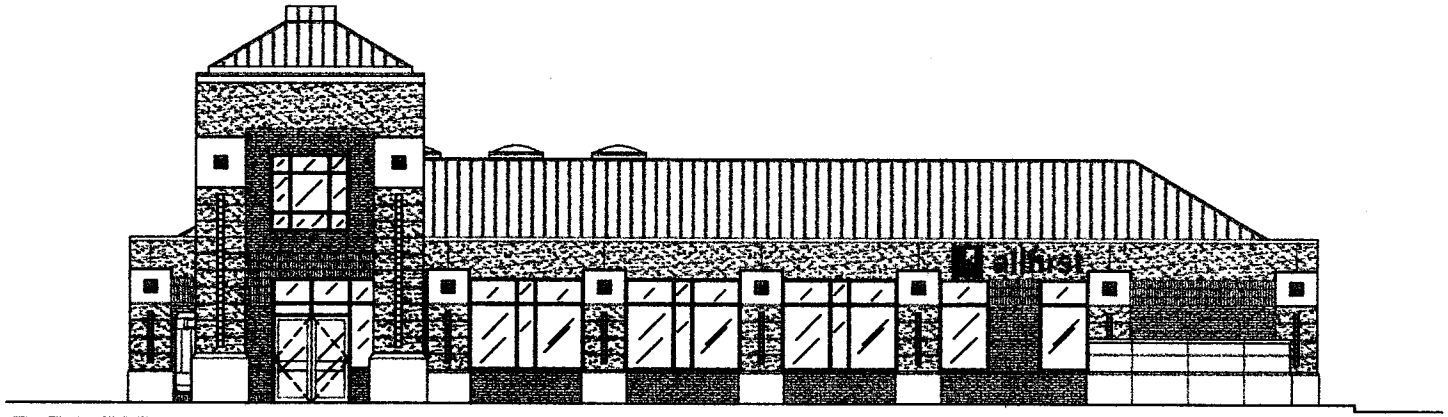


WEST ELEVATION

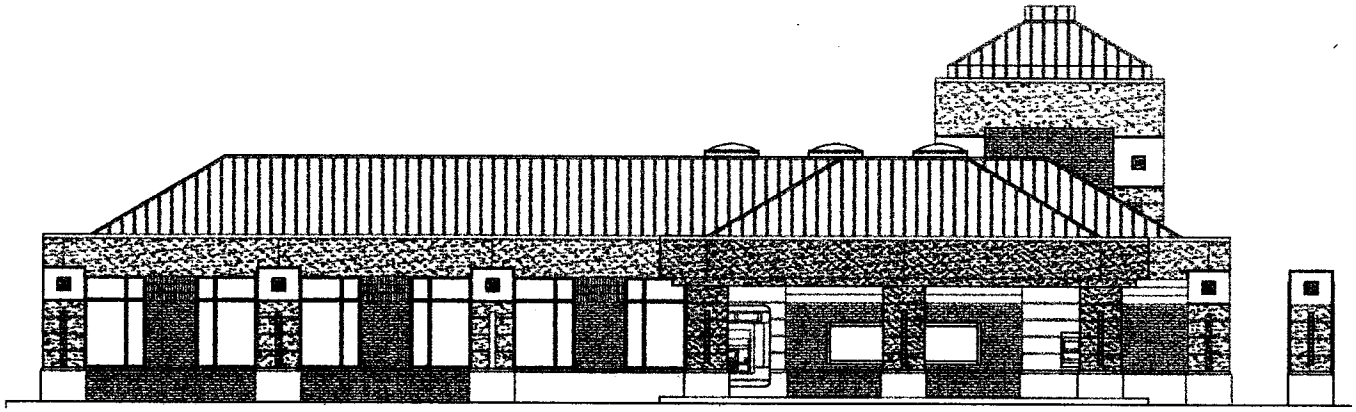
PAD "E" ELEVATION PLAN

THE SPECTRUM
AT RESTON TOWN CENTER
SECTION 87 BLOCKS 2 & 3 AND SECTION 91 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

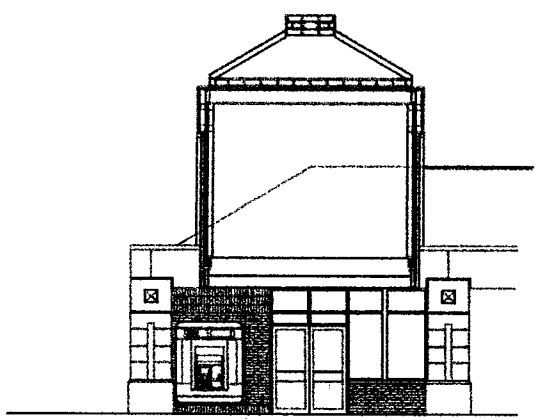
URBAN ENGINEERING & ASSOC., INC.

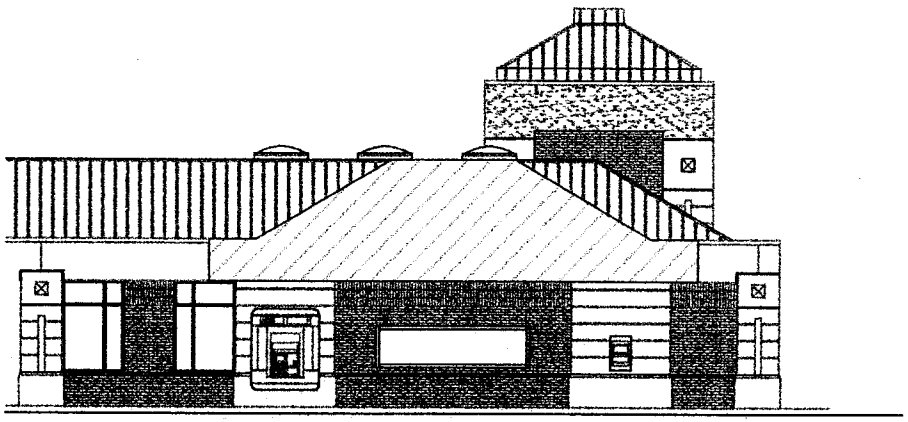


NORTH ELEVATION



PARTIAL ELEVATION





SOUTH ELEVATION

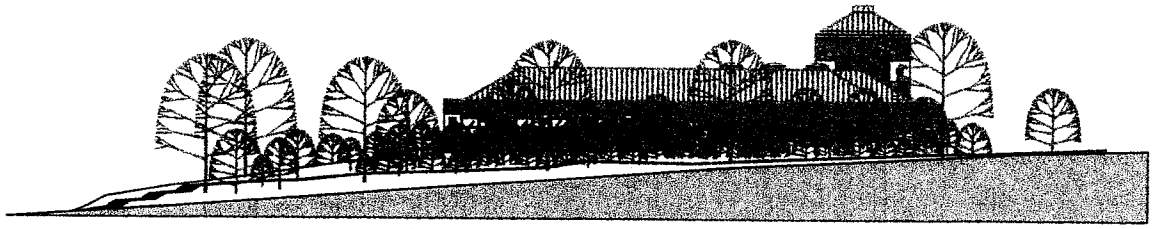
PAD "F" ELEVATION PLAN

THE SPECTRUM
AT RESTON TOWN CENTER
SECTION 87 BLOCKS 2 & 3 AND SECTION 91 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

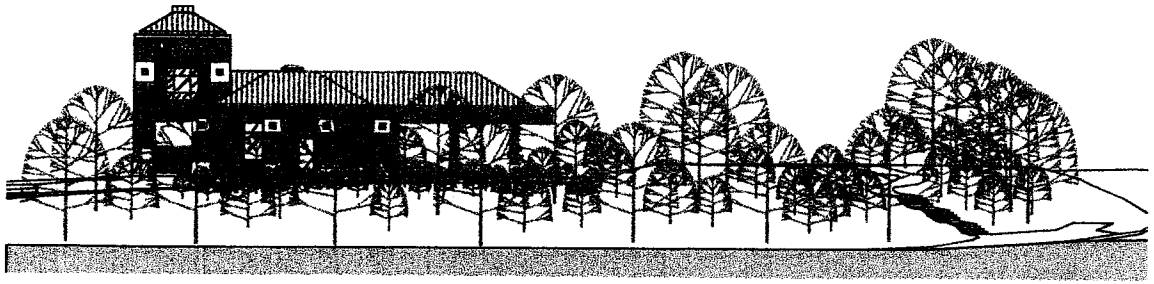
URBAN ENGINEERING & ASSOC., INC.

SHEET
4
OF
5

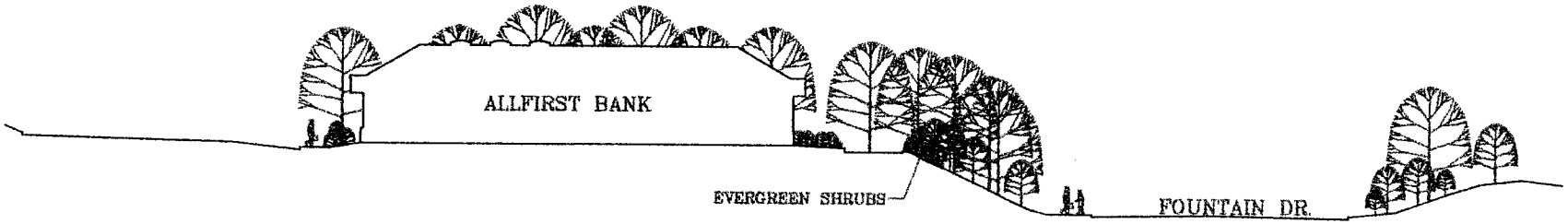
FILE NO.
MISC 1354



ELEVATION – BOWMAN TOWNE DRIVE



ELEVATION – FOUNTAIN DRIVE



URBAN ENGINEERING & ASSOC., INC.

PAD "F" SITE CROSS SECTIONS

THE SPECTRUM
AT RESTON TOWN CENTER
SECTION 87 BLOCKS 2 & 3 AND SECTION 91 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 5 OF 5

PLEASE TYPE
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT

APPLICATION NO. CPA 86-C-121-2-2
(Assigned by Staff)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Reston Spectrum Limited Partnership, the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the _____ District to the _____ District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application. *To permit a Town Center Concept Plan Amendment

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION
Reston Section 87, Block 2 (pt.)

Lot(s) Block(s) Subdivision Deed Book Page No.

2. TAX MAP DESCRIPTION:
17-1 - ((1)) 3P (pt.) 65,297 s.f.

Map No. Double Circle No. Single Circle No. Parcel(s)/Lot(s) No. Total Area (Ac. or Sq. Ft.)

3. POSTAL ADDRESS OF PROPERTY: (If any)
N/A

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
Northeast corner of Fountain Drive and Bowman Towne Drive

5. PRESENT USE: vacant

6. PROPOSED USE: drive-through bank

7. SUPERVISOR DISTRICT: Hunter Mill

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

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

Mark C. Looney
Type or Print Name of Applicant or Agent

Mark C. Looney (MAD)
Signature of Applicant or Agent

Cooley Godward LLP, One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA 20190
Address

Telephone No. Home 703-456-8652 Work

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

DO NOT WRITE IN THIS SPACE

Date application received: 7-1-02 Application Fee Paid $ N/A

Date application accepted: 7-1-02 DD/FF

FORM RZ (10/89)

Pre-Accepted Revised Application to change Map#.

Reston Spectrum Limited Partnership

Concept Plan Amendment 86-C121-2-2
~~November 19,~~December 6, 2002

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