APPLICATION ACCEPTED: November 6, 2009
PLANNING COMMISSION: June 24, 2010
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

June 10, 2010

STAFF REPORT

APPLICATION PRC 86-C-121-03

HUNTER MILL DISTRICT

APPLICANT:	Reston Excelsior, LLC
ZONING:	PRC
PARCEL(S):	17-4 ((1)) 7B
ACREAGE:	5.0 acres
DENSITY:	20.55 du/ac (457 multifamily units) (Overall 22.24-acre Oracle campus)
OPEN SPACE:	20%
PLAN MAP:	Planned Residential Community
PROPOSAL:	The applicant seeks PRC Plan approval to redevelop a 5-acre portion of the 22.24-acre Oracle office campus containing an existing surface parking lot with two multifamily residential buildings containing a maximum of 457 residential units.

STAFF RECOMMENDATIONS:

Staff recommends denial of PRC 86-C-121-03. However, should the Board of Supervisors approve PRC 86-C-121-03, staff recommends that the approval be subject to the development conditions consistent with those contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, 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.

St. Clair Williams

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/

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 Board of Supervisors.

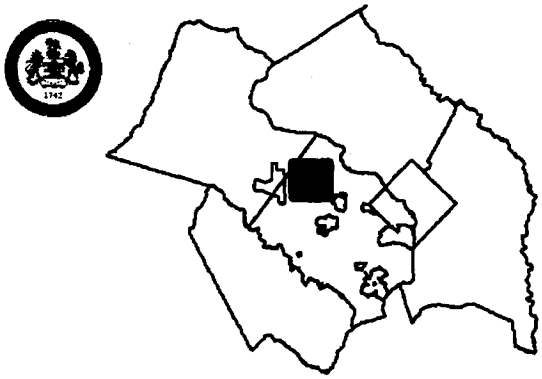
The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

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).

Planned Residential Community

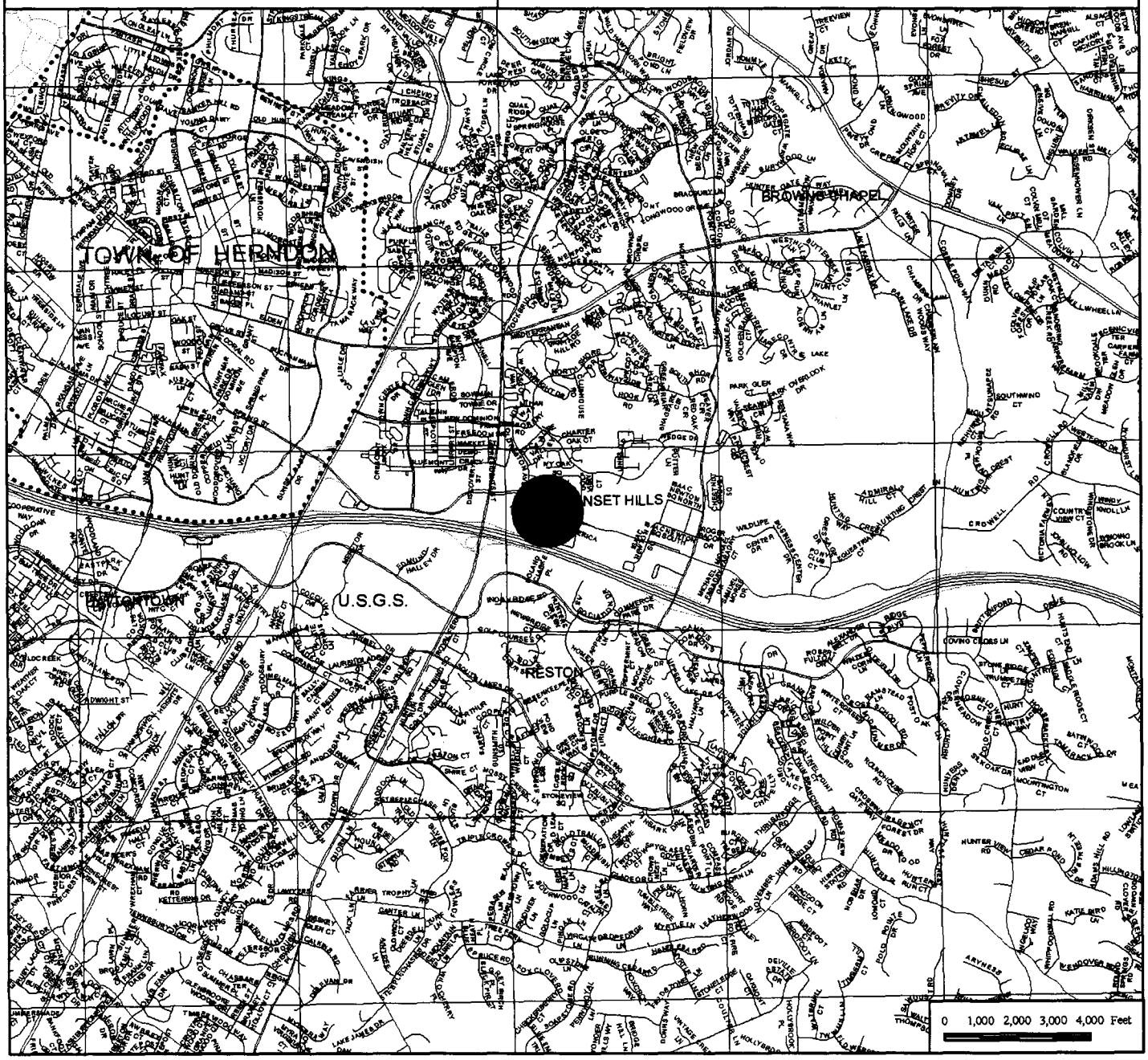
PRC 86-C-121-03



Applicant: RESTON EXCELSIOR LLC
Accepted: 11/06/2009
Proposed: PRC TOWN CENTER
Area: 5 AC OF LAND; DISTRICT - HUNTER MILL

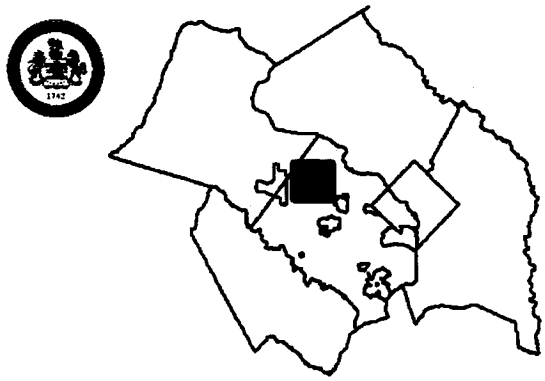
Zoning Dist Sect:
Located: NORTHEASTERN QUADRANT OF INTERSECTION OF THE DULLES TOLL ROAD AND RESTON PARKWAY

Map Ref Num: 017-4- /01/ /0007B



Planned Residential Community

PRC 86-C-121-03



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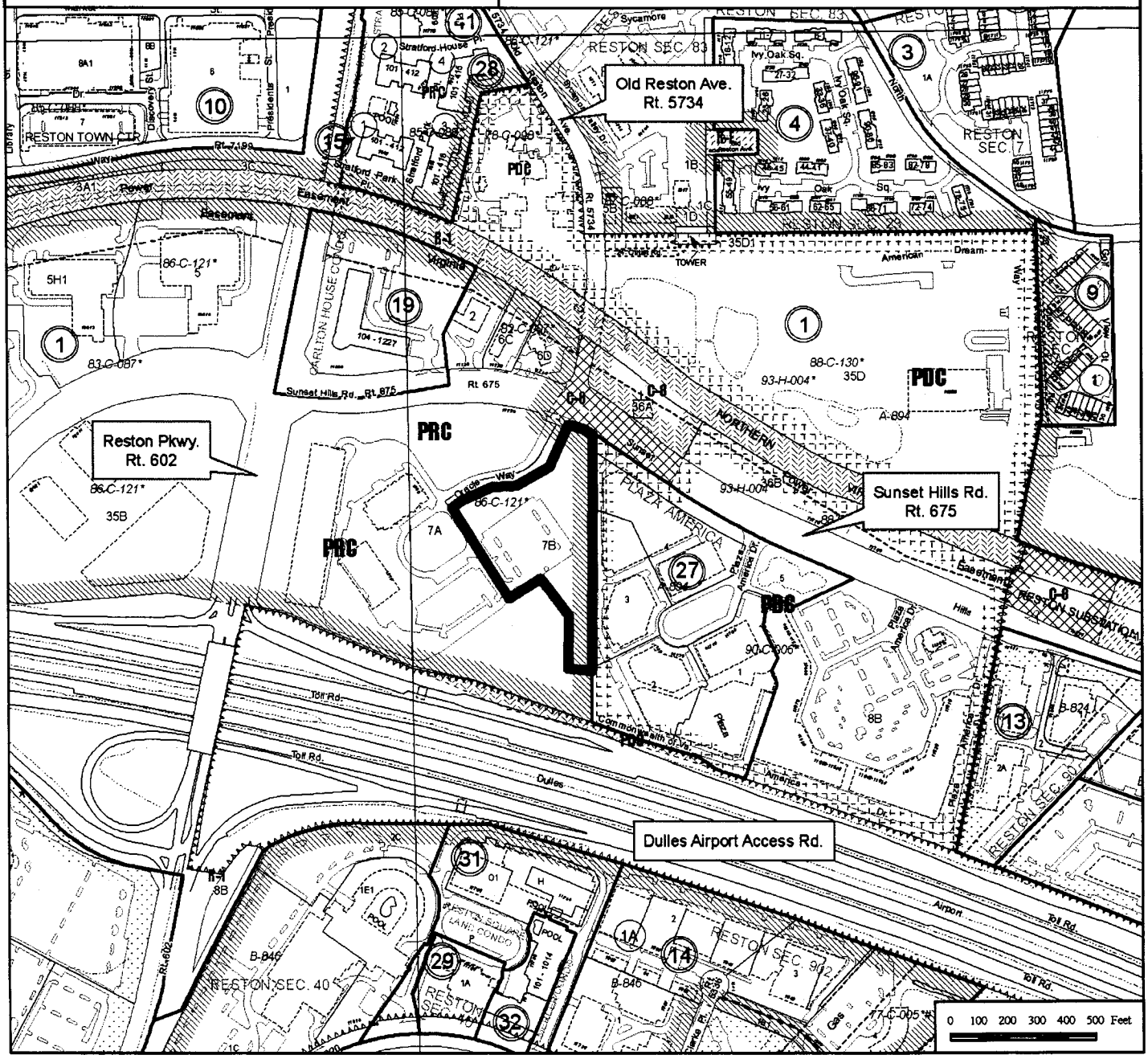


PRC PLAN #86-C-121-03

ORACLE - PHASE IV

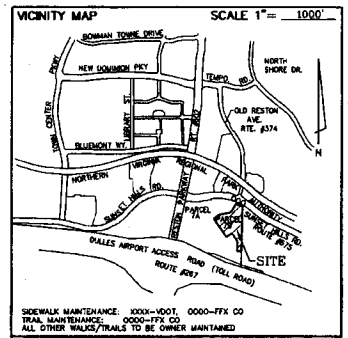
RESTON SECTION 95, BLOCK 2

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

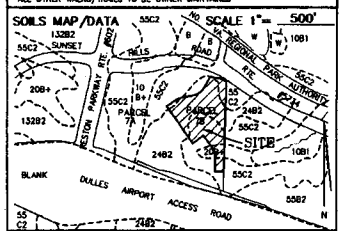
1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 17-4-((01))-00078.
2. THE TOTAL SITE AREA = 5.001 ACRES.
3. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED PRC.
4. PROPERTY SHOWN HEREON IS BASED ON DESCRIPTION OF THE PROPERTY OF RESTON EXCELSIOR LLC, AS ACQUIRED IN DEED BOOK 19133 AT PAGE 908 BEING A PORTION OF BLOCK 2, SECTION 95, RESTON, DEED BOOK 10024 PAGE 278.
5. TOPOGRAPHY SHOWN IS BASED ON AERIAL TOPOGRAPHY PROVIDED BY RESTON LAND CORPORATION PER ORIGINAL SITE PLAN AND SUPPLEMENTED BY FIELD RUN TOPOGRAPHY BY URBAN, LTD., CONTOURS ARE AT 2.0' INTERVAL.
6. THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING SURFACE PARKING LOT. VEGETATIVE COVER CONSISTS GENERALLY OF HARDWOODS, SOFTWOODS, AND GRASSED AREAS.
7. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
8. THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
9. THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH SIMILAR DEVELOPMENTS IN THE AREA.
10. THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PFM. ANY LANDSCAPE SHEETS INCLUDED IN THE PRC APPLICATION ARE FOR SCHEMATIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING, SO LONG AS THE REQUIREMENTS OF CHAPTER 12 OF THE PFM ARE MET.
11. BUILDING LABELS ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT INDICATE A SEQUENCE OF CONSTRUCTION. THE DEVELOPMENT SEQUENCE FOR THIS PROJECT IS UNKNOWN AND SUBJECT TO MARKET DEMAND, AMONG OTHER FACTORS.
12. THERE IS NO EXISTING MAPPED FLOODPLAIN ON THE SUBJECT SITE. NO FLOODPLAIN STUDY IS REQUIRED. NO DRAINAGE STUDY IS REQUIRED.
13. THERE IS NO CLASS A PROBLEM SOIL ON THIS SITE, THEREFORE NO SOILS REPORT WILL BE REQUIRED FOR SITE PLAN APPROVAL. IF A SOILS REPORT IS REQUIRED FOR ANY OTHER PERMIT FOR THIS SITE, IT SHALL BE PROVIDED.
14. EASEMENTS AND/OR LETTERS OF PERMISSION FOR ANY OFFSITE CONSTRUCTION WILL BE PROVIDED WITH FINAL SITE PLAN AS REQUIRED.
15. NECESSARY ON-SITE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN, SUBJECT TO FINAL DESIGN.
16. ACCESS TO THE SITE IS PROVIDED BY EXISTING SUNSET HILLS ROAD, ROUTE #675. AT THIS TIME, NO FURTHER PUBLIC ROAD IMPROVEMENTS ARE REQUIRED.
17. THE RECREATIONAL FACILITIES INCLUDE THE FOLLOWING: THE DRY POND AND WET POND AREAS SHALL BE UTILIZED FOR PASSIVE RECREATIONAL PURPOSES, SUCH AS DOG-WALKING, PICNICS, OR SIMILAR ACTIVITIES. A SWIMMING POOL, INCLUDING REQUIRED CHANGING FACILITIES, A FITNESS AND AEROBIC CENTER ARE PROVIDED ON THE SITE AS WELL.
18. PROPOSED UTILITY LAYOUTS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES.
19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN BURIAL SITES ON THE SUBJECT SITE.
20. THERE IS A MINOR PAVED TRAIL REQUIRED ALONG THE SUNSET HILLS FRONTAGE PER COUNTYWIDE TRAILWAYS PLAN AND IS EXISTING.
21. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
22. IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE.
23. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
24. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED BY TWO EXISTING ONSITE SWM/BMP FACILITIES.
25. THE DISTURBANCE ASSOCIATED WITH THE PROPOSED IMPROVEMENTS DOES NOT ENCROACH ON ANY FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA. THERE IS NO RPA ON THE SUBJECT SITE, PER THE FAIRFAX COUNTY MAPS.
26. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PRC PLAN, SUBJECT TO FINAL DESIGN.
27. ALL ARCHITECTURAL FEATURES (I.E. THE BUILDING SECTIONS AND FLOOR PLANS) PROVIDED IN THIS PRC PLAN ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL.
28. IN ACCORDANCE WITH PARAGRAPH 2 OF SECTION 16-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, RETAINING WALLS AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
29. SILTATION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEPICTED ON THE SITE PLAN(S) TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE LIMITS OF CLEARING AND GRADING DEPICTED ON THIS PRC PLAN IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
30. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED.
31. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES. FINAL LOCATIONS OF SIGNAGE WILL BE DEVELOPED AT A LATER DATE.
32. LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
33. AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
34. IT IS ANTICIPATED THAT SOLID WASTE WILL BE COLLECTED ONSITE BY A PRIVATE CONTRACTOR TWICE A WEEK. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH FINAL SITE PLAN.
35. ALL EASEMENTS SHOWN ON THIS PRC PLAN ARE APPROXIMATE.
36. PROPOSED USES ARE IN CONFORMANCE WITH THE CURRENT TOWN CENTER CONCEPT PLAN AMENDMENT.
37. PHASE III OF THIS DEVELOPMENT SITE INCLUDES A PROPOSED OFFICE BUILDING AND ABOVE GRADE GARAGE, AS APPROVED WITH PRC 86-C-121. AT THE TIME THAT THE PHASE IV PRC PLAN WAS PREPARED, PHASE III HAD NOT BEEN CONSTRUCTED, HOWEVER IT IS SHOW ON THIS PRC PLAN AS "EXISTING".

VICINITY MAP — SCALE 1" = 1000'



SIDEWALK MAINTENANCE: XXXX-VDOT, 0000-FFX CO
TRAIL MAINTENANCE: 0000-FFX CO
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

SOILS MAP/DATA — SCALE 1" = 500'



SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT NEED
10B+	GLENVILLE	FAIR	MARGINAL	GOOD	MODERATE	B
20B+	MEADOW -VILLE	FAIR	MARGINAL	GOOD	MODERATE	B
24B2	ELIDAK	GOOD	GOOD	GOOD	SEVERE	C
55B2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
13282	MAYDOOAN	FAIR	GOOD	GOOD	MODERATE	C

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

OWNER

RESTON EXCELSIOR LLC
c/o LERNER ENTERPRISES
2000 TOWER OAKS BOULEVARD, 8th FLOOR
ROCKVILLE, MD 20852

DEVELOPER/APPLICANT

LERNER ENTERPRISES, LLC.
2000 TOWER OAKS BOULEVARD, 8th FLOOR
ROCKVILLE, MD 20852
301-284-6000

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. MISCELLANEOUS CORRESPONDENCE
4. EXISTING CONDITIONS PLAN
5. OVERVIEW AND PEDESTRIAN CIRCULATION PLAN
6. PRC PLAN
7. ULTIMATE PRC LAYOUT PLAN
8. LANDSCAPE PLAN
9. LANDSCAPE RENDERING
10. OPEN SPACE EXHIBIT
11-12. BUILDING SECTIONS
13. PERSPECTIVES
14-15. GARAGE LAYOUT PLAN
16-18. SWM AND BMP PLAN
19-34. APPROVED TOWN CENTER CONCEPT PLAN

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-30-08
05-07-10

urban. Ltd.
7113 Lake Ave. Temple
Annandale, Virginia 22003
Phone: 703.642.8100
Fax: 703.642.8131
www.urban-ltd.com
Planners · Engineers · Landscape Architects · Land Surveyors

COMMONWEALTH OF VIRGINIA — PROFESSIONAL ENGINEER

COVER SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A — C1 =N/A — DATE: FEB., 2008

SHEET 1 OF 33

FILE No. PREL-1625-2

SITE TABULATIONS

1. PRC SITE AREA: PARCEL 7B – 217,842 SF (5.001 AC)
2. ZONE: PRC
3. PROPOSED USE: MULTI-FAMILY
4. NUMBER OF UNITS: ALLOWED: 457 MULTI-FAMILY RESIDENTIAL UNITS
   PROJECTED PROPOSED: 457 MULTI-FAMILY RESIDENTIAL UNITS
5. CORRESPONDING POPULATION: 457 MULTI-FAMILY UNITS * 2.1 PERSONS/UNIT = 960 PERSONS
6. DENSITY: OVERALL PRC DISTRICT MAX = 13 PERSONS / ACRE OF GROSS RESIDENTIAL & ASSOC. COMMERCIAL AREAS
   PROPOSED: SEE OVERALL COMPUTATION THIS SHEET

   PRC HIGH DENSITY DISTRICT OVERALL MAX = 60 PERSONS PER ACRE GROSS RESIDENTIAL AREA
   PROPOSED: SEE COMPUTATION THIS SHEET (S. 95 B2)

   PRC SITE SINGLE AREA MAX = 20.55 DU / ACRE (PER APPROVED CPA)
   PROPOSED: 457 DU / 22.24 AC = 20.55 DU / AC

   MAXIMUM F.A.R. = 0.70*

   (F.A.R. REQUIREMENT NOT APPLICABLE TO RESIDENTIAL DEVELOPMENT; RESIDENTIAL DEVELOPMENT IS CONTROLLED BY NUMBER OF UNITS ALLOWED

   *F.A.R. MAY EXCEED 0.70 WITH DENSITY CREDIT FOR PREVIOUS ROAD DEDICATIONS
7. MAXIMUM HEIGHT: 180' FOR PHASE IV RESIDENTIAL BUILDINGS
   (PER CPA 86-C-121-8-3, NOTE 40A – SEE SHEET 18 OF THIS PRC PLAN)

   PROPOSED HEIGHT: WEST TOWER: 180' (15 STORIES)
   EAST TOWER: 160' (14 STORIES)
8. OPEN SPACE
   REQUIRED OPEN SPACE: 20% = 0.20*217,842 SF = 43,568.4 SF
   APPROXIMATE OPEN SPACE PROVIDED: >65,000 SF (SEE SHEET #9 FOR OPEN SPACE EXHIBIT)
   NOTE: OPEN SPACE MAY VARY WITH FINAL DESIGN AS LONG AS AT LEAST 20% IS PROVIDED.
9. TREE COVER CALCULATION:
   REQUIRED TREE COVER
   - SITE AREA = 217,842 SF (5.001 AC)
   - LESS BUILDING FOOTPRINTS – 40,000 S.F.
   - NET SITE AREA = 177,842 S.F.
   - % REQUIRED = 10%
   - COVER REQUIRED = 17,784.2 S.F.

   PROVIDED TREE COVER
   THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. A PRELIMINARY LANDSCAPE PLAN IS PROVIDED ON SHEET 6.
10. PARKING:
    PARKING REQUIRED:
    MULTIFAMILY 1.6 SPACES/UNIT * 457 UNITS = 732 SPACES

    PARKING PROVIDED: PROP. STRUCTURED SPACES = 820 SPACES
    PROP. SURFACE SPACES = 10 SPACES
    TOTAL = 830 SPACES

    HANDICAPPED PARKING REQUIRED: 17 SPACES (INCLUDING 3 VAN ACCESSIBLE)

    HANDICAPPED PARKING PROVIDED: 20 STRUCTURED SPACES (INCLUDING 3 VAN ACCESSIBLE)
    + 2 SURFACE SPACES
    TOTAL 22 SPACES (INCLUDING 3 VAN ACCESSIBLE

    LOADING REQUIRED: = [1 SP./1ST 25,000 GSF
    + 1 SP./100,000 GSF]*(568,230.05 GSF)
    = 7 SPACES (5 MAX REQ'D) PER ZONING ORDINANCE ARTICLE 11-202.15

    LOADING PROVIDED = 2 STRUCTURE SPACES
    + 3 SURFACE SPACES
    5 TOTAL SPACES

    NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR ANY SUBSEQUENT PARKING REDUCTION THE APPLICANT MAY SEEK.
11. YARD REQUIREMENTS FOR PROPOSED RESIDENTIAL

YARDS	REQ'D	PROVIDED
FRONT SUNSET HILLS ROAD	NONE	53' BUILDING 55' PARKING STRUCTURE*
FRONT RESTON PARKWAY	NONE	285' BUILDING 70' PARKING STRUCTURE*
FRONT DULLES AIRPORT ACCESS HWY	NONE	160' COMMERCIAL BUILDING * 345' RESIDENTIAL BUILDINGS 30' PARKING STRUCTURE *
REAR	NONE	35' BUILDING 28' PARKING STRUCTURE

*THESE SETBACKS ARE RELATED TO BUILDINGS NOT ASSOCIATED WITH THIS PRC APPLICATION

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon seperately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

[x] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

[x] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet # 7.

[x] 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
DRY POND	6.48 AC	0.1 AC	6.58 AC	15,645 SF	102,822 CF	
WET POND	14.18 AC	.85 AC	15.03 AC	44,913 SF	226,400 CF	
Totals						

[x] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet # 7.
Pond inlet and outlet pipe systems are shown on Sheet # 7.

[x] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet # 7.
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

[x] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet # 7.

[x] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet # 7.

[x] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet # 7.

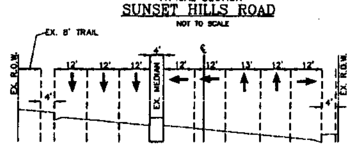
[x] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet # 7.

[x] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets # 1 & #7.

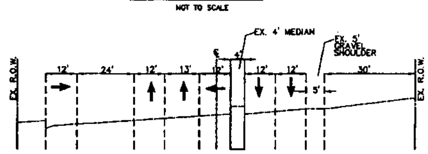
[x] 11. A submission waiver is requested for N/A

[x] 12. Stormwater management is not required because N/A

TYPICAL SECTION
SUNSET HILLS ROAD
NOT TO SCALE



TYPICAL SECTION
RESTON PARKWAY
NOT TO SCALE



PHASING

PHASE	OPENING
PHASE I (OFFICE BUILDING)	AUGUST, 1998 (COMPLETE)
PHASE II (OFFICE BUILDING)	AUGUST, 2001 (COMPLETE)
PHASE III (PARKING GARAGE)	2010 OR THEREAFTER
PHASE III (OFFICE BUILDING)	2010 OR THEREAFTER
PHASE IV (RESIDENTIAL)	2010 OR THEREAFTER

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION

Reston Planned Residential Community (PRC) District
Residential Development Potential
May 2008

Existing Density Calculation			
Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single family detached	4,247	3.0 persons	12,741
Single family attached	8,220	2.7 persons	22,194
Multiple family	14,325*	2.1 persons	30,039
		Current Population= 64,974	
		Current persons per acre = 10.44	

* Includes 332 units approved per Site Plan 7087-SP-019-2, Metropolitan at Reston Town Center Phase II

Remaining Available Development Potential
Based on maximum population calculation of 80,912 persons

(6,224 acres @ 13 persons/acre = 80,912 persons)

80,912 maximum population – 64,974 current population = 15,938 persons of available density

15,938 persons of available density translates to a development potential of :

5,312 single family detached units
or
5,903 single family attached units
or
7,589 multiple family units

Sources: Dwelling unit count from Department of Tax Administration data and Plan and Document Control, LDS, DPWES with addition of units receiving site plan approval * since adoption of the PRC Amendment March 26, 2007.

Pending Applications*

Project	#Units	Status
JBG/Reston Shorman	498	PRC Plan Approved
Oracle Site	457	CPA Approved
Colts Neck Road LLC	240	PCA/DPA/PRC Approved
Spectrum/Lerner	1442	CPA Approved
Athena Renaissance/ ParcReston**	110	PCA/DPA Approved
Four Seasons	11	PRC Plan Approved
Fairway Apartments	603	Pending PRC Plan Approval
Total Number of Units	3,331	

* "Pending" pertains to the fact that these units will not county against the density cap until site plan approval.
** Original PCA approved for 696 units, of which 586 are in staff unit count. 418 of the 586 are existing.

CURRENT APPLICANT

EXISTING POPULATION: 64,974 PERSONS
+ 960 PERSONS (457 UNITS)
65,934 PERSONS

65,934 PERSONS / 6224 ACRES = 10.59 PERSONS/ACRE

10.59 PERSON PER ACRE ≤ 13 PERSONS PER ACRES.

REQUIREMENT MET

Reston PRC Density
April 14, 2010

RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY

High density residential category density not to exceed 60 persons/acre

S. 1-B.12A, 12B, 12C, 12D	17.4586	146	SFA	394	
S. 1-B.13	5.8689	238	MFH	500	
S. 7A	12.3881	261	MFG	548	
S. 11	13.1123	133	MFG	279	
S. 15A-B.2A	11.4107	512	MFH	1075	
		69	SFA	186	
S. 15-B.1	7.4108	370	MFH	777	
S. 15A-B.3 & 4	2.8789	11	SFA	30	
S. 17-B.2	7.8881	105	MFG	221	
S. 17, B.3	2.28	18	SFA	49	
S. 17-B.10, 7 & 13	25.2488	442	MFG	928	
S. 19-B.5, 6 & 7	17.3139	240	MFG	504	
S. 24A-B, 2 & 3		50	SFA	165	
S. 28-B.1	17.71	178	SFA	481	
S. 28-B.2	12.4248	240	MFG	504	
S. 28-B.3	11.0469	204	MFG	428	
S. 28-B.4	2.4187	0	Open	0	
S. 30-B.1	4.3277	210	MFH	441	
S. 30-B.2A		60	SFA	162	
S. 30-B.2B	11.1481	154	SFA	416	
S. 34.B.1	19.455	380	MFG	798	
S. 34.B.2, 4	17.8416	300	MFG/Open	630	
S. 34.B.2A	6.6	60	SFA	162	
S. 34.B.3	1.5836	0	Open	0	
S. 38B-B.10	8.8148	200	MFG	420	
S. 38, B.9	8.57	44	SFA	119	
S. 40, B. 1	65	193	MFH	405	
S. 40, B. 1C & 1D	9.9833	498	MFH	1046	
S. 41, B.1	11.1271	145	SFA	392	
S. 41, B.1A	5.8	73	SFA	197	
S. 43	31.81	400	MFG	840	
S. 46-B.1 & 2A	23.7166	300	MFG	630	
		38	SFA	103	
S. 60-B.7 & 8A-8A2	23.104	152	SFA	410	
		248	MFG	521	
S. 62-B.1A & 1B	22.0424	140	SFA	378	
S. 62-B.2 & 3	14.5075	156	MFG	328	
S. 64-B-1A, 2A & 2B	23.7889	450	MFG	945	
S. 67, B.2	4.97	168	MFG	353	
S. 69, B.1	14.33	250	MFG	525	
S. 74-B.3	6.37	46	SFA	124	
S. 76-B.1, 4 & 5	5.4168	38	SFA	103	
S. 76, B.2A, (2C)	6.29	78	SFA	234	
S. 76, B.2B, (2E)	10.28	153	SFA	413	
S. 76, B.3	3.37	20	SFA	54	
S. 76, B.3	6.17	40	SFA	108	
S. 76-B.4	2.44	0	Church	0	
S. 80, B.1C	3.8037	38	SFA	103	
S. 80, B.1D	3.08	27	SFA	73	
S. 80, B.1E	2.37	17	SFA	46	
S. 81, B.1	9.77	182	MFG	382	
S. 81, B.2	13.22	614	MFH	1289	
S. 82-B.1A, 4 & 5	17.6676	124	SFA	335	
S. 82, B.2A	12.35	216	MFG	454	
S. 83-B.3, 4 & 5	7.65	0	COMM	0	
S. 85	8.12	344	MFH	722	
S. 86, B.1	6.92	35	SFA	95	
S. 86, B.2	12.36	65	SFA	176	
S. 89, B.2	6.98	185	MFG	389	
S. 89, B.5	2.09	100	MFH	210	
S. 91A	75.13	2600	MFH	5460	
S. 95 B1	8.83	296	MFH	622	
S. 95 B2	22.34	457	MFH	960	
S. 931, B.4A	15.3	174	MFG	365	
S. 931, B.4B	13.88	80	SFA	216	
S. 935	49	455	SFA	1229	
TOTAL	774.8849	14200		31391	40.586
					(less than 60 persons/ac)
Persons/Unit Factors Used:					
	Multifamily elevator unit			2.1	
	Multifamily garden apartment			2.1	
	Single family attached unit			2.7	
	Single family detached unit			3.0	
Source of Information:					
	Records maintained by Western Reston				
	Approved Town Center Concept Plan for S. 933				
	Approved Development Plan for S. 43				
	Approved Development Plan for S. 85				
	Approved Development Plan for S. 87, B.4A & 4B				
	Approved Development Plan for S. 40, B.1				
	Approved Site Plan for S. 91A, B. 19-20				
	Approved Development Plan for S. 81, B. 1 & 2				
	Approved Concept Plan for S. 89, B. 5				
	Proposed Development Plan for S. 91A, B. 1, 4 & 15				
	Proposed Concept Plan for S. 95 B.2				

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE: 09-30-09, 05-07-10

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MATTHEW E. KIRKPATRICK
Lic. No. 039903
05/07/10
PROFESSIONAL ENGINEER

GENERAL NOTES AND DETAILS

RESTON SECTION 95-2 ORACLE - PHASE IV

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB. 2008
C.I. =N/A
SCALE: AS NOTED

SHEET 2 OF 33

FILE No. PREL-1625-2

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County of Fairfax, Virginia

2006 Planning Commission

Peter F. Murphy, Jr. Chairman *Springfield District*
John R. Byers Vice Chairman *Mount Vernon District*
Suzanne F. Harsel Secretary *Braddock District*
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Kenneth A. Lawrence *Providence District*
Rodney L. Lusk *Lee District*
Barbara J. Lippa *Executive Director*
Sara Robin Hardy *Assistant Director*

June 7, 2006

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

RE: CPA 86-C-121-8-3 -
Lerner Enterprises, LLC

Dear Mr. Looney:

The purpose of this letter is to formally advise you, as the applicant on the above referenced case, that on Thursday, June 1, 2006, the Planning Commission voted unanimously (Commissioners Alcorn and Harsel not present for the vote; Commissioners Lusk and Wilson absent from the meeting) to approve CPA 86-C-121-8-3, subject to the notes on the Conceptual Plan, dated May 16, 2006, as attached.

Also enclosed for your records is a copy of the verbatim of the Commission's actions on these matters. If you need additional information, please let me know.

Sincerely,

Barbara J. Lippa

Barbara J. Lippa
Executive Director

Attachments (a/s)

cc: Cathy Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Commissioner, Hunter Mill District
Cathy Lewis, Staff Coordinator, ZED, DPZ
June 1, 2006 Date File
O-8 (b) File

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330
Fairfax, VA 22035-0001
703-324-2865, TTY 703-324-7951, FAX 703-324-3948

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT
ORACLE – SECTION 95, BLOCK 2, PHASE 4
NOTES
May 16, 2006

The Applicant reaffirms the Notes dated February 14, 1997 accepted in conjunction with CP 86-C-121-6, the Notes dated August 27, 1999 accepted in conjunction with CPA 86-C-121-8, and the Notes dated February 16, 2001 accepted in conjunction with CPA 86-C-121-8-2, which are all included on Sheet 8 of this Town Center Concept Plan, with the following modifications:

GENERAL

1. The area subject to this Town Center Concept Plan (TCCP) Amendment is known as Section 95, Block 2, Reston. The Tax Map reference for the parcel is now 17-4 ((1)) parcel 7A (the "Property").

2. The Property that is the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated May 16, 2006, and prepared by Urban Engineering & Associates, Inc. The portion of the Property within the dashed line on Sheet 2 of the TCCP, comprised of approximately 8.001 acres, shall be developed as illustrated on Sheets 2-3A of this TCCP. The balance of the subject Property shall be developed as illustrated on sheets 8-14 of this TCCP. Both are subject, however, to the notes dated February 14, 1997, August 27, 1999 and February 16, 2001 except as modified below, and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering as determined by the Department of Public Works and Environmental Services ("DPWES").

3. The Property consists of approximately 22.34 acres, excluding previously-dedicated right-of-way for public street purposes. Oracle USA, Inc. is the owner of the property ("Owner"). Lerner Enterprises, LLC is the contract purchaser of the approximately 8.001 acres of the Property (Phase IV) shown within the dashed line on Sheet 2 ("Purchaser"). Collectively, the Owner and Purchaser shall hereinafter be referred to as the "Applicant."

PHASING

6. As depicted on Sheet 2, the Phase I and Phase II office buildings, the associated parking garage, a SWM/BMP dry pond and SWM/BMP wet pond have already been constructed on the Property. The Phase III office building and associated parking garage will be constructed as depicted on Sheets 8-14 of this TCCP. The Phase IV residential buildings will be constructed as depicted on Sheets 2-3B of this TCCP. The phasing will be as follows:

Phase	Square Feet / Units	Opening
Phase I (office building)	203,525 SF	August, 1998 (complete)
Phase II (office building)	208,800 SF	August, 2001 (complete)
Phase III (office building)	203,000 SF	2008 or thereafter
Phase IV (residential)	457 residential units	2008 or thereafter
Total Proposed	615,325 non-residential SF	

8A. The Development Plan approved for Part 11 of RZ 86-C-121 for Section 95, Block 2, Reston permits the establishment of 729,000 square feet of nonresidential floor space on the Property. To date, a total of approximately 615,325 square feet of nonresidential gross floor area has been allocated to Phases I, II and III under this and prior Concept Plans. The Applicant reserves the right to use the remaining 113,675 square feet of presently-unallocated nonresidential gross floor area in accordance with the underlying Development Plan with the approval of a Concept Plan Amendment; provided, however, that the future use and development of such unallocated gross floor area generally shall be limited to the construction or modification of buildings and structures located within the existing or approved building footprints of Phases I, II, III and IV and associated parking structures and entryways, and no buildings or structures shall be established in the SWM/BMP dry pond and SWM/BMP wet pond areas shown on the Concept Plan.

LANDSCAPING

11B. As part of the Phase IV development, the Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on Sheets 3 and 3A of this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by Urban Forest Management of DPWES. Planting will be provided in accordance with the Planting Legend on Sheet 3A.

11C. Residents of the Phase IV buildings shall be permitted to use the SWM/BMP dry pond and SWM/BMP wet pond areas shown on the Concept Plan for passive recreation purposes, such as for dog-walking, picnics or similar activities. The Applicant, however, shall have no obligation to provide or construct additional facilities or passive recreation features in the SWM/BMP dry pond and SWM/BMP wet pond areas. The Applicant reserves the right to require that the unit owners association or owner of the Phase IV residential buildings, as applicable, secure appropriate insurance and agree to indemnify the Applicant against claims or liabilities arising from the use of the SWM/BMP dry pond and SWM/BMP wet pond areas by residents of the Phase IV buildings for such purposes.

11D. The Applicant shall install lighting on the existing and proposed trail connection between the Property and the adjacent Plaza America development located in the southeastern corner of the property and as more particularly shown on Sheet 3B of this Concept Plan. Lighting fixtures shall be fully-shielded, cut-off fixtures directed inward and downward in order to reduce glare on adjacent properties. The lighting shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property

TRANSPORTATION

22A. The Applicant shall install a pedestrian countdown system on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Oracle Way/Sunset Hills Road/Old Reston Avenue. The countdown signal shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property.

22B. The Applicant shall install a pedestrian countdown system on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Reston Parkway and Sunset Hills Road. The countdown signal shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property.

TRANSPORTATION MANAGEMENT PROGRAM

30A. A Transportation System Management ("TSM") program for the Reston Town Center District has been established as LINK and is administered by the Reston Town Center Association in coordination with the Fairfax County Department of Transportation. Among other things, LINK distributes ridesharing information, bus and rail transit schedules and other resources to property owners, employers and employees and residents within the Town Center District. Prior to the issuance of the first Residential Use Permit for Phase IV of the Property, the Applicant, or such other entity as the Applicant may designate, shall meet with representatives of LINK and the Fairfax County Department of Transportation to implement mutually agreed upon TSM strategies and measures for the residential uses to include, but not limited to, the following:

i. Promote the use of mass transit, ride-sharing and other transportation strategies to reduce vehicle trips during peak hours by distributing flyers and announcements on community bulletin boards;

ii. Advise tenants/purchasers within the residential development of the existence of LINK and disseminate information available from LINK in residential lease and purchase packages;

iii. Provide infrastructure permitting internet connections (such as broadband cable or DSL) in all dwellings to facilitate working at home;

iv. Provide a business center, meeting room and/or similar facilities selected by the Applicant for use by residents as a means to encourage telecommuting; and

v. Provide one (1) Metro SmartCard to each residential unit constructed in Phase IV with an initial balance of at least $25.

30B. The Applicant shall install bicycle storage facilities within the parking garage or cellars serving each residential building to be constructed in Phase IV. The storage facilities shall be installed prior to the issuance of the first Residential Use Permit for the building served by such facilities.

LAND USE

31. Office and residential uses shall be the predominate uses on the Property. The Applicant, and on behalf of tenants of the office buildings, reserves the right to include within the office buildings any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance.

SITE DESIGN

33. The architecture for the office buildings in Phases I-III generally will be consistent in design and materials used with one another. The Phase IV residential buildings' architecture may be of a different design and material than the office buildings. Prior to the issuance of a building permit for the Phase IV residential buildings, the Applicant shall submit final architectural and landscape plans for the residential buildings to the Reston Town Center Design Review Board for review and approval. No later than thirty (30) days after the submission of building permit applications for the first residential building in Phase IV, the Applicant will submit final architectural plans to the Planning Commission for review and comment, with such review to occur prior to the issuance of the requested building permits.

38. Subject to the execution of all necessary offsite easements and associated agreements with adjacent property owners to the east (Tax Map 17-4 ((27)), Parcels 2, 3 & 4), the Applicant shall provide interparcel vehicular access from the Phase IV residential buildings to the Plaza America office and retail development located immediately east of the Property in the location generally shown on Sheet 2 of this TCCP. The interparcel vehicular access shall only be accessible to and used by residents of the Phase IV residential buildings constructed on a portion of the Property, and the Applicant shall be permitted to install electronic gate controls or similar measures to restrict use of the interparcel vehicular access to residents of the Phase IV buildings. The interparcel vehicular access shall not be designed or used as a secondary ingress/egress point for the owners of the adjacent Plaza America development, or their tenants, guests or invitees. The Applicant shall provide to DPWES copies of all correspondence and related materials, if any, concerning the Applicant's efforts to secure the interparcel vehicular access to the adjacent properties.

40A. The maximum building height of the Phase IV residential buildings shall not exceed 180 feet, as permitted under the Development Plan for Part 11 of the Reston Town Center approved in conjunction with RZ 86-C-121.

40B. Prior to the submission of the first building permit application for the first residential building in Phase IV, the Applicant shall submit to the Department of Planning and Zoning for review and approval a revised acoustical analysis, performed in accordance with the Department's approved noise study submission guidelines, to determine expected internal noise levels from the Dulles Toll Road, Reston Parkway and Sunset Hills Road on the proposed residential units. Such analysis shall consider the projected increase in traffic on the Dulles Toll Road, Reston Parkway and Sunset Hills Road and, where necessary, shall propose mitigation techniques to limit internal noise levels on affected units to below L_{dn} 45 dB(A). The Applicant shall implement such noise mitigation measures as may be required in order to limit internal noise levels in the affected residential units to at or below L_{dn} 45 dB(A) or the noise levels set forth in the Fairfax County Comprehensive Plan at the time of building permit issuance, whichever is more strict.

40C. Prior to the submission of the first building permit application for the first residential building in Phase IV, the Applicant shall submit to the Department of Planning and Zoning for review and approval a revised acoustical analysis, performed in accordance with the Department's approved noise study submission guidelines, to determine expected external noise levels from the Dulles Toll Road, Reston Parkway and Sunset Hills Road on external recreation areas of the proposed Phase IV development. Such analysis shall consider the projected increase in traffic on the Dulles Toll Road, Reston Parkway and Sunset Hills Road and, where necessary, shall propose mitigation techniques to limit external noise levels within outdoor recreation areas of the Phase IV development to at or below L_{dn} 65 dB(A) or the noise levels set forth in the Fairfax County Comprehensive Plan at the time of building permit issuance, whichever is more strict.

40D. The Property presently is served by existing stormwater management (SWM) and BMP facilities designed and constructed in accordance with PFM standards to address both water quantity and water quality issues resulting from development of the Property, including the Applicant's proposed Phase IV development. Consequently, no additional SWM/BMP facilities are required or proposed as part of the Applicant's proposed Phase IV development. Nevertheless, concurrent with the submission and approval of the first site plan for the residential buildings, the Applicant shall submit to and obtain approval from DPWES confirmation that the existing SWM/BMP facilities are sufficient to provide for the adequate disposition of natural and stormwater on the Property. This submission will also confirm details of the existing BMP wet pond and BMP dry pond.

40E. As part of the Phase IV residential buildings, the Applicant shall provide recreational amenities within the interior of the building(s), on building rooftop space or at another location(s) in the Phase IV development. Such amenities shall include, at a minimum, the following:

i. Swimming pool, including required changing facilities;

ii. A fitness and aerobic center that shall include weights, exercise equipment and may include sauna/steam room; and

iii. Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens/patios and other facilities as selected by the Applicant.

RESTON COMMUNITY

43. The Applicant shall contribute $1,000 per unit to the Board of Supervisors to be used in support of access to affordable housing opportunities, particularly in the Reston community. The Applicant shall contribute such funds to the Board of Supervisors concurrent with the issuance of each Residential Use Permit for each residential unit constructed as part of the Phase IV development.

367013 v1/HS

Planning Commission Meeting
June 1, 2006
Verbatim Excerpt

<u>CPA 86-C-121-8-3 - LERNER ENTERPRISES, LLC</u> (Hunter Mill District)

Decision Only During Commission Matters
(Public Hearing held on April 19, 2006)

Commissioner de la Fe: Mr. Chairman, tonight I have two decisions and the first one is CPA 86-C-121-8-3. And if the Commission will remember, the public hearing on this was held on April 19th and we deferred decision and we kept deferring decision from week to week to week to week. It was almost like a Zoning Ordinance Amendment and this was supposed to be a zoning case, but the reason was because there are two parties that are applicant - - and involved in the application and since this is a CPA, it ends here. It doesn't go to the Board of Supervisors and I wanted to make sure that all, you know, everything had been agreed to. So, before I move to my statement, could I ask the applicant's representative to come up to the podium?

Mark Looney, Esquire: Thank you.

Commissioner de la Fe: Could you identify yourself?

Mr. Looney: Thank you, Mr. de la Fe. I'm Mark Looney, with Cooley Godward, on behalf of the applicant, Lerner Enterprises. I appreciate your patience over the last several weeks as the applicant and the owner of the underlying property, the Oracle Corporation, worked through the notes and the plans that had been provided to the Planning Commission. I will pass out to you, this evening, a reactivated amendment to the purchase agreement between the applicant and the underlying owner, page 5 of which indicates that by signing the amendment, the parties are agreeing to the Town Center Concept Plan and the Plan Notes as they sit before the Planning Commission this evening, dated May 16th. The notes were, I believe, distributed to the Commission last evening and the plans as well. And so, the amendment has been signed by both parties. Both parties do consent to the notes and to the plans and appreciate your patience and flexibility and apologize for the continuous delays over the last several weeks as we worked through those issues.

Commissioner de la Fe: So, the parties have signed?

Mr. Looney: The parties have signed.

Commissioner de la Fe: Could we have a copy of that?

Mr. Looney: We do and I will give it to you.

Commissioner de la Fe: Could you give it to the - - our clerk? Thank you very much. And it is not true that I kept deferring because I wanted a note that said that we would get free tickets to the Nationals games, but okay. Thank you, Mr. Chairman. The public hearing for this case was held on April 19, 2006. At that hearing, one speaker spoke in favor. There was only one

Planning Commission Meeting
June 1, 2006
<u>CPA 86-C-121-8-3</u>
Page 2

speaker. There were no speakers opposed. The Reston Planning and Zoning Committee has recommended approval, subject to a number of conditions, which generally tracked the issues that the staff report had identified as outstanding issues. The notes that we have been working on, low these many weeks, that accompany this CPA, have resolved those issues and improved the overall plan. However, the major objection that the staff report identified has not been resolved to staff's satisfaction, so its recommendation is still for denial. And this reason is that the staff does not believe that this is an appropriate place to put residential development. As stated in the report, "The proposed residential development would be segregated from the abutting office development and isolated from the surrounding community." I've discussed this objection exhaustively with staff. This is one case where the staff and this Planning Commissioner have agreed to disagree. These residents would be within walking distance of the retail available at Plaza America, including numerous restaurants, a pharmacy, grocery store, cleaners, etcetera. It is also within walking distance, though slightly farther because Plaza America is next door, of the Reston Town Center, which is across a 10-lane street, but it's still relatively close and within walking distance. In fact, this site lies within the Town Center District and as such, residential development is allowed anyway. There is a - - and the reason we are considering this Amendment is because the original concept plan for this site was only office. There is a residential tower within one block across the street, so I really don't think this is isolated from the community. In addition, these residences would be about a quarter mile to the future Reston Parkway Metro Station, which under the current plan should appear around 2015, and about an eighth of a mile from the Wiehle Metro station, which would appear about five years sooner than that. So, the site will be within relative walking distance, one short, one a little bit longer, of two Metro stations. The site is already served by both Reston's Internal Bus System and a variety of commuter bus routes that tie the Reston Town Center to Tyson's Corner and the West Falls Church Metro station. I might add that this service is both inbound and outbound, so it's reverse and it's available during rush hour every 15 minutes and during non-rush hour every 30 minutes, both ways. Most importantly, to me and the Planning and Zoning Committee in Reston and the community as a whole, is the fact that this is one of the sites close to existing and future mass transit where residential development can occur in Reston because of the private covenants that bar residential development along the Dulles Corridor in Reston. I believe that with the Notes dated May 16th, this CPA merits our approval. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CPA 86-C-121-8-3, SUBJECT TO THE NOTES ON THE CONCEPTUAL PLAN DATED MAY 16, 2006.

Commissioner Hopkins: Second.

Vice Chairman Byers: Seconded by Ms. Hopkins. Any discussion? All in favor of the motion to approve CPA 86-C-121-8-3, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries.

Commissioner de la Fe: Thank you very much, Mr. Chairman.

Planning Commission Meeting
June 1, 2006
<u>CPA 86-C-121-8-3</u>
Page 2

Vice Chairman Byers: Thank you very much.

//

(The motion carried unanimously with Commissioners Alcorn and Harsel not present for the vote; Commissioners Lusk and Murphy absent from the meeting.)

KAD

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-30-09
05-07-10

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COMMONWEALTH OF VIRGINIA
MATTHEW E. KREPPS
Lic. No. 038021
05/07/10
PROFESSIONAL ENGINEER

MISCELLANEOUS CORRESPONDENCE
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. =N/A DATE: FEB., 2008

SHEET 3 OF 33

FILE No. PREL-1625-2

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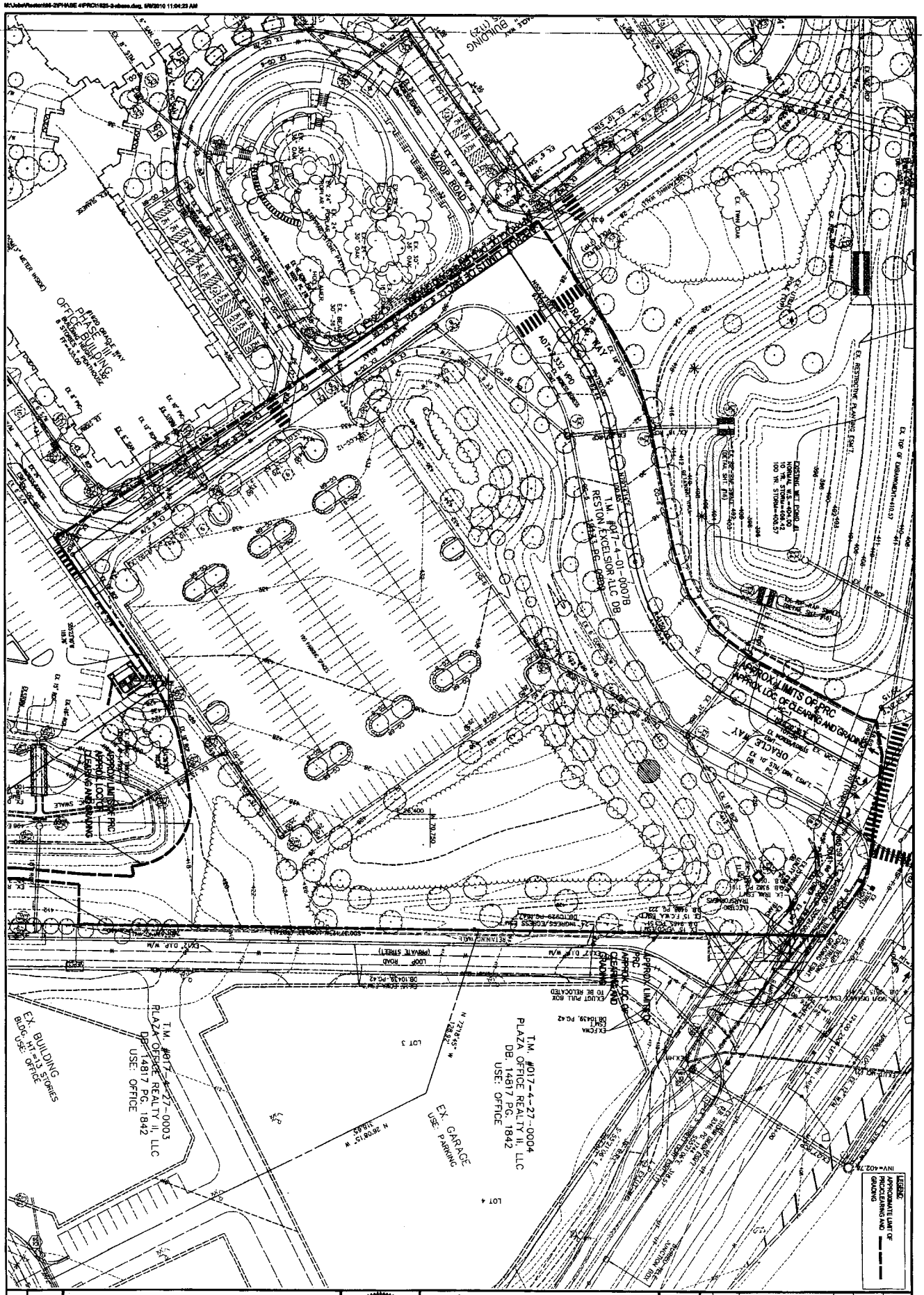
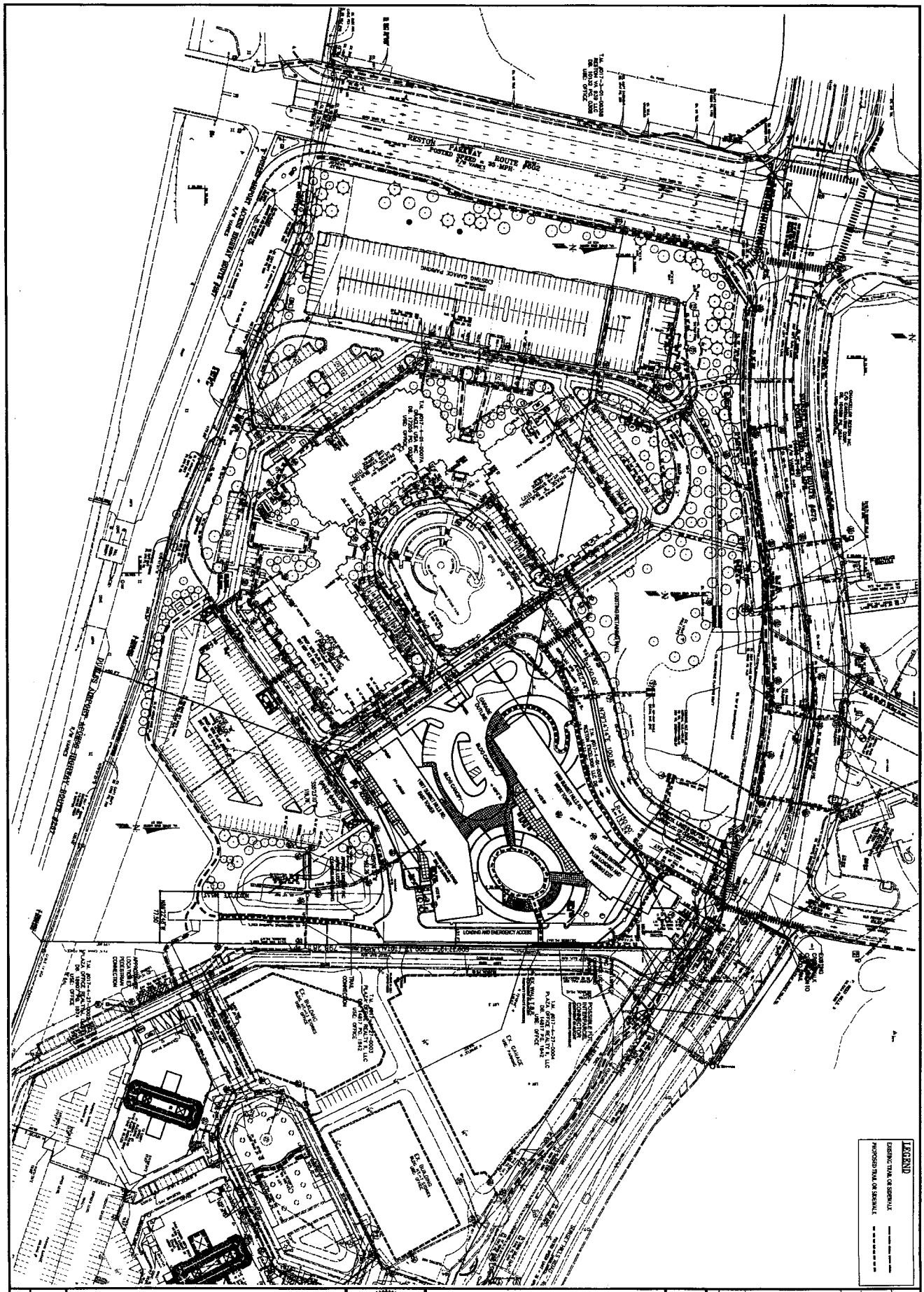


SHEET 4 OF 33	EXISTING CONDITIONS RESTON SECTION 95-2 ORACLE - PHASE IV HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=30' C.I. 2' DATE: FEB., 2008	COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER	urban Planners Engineers Landscape Architects Land Surveyors	Urban, Ltd. 7712 Little River Turnpike Annandale, Virginia 22003 Tel. 703.642.8080 Fax. 703.642.8251 www.urban-ltd.com	PLAN DATE 09-30-05 05-07-10

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

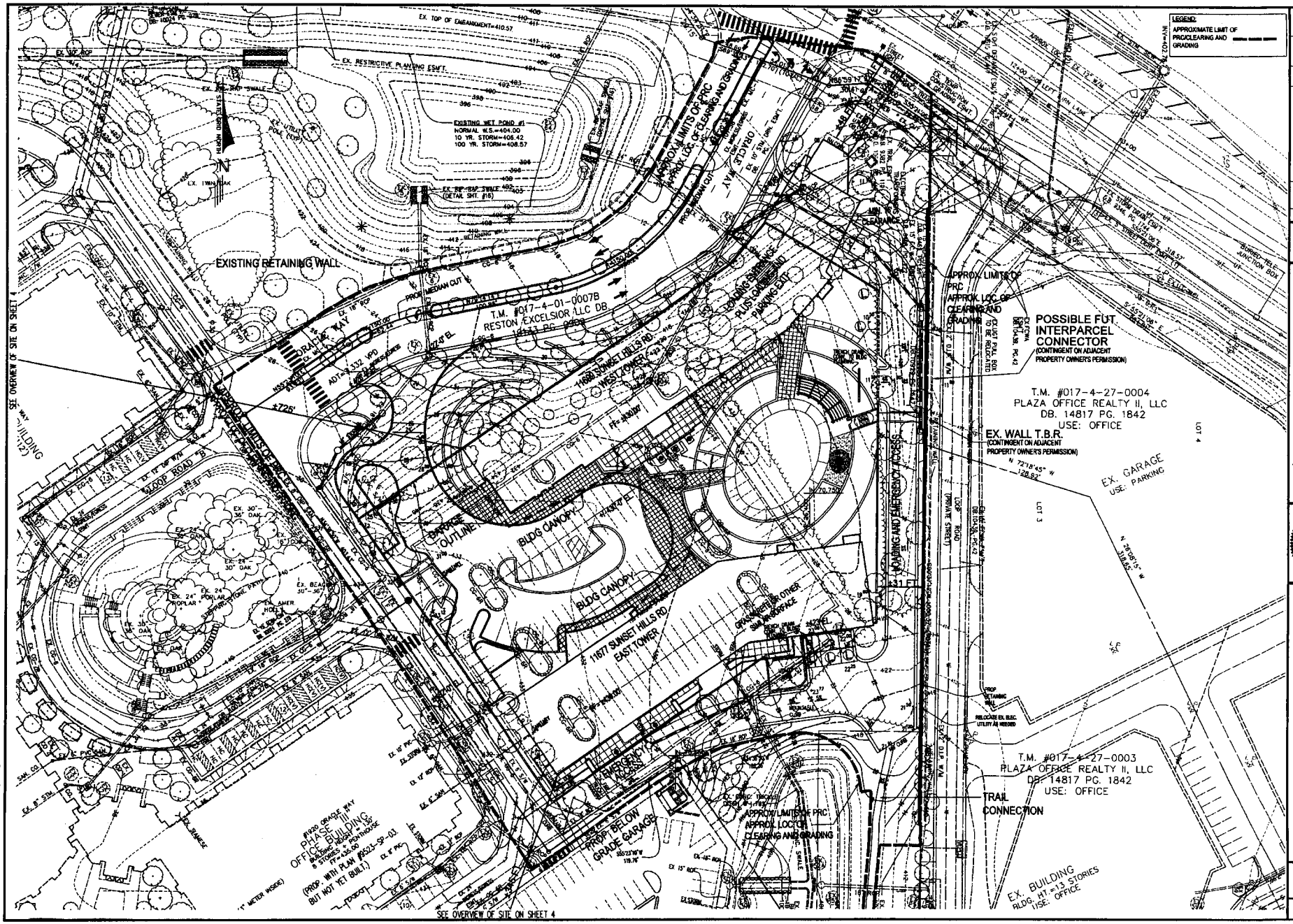
FILE No. PREL-1625-2



FILE No. PREL-1625-2	SHEET 5 OF 33	OVERVIEW AND PEDESTRIAN CIRCULATION PLAN RESTON SECTION 95-2 ORACLE - PHASE IV HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=60' C.I. 2' DATE: FEB., 2008	COMMONWEALTH OF VIRGINIA MATTHEW K. KIRKPATRICK Lic. No. 030021 05/07/10 PROFESSIONAL ENGINEER	urban Urban, Ltd. 7712 Little River Turnpike Annandale, Virginia 22003 Tel. 703.642.8080 Fax. 703.642.8251 www.urban-ltd.com Planners · Engineers · Landscape Architects · Land Surveyors	PLAN DATE 09-30-09 05-07-10

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



No.	DATE	DESCRIPTION	REVISED BY DIVISION OF DESIGN REVIEW	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE: 08-30-09
02-07-10

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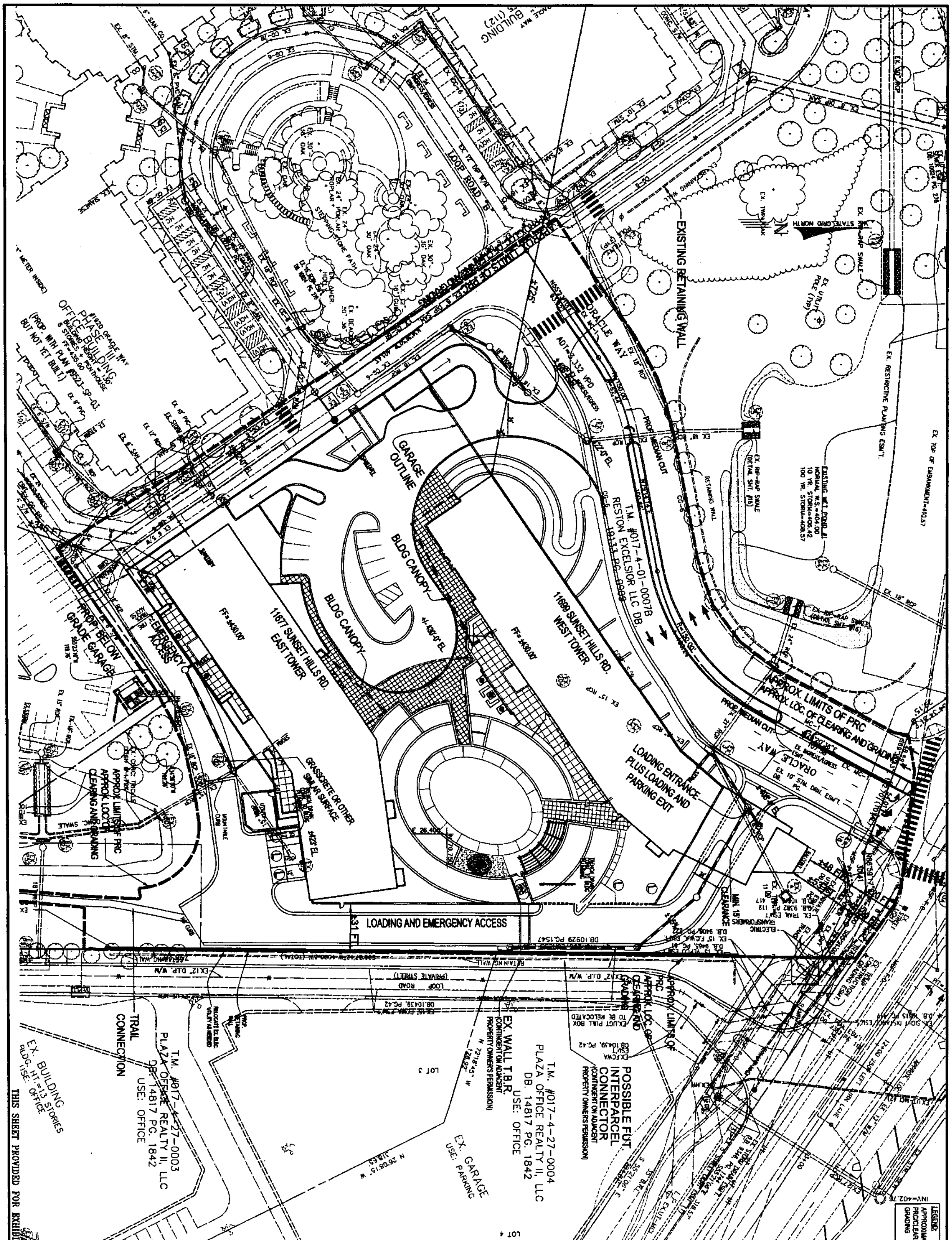
COMMONWEALTH OF VIRGINIA
Walter L. Phillips
No. 025-000
PROFESSIONAL ENGINEER

PRC PLAN
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' | CI. 2 | DATE: FEB., 2008

SHEET 6 OF 33

FILE No. PREL-1625-2



ULTIMATE PRC LAYOUT PLAN

RESTON SECTION 95-2
ORACLE - PHASE IV

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' | C.I. 2' | DATE: FEB., 2008

SHEET 7 OF 33

FILE No. PREL-1625-2

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09-30-09
05-07-10

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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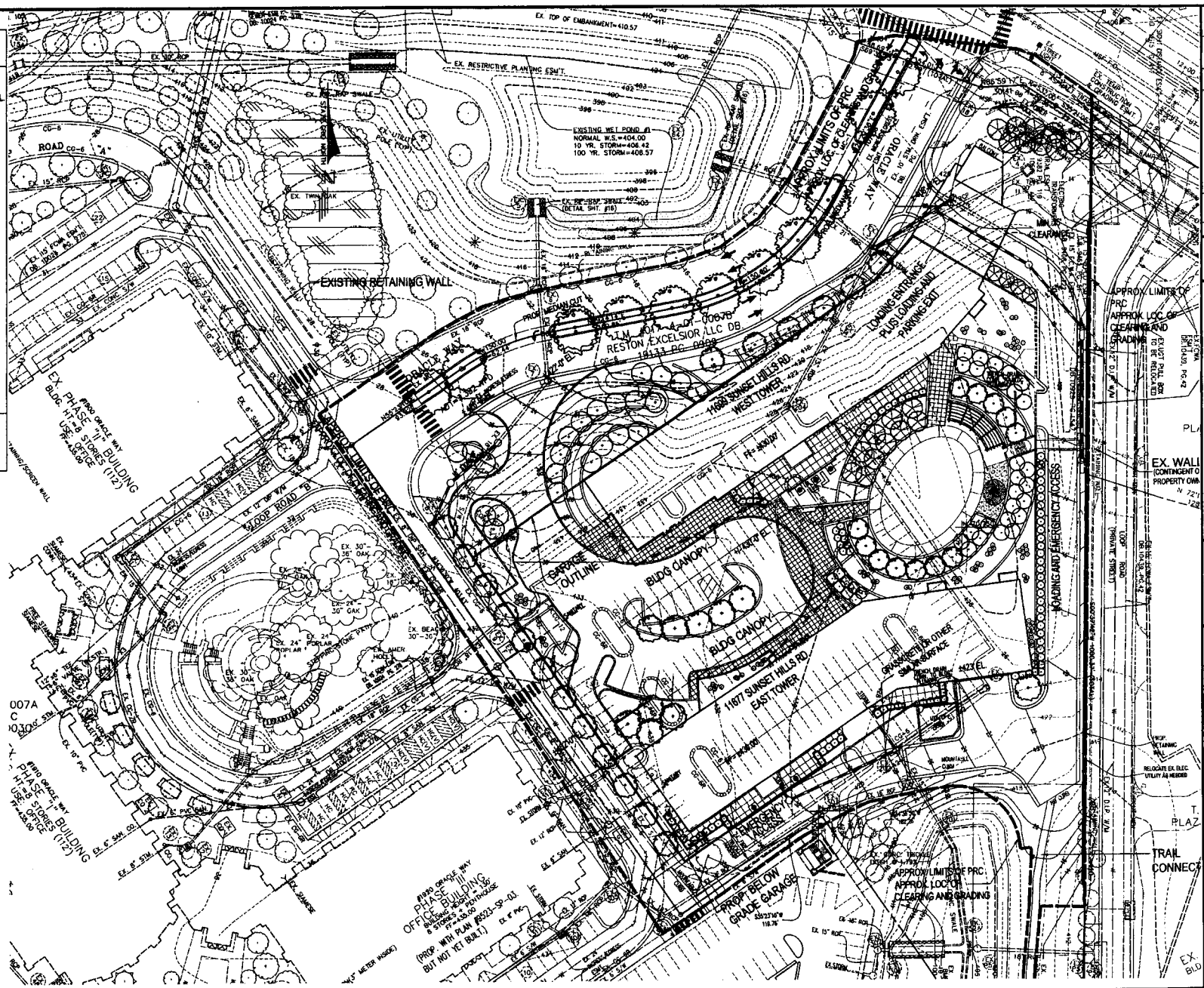
PLANTING LEGEND:

TYPE	SIZE
CANOPY TREE	2.5"-3" CAL.
EVERGREEN TREE	7'-8' HT.
COLUMNAR TREE	2.5" CAL.
ORNAMENTAL TREE	8'-10' HT.
GARDEN - SHRUBS, GROUNDCOVER, PERENNIALS	
TREE SAVE AREA	

NOTE: PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLAN



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COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

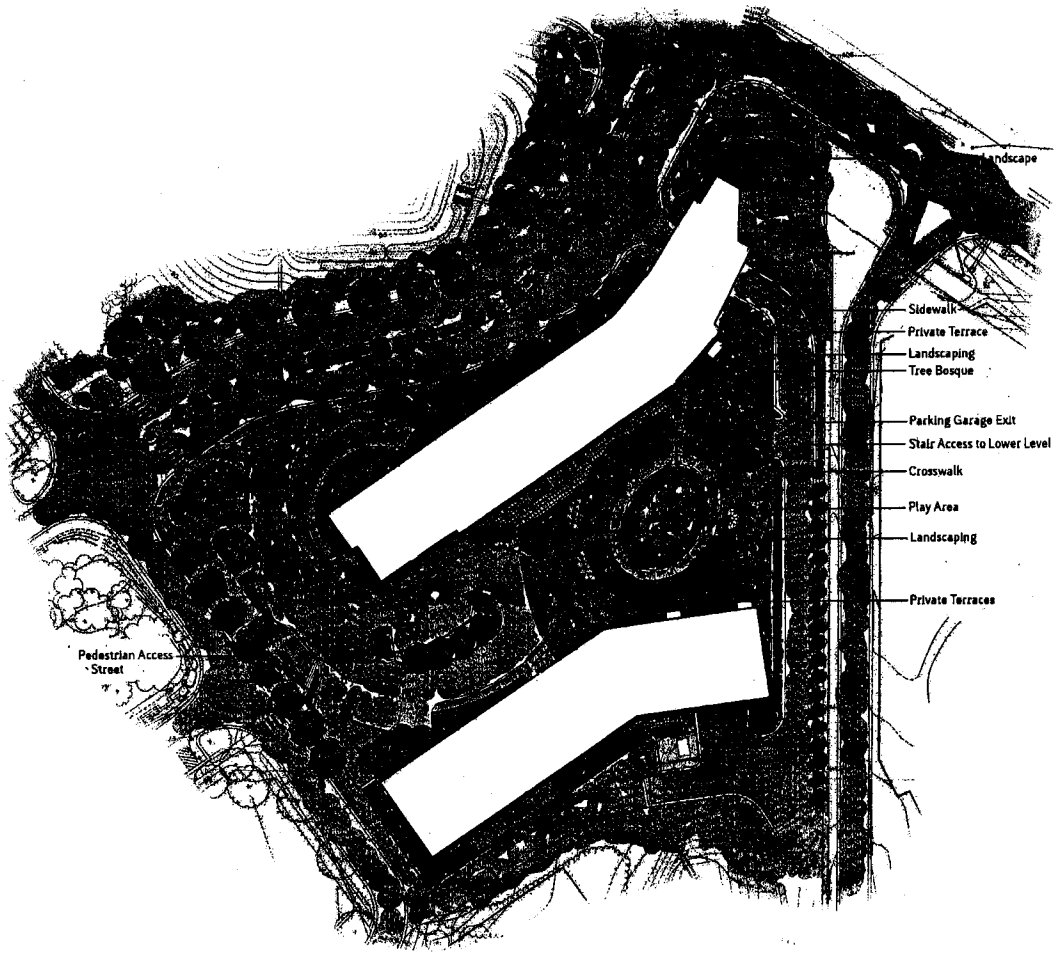
LANDSCAPE PLAN
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

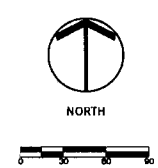
SCALE: 1"=30'
C.L. 2
DATE: FEB., 2008

SHEET
8
OF
33

FILE No.
PREL-1625-2

Conceptual Site Plan





Excelsior Parc

Reston, Virginia

May 7, 2010

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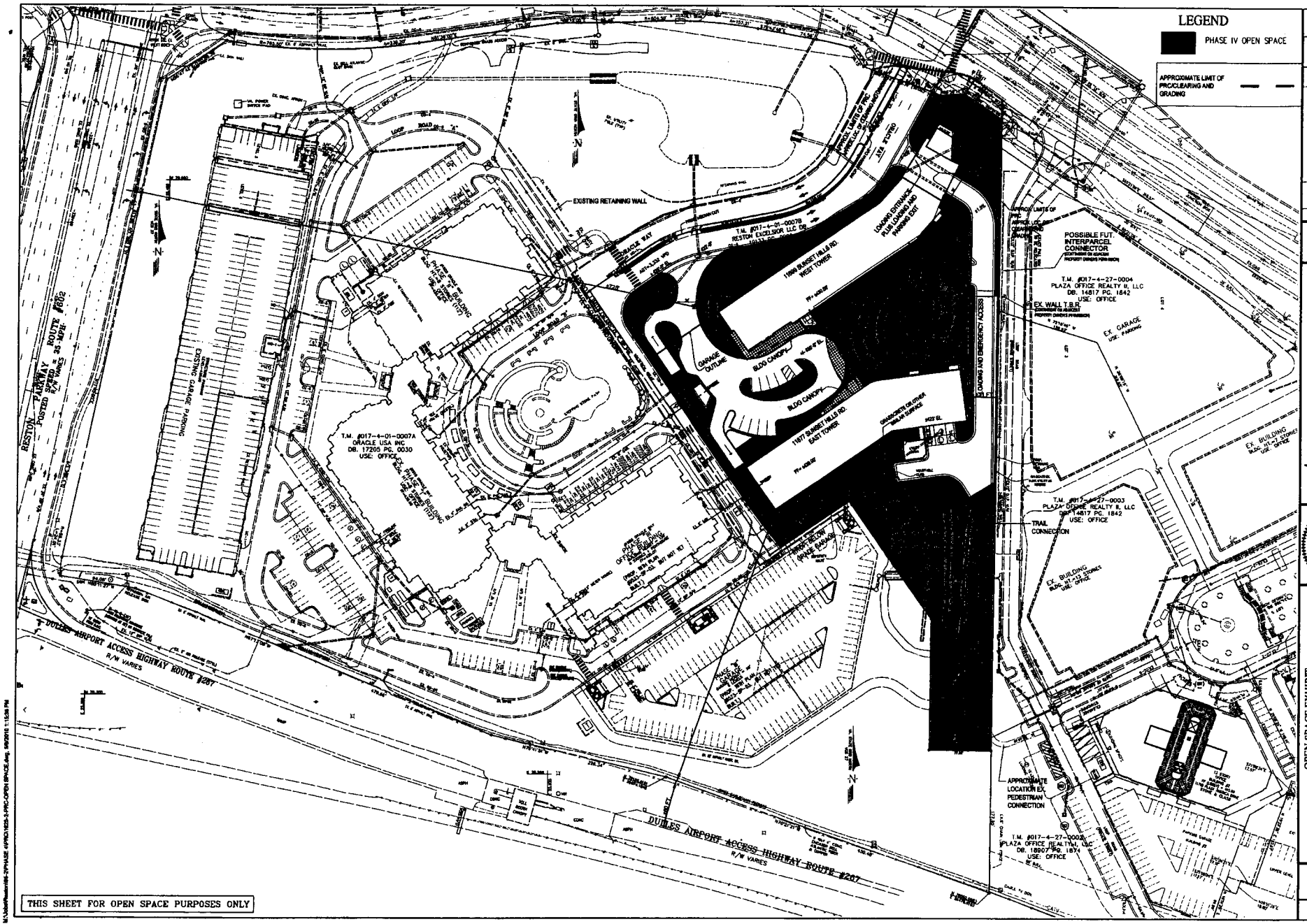
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

LANDSCAPE RENDERING
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S. C.I. N/A DATE: FEB., 2008

SHEET 9 OF 33

FILE No. PREL-1625-2



No.	DATE	DESCRIPTION	REVISIT APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
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05-07-10

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COMMONWEALTH OF VIRGINIA
MICHAEL E. MORRISSEY
LICENSED
PROFESSIONAL ENGINEER

OPEN SPACE EXHIBIT
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
C.I. =N/A
DATE: FEB., 2008

SHEET
10
OF
33

FILE No.
PREL-1625-2

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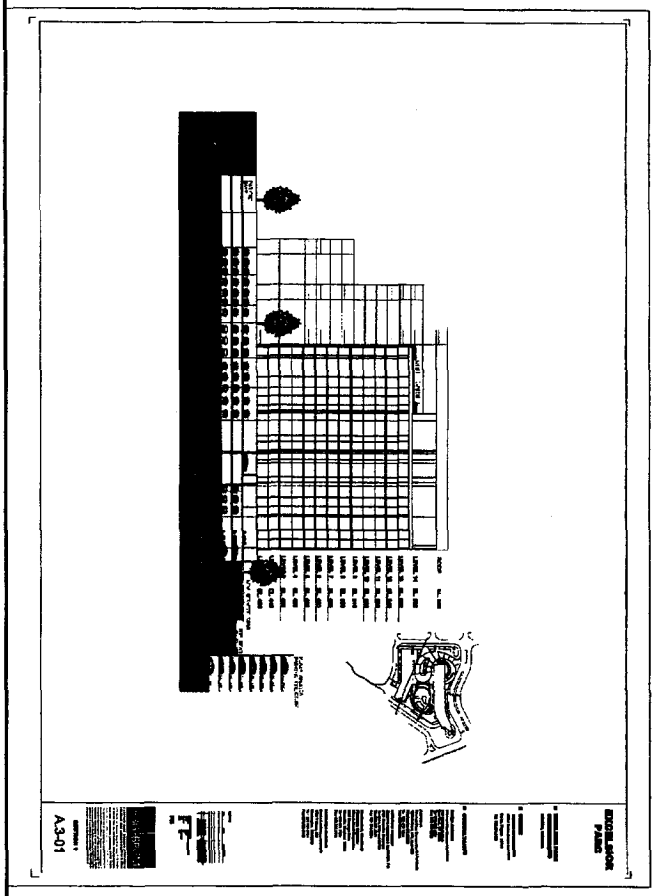

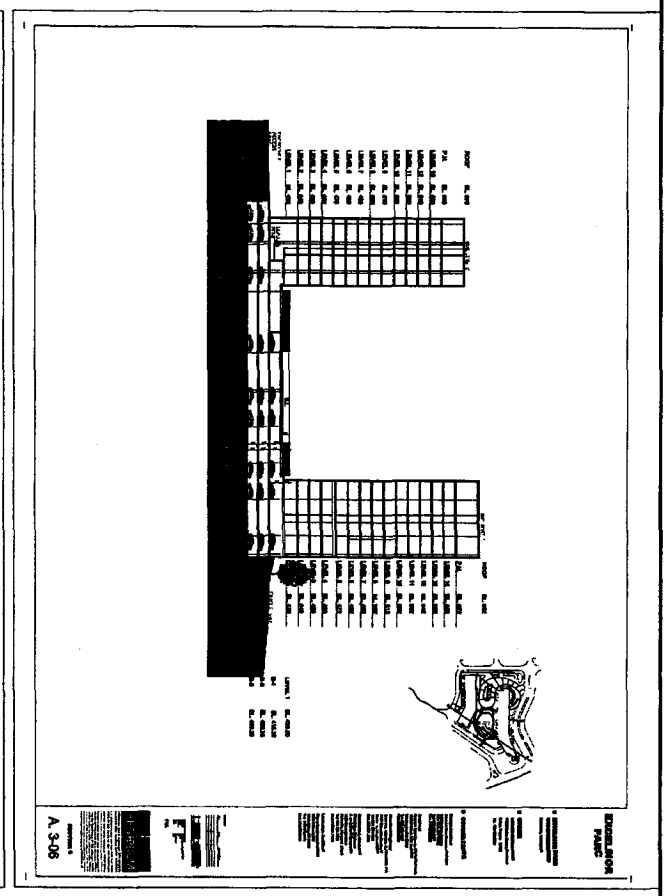

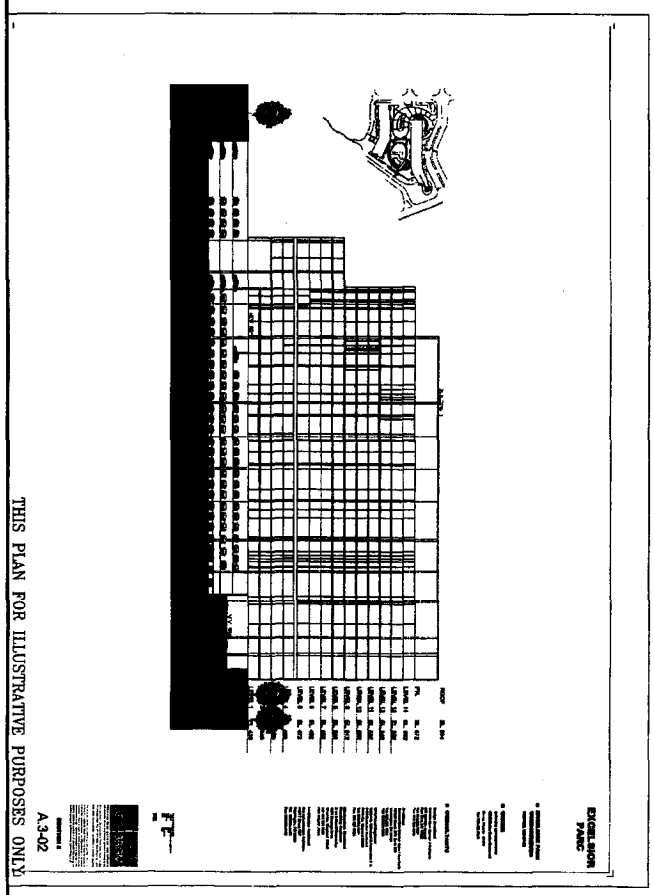

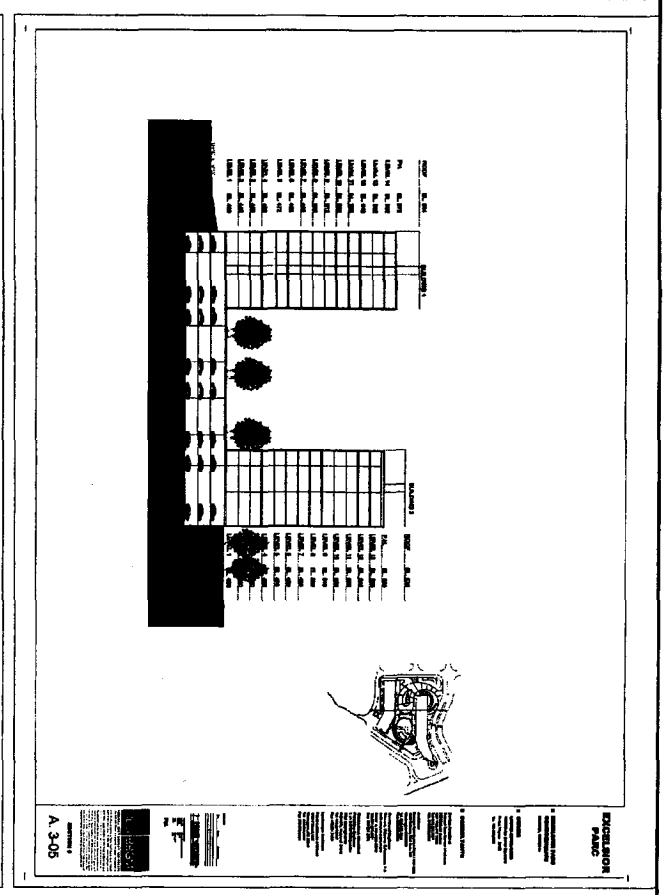

THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY

FILE No. PREL-1625-2	SHEET 11 OF 33	BUILDING SECTIONS RESTON SECTION 95-2 ORACLE - PHASE IV HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: N/A C.I. N/A DATE: FEB., 2008	COMMONWEALTH OF VIRGINIA MATTHEW E. KINSTOWLAND Lic. No. 029901 05/07/10 PROFESSIONAL ENGINEER	urban Planners · Engineers · Landscape Architects · Land Surveyors Urban, Ltd. 7712 Little River Turnpike Annandale, Virginia 22003 Tel. 703.642.8080 Fax. 703.642.8251 www.urban-ltd.com	PLAN DATE 09-30-09 05-07-10

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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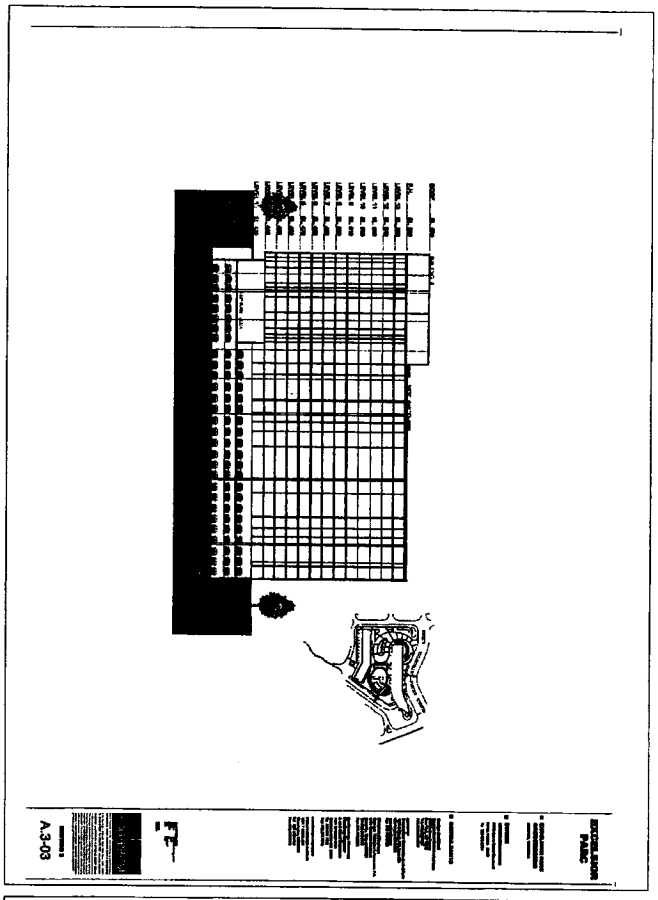

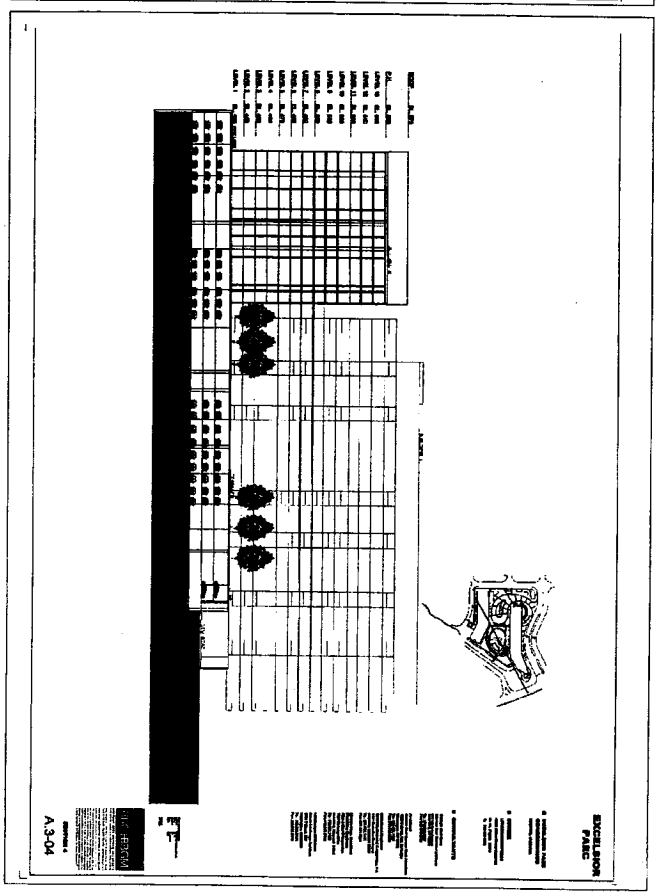

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FILE No. PREL-1625-2	SHEET 12 OF 33	BUILDING SECTIONS RESTON SECTION 95-2 ORACLE - PHASE IV HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: N/A C.I. N/A DATE: FEB., 2008	COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER 09/01/10	urban Planners · Engineers · Landscape Architects · Land Surveyors Urban, Ltd. 7712 Little River Turnpike Annandale, Virginia 22003 Tel. 703.642.8080 Fax. 703.642.8251 www.urban-ltd.com	PLAN DATE 09-30-09 05-07-10

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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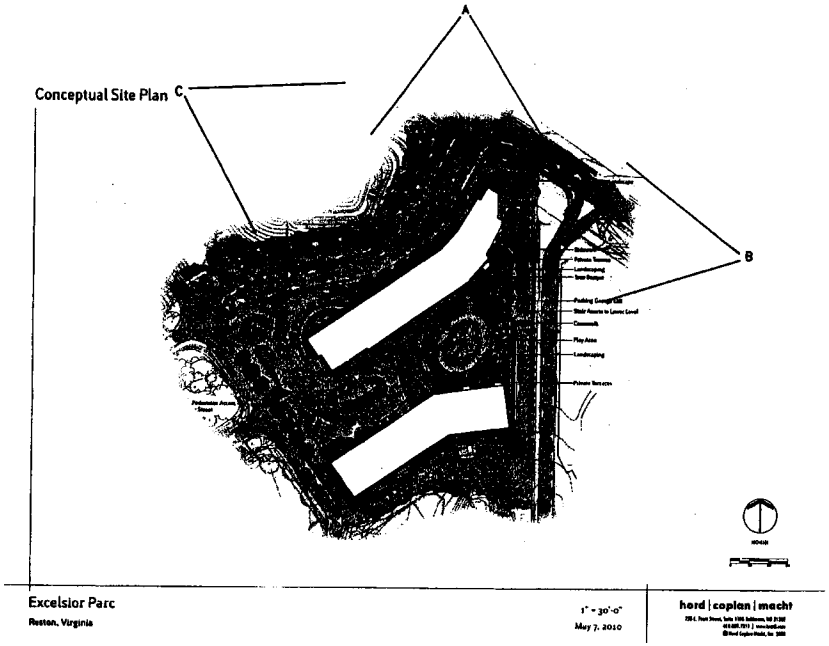

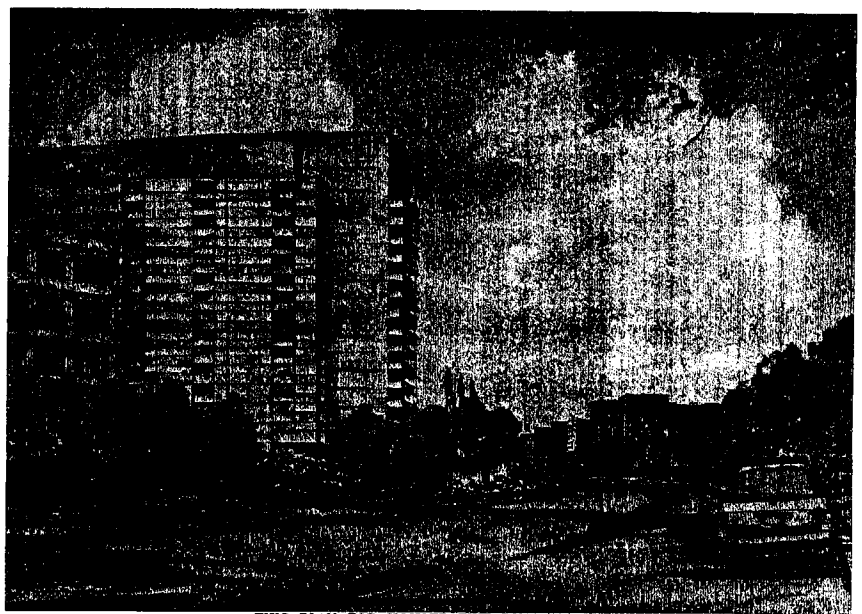

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COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

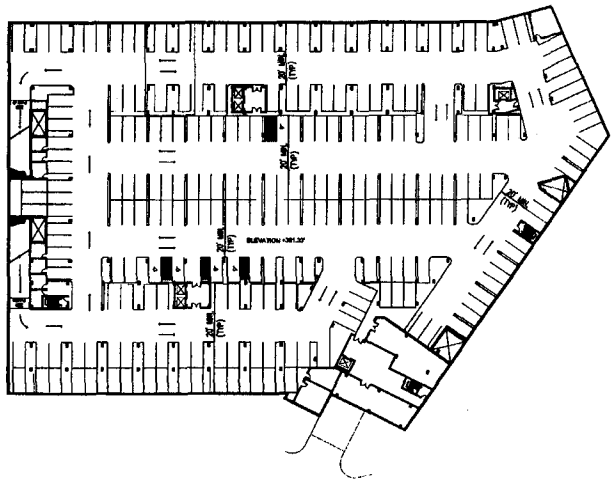
PERSPECTIVES
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
C.I. N/A
DATE: FEB., 2008

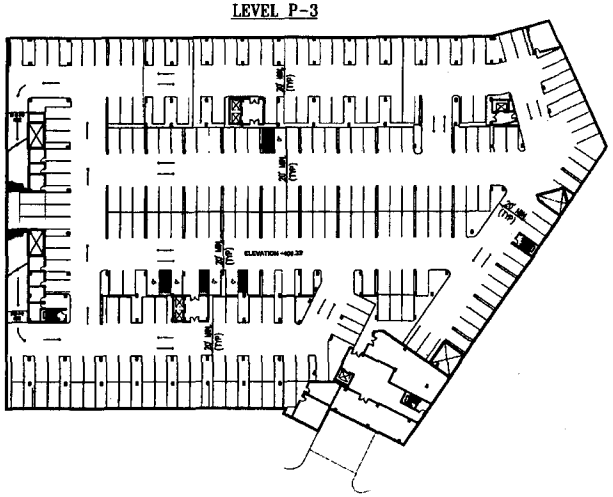
SHEET
13
OF
33

FILE No.
PREL-1625-2

LEVEL P-4



LEVEL P-3



GARAGE PARKING TABULATION

LEVEL P-4
TOTAL PARKING SPACES = 212
STANDARD PARKING SPACES = 207
HANDICAPPED PARKING SPACES = 5

LEVEL P-3
TOTAL PARKING SPACES = 212
STANDARD PARKING SPACES = 207
HANDICAPPED PARKING SPACES = 5

LEVEL P-2
TOTAL PARKING SPACES = 197
STANDARD PARKING SPACES = 192
HANDICAPPED PARKING SPACES = 5
LOADING SPACES = 2

LEVEL P-1
TOTAL PARKING SPACES = 199
STANDARD PARKING SPACES = 194
HANDICAPPED PARKING SPACES = 5 (INCLUDING 3 VAN ACCESSIBLE)

TOTAL FOR ALL LEVELS
TOTAL PARKING SPACES = 820
STANDARD PARKING SPACES = 800
HANDICAPPED PARKING SPACES = 20 (INCLUDING 3 VAN ACCESSIBLE)
LOADING SPACES = 2

NOTE: TANDEM SPACES PROVIDED ARE NOT COUNTED TOWARDS PARKING REQUIREMENT

HANDICAPPED PARKING LEGEND
= HANDICAPPED PARKING
= HANDICAPPED VAN PARKING

TYPICAL PARKING SPACE DIMENSIONS

NOTE: PARKING LAYOUT SUBJECT TO CHANGE WITH FINAL ENGINEERING. REFER TO PARKING NOTE ON SHEET #2.

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COMMONWEALTH OF VIRGINIA
MATTHEW E. SCHMITZ
No. 2905
PROFESSIONAL ENGINEER

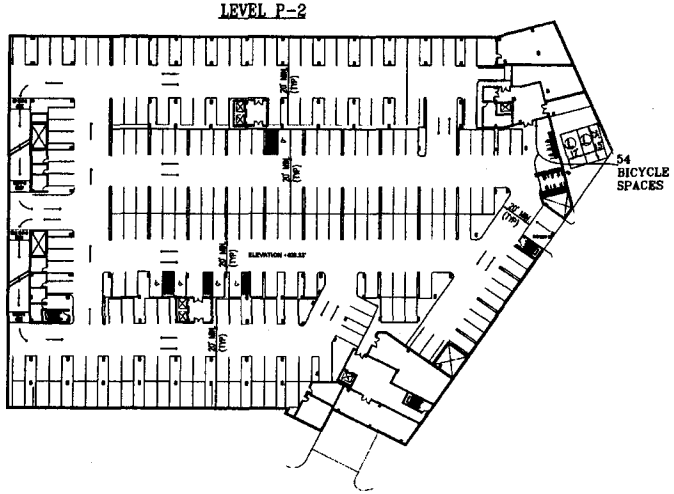
GARAGE LAYOUT PLAN
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C.I. N/A DATE: FEB., 2008

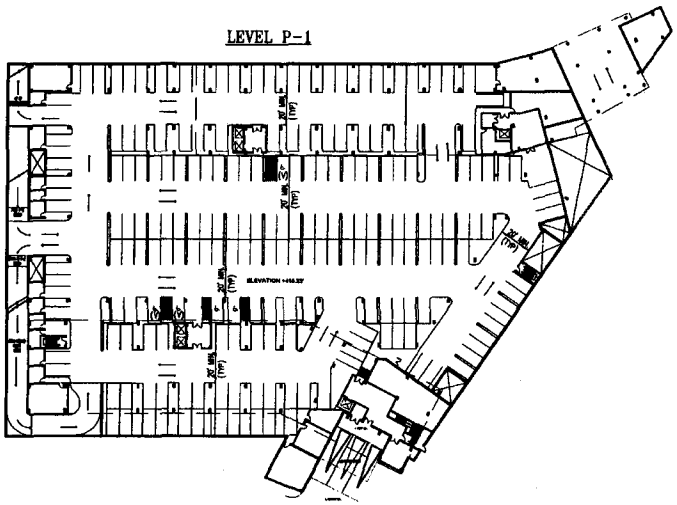
SHEET
14
OF
33

FILE No.
PREL-1625-2

LEVEL P-2



LEVEL P-1



GARAGE PARKING TABULATION

LEVEL P-4
TOTAL PARKING SPACES = 212
STANDARD PARKING SPACES = 207
HANDICAPPED PARKING SPACES = 5

LEVEL P-3
TOTAL PARKING SPACES = 212
STANDARD PARKING SPACES = 207
HANDICAPPED PARKING SPACES = 5

LEVEL P-2
TOTAL PARKING SPACES = 197
STANDARD PARKING SPACES = 192
HANDICAPPED PARKING SPACES = 5
LOADING SPACES = 2

LEVEL P-1
TOTAL PARKING SPACES = 199
STANDARD PARKING SPACES = 194
HANDICAPPED PARKING SPACES = 5 (INCLUDING 3 VAN ACCESSIBLE)

TOTAL FOR ALL LEVELS
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= HANDICAPPED PARKING
= HANDICAPPED VAN PARKING

TYPICAL PARKING SPACE DIMENSIONS

NOTE: PARKING LAYOUT SUBJECT TO CHANGE WITH FINAL ENGINEERING. REFER TO PARKING NOTE ON SHEET #2.

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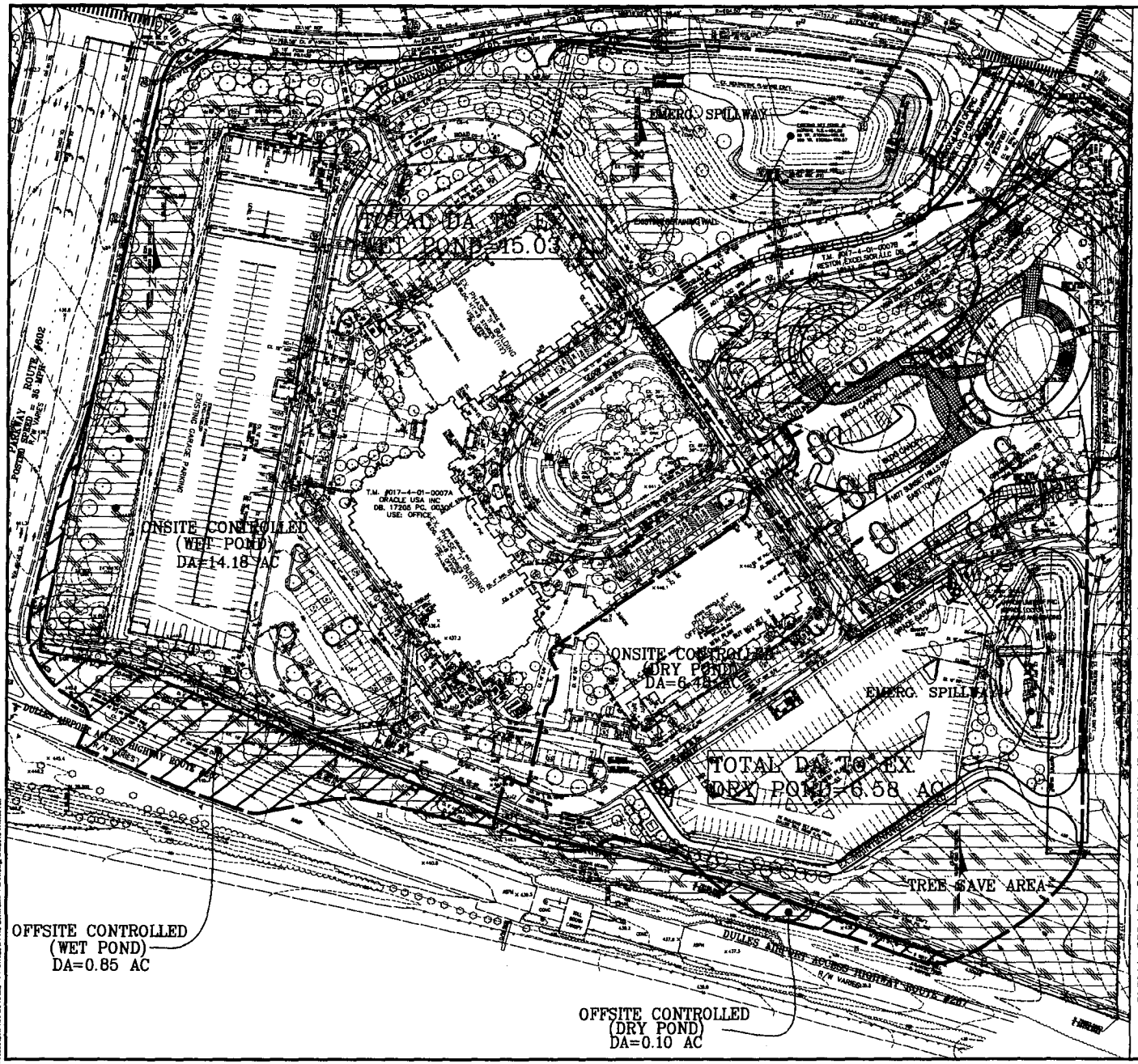
REGISTERED PROFESSIONAL ENGINEER
09/07/10

GARAGE LAYOUT PLAN
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C.I. N/A
DATE: FEB., 2008

SHEET
15
OF
33

FILE No.
PREL-1625-2



LEGEND

TREE SAVE AREA

PRELIMINARY SWM/BMP NARRATIVE

THE FOURTH PHASE OF THE ORACLE PROJECT, RESTON SECTION 95, BLOCK 2 PROPOSES TWO MULTIFAMILY BUILDINGS AND AN UNDERGROUND GARAGE. SWM AND BMP REQUIREMENTS FOR THE SITE ARE MET WITH AN EXISTING SWM/BMP DRY POND AND AN EXISTING SWM/BMP WET POND WHICH ARE BOTH LOCATED ONSITE (SEE THIS SHEET FOR THE APPROXIMATE LOCATION).

BOTH OF THESE PONDS WERE DESIGNED AND CONSTRUCTED UNDER FAIRFAX COUNTY PLAN #9523-SP-01 FOR THE ULTIMATE BUILD-OUT OF THE SITE. A DRAINAGE DIVIDE MAP HAS BEEN PROVIDED ON THIS SHEET FOR BOTH PONDS, WHICH SHOWS THE ONSITE AND OFFSITE CONTROLLED AREAS TO BE SERVED BY EACH SWM FACILITY, AS WELL AS THE TOTAL ACREAGE DRAINING TO EACH FACILITY. THE APPROXIMATE FOOTPRINTS OF THE EXISTING WET POND AND DRY POND ARE 1.35 ACRES AND 1 ACRE RESPECTIVELY.

DESIGN COMPUTATIONS FOR BOTH PONDS HAVE BEEN PROVIDED ON SHEETS 16 AND 17 FOR REFERENCE PURPOSES TO ILLUSTRATE THAT BOTH PONDS WERE DESIGNED TO SATISFY THE REQUIREMENTS FOR BOTH SWM AND BMP FOR THE ULTIMATE DEVELOPMENT OF THE SITE WITH A C FACTOR OF 0.80. INCLUDED ON THE REFERENCE SHEETS IS A PROFILE OF THE DAMS TO SHOW THE DAM HEIGHT AND THE WATER SURFACE ELEVATIONS FOR THE DESIGN STORMS. THE DAM HEIGHT FOR THE WET POND AND DRY POND IS APPROXIMATELY 9.4' AND 10.5', RESPECTIVELY. THE 2, 10, 25, 100, AND 1.5X100 YEAR WATER SURFACE ELEVATIONS FOR BOTH PONDS ARE PROVIDED ON THE POND PROFILES ON SHEETS 16 AND 17. BOTH PONDS ARE DESIGNED WITH A COMBINED EMERGENCY SPILLWAY. THE LOCATIONS OF THE EMERGENCY SPILLWAY IS LABELED ON THE PLAN VIEW ON THIS SHEET. THE VOLUME OF STORAGE FOR EACH POND IS PROVIDED ON SHEETS 16 AND 17.

THE LAYOUT OF ALL ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPES, INCLUDING THE INLET AND OUTLET PIPES WITHIN EACH STORMWATER MANAGEMENT FACILITY HAS BEEN SHOWN IN THE PLAN VIEW ON THIS SHEET, AS WELL AS ON THE PRC PLAN SHEET 5. THE WET POND MAINTENANCE ACCESS ROAD IS REINFORCED GRASS AND THE DRY POND MAINTENANCE ACCESS ROAD IS ASPHALT PAVEMENT. BOTH ACCESS ROADS ARE LABELED ON THE PLAN VIEW ON THIS SHEET. THE LANDSCAPING AND TREE PRESERVATION AREAS IN AND NEAR THE SWM PONDS HAVE BEEN SHOWN ON THE PLAN VIEW ON THIS SHEET. THE APPROXIMATE LIMITS OF CLEARING AND GRADING HAVE BEEN SHOWN ON THIS SHEET.

PLEASE SEE OUTFALL NARRATIVE BELOW FOR INFORMATION REGARDING THE ADEQUACY OF DOWNSTREAM DRAINAGE.

OUTFALL NARRATIVE

THE SUBJECT SITE IS BEING DEVELOPED IN MULTIPLE PHASES ACCORDING TO AN APPROVED CONCEPT DEVELOPMENT PLAN. THE SITE IS CURRENTLY PARTIALLY DEVELOPED WITH TWO EXISTING OFFICE BUILDINGS, A PARKING GARAGE, AND SURFACE PARKING LOTS. THIS PRC PLAN PROPOSES TWO RESIDENTIAL CONDOMINIUM BUILDINGS AND AN UNDERGROUND PARKING GARAGE.

THE EXISTING PROPERTY HAS TWO OUTFALL POINTS FROM THE SITE. THE FIRST IS TO THE NORTH SIDE OF THE SITE, TO WHICH APPROXIMATELY 15.3 ACRES OF THE EXISTING PROPERTY DRAINS TO. A MAJORITY OF THIS ONSITE AREA DRAINS TO THE EXISTING ON-SITE WET POND. THIS SECOND OUTFALL POINT IS TO THE EASTERN SIDE OF THE PROPERTY, TO WHICH 7.25 ACRES OF THE SITE DRAINS TO. A MAJORITY OF THIS ON SITE AREA DRAINS TO THE EXISTING ON-SITE DRY POND. BOTH OF THESE EXISTING ONSITE PONDS WERE DESIGNED AND CONSTRUCTED UNDER FAIRFAX COUNTY PLAN #9523-SP-01 (PHASE I OF THE OVERALL DEVELOPMENT). THE PONDS WERE DESIGNED TO MAINTAIN THE EXISTING FLOW FROM THE SITE. THEREFORE ANY POND DOWNSTREAM OF THE SITE SHOULD HAVE BEEN ADEQUATELY DESIGNED TO HANDLE THE RUNOFF FROM THE POST-DEVELOPMENT SITE, SINCE PRE AND POST FLOWS WOULD BE EQUAL.

THE PROPOSED PRC PLAN SITE AREA DRAINS TO BOTH THE NORTHERN AND EASTERN SITE OUTFALLS. THESE TWO SITE OUTFALLS DO CONVERGE AT A POINT DOWNSTREAM OF THE SITE. BOTH OF THE SITE OUTFALLS ARE DESCRIBED SEPARATELY UP UNTIL THE POINT OF CONVERGENCE. THE OUTFALL ANALYSIS THEN CONTINUES DOWNSTREAM OF THIS POINT OF CONVERGENCE, TO A POINT AT WHICH THE DRAINAGE AREA IS AT LEAST ONE SQUARE MILE.

NORTHERN OUTFALL

THE EXISTING WET POND OUTFALLS INTO AN EXISTING CLOSED CONDUIT SYSTEM THAT ROUTES THE FLOW TO THE NORTH ACROSS SUNSET HILLS ROAD. THIS EXISTING CLOSED CONDUIT SYSTEM CONTINUES NORTH. THERE IS A SMALL SECTION OF OPEN CHANNEL WHERE SEVERAL HEADWALLS CONVERGE PRIOR TO FLOWING UNDER THE NORTHERN VIRGINIA REGIONAL PARK AUTHORITY'S ACCESS ROAD VIA CLOSED CONDUIT. IMMEDIATELY TO THE NORTH OF THE ACCESS ROAD, THE RUNOFF IS DISCHARGED INTO AN EXISTING WET POND LOCATED IN THE SOUTH EASTERN CORNER OF T.M. 017-4-(01)-0001. THIS EXISTING POND DISCHARGES TO THE EAST, CROSSING UNDERNEATH OLD RESTON AVENUE INTO A SERIES OF EXISTING WET PONDS LOCATED ON THE FANNIE MAE PROPERTY (T.M. 017-4-(01)-0003). THIS SERIES OF WET PONDS DISCHARGES TOWARDS THE EAST. THE FINAL WET POND DISCHARGES INTO AN OPEN CHANNEL, WHICH THEN CROSSES UNDER AMERICAN DREAM WAY VIA AN EXISTING DUAL BOX CULVERT. ON THE WEST SIDE OF AMERICAN DREAM WAY, THIS CULVERT DISCHARGES INTO AN OPEN CHANNEL. THE FLOW FROM THE EASTERN OUTFALL DISCHARGES INTO THIS SAME OPEN CHANNEL IN THIS LOCATION THROUGH A SEPERATE HEADWALL.

IT IS THE OPINION OF THE ENGINEER, THAT BASED ON A VISUAL INSPECTION OF THE OPEN CHANNELS, THEY ARE IN FAIRLY GOOD CONDITION AND THAT THERE WAS NO SIGN OF OVERTOPPING OF THE CHANNELS. THE WET PONDS IN THIS OUTFALL ALSO SEEM TO BE IN GOOD CONDITION. THERE ARE SOME GRASSES THAT HAVE GATHERED AROUND THE WET POND RISER STRUCTURES THAT WOULD BE REMOVED WITH TYPICAL MAINTENANCE, BUT OTHERWISE THE RISER STRUCTURES WERE CLEAR OF OBSTRUCTION.

EASTERN OUTFALL

AS STATED ABOVE, A MAJORITY OF THE EASTERN OUTFALL AREA OF THE SITE IS FIRST ROUTED TO THE EXISTING DRY POND. THIS POND DISCHARGES INTO A CLOSED CONDUIT SYSTEM THAT RUNS THROUGH THE ADJACENT "PLAZA AMERICA" PROPERTY TO AN EXISTING WET POND ON THEIR SITE. THE EXISTING STORM DRAINAGE SYSTEM ON THE "PLAZA AMERICA" SITE WAS DESIGNED TO ACCOUNT FOR THE RUNOFF FROM OUR SITE ASSUMING FULL DEVELOPMENT OF OUR SITE. (REFERENCE FAIRFAX COUNTY PLAN #4709-SP-06). AFTER THE FLOW DISCHARGES FROM THE EXISTING "PLAZA AMERICA" WET POND, IT FLOWS NORTH UNDERNEATH SUNSET HILLS RD. VIA AN EXISTING 60" R.C.P. THE RUNOFF IS THEN CONVEYED VIA CLOSED CONDUIT ALONG THE NORTHERN VIRGINIA REGIONAL POWER'S ACCESS ROAD TO A HEADWALL LOCATED JUST EAST OF AMERICAN DREAM WAY THAT DISCHARGES INTO AN OPEN CHANNEL. THIS IS THE POINT OF CONVERGENCE OF THE NORTHERN AND EASTERN OUTFALLS.

IT IS THE OPINION OF THE ENGINEER, THAT BASED ON A VISUAL INSPECTION OF THE OPEN CHANNELS, THEY THEY ARE IN GOOD CONDITION AND THAT THERE WAS NO SIGN OF OVERTOPPING OF THE CHANNEL. THE WET AND DRY PONDS IN THIS OUTFALL ALSO SEEM TO BE IN GOOD CONDITION WITH NO OBSTRUCTIONS TO THE FLOW.

DOWNSTREAM OF POINT OF CONVERGENCE

THE RUNOFF FROM BOTH SITE OUTFALLS IS THEN ROUTED TO TO THE EAST VIA OPEN CHANNEL, WHERE IT ENTERS COLVIN RUN, WHICH IS A TRIBUTARY OF THE DIFFICULT RUN WATERSHED. COLVIN RUN HEADS TO THE NORTH EAST THROUGH THE HIDDEN VALLEY GOLF COURSE, AND ENTERS A 100 YEAR FLOOD PLAN. THERE IS AT LEAST ONE SQUARE MILE THAT DRAINS TO COLVIN RUN.

A COMPLETE OUTFALL ANALYSIS WILL BE COMPLETED WHEN THE SITE PLAN IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PFM. THE CLOSED CONDUIT SYSTEMS WILL BE ANALYZED FOR ADEQUATE CAPACITY AND THE CHANNELS WILL BE ANALYZED FOR OVER TOPPING AND ERODIVE VELOCITIES. IF THE EXISTING DOWNSTREAM CONVEYANCE STRUCTURES ARE NOT ADEQUATE, PROPORTIONAL IMPROVEMENTS WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
05-30-08
03-07-10

Urban, Ltd.
7172 Lee Highway
Falls Church, Virginia 22046
Tel. 703.532.8300
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urban
Planners Engineers Landscape Architects Land Surveyors

SWM AND BMP PLAN
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 50' C.I. = 2' DATE: FEB., 2008

SHEET 16 OF 33

FILE No. PREL-1625-2

SWM CALCULATIONS 95-2 WET POND

I. DRAINAGE AREA=15.03

II. RATION "C" FACTOR
C_{pre} =0.35
C_{post} =0.80

III. TIME OF CONCENTRATION (FROM PLATE A-4 OF FCM)

A. PRE DEVELOPED
1. 80' SHEET FLOW=0.5 MIN. (4' VERTICAL DROP)
2. 800' OVERLAND FLOW (WOODED)=4.7 MIN. (70'=5.6MIN. (43' VERTICAL DROP)
t_c=5.3 MIN. USE 10 MIN.

B. POST DEVELOPED
t_c=5 MIN.

IV. PRE-DEVELOPED DISCHARGES (RATIONAL METHOD, Q=CIA)

Q_{10}=(0.20)(4.6)(15.03)=13.83 CFS
Q_{25} =(0.23)(5.92)(15.03)=22.24 CFS
Q_{50} =(0.25)(6.77)(15.03)=24.44 CFS
Q_{100} =(0.28)(8.10)(15.03)=30.44 CFS

V. POST-DEVELOPED DISCHARGES

Q_{10}=(0.80)(6.46)(15.03)=65.53 CFS
Q_{25} =(0.80)(7.77)(15.03)=87.41 CFS
Q_{50} =(1.10)(0.80)(8.27)(15.03)=108.28 CFS
Q_{100} =(1.25)(0.80)(9.54)(15.03)=147.90 CFS

VI. BMP WET VOLUME REQUIRED (SW.)

BMP VOLUME REQUIRED=4%=(4)(0.40)(0.80)(15.03)(43560)/12=69836.39 FT^3
VOLUME OF WET STORAGE PROVIDED=70199 FT^3

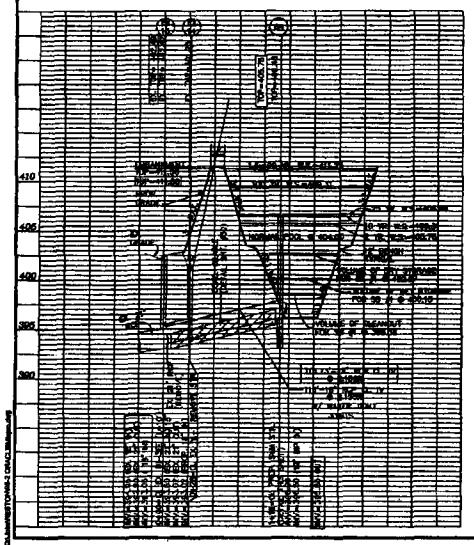
STORAGE/DISCHARGE TABULATIONS FOR 2 YR & 10 YR STORMS FOR WET POND

ELEVATION	DISCHARGE 12" WEIR (CFS)	DISCHARGE 12" PIPE (CFS)	DISCHARGE 15.0' WEIR (CFS)	TOTAL DISCHARGE (CFS)	VOLUME OF STORAGE (FT³)
400.00	0.00	0.00	0.00	0.00	0
402.00	1.39	10.88	0.00	12.27	14,400
404.00	10.70	29.24	0.00	39.94	32,000
406.00	19.70	29.24	0.00	48.94	51,200
408.00	29.19	29.24	0.00	58.43	70,400
410.00	40.19	29.24	0.00	69.43	89,600
412.00	52.44	29.24	0.00	81.68	108,800
414.00	65.74	29.24	0.00	94.98	128,000

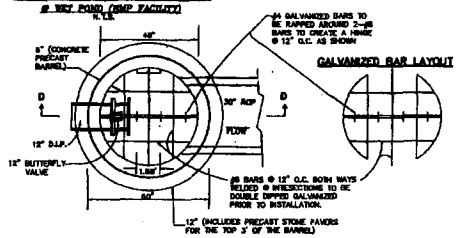
STORAGE/DISCHARGE TABULATIONS FOR 100 YR & 1.5x100 YR STORMS

ELEVATION	DISCHARGE 12" WEIR (CFS)	DISCHARGE 12" PIPE (CFS)	TOTAL DISCHARGE (CFS)	VOLUME OF STORAGE (FT³)
406.00	0.00	0.00	0.00	0
408.00	7.98	30.54	38.54	41,000
410.00	-	30.57	30.57	114,000
407.00	-	30.17	30.17	102,000
411.00	-	30.88	30.88	126,000

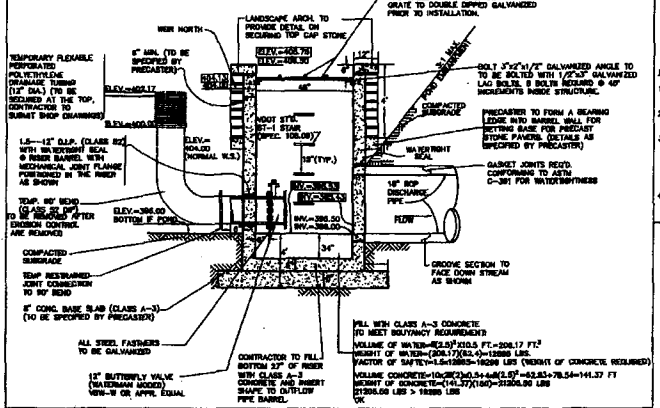
PROFILE OF SPILLWAY FOR WET POND
SCALE:1"=50' H ,1"=5' V



PLAN VIEW OF 48" I.D. CONCRETE RISER @ WET POND (BMP FACILITY)
N.T.S.



SECTION "D-D"
NOT TO SCALE

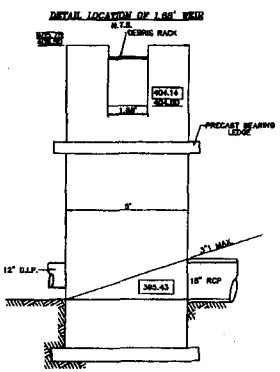


SILT BASIN CALCULATIONS FOR SB #1

VOLUME OF STORAGE REQUIRED=134 CU YD./AC.x15.03 AC=5437.54 FT @ ELEV.=402.87
VOLUME OF WET STORAGE REQUIRED=87 CU YD./AC.x15.03 AC=2189.27 FT @ ELEV.=400.13
VOLUME OF CLEANOUT=(0.5)(2189.27)=1094.64 FT^3 @ ELEV.=398.38

RESTON SECTION 95 BLOCK 2 WET POND WET STORAGE					
ELEVATION	AREA (FT²)	AVG. AREA (FT²)	DEPTH (FT²)	VOLUME (FT³)	Σ VOL. (FT³)
396	4338				0
398	6363	5350	2	10700	10700
400	8763	7563	2	15130	25830
402	11012	10140	2	20280	46110
404	13700	12356	1	12356	58466
404	20488	16793	1	16793	75259

DETAIL LOCATION OF 1.66' WEIR
N.T.S.



EROSION CONTROL PHASE ONE NOTES:

1. CONTRACTOR TO BUILD STRUCTURE AS SHOWN FOR PHASE ONE EROSION CONTROL.
2. THE FIELD STONE IS TO BE PROTECTED TO ASSURE NO DAMAGE TO THE SURFACE WILL OCCUR.
3. CONTRACTOR SHALL EXTEND 12" DIP WITH 90° BEND UP (DP CLASS 52 WATERMAIN PIPE) TO ELEVATION 409.00 AND EXTEND FLEXIBLE PLASTIC PIPE TO ELEVATION 409.17. THIS SHALL ACCOMPLISH DEWATERING DEVICE REQUIREMENTS. THIS SHALL BE REMOVED ONCE THE SITE IS STABILIZED AND THE POND IS NO LONGER COLLECTING SILT.
4. CONTRACTOR SHALL CLEAN SILT BASIN AS NECESSARY TO ASSURE NO DAMAGE TO THE CONTROL STRUCTURE AND IT'S MECHANICAL DEVICES.

AS-BUILT RESTON 95-2 WET POND
ELEVATION VS. DISCHARGE AND STORAGE TABULATIONS
100 YR AND 1.5x100 YR STORMS

ELEVATION	AREA (FT²)	INTERVAL (FT)	VOLUME (CF)	ACCUM. VOLUME (CF)
404.00	20100	0.00	0.00	0.00
406.00	17800	2	37900	37900
408.00	19200	2	37000	1087900
410.00	21500	2	74800	162500

ENGINEER'S CERTIFICATION OF AS-BUILT SWM/BMP FACILITY

UPON REVIEWING THE AS-BUILT TOPOGRAPHY AND PERFORMING THE NECESSARY VOLUMETRIC COMPUTATIONS, IT HAS BECOME THE OPINION OF URBAN ENGINEERING AND ASSOCIATES, INC. THAT THE BMP/SWM FACILITY HAS BEEN CONSTRUCTED WITHIN AN ACCEPTABLE TOLERANCE OF THE APPROVED DESIGN.

ERIC E. SEGO
No. 023418

DATE

AS-BUILTS ONLY

PLAN DATE
1-17-97
2-20-97
4-8-97
4-7-97
9-1-04

AS-BUILT PROFILES AND DETAILS FOR WET POND
RESTON SECTION 95 BLOCK 2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
C.L. N/A
DATE: JAN. 1997
SCALE: AS SHOWN
SHEET 29
FILE NO. AB-939

URBAN ENGINEERING & ASSOCIATES, INC.
CIVIL ENGINEERS · SURVEYORS · LAND SURVEYORS
7112 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0462

No.	DATE	DESCRIPTION	REVISED	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-30-09
05-07-10

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Planners · Engineers · Landscape Architects · Land Surveyors

COMMONWEALTH OF VIRGINIA
Eric E. Sego
Lic. No. 023418
PROFESSIONAL ENGINEER

SWM AND BMP PLAN
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N.T.S.
C.L. n/A
DATE: FEB. 2008

SHEET 17 OF 33

FILE No. PREL-1625-2

THIS SHEET PROVIDED FOR REFERENCE PURPOSES
FAIRFAX COUNTY PLAN #9523-SP-01, APPROVED 6/20/1997

SWM TABULATIONS DRY POND

I. DRAINAGE AREA=6.56 AC

II. RATIONAL "C" FACTOR
C_{pre} =0.25
C_{post} =0.80

III. TIME OF CONCENTRATION (PLATE 4-6 OF PFM), PREDEVELOPED

A. 70' SHEET FLOW (2' VERTICAL OVER 70'=1 MIN.x2=2 MIN.
B. 550' OVERLAND FLOW (ELEVATION 446 TO 412)=2.8MIN.x2=5.6 MIN.)
TOTAL=7.6 MIN., USE 10 MIN.
$T_{c\ pre}$ =10 MIN

IV. TIME OF CONCENTRATION (PLATE 4-80 (PFM), POST-DEVELOPED
$t_{c\ post}$ =5 MIN.

V. PRE DEVELOPED DISCHARGES (RATIONAL METHOD Q=CIA)

A. Q_2=(0.20)(4.4)(6.56)=6.05 CFS
B. Q_{10}=(0.25)(5.92)(6.56)=9.74 CFS
C. Q_{25} =(0.25)(6.77)(6.56)=11.37 CFS
D. Q_{100} =(0.25)(8.10)(6.56)=13.32 CFS

VI. POST-DEVELOPED DISCHARGES (RATIONAL METHOD Q=CIA)

A. Q_2=(0.80)(5.45)(6.56)=28.60 CFS
B. Q_{10} =(0.80)(7.27)(6.56)=38.27 CFS
C. Q_{25} =(1.1)(0.80)(8.27)(6.56)=47.80 CFS
D. Q_{100} =(1.25)(0.80)(9.84)(6.56)=64.75 CFS

VII. BMP VOLUME REQUIRED (DRY POND)

A. V=(4375(C)-875)A=(4375(0.80)-875)6.56=17,271.60 FT^3
@ ELEVATION=409.00

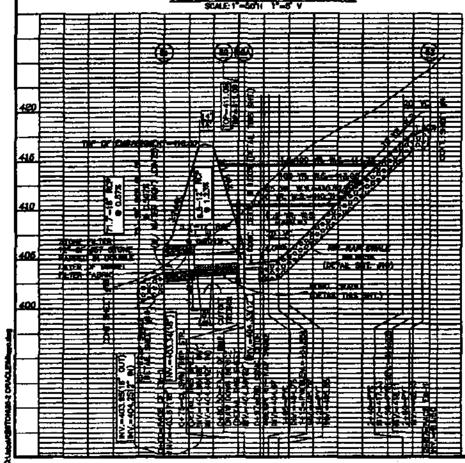
RESTON 95-2 DRY POND
ELEVATION VS. DISCHARGE AND STORAGE TABULATIONS
2 YR. AND 10 YR. STORMS

ELEVATION	DISCHARGE BMP LOW FLOW (CFS)	DISCHARGE 2' WEIR	DISCHARGE 4' DIA RISER L=10.57 (CFS)	DISCHARGE 18" RCP PIPE OUTFALL (CFS)	TOTAL DISCHARGE (CFS)	VOLUME OF STORAGE (FT³)
405.30	0.00	0.00	0.00	0.00	0.00	0
406.00	0.11	0.00	0.00	0.00	0.11	2,336
408.00	0.18	0.00	0.00	0.00	0.18	10,734
409.00	0.20	0.00	0.00	0.00	0.20	17,216
410.00	0.22	0.00	0.00	[illegible]	[illegible]	[illegible]
411.00	0.24	16.97	0.00	20.40	17.21	[illegible]
412.00	0.26	–	31.71	22.11	22.11	[illegible]
414.00	0.29	–	164.77	25.17	25.17	65,137
416.00	0.32	–	354.53	27.80	27.80	[illegible]
416.50	0.33	–	409.02	28.54	28.54	[illegible]

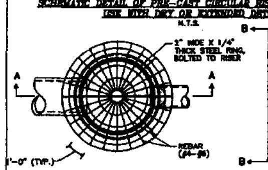
RESTON 95-2 DRY POND
ELEVATION VS. DISCHARGE AND STORAGE TABULATIONS
100 YR. AND 1.5x100 YR. STORMS

ELEVATION	DISCHARGE 2' WEIR (CFS)	DISCHARGE 4' DIA WEIR L=10.57 (CFS)	DISCHARGE 18" RCP PIPE (CFS)	TOTAL DISCHARGE (CFS)	VOLUME OF STORAGE (FT³)
410.67	0.00	0.00	0.00	0.00	0
411.00	1.14	0.00	20.40	1.14	[illegible]
412.00	–	31.71	22.11	22.11	[illegible]
414.00	–	164.77	25.17	25.17	[illegible]
416.00	–	354.53	27.80	27.80	64,780
416.50	–	409.02	28.54	28.54	[illegible]

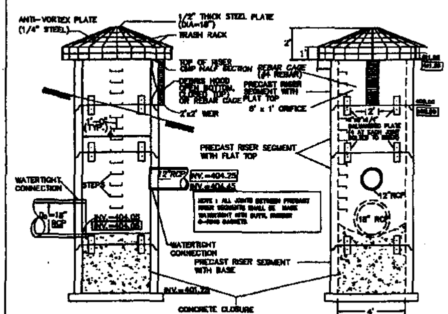
PROFILE OF SPILLWAY FOR DRY POND
SCALE:1"=50'H 1"=5' V



SCHEMATIC DETAIL OF PRE-CAST CIRCULAR RISER AND TRASH RACK FOR USE WITH DRY OR EXTENDED DETENTION PONDS
N.T.S.



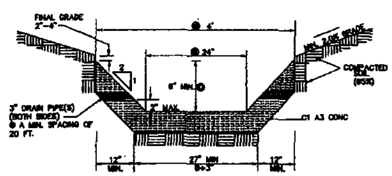
TOP VIEW
NOT TO SCALE



SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

TRICKLE DITCH DETAIL
N.T.S.



W = Design width of conc. ditch should be based on the Manning = to the full capacity of the low flow orifice.

B = Design base width of conc ditch should be a min. of 18".

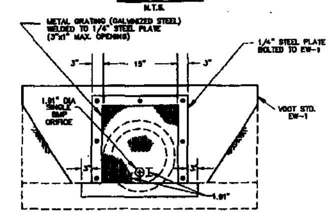
D = Design depth of conc. ditch should be a min. of 6"

B+3 = Bottom width of conc. ditch should b a min. size of 21".

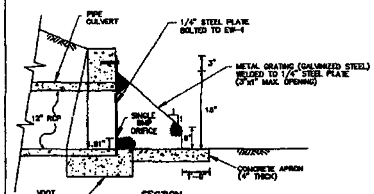
Notes:
1. Appropriate transition secs, with a min length= to 3xW, shall be provided at the ends of the trickle ditch.
2. Curtain walls shall be provided at inlet areas where water flow is constant, & where the ditch transitions to the actual channel.
3. Min. ditch bottom grade is 0.5%

Ditch Calculations:
Q_2=10.78 cfs, s=1.00%, n=0.013 — Depth of flow=0.50, Velocity=2.8 fps
Q_2=8.97 cfs, s=2.00%, n=0.013 — Depth of flow=0.40', Velocity=3.1 fps

BMP EXTENDED DRAWDOWN DEVICE (EXAMPLE DETAIL)
N.T.S.



ELEVATION
NOT TO SCALE



SECTION
NOT TO SCALE

AS-BUILT RESTON 95-2 DRY POND
ELEVATION AND STORAGE TABULATIONS
100 YR. AND 1.5x100 YR. STORMS

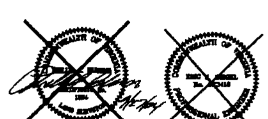
ELEVATION	AREA (CFS)	INTERVAL (FT)	VOLUME (FT^3)	ACCUM. VOLUME (CF)
404.33	0	0	0	0
406.00	2820	1.67	2354.70	2354.70
408.00	7320	2.00	[illegible]	[illegible]
410.00	9540	2.00	[illegible]	[illegible]
412.00	12150	2.00	21790.00	51144.70
414.00	14960	2.00	27110.00	[illegible]
415.00	[illegible]	1.00	15730.00	[illegible]

ENGINER'S CERIFICATION OF AS-BUILT SWM/BMP FACILITY

UPON REVIEWING THE AS-BUILT TOPOGRAPHY AND PERFORMING THE NECESSARY VOLUMETRIC COMPUTATIONS, IT HAS BECOME THE OPINION OF URBAN ENGINEERING AND ASSOCIATES, INC. THAT THIS SWM/BMP FACILITY HAS BEEN CONSTRUCTED WITHIN AN ACCEPTABLE TOLERANCE OF THE APPROVED DESIGN.

ERIC S. SIEGEL
No. 023408

DATE



AS-BUILTS ONLY

PLAN DATE
1-17-97
3-28-97
4-15-97
9-1-04

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE, ANNANDALE, VIRGINIA 22003

AS-BUILT PROFILES AND DETAILS FOR DRY POND
ORACLE
RESTON SECTION 95 BLOCK 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS SHOWN C.I. N/A DATE: JAN. 1997

SHEET 30 OF
FILE NO. AB-939

THIS SHEET PROVIDED FOR REFERENCE PURPOSES
FAIRFAX COUNTY PLAN #9523-SP-01, APPROVED 6/20/1997

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-30-09
05-07-10

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SWM AND BMP PLAN
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N.T.S. C.I. =N/A DATE: FEB., 2008

SHEET 18 OF 33
FILE No. PREL-1625-2

TOWN CENTER CONCEPT PLAN AMENDMENT
RESTON SECTION 95, BLOCK 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Reston PRC Density

Overall density not to exceed 13 persons/acre

	Acres	Units	Persons	Persons/Acre	DUs/Acre
North Sector	2879.59	12,160	34,380	11.93	4.24
S. 923, 43, 85					
and 57, B.4A & 49	100.31	1,353	2,750	27.42	13.49
S. 91A, B.16-20	75.13	1,700	3,400	45.25	22.63
S.81, B2	[illegible]	[illegible]	412	[illegible]	[illegible]
S.89 B5	[illegible]	304	[illegible]	99.21	49.61
S.90, B.8	[illegible]	407	964	[illegible]	[illegible]
S.93 B3	5.93	296	592	99.83	49.92
Balance	127.84	0	0	[illegible]	[illegible]
Subtotal	[illegible]	16,[illegible]	42,[illegible]	[illegible]	[illegible]
South Sector	3165.95	10636	30[illegible]	9.70	[illegible]
S. 48, B8	15.[illegible]	193	386	25.73	12.87
S.84, B10	6.71	30	90	13.41	4.45
Balance	47.64	0	0	0	0
Subtotal	[illegible]	[illegible]	30794	9.72	[illegible]
Grand Total	6[illegible].64	27[illegible]	73[illegible]	11.37	4.[illegible]

RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY

High density residential category density not to exceed 60 persons/acre

SECTION	ACRES	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
S. 1-B18A, 18B, 18C, 12B	17.40	144	SFA	428	
S. 1-B19	5.95	220	MFG	475	
S. 7A	11.77	[illegible]	MFG	[illegible]	
S. 11	[illegible]	[illegible]	MFG	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
S. 17-B2	7.36	[illegible]	MFG	[illegible]	
S. 17, B3	[illegible]	[illegible]	SFA	[illegible]	
S. 17-B30, 7 & 13	[illegible]	448	MFG	[illegible]	
S. 19-B5, 6 & 7	17.51	345	MFG	[illegible]	
S. 24A-B, 6 & 3	18.44	[illegible]	SFA	[illegible]	
S. 28-B1	17.73	[illegible]	SFA	[illegible]	
S. 28-B2	[illegible]	[illegible]	MFG	[illegible]	
S. 28-B3	[illegible]	[illegible]	MFG	[illegible]	
S. 28-B4	[illegible]	0	Open	0	
S. 30-B1	4.35	0	Church	0	
S. 33-B2A		[illegible]	SFA	[illegible]	
S. 33-B2B	11.15	154	SFA	443	
S. 34B3	15.44	[illegible]	MFG	[illegible]	
S. 34B2, 4	17.83	[illegible]	MFG/Open	[illegible]	
S. 34B2A	[illegible]	[illegible]	SFA	[illegible]	
S. 34B5	1.86	0	Open	0	
S. 36B-B10	9.91	[illegible]	MFG	[illegible]	
S. 39, B7	6.37	44	SFA	132	
S. 40, B 1	15.80	170	MFG	[illegible]	
S. 41, B1	11.15	145	SFA	435	
S. 41, B1A	3.60	73	SFA	219	
S. 48	31.91	400	MFG	1000	
S. 46-B1 & 6A	23.78	338	MFG/LTH 780+114=864		
S. 50-B7 & B8-B12	23.10	400	SFA/MFG 150+[illegible]=[illegible]		
S.58-B3A & 18	32.94	140	SFA	[illegible]	
S. 58-B2 & 3	14.35	156	MFG	390	
S. 54-B1A, B4 & 20	24.75	450	MFG	1125	
S. 57, B2	8.37	168	MFG	420	
S. 69, B1	14.35	250	MFG	[illegible]	
S. 74-B3	6.37	46	SFA	138	
S. 76-B3, 4 & 5	3.42	38	SFA	114	
S. 76, B2A, [illegible]	4.48	78	SFA	234	
S. 74, B28, [illegible]	10.35	153	SFA	459	
S. 76, B3	3.37	[illegible]	SFA	[illegible]	
S. 78, B7	3.37	49	SFA	169	
S. 78-B4	2.44	0	Church	0	
S. 80, B1A	3.80	38	SFA	114	
S. 80, B1C	3.80	38	SFA	114	
S. 80, B1B	3.80	27	SFA	81	
S. 80, B1E	6.37	17	SFA	51	
S. 81, B3	9.77	180	MFG	450	
S. 81, B4	13.06	[illegible]	MFG	[illegible]	
S. 82-B1A, 4 & 5	17.87	[illegible]	SFA	[illegible]	
S. 82, B8A	12.50	[illegible]	MFG	[illegible]	
S. 83-B3, 4 & 5	7.40	0	Open	0	
S. 85	7.32	244	MFH	488	
S. 86, B1	6.92	35	SFA	105	
S. 86, B3	12.35	41	SFA	123	
S. 85, B2	6.90	185	MFG	462.5	
S.89, B5	2.10	104	MFH	[illegible]	
S. 91A	75.13	1700	MFH	4000	
S.93 B3	5.93	296	MFH	592	
S.90 B2	[illegible]	487	MFH/TH	964	
S. 93L, B.4A	18.30	174	MFG	435	
S. 93L, B.4B	13.95	80	SFA	240	
S. 932	49.00	453	SFA	1363	
TOTAL	773.[illegible]	10[illegible]		[illegible]	[illegible]

Reston Town Center Urban Core Dwelling Units Per Acre
Maximum = 50 du/ac

	Acres	Units	Unit Type	Units/Acre	Persons
S.91A, B.15+20	75.13	700	MFH		1400
S.91A, B.16+18	9.00	1600	MFH		3200
S.85	3.12	244	MFH		488
TOTAL	84.83	2544		84.26	4888

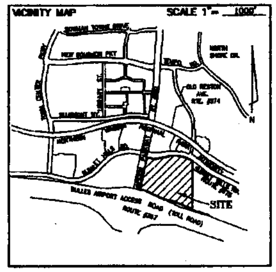
Pending/Proposed Residential Applications

	Acres	Units	Persons
S.91A, B.4/1	[illegible]	510	1020
S.81 B.2	[illegible]	140	280
S.91A, B.15	[illegible]	400	800

Persons/Unit Factors Used

Multifamily elevator unit	2.0
Multifamily garden apartment	2.5
Single Family attached unit	3.0
Single Family detached unit	3.5

Source of Information
- Records maintained by Westerra Reston and Fairfax County
- Approved Town Center Concept Plan for S. 933
- Approved Development Plan for S. 43
- Approved Development Plan for S. 85
- Approved Development Plan for S. 57, B.4A & 45
- Approved Development Plan for S. 48,B.1
- Approved Site Plan for S. 91A, B. 16-20
- Approved Development Plan for S. 81, B. 1 & 2
- Approved Site Plan for S. 89, B. 5
- Proposed Development Plan for S. 91A, B. 1, 4 & 15
- Proposed Concept Plan for S. 95 B2
- Proposed Development Plan for S.81 B2



OWNER

ORACLE CORPORATION
PO BOX 5200
BELMONT, CA 94002 5200

DEVELOPER/APPLICANT

LERNER ENTERPRISES, LLC.
11501 HUFF COURT
NORTH BETHESDA, MARYLAND
301-984-1500

ARCHITECT

BRENNAN BEER GORMAN / ARCHITECTS
BRENNAN BEER GORMAN MONK / INTERIORS
515 MADISON AVENUE
NEW YORK, NY 10022
212-888-7663

TABULATIONS

GROSS SQUARE FOOTAGE: 815,325 SF PROPOSED
729,000 SF MAXIMUM (PER PART 11 OF DEVELOPMENT PLAN APPPROVED IN CONJUNCTION WITH RZ-85-C-121)

PARKING/LOADING: WILL BE PROVIDED AS FOLLOWS:
MULTI-FAMILY = 1.5 SPACES/UNIT

APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL SPACES.

YARD REQUIREMENTS	PRC REQUIRED	PROPOSED
MIN. LOT AREA	NONE	968,784 SF 22.24 AC.
FRONT SUNSET HILLS ROAD	NONE	50' BUILDING 50' PARKING STRUCTURE
FRONT RESTON PARKWAY	NONE	50' BUILDING 70' PARKING STRUCTURE
FRONT DULLES AIRPORT ACCESS HWY	NONE	180' COMMERCIAL BUILDING 340' RESIDENTIAL BUILDINGS 30' PARKING STRUCTURE
REAR	NONE	35' BUILDING 35' PARKING STRUCTURE
MAX. GFA	NONE	729,000 SF
MAX. FAR	NONE	0.70*
OPEN SPACE	NONE	20%

*FAR MAY EXCEED .70 WITH DENSITY CREDIT FOR PREVIOUS ROAD DEDICATIONS

SITE DATA

CURRENT ZONE: PRC

SITE AREA: 968,784 SQ.FT.=22.24 AC.
(1.86 ACRES PREVIOUSLY DEDICATED FOR ROAD IMPROVEMENTS)

PROPOSED USE: RESIDENTIAL/OFFICE

DENSITY
DWELLING UNITS PER ACRE = 457 DU/22.24 AC
= 20.55 DU/AC

SHEET INDEX

1. COVER SHEET
2. RESTON TOWN CENTER CONCEPT DEVELOPMENT PLAN
3-3A. LANDSCAPE PLAN
3B. TRAIL ENHANCEMENT PLAN
4. PEDESTRIAN WALKING PLAN
5. SITE SECTIONS
6. SITE SECTIONS
7. RENDERED PERSPECTIVES
8-14. PREVIOUS TOWN CENTER CONCEPT PLAN

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT
ORACLE – SECTION 95, BLOCK 2, PHASE 4
NOTES
May 14, 2008

The Applicant reaffirms the Notes dated February 14, 1997 accepted in conjunction with CP 85-C-121-5, the Notes dated August 27, 1999 accepted in conjunction with CPA 85-C-121-6, and the Notes dated February 15, 2001 accepted in conjunction with CPA 85-C-121-6-2, which are all included on Sheet 8 of this Town Center Concept Plan, with the following modifications:

GENERAL

1. The area subject to this Town Center Concept Plan (TCCP) Amendment is known as Section 95, Block 2, Reston. The Tax Map reference for the parcel is now 17-4 ((19)) parcel 7A (the "Property").

2. The Property that is the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated May 14, 2008, and prepared by Urban Engineering & Associates, Inc. The portion of the Property within the dashed line on Sheet 2 of the TCCP, comprised of approximately 8.061 acres, shall be developed as illustrated on Sheets 2-3A of this TCCP. The balance of the subject Property shall be developed as illustrated on sheets 8-14 of this TCCP. Both are subject, however, to the notes dated February 14, 1997, August 27, 1999 and February 15, 2001 except as modified below, and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering as determined by the Department of Public Works and Environmental Services ("DPWES").

3. The Property consists of approximately 22.24 acres, excluding previously-dedicated right-of-way for public street purposes. Oracle USA, Inc. is the owner of the property ("Owner"). Lerner Enterprises, LLC is the contract purchaser of the approximately 8.061 acres of the Property (Phase IV) shown within the dashed line on Sheet 2 ("Purchaser"). Collectively, the Owner and Purchaser shall hereinafter be referred to as the "Applicant."

PHASING

4. As depicted on Sheet 2, the Phase I and Phase II office buildings, the associated parking garage, a SWM/BMP dry pond and SWM/BMP wet pond have already been constructed on the Property. The Phase III office building and associated parking garage will be constructed as depicted on Sheets 8-14 of this TCCP. The Phase IV residential buildings will be constructed as depicted on Sheets 2-3B of this TCCP. The phasing will be as follows:

Phase	Square Feet / Units	Opening
Phase I (office building)	203,[illegible] SF	August, 1999 (complete)
Phase II (office building)	208,[illegible] SF	August, 2001 (complete)
Phase III (office building)	203,[illegible] SF	2008 or thereafter
Phase IV (residential)	457 residential units	2008 or thereafter
Total Proposed	815,325 non-residential SF	

6A. The Development Plan approved for Part 11 of RZ 85-C-121 for Section 95, Block 2, Reston permits the establishment of 729,000 square feet of nonresidential floor space on the Property. To date, a total of approximately 615,[illegible] square feet of nonresidential gross floor area has been allocated to Phases I, II and III under this and prior Concept Plans. The Applicant reserves the right to use the remaining 113,[illegible] square feet of presently-unallocated nonresidential gross floor area in accordance with the underlying Development Plan with the approval of a Concept Plan Amendment; provided, however, that the future use and development of such unallocated gross floor area generally shall be limited to the construction or modification of buildings and structures located within the existing or approved building footprints of Phases I, II, III and IV and associated parking structures and entryways, and no buildings or structures shall be established in the SWM/BMP dry pond and SWM/BMP wet pond areas shown on the Concept Plan.

LANDSCAPING

11B. As part of the Phase IV development, the Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on Sheets 3 and 3A of this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by Urban Forest Management of DPWES. Planting will be provided in accordance with the Planting Legend on Sheet 3A.

11C. Residents of the Phase IV buildings shall be permitted to use the SWM/BMP dry pond and SWM/BMP wet pond areas shown on the Concept Plan for passive recreation purposes, such as for dog-walking, picnics or similar activities. The Applicant, however, shall have no obligation to provide or construct additional facilities or passive recreation features in the SWM/BMP dry pond and SWM/BMP wet pond areas. The Applicant reserves the right to require that the unit owners association or owner of the Phase IV residential buildings, as applicable, secure appropriate insurance and agree to indemnify the Applicant against claims or liabilities arising from the use of the SWM/BMP dry pond and SWM/BMP wet pond areas by residents of the Phase IV buildings for such purposes.

11D. The Applicant shall install lighting on the existing and proposed trail connection between the Property and the adjacent Plaza America development located in the southeastern corner of the property and as more particularly shown on Sheet 3B of this Concept Plan. Lighting fixtures shall be fully-shielded, cut-off fixtures directed inward and downward in order to reduce glare on adjacent properties. The lighting shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property.

TRANSPORTATION

23A. The Applicant shall install a pedestrian countdown system on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Oracle Way/Sunset Hills Road/Old Reston Avenue. The countdown signal shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property.

23B. The Applicant shall install a pedestrian countdown system on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Reston Parkway and Sunset Hills Road. The countdown signal shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property.

TRANSPORTATION MANAGEMENT PROGRAM

30A. A Transportation System Management ("TSM") program for the Reston Town Center District has been established as LINK and is administered by the Reston Town Center Association in coordination with the Fairfax County Department of Transportation. Among other things, LINK distributes ridesharing information, bus and rail transit schedules and other resources to property owners, employers and employees and residents within the Town Center District. Prior to the issuance of the first Residential Use Permit for Phase IV of the Property, the Applicant, or such other entity as the Applicant may designate, shall meet with representatives of LINK and the Fairfax County Department of Transportation to implement mutually agreed upon TSM strategies and measures for the residential uses to include, but not limited to, the following:

i. Promote the use of mass transit, ride-sharing and other transportation strategies to reduce vehicle trips during peak hours by distributing flyers and announcements on community bulletin boards;

ii. Advise tenants/purchasers within the residential development of the existence of LINK and disseminate information available from LINK in residential lease and purchase packages;

iii. Provide infrastructure permitting Internet connections (such as broadband cable or DSL) in all dwellings to facilitate working at home;

iv. Provide a business center, meeting room and/or similar facilities selected by the Applicant for use by residents as a means to encourage telecommuting; and

v. Provide one (1) Metro SmartCard to each residential unit constructed in Phase IV with an initial balance of at least $25.

30B. The Applicant shall install bicycle storage facilities within the parking garage or cellars serving each residential building to be constructed in Phase IV. The storage facilities shall be installed prior to the issuance of the first Residential Use Permit for the building served by such facilities.

LAND USE

31. Office and residential uses shall be the predominate uses on the Property. The Applicant, and on behalf of tenants of the office buildings, reserves the right to include within the office buildings any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance.

SITE DESIGN

33. The architecture for the office buildings in Phases I-III generally will be consistent in design and materials used with one another. The Phase IV residential buildings' architecture may be of a different design and material than the office buildings. Prior to the issuance of a building permit for the Phase IV residential buildings, the Applicant shall submit final architectural and landscape plans for the residential buildings to the Reston Town Center Design Review Board for review and approval. No later than thirty (30) days after the submission of building permit applications for the first residential building in Phase IV, the Applicant will submit final architectural plans to the Planning Commission for review and comment, with such review to occur prior to the issuance of the requested building permits.

38. Subject to the execution of all necessary off-site easements and associated agreements with adjacent property owners to the east (Tax Map 17-4 ((27)), Parcels 2, 3 & 4), the Applicant shall provide interparcel vehicular access from the Phase IV residential buildings to the Plaza America office and retail development located immediately east of the Property in the location generally shown on Sheet 2 of this TCCP. The interparcel vehicular access shall only be accessible to and used by residents of the Phase IV residential buildings constructed on a portion of the Property, and the Applicant shall be permitted to install electronic gate controls or similar measures to restrict use of the interparcel vehicular access to residents of the Phase IV buildings. The interparcel vehicular access shall not be designed or used as a secondary ingress/egress point for the owners of the adjacent Plaza America development, or their tenants, guests or invitees. The Applicant shall provide to DPWES copies of all correspondence and related materials, if any, concerning the Applicant's efforts to secure the interparcel vehicular access to the adjacent properties.

40A. The maximum building height of the Phase IV residential buildings shall not exceed 180 feet, as permitted under the Development Plan for Part 11 of the Reston Town Center approved in conjunction with RZ 85-C-121.

40B. Prior to the submission of the first building permit application for the first residential building in Phase IV, the Applicant shall submit to the Department of Planning and Zoning for review and approval a revised acoustical analysis, performed in accordance with the Department's approved noise study submission guidelines, to determine expected interior noise levels from the Dulles Toll Road, Reston Parkway and Sunset Hills Road on the proposed residential units. Such analysis shall consider the projected increase in traffic on the Dulles Toll Road, Reston Parkway and Sunset Hills Road and, where necessary, shall propose mitigation techniques to limit interior noise levels on affected units to below L_{dn} 45 dB(A). The Applicant shall implement such noise mitigation measures as may be required in order to limit interior noise levels in the affected residential units to at or below L_{dn} 45 dB(A) or the noise levels set forth in the Fairfax County Comprehensive Plan at the time of building permit issuance, whichever is more strict.

40C. Prior to the submission of the first building permit application for the first residential building in Phase IV, the Applicant shall submit to the Department of Planning and Zoning for review and approval a revised acoustical analysis, performed in accordance with the Department's approved noise study submission guidelines, to determine expected exterior noise levels from the Dulles Toll Road, Reston Parkway and Sunset Hills Road on exterior recreation areas of the proposed Phase IV development. Such analysis shall consider the projected increase in traffic on the Dulles Toll Road, Reston Parkway and Sunset Hills Road and, where necessary, shall propose mitigation techniques to limit exterior noise levels within outdoor recreation areas of the Phase IV development to at or below L_{dn} 65 dB(A) or the noise levels set forth in the Fairfax County Comprehensive Plan at the time of building permit issuance, whichever is more strict.

40D. The Property presently is served by existing stormwater management (SWM) and BMP facilities designed and constructed in accordance with PFM standards to address both water quantity and water quality issues resulting from development of the Property, including the Applicant's proposed Phase IV development. Consequently, no additional SWM/BMP facilities are required or proposed as part of the Applicant's proposed Phase IV development. Nevertheless, concurrent with the submission and approval of the first site plan for the residential buildings, the Applicant shall submit to and obtain approval from DPWES confirmation that the existing SWM/BMP facilities are sufficient to provide for the adequate disposition of natural and stormwater on the Property. This submission will also confirm details of the existing BMP wet pond and BMP dry pond.

40E. As part of the Phase IV residential buildings, the Applicant shall provide recreational amenities within the interior of the building(s), on building rooftop space or at another location(s) in the Phase IV development. Such amenities shall include, at a minimum, the following:

i. Swimming pool, including required changing facilities;

ii. A fitness and aerobic center that shall include weights, exercise equipment and may include sauna/steam room; and

iii. Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens/patios and other facilities as selected by the Applicant.

RESTON COMMUNITY

43. The Applicant shall contribute $1,000 per unit to the Board of Supervisors to be used in support of access to affordable housing opportunities, particularly in the Reston community. The Applicant shall contribute such funds to the Board of Supervisors concurrent with the issuance of each Residential Use Permit for each residential unit constructed as part of the Phase IV development.

URBAN ENGINEERING & ASSOC.,INC.
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7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE
11-21-05
01-06-06
04-03-06
08-02-06
08-16-06

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

COVER SHEET
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A C.I. N/A DATE: AUGUST, 2005
SHEET 1 OF
PRJ.R No. PREL-1625

PLAN DATE
09-30-09
05-07-10

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www.urban-ltd.com
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COMMONWEALTH OF VIRGINIA
MATTHEW K. [illegible]
Lic. No. [illegible]
05/07/10
PROFESSIONAL ENGINEER

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N.T.S. C.I. =N/A DATE: FEB., 2008

SHEET 19 OF 33

FILE No. PREL-1625-2

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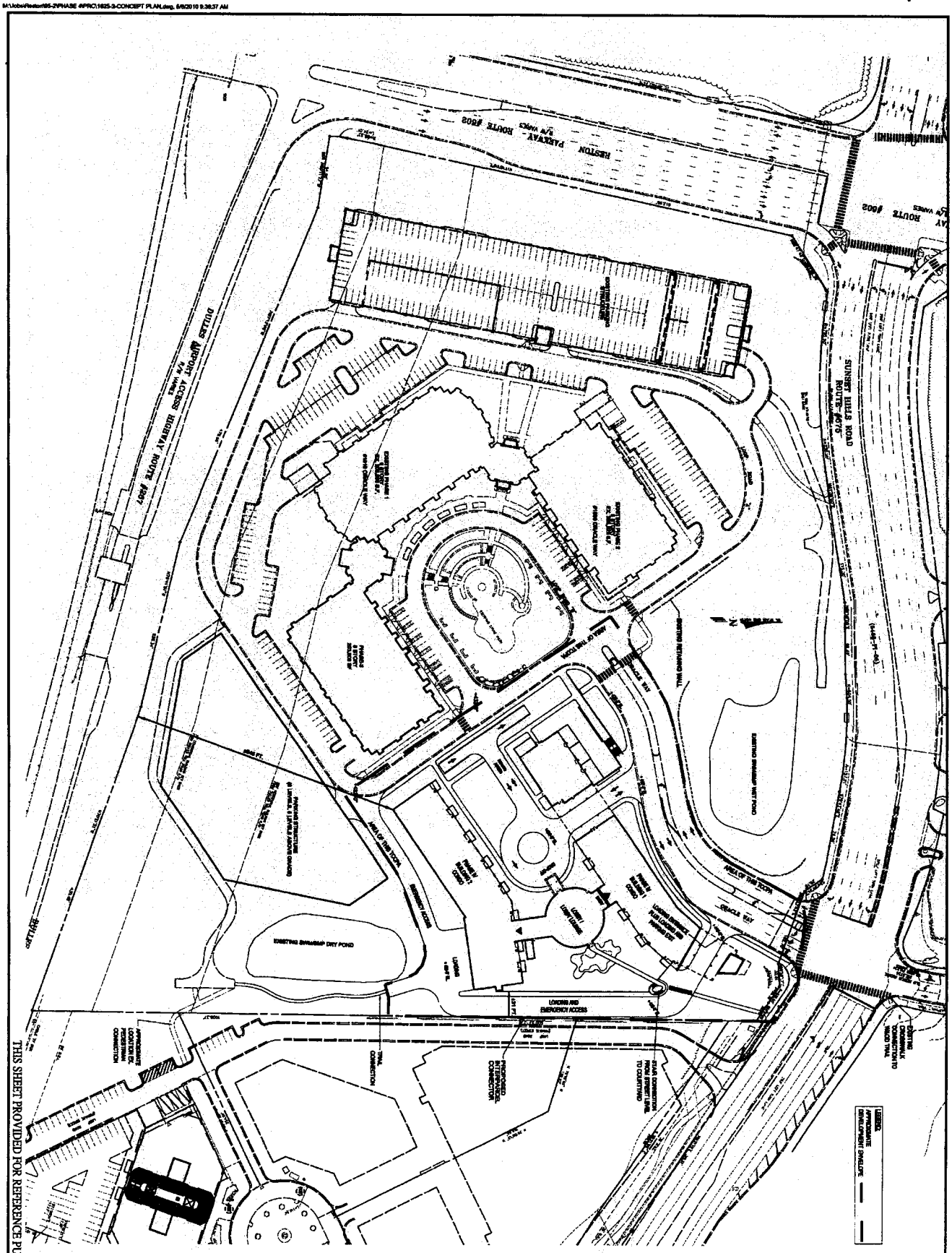

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RESTON TOWN CENTER CONCEPT PLAN

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. FIRST DATE: AUGUST, 2005

SHEET 2 OF 2 — FILE No. PREL-1625

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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE: 11-21-05, 01-06-06, 04-03-06, 06-02-06, 05-16-06

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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CONCEPT PLAN REFERENCE SHEET

RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S. C.I. =N/A DATE: FEB., 2008

SHEET VA 01 33 — FILE No. PREL-1625-2

COMMONWEALTH OF VIRGINIA — MATTHEW E. KNETTEMAN Lic. No. 23000 — 6/10/10 — PROFESSIONAL ENGINEER

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No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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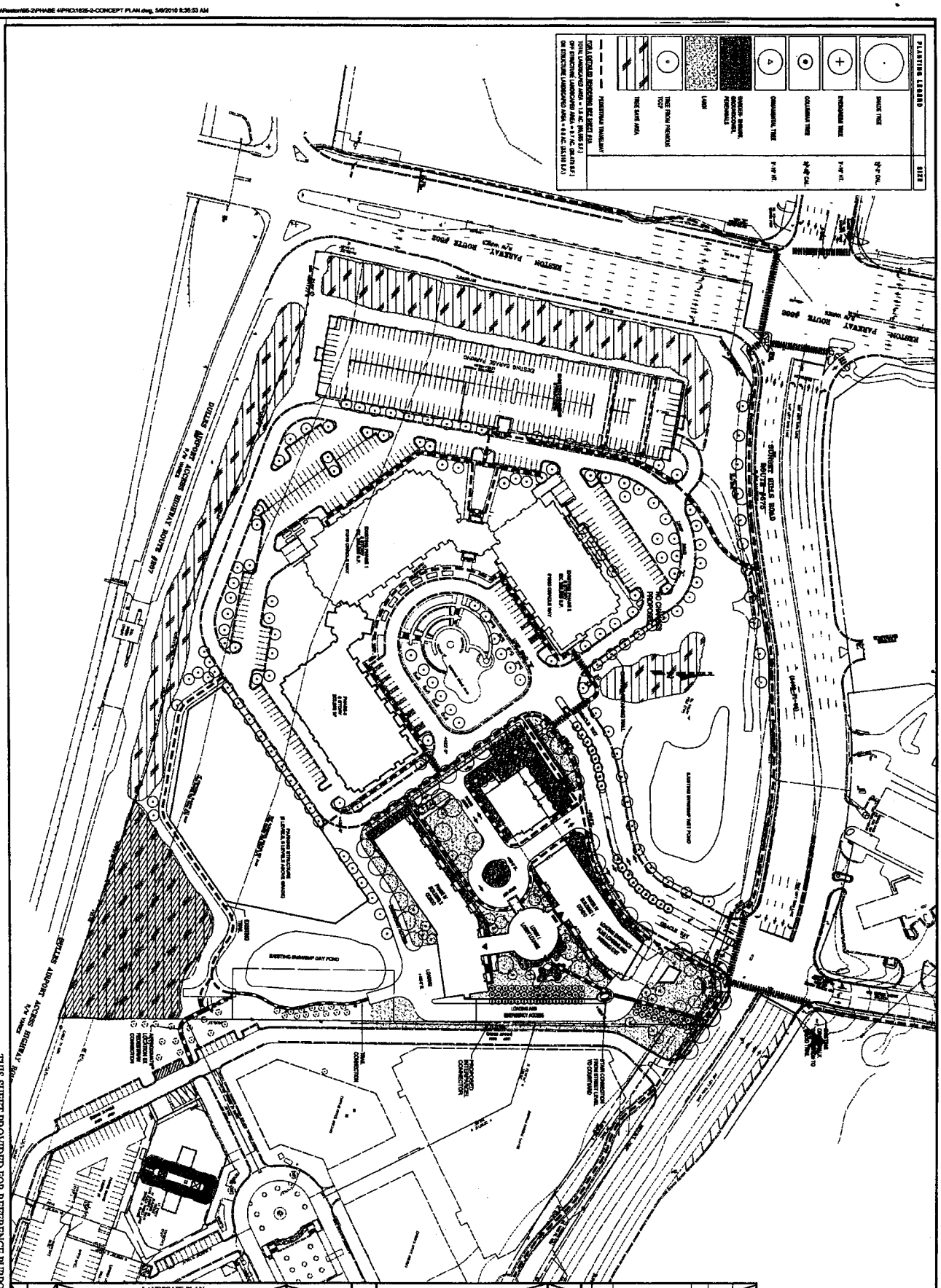

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LANDSCAPE PLAN
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=50' C.I. N/A DATE: JANUARY, 2008

URBAN ENGINEERING & ASSOC., INC.
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PLAN DATES
11-21-08
01-06-09
04-13-09
05-05-09
05-19-09

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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FILE & No. PREL-1625-2

SHEET 20 OF 33

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N.T.S. C.I. =N/A DATE: FEB., 2008

COMMONWEALTH OF VIRGINIA
MATTHEW E. BRADFORD
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05/07/10
PROFESSIONAL ENGINEER

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PLAN DATE
09-30-09
05-07-10

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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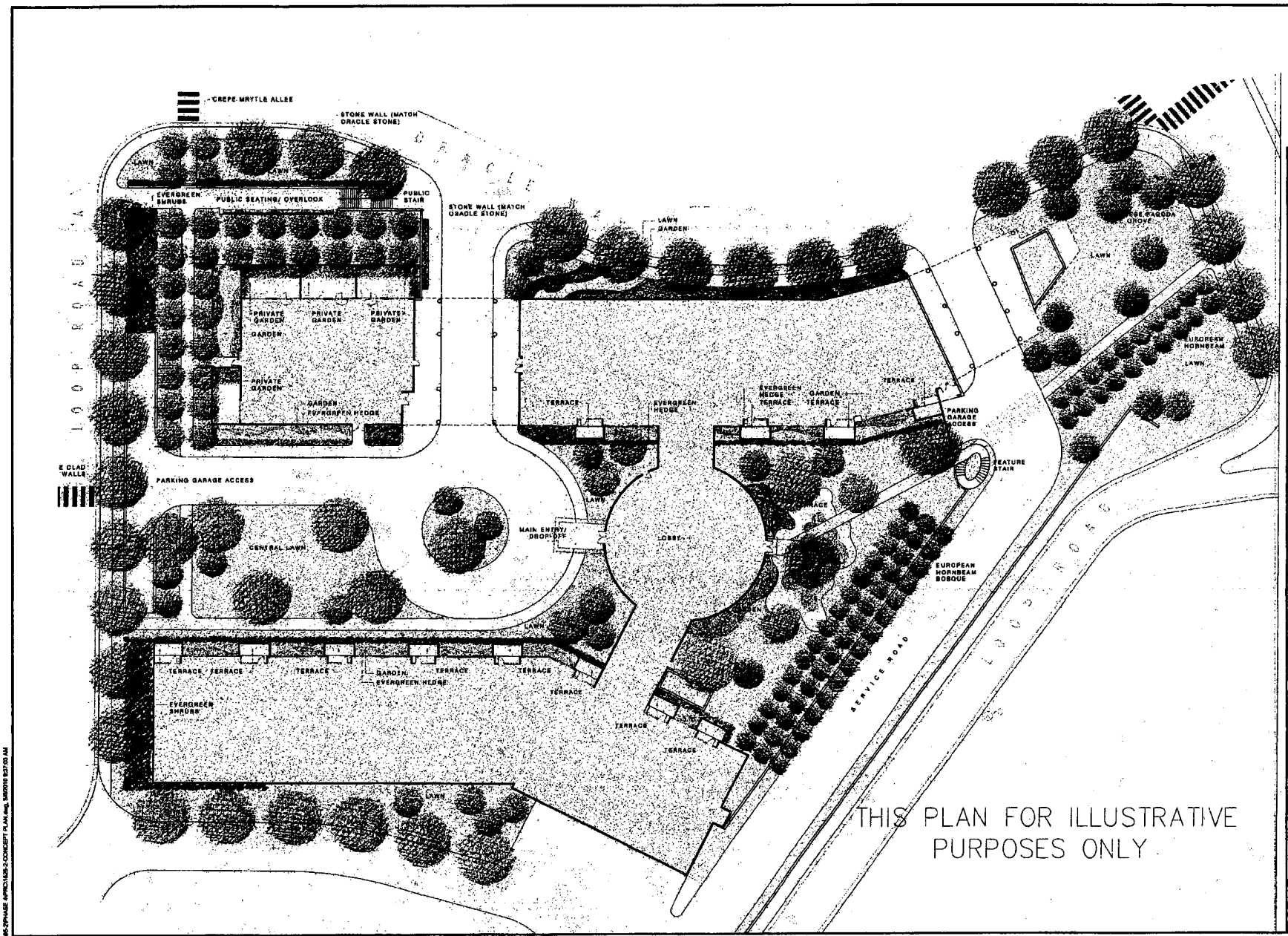

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LANDSCAPE RENDERING

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: [illegible]
C.I. N/A

SHEET 3A OF 33

FILE No. PREL-1625

URBAN ENGINEERING & ASSOC., INC.
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7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 354-9300

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
06-30-09
06-07-10

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COMMONWEALTH OF VIRGINIA
Michael L. Kline
No. 18 [illegible]
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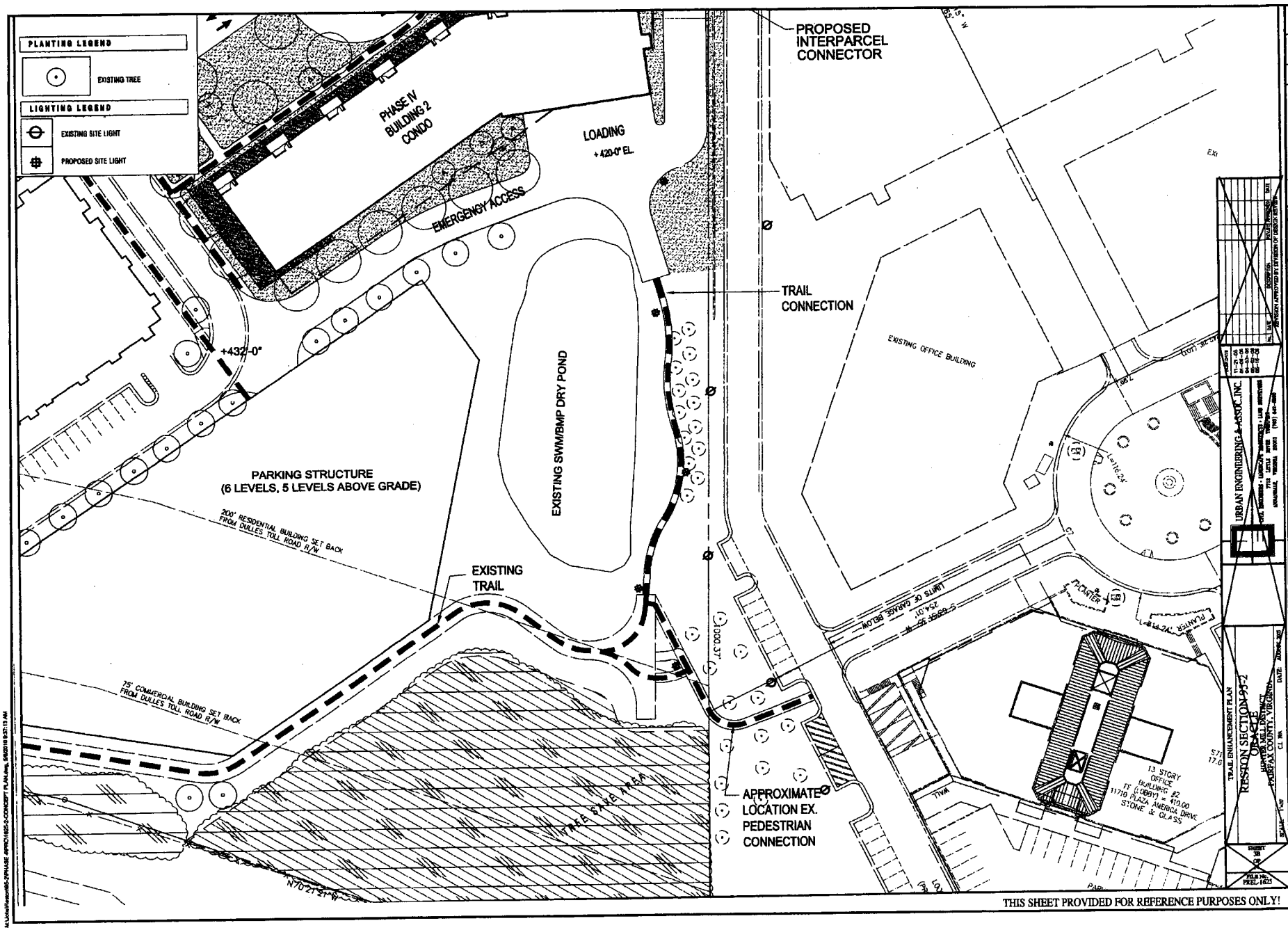
CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S.
C.I. =N/A
DATE: FEB., 2008

SHEET 21 OF 33

FILE No. PREL-1625-2



No.	DATE	DESCRIPTION	REV BY APPROVED	DATE
		RESTON APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
09-30-09
05-07-10

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TRAIL ENHANCEMENT PLAN
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: 20-Feb-2007
SCALE: 1"=50'
SHEET 33 OF 33
FILE No. PREL-1625

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N.T.S.
CT. #N/A
DATE: FEB., 2008

SHEET
22
OF
33

FILE No.
PREL-1625-2

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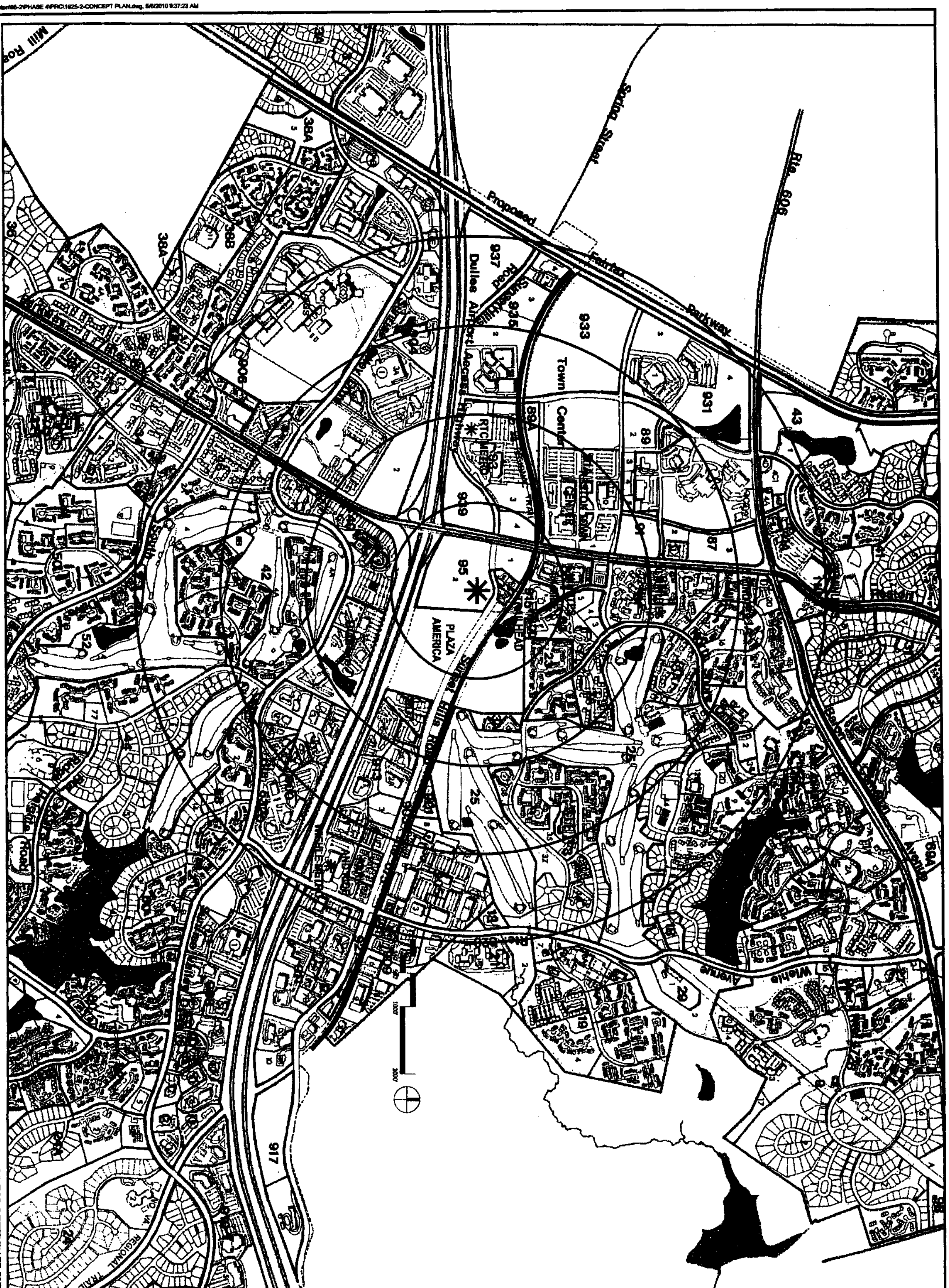

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FILE No. PREL-1625 | SHEET 4 OF 4

PEDESTRIAN PERIMETER PLAN

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A | C.I. N/A | DATE: AUGUST 2005

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE
11-21-05
01-05-06
04-03-06
05-02-06
05-16-06

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

FILE No. PREL-1625-2 | SHEET 23 OF 33

CONCEPT PLAN REFERENCE SHEET

RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S. | C.I. =N/A | DATE: FEB., 2008

COMMONWEALTH OF VIRGINIA
MATTHEW E. KINTNER
Lic. No.
05/07/10
PROFESSIONAL ENGINEER

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Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
Fax. 703.642.8251
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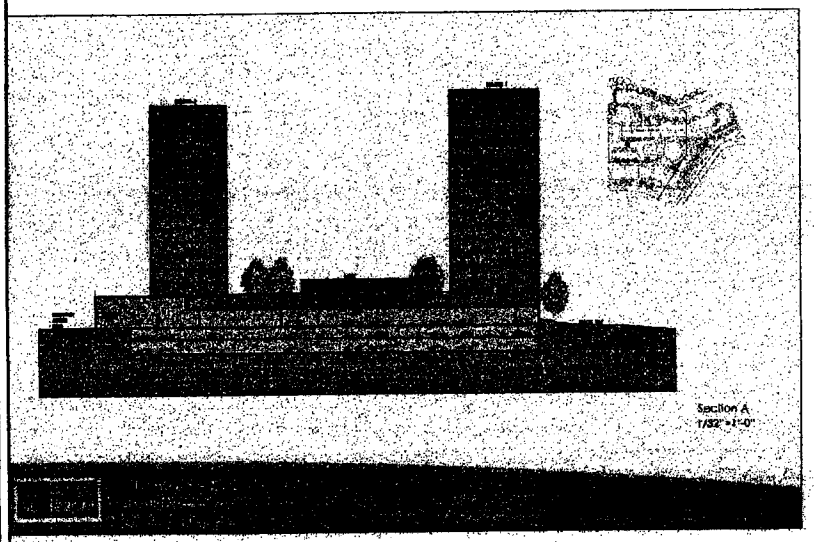
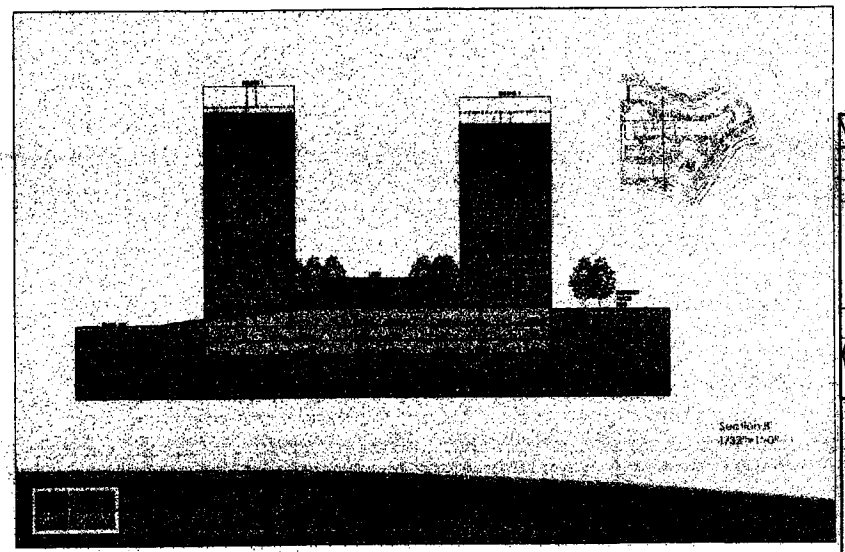
PLAN DATE
09-30-09
05-07-10

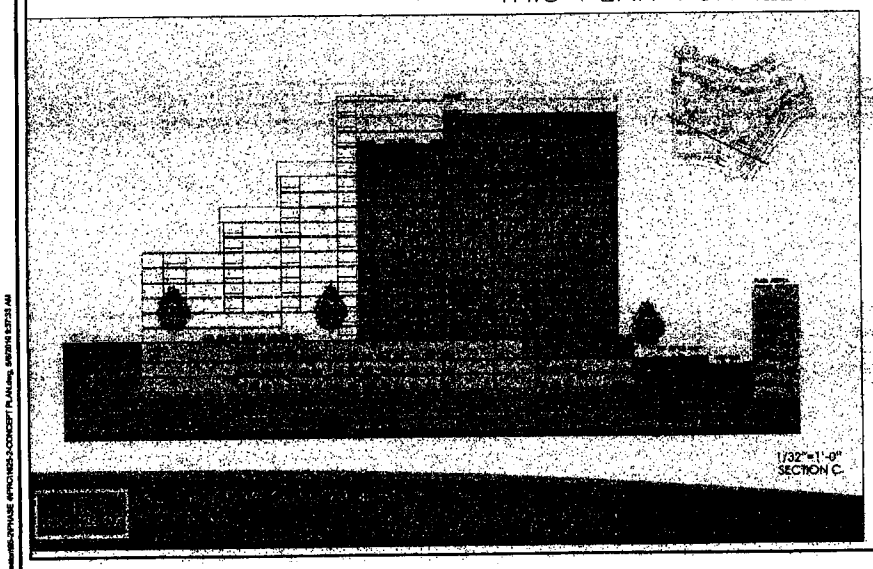
No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

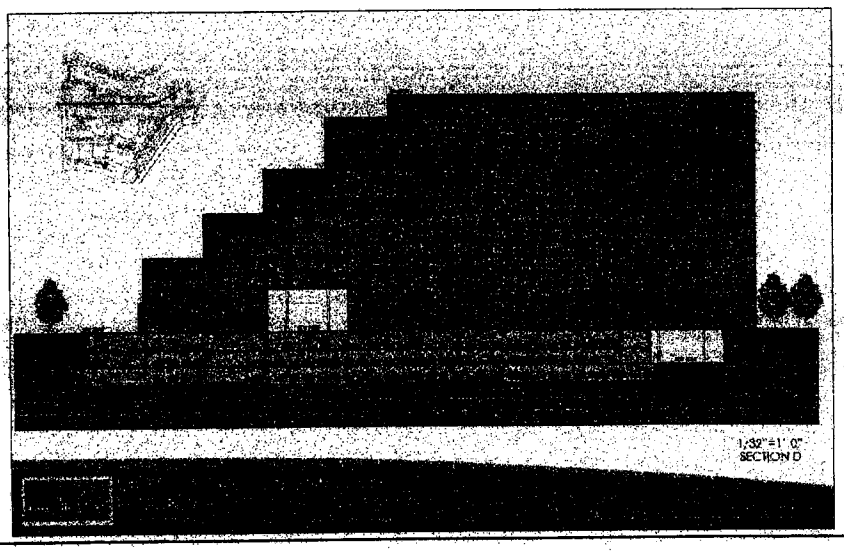
REVISION APPROVED BY DIVISION OF DESIGN REVIEW





THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY





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URBAN ENGINEERING & ASSOC. INC.

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 5 OF 5
FILE No. PREL-1625

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-30-09
05-07-10

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COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S. C.I. =N/A DATE: FEB., 2008

SHEET 24 OF 33

FILE No. PREL-1625-2

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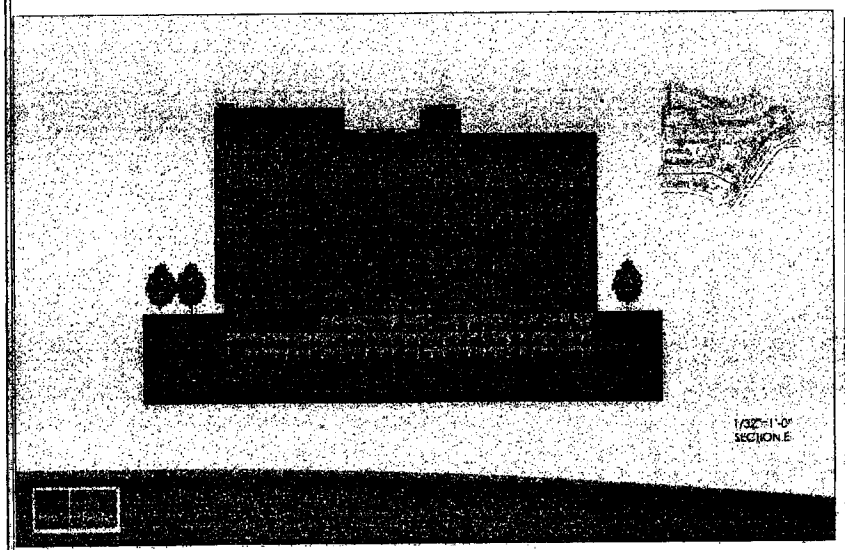

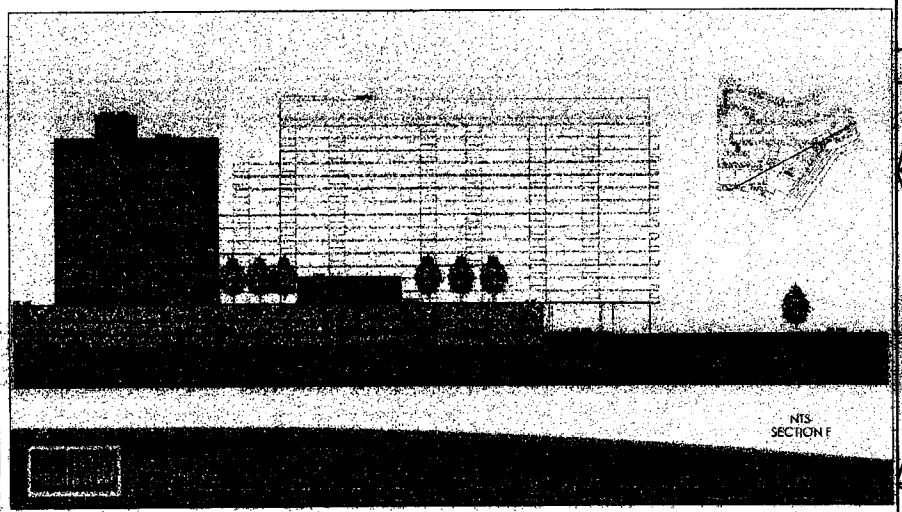

THIS SHEET PROVIDED FOR REFERENCE PURPOSES ONLY!

URBAN ENGINEERING & ASSOCIATES, INC.

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 5 OF 33
FILE No. PREL-1625

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Planners Engineers Landscape Architects Land Surveyors

PLAN DATE
09-30-09
05-07-10

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S. CL =N/A DATE: FEB., 2008

SHEET 25 OF 33

FILE No. PREL-1625-2

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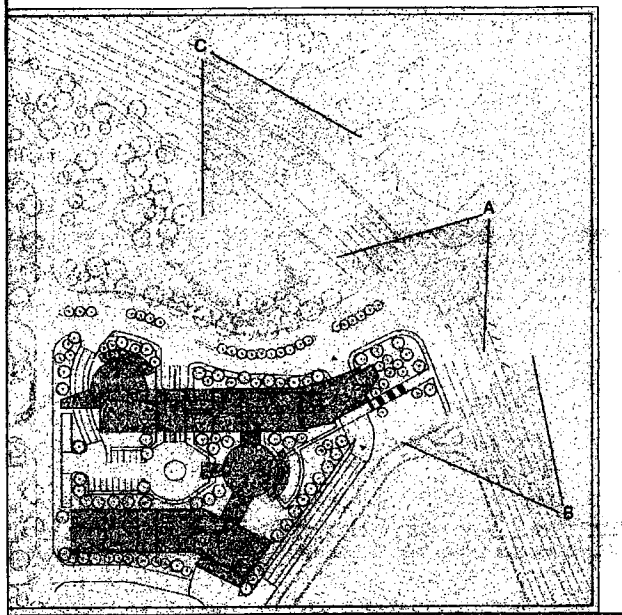

THIS SHEET PROVIDED FOR REFERENCE PURPOSES ONLY!

PERSPECTIVES
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A C.I. =N/A DATE: AUGUST 2005

SHEET 7 OF 33
FILE No. PREL-1625

URBAN ENGINEERING & ASSOC. INC.

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-30-09
05-07-10

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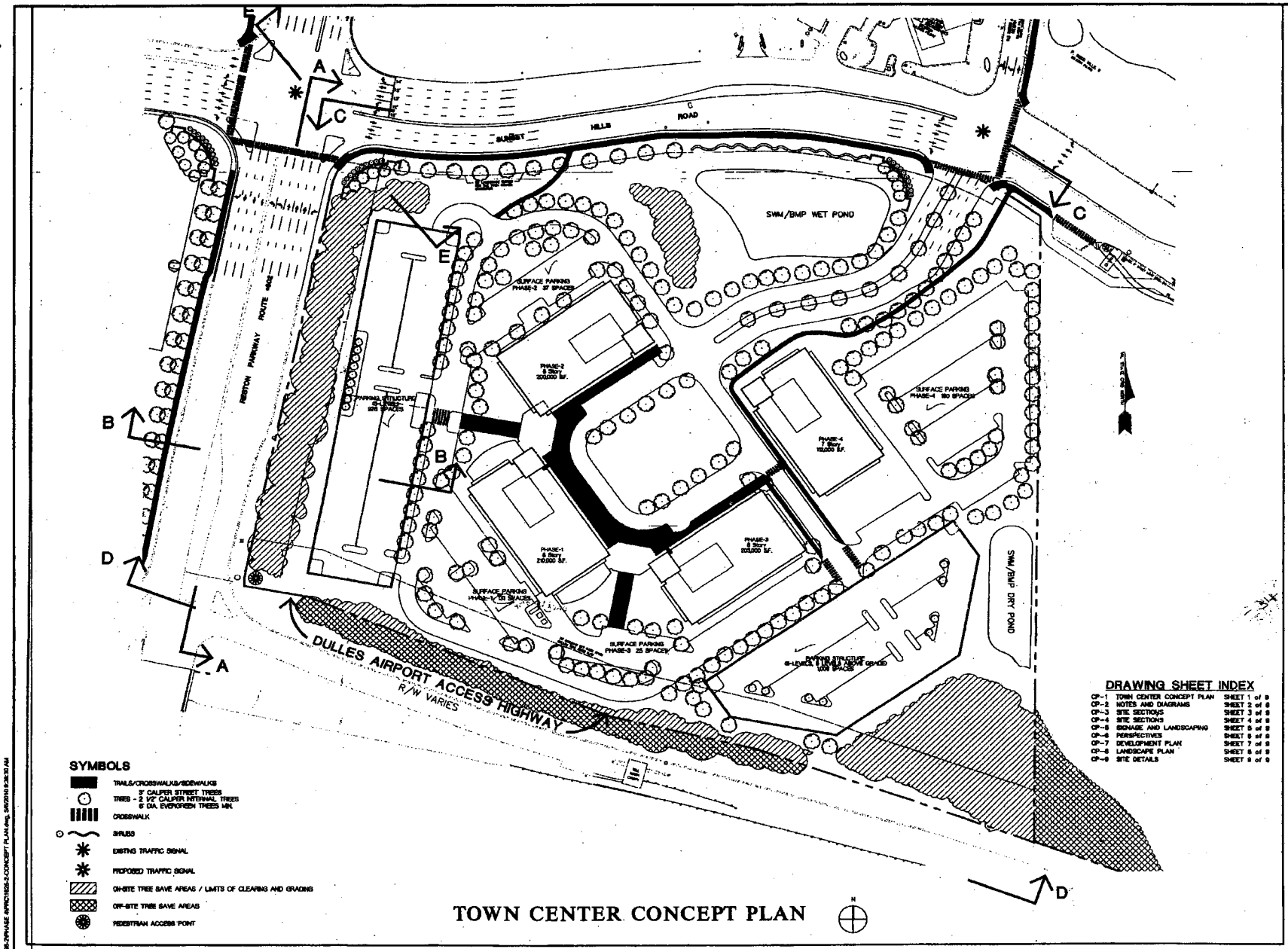
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S. C.I. =N/A DATE: FEB., 2008

SHEET 26 OF 33
FILE No. PREL-1625-2



SYMBOLS

- TRAILS/CROSSWALKS/SIDEWALKS
- TREES - 3" CALIPER STREET TREES; 2 1/2" CALIPER INTERNAL TREES; 6' DIA. EVERGREEN TREES MIN.
- CROSSWALK
- SHRUBS
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- ON-SITE TREE SAVE AREAS / LIMITS OF CLEARING AND GRADING
- OFF-SITE TREE SAVE AREAS
- PEDESTRIAN ACCESS POINT

DRAWING SHEET INDEX

CP-1	TOWN CENTER CONCEPT PLAN	SHEET 1 of 9
CP-2	NOTES AND DIAGRAMS	SHEET 2 of 9
CP-3	SITE SECTIONS	SHEET 3 of 9
CP-4	SITE SECTIONS	SHEET 4 of 9
CP-5	SIGNAGE AND LANDSCAPING	SHEET 5 of 9
CP-6	PERSPECTIVES	SHEET 6 of 9
CP-7	DEVELOPMENT PLAN	SHEET 7 of 9
CP-8	LANDSCAPE PLAN	SHEET 8 of 9
CP-9	SITE DETAILS	SHEET 9 of 9

TOWN CENTER CONCEPT PLAN

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS	
STAFF COMMENTS	12/5/96
STAFF COMMENTS	1/1/97
STAFF COMMENTS	2/3/97
STAFF COMMENTS	2/14/97
ADDENDUM 1	1/22/99
ADDENDUM 2	8/27/99
ADDENDUM 3	2/16/01
ADDENDUM 4	4/25/01

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

PROJECT NO. 300756.01

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

SCALE 1" = 50'-0"
DATE January 3, 1996
DRAWN BY DCB
CHECKED BY DCB

DRAWING NUMBER
CP-1
SHEET 1 OF 9

PLAN DATE MAY 20, 2005
SHEET X OF 36

PLAN DATE
09-30-09
05-07-10

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COMMONWEALTH OF VIRGINIA
REGISTERED PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

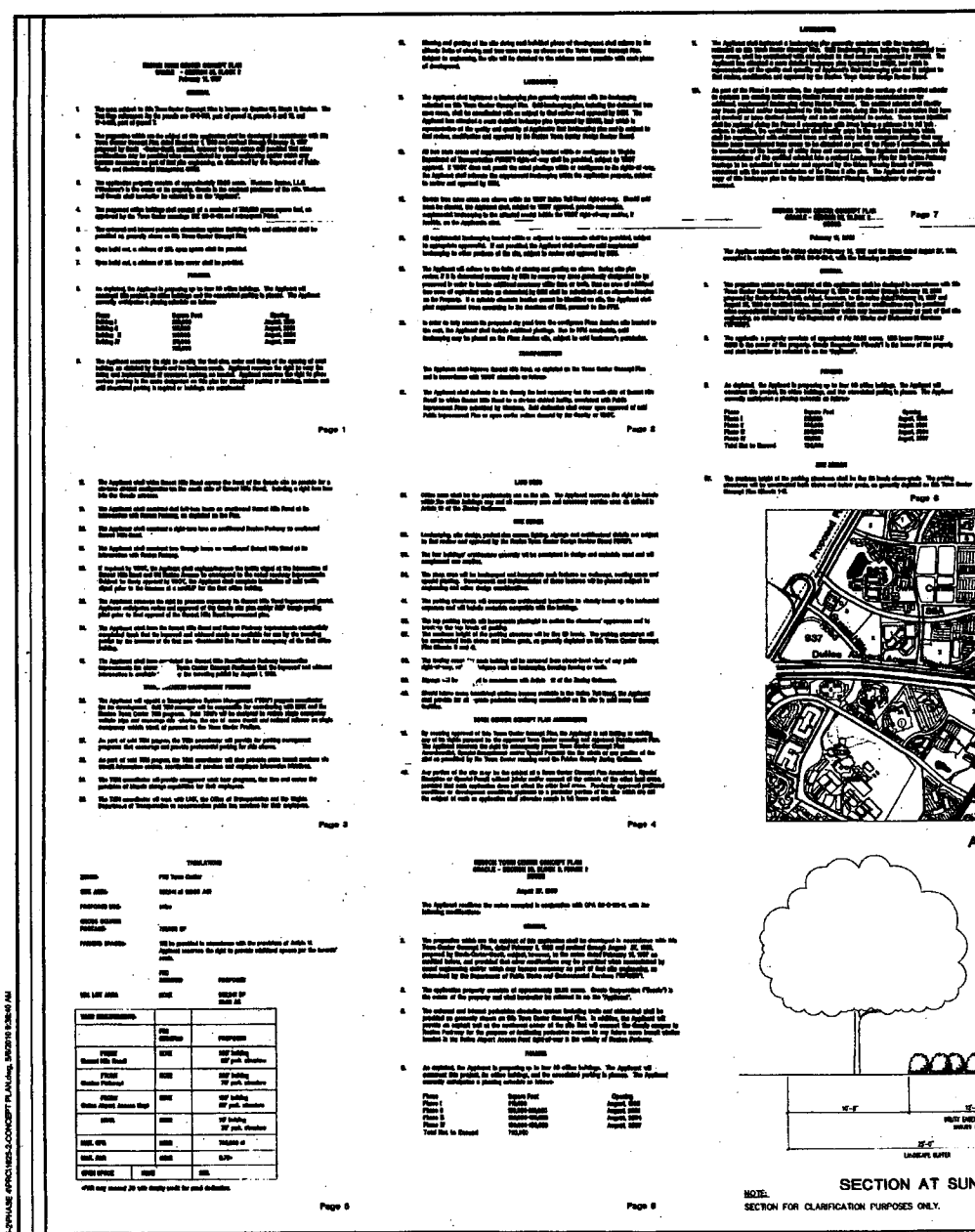
CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S. C.I. =N/A DATE: FEB., 2008

SHEET 27 OF 33

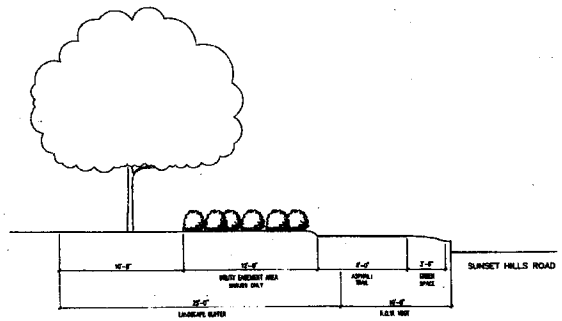
FILE No. PREL-1625-2

THIS SHEET PROVIDED FOR REFERENCE PURPOSES ONLY!



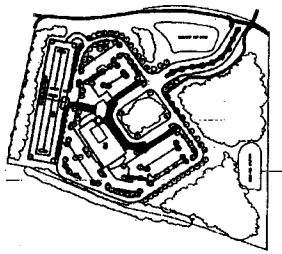
VICINITY MAP

AERIAL VIEW



SECTION AT SUNSET HILLS ROAD

NOTE:
SECTION FOR CLARIFICATION PURPOSES ONLY.



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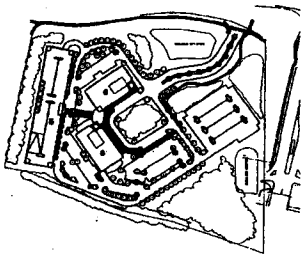

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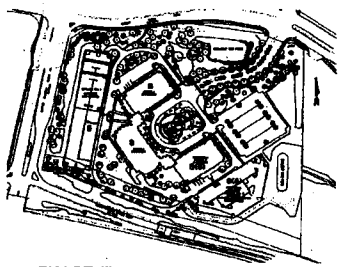

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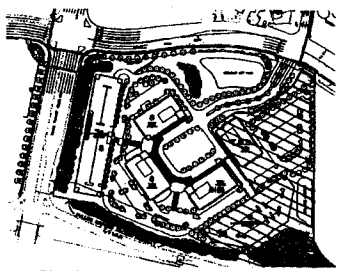

PHASE IV

SEE SHEETS 1-3 FOR REVISED PLAN IN THIS AREA

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIORS ARCHITECTURE

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/7/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/27/98
ADDENDUM 2 5/27/98
ADDENDUM 3 2/16/01
ADDENDUM 4 4/25/01

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

PROJECT NO. 000766.01

DRAWING TITLE
NOTES AND DIAGRAMS

SCALE AS NOTED
DATE January 3, 1996
DRAWN BY CDS
CHECKED BY

DRAWING NUMBER
CP2
SHEET 2 OF 3

PREVIOUS TOWN CENTER CONCEPT PLAN FOR INFORMATION PURPOSES

PLAN DATE: MAY 30, 2005
SHEET 2 OF 33

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PLAN DATE
06-30-09
05-07-10

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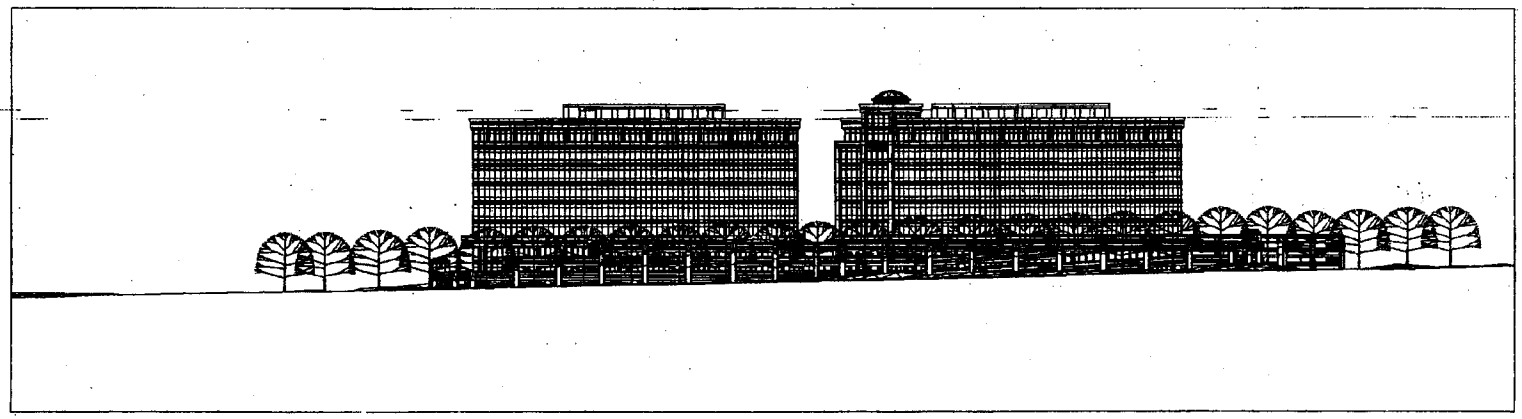
No. 15

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: FEB. 2008
SCALE: N.T.S.
C.I. =N/A

SHEET
28
OF
33

FILE No.
PREL-1625-2



A RESTON PARKWAY SECTION
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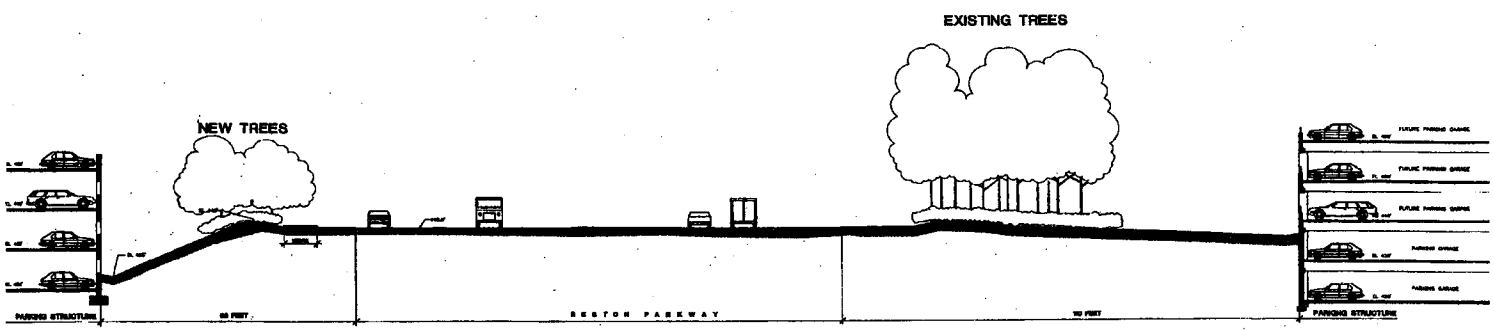

B RESTON PARKWAY SECTION
3/32" = 1'-0" 358_SS03.dwg

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DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIORS ARCHITECTURE

REVISIONS
STAFF COMMENTS 2/1/96
STAF COMMENTS 1/7/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA
PROJECT NO. 3067BL01

DRAFTING TITLE
SITE SECTIONS

SCALE AS NOTED
DATE January 5, 2000
DRAWN BY DDD
CHECKED BY DCS

DRAFTING NUMBER
CD-3
SHEET 3 OF 8

PLAN DATE: MAY 30, 2000
FILE NO. PREL-1625
SHEET WCR DR.

PLAN DATE
09-30-99
05-27-10

No.	DATE	DESCRIPTION	REVISIT	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

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COMMONWEALTH OF VIRGINIA
Michael L. Wertman
PROFESSIONAL ENGINEER

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
C.L. =N/A DATE: FEB., 2008
SCALE: N.T.S.

SHEET
29
OF
33

FILE No.
PREL-1625-2

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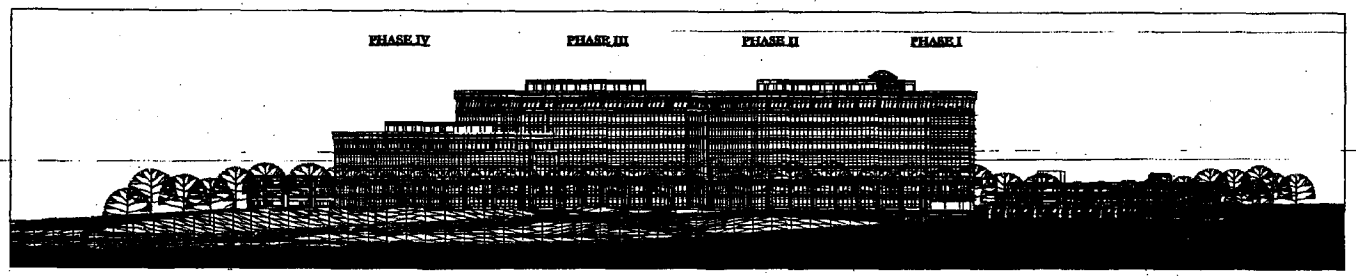

C SUNSET HILLS ROAD SECTION
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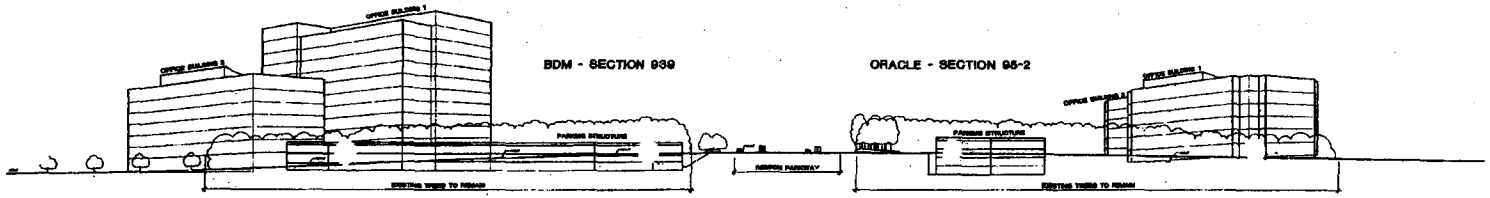

D SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMPS
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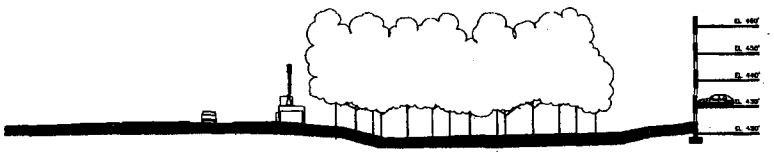

E SECTION THROUGH SIGNAGE AT INTERSECTION
1/16" = 1'-0" 358_SS01.dwg

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/7/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

PROJECT NO. 300756.01

DRAWING TITLE
SITE SECTIONS

SCALE AS NOTED
DATE January 3, 1996
DRAWN BY DCS
CHECKED BY DCS

DRAWING NUMBER
CP-4
SHEET 4 OF 5

PLAN DATE: MAY 20, 2005
SHEET 8 OF 16

PLEASE TOWN CENTER CONCEPT PLAN FOR INFORMATION PURPOSES

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-30-09
05-07-10

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CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S. C.I. =N/A DATE: FEB., 2008

SHEET 30 OF 33

FILE No. PREL-1625-2

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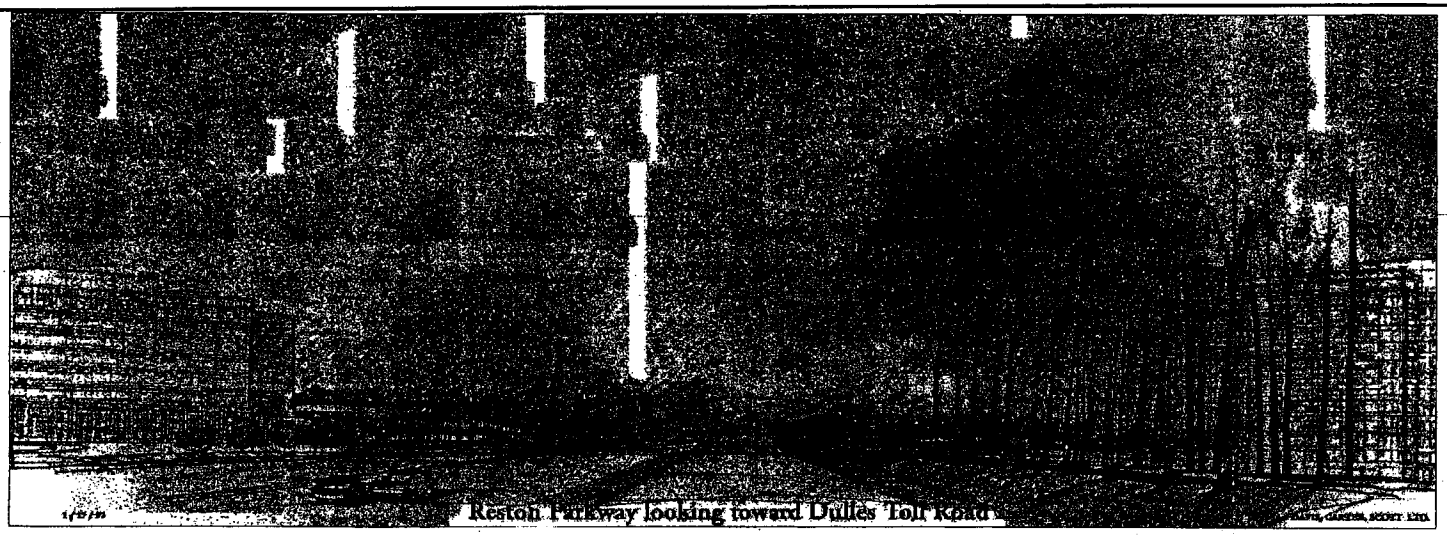
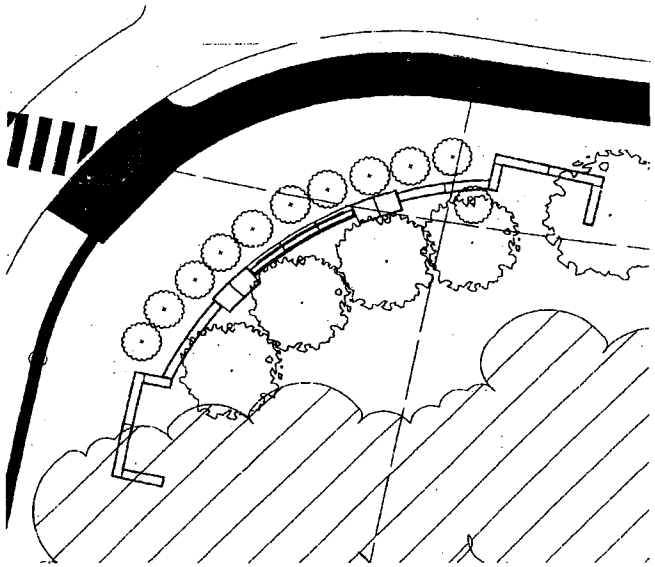


RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
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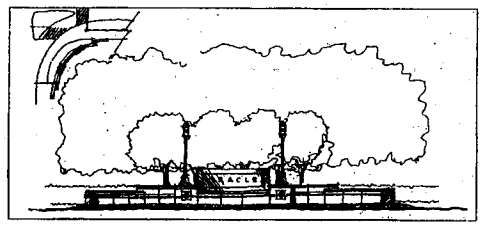
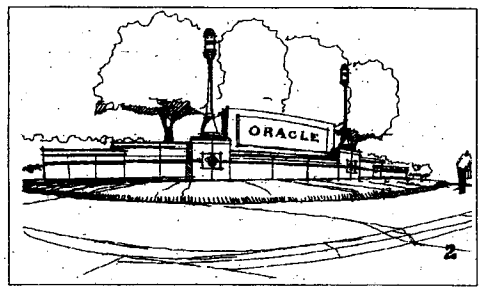


ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

DAVIS • CARTER • SCOTT
ARCHITECTS AND INTERIORS

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/7/97
STAFF COMMENTS 2/5/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

PROJECT NO. 3028&C1

DRAWING TITLE
SIGNAGE AND LANDSCAPE

SCALE AS NOTED
DATE January 3, 1996
DRAWN BY DCS
CHECKED BY DCS

DRAWING NUMBER
CP-5
SHEET 5 OF 7

PREVIOUS TOWN CENTRAL CONCEPT PLAN FOR DIVISIONALIZATION PURPOSES

PLAN DATE: MAY 30, 2003
SHEET 3 OF 33

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

REVISION APPROVED BY DIVISION OF DISTRICT REVIEW

PLAN DATE
08-30-09
03-07-10

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7715 Lake Ritz Turnpike
Annandale, Virginia 22003
Tel. 703.642.7201
Fax. 703.642.7280
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
Michael L. Lynch
Lic. No. 0402
PROFESSIONAL ENGINEER

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
C.L. #N/A
DATE: FEB. 2008
SCALE: N.T.S.

SHEET 31 OF 33

FILE No. PREL-1625-2

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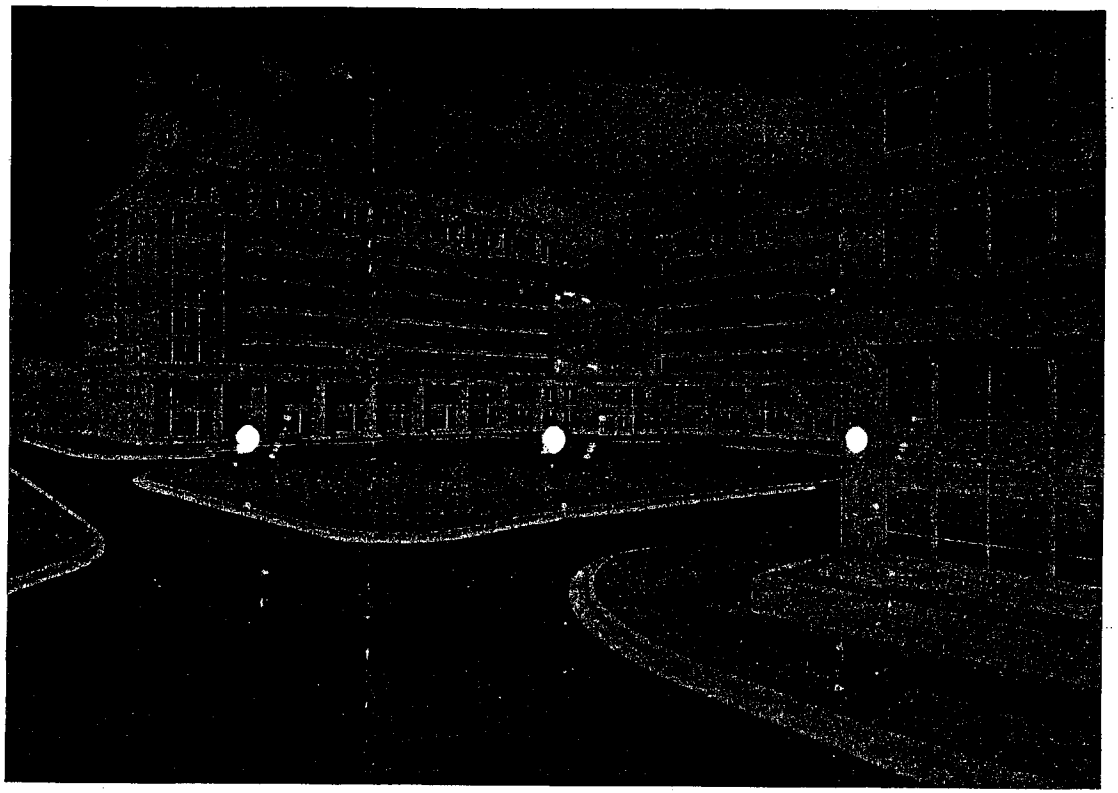
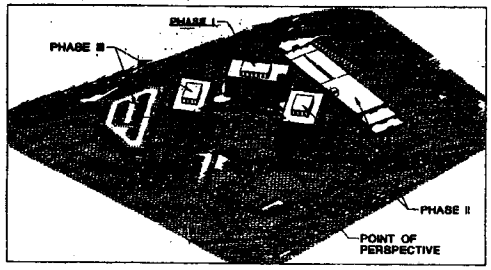
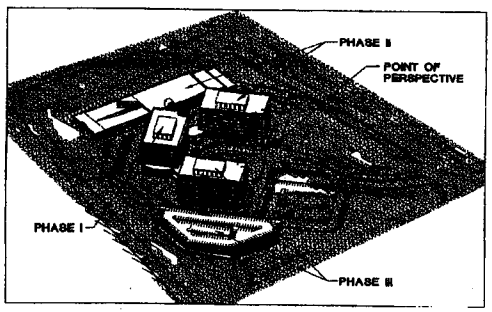


PHASE III PERSPECTIVE
(PLANTING NOT SHOWN)



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/9/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/5/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

PROJECT NO. 300736.01

DRAWING TITLE
PERSPEC-
TIVES

SCALE NONE
DATE January 3, 1999
DRAWN BY DCS
CHECKED BY DCS

DRAWING NUMBER
CP-6
SHEET 6 OF 6

PLAN DATE: MAY 28, 2005 SHEET 6 OF 6

PREVIOUS TOWN CENTER CONCEPT PLAN FOR INFORMATION PURPOSES

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-30-09
05-07-10

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COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S. C.I. =N/A DATE: FEB., 2008

SHEET
32
OF
33

FILE No.
PREL-1625-2

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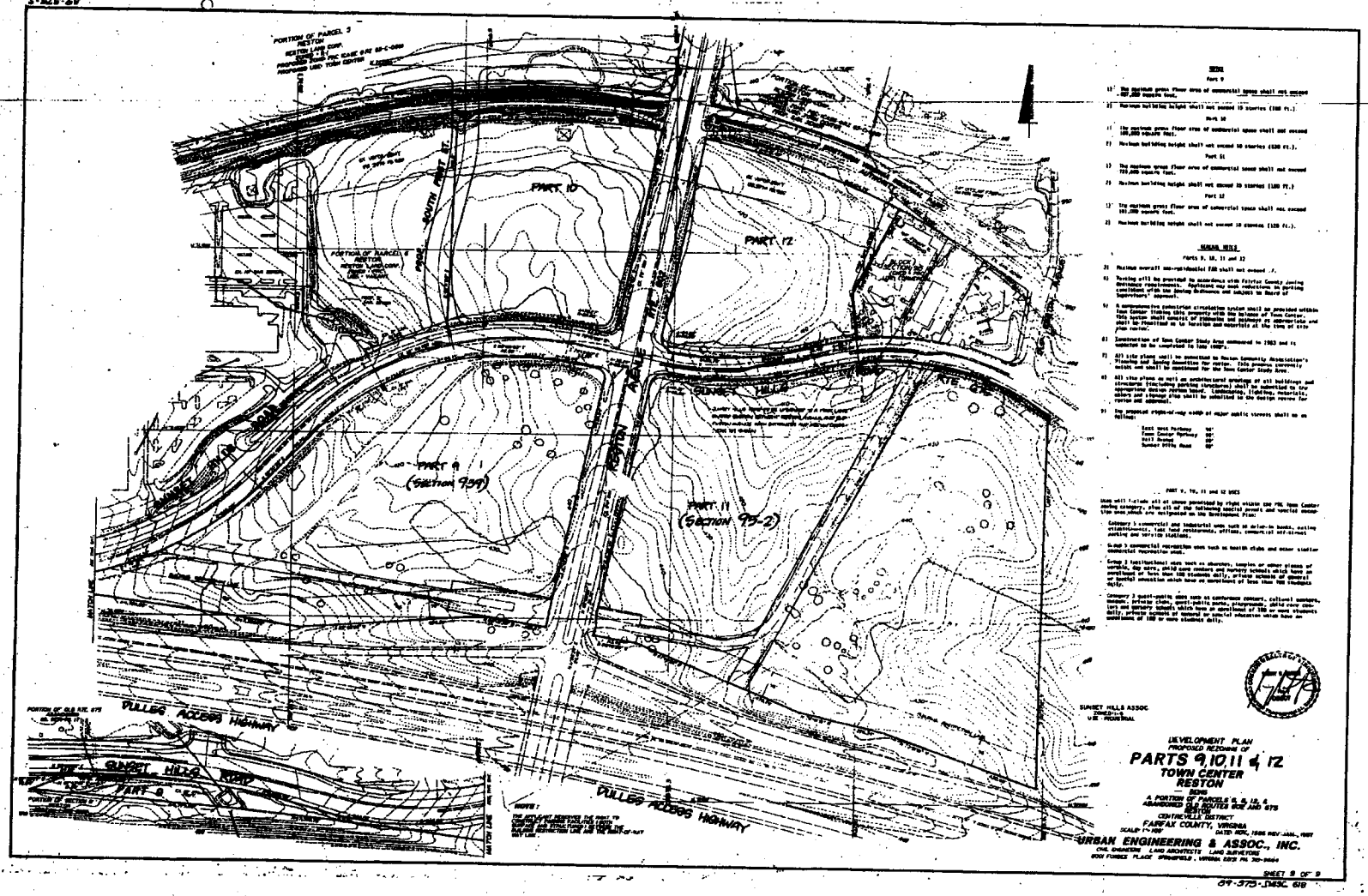

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/3/96
STAFF COMMENTS 12/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

DRAWING TITLE
DEVELOPMENT PLAN

DRAWING NUMBER
CP-7

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-30-09
05-07-10

urban
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SHEET 33 OF 33

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

DESCRIPTION OF THE APPLICATION

The subject property is a 5.0 acre portion of the 22.24-acre Oracle office campus. The original Development Plan (RZ 86-C-121) approved for the Oracle campus depicted four office buildings, with a maximum of 729,000 square feet (SF) of gross floor area (GFA), and a maximum non-residential FAR of 0.70. The buildings were shown to be located in the center of the 22.24-acre site, forming a square. The buildings were proposed to be constructed in phases, with Phase I being the building on the west side of the square, Phase II being the building on the north side of the square, Phase III being the building on the south side of the square and Phase IV being the building on the west side of the square. Subsequently, two of the four office buildings originally approved (Phase I and Phase II) were constructed. Then, in 2006, Concept Plan Amendment CPA 86-C-121-8-3 was approved by the Planning Commission, which permitted the development of two multifamily residential buildings with a maximum of 457 units and a maximum height of 180 feet, in place of one of the two undeveloped office buildings (Phase IV) within the Oracle campus.

The applicant, Reston Excelsior LLC, now seeks approval of a PRC Plan for a 5.0 acre portion of the 22-24-acre Oracle campus, in order to permit the construction of two multifamily residential buildings containing a maximum of 457 residential units on the overall 22.24-acre campus (20.55 du/ac). The PRC Plan also proposes a total of 830 parking spaces, including 820 parking spaces within an underground parking garage, and approximately 1 acre (20%) of open space.

LOCATION AND CHARACTER

Site Description:

The subject 5.0 acres is zoned PRC and located in the southeast quadrant of the intersection of Sunset Hills Road and Oracle Way, and north of the Dulles Toll Road. The site is part of the overall 22.24 acre Oracle Corporation corporate office complex, which contains two existing office buildings (Phases I and II) with a third office building approved (Phase II), but not yet built. The subject 5.0-acre property currently contains a surface parking lot with a total of 199 parking spaces. Mature vegetation exists along the northern portion of the subject property along with interior parking lot landscaping within the parking area and plantings along the boundary of the parking area. Vehicle access to the property is provided via an ingress/egress point at the intersection of Sunset Hills Road and Oracle Way. There are existing stormwater management facilities on the Oracle campus, which include an existing dry pond located to the south of the subject site and an existing wet pond located in the northern portion of the Oracle campus, just north of the subject site.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Office (Oracle USA Inc.)	PRC	Residential Planned Community
South	Office (Oracle USA Inc.)	PRC	Residential Planned Community
East	Office & Retail (Plaza America)	PDC	Residential Planned Community
West	Office (Oracle USA Inc.)	PRC	Residential Planned Community

BACKGROUND

Site History:

On March 9, 1987, the Board of Supervisors approved RZ 86-C-121, which is one of the four rezoning applications collectively referred to as the "Reston Town Center rezonings." Proffers associated with the Town Center rezonings specified that, as each section of the Town Center developed, the owner(s) would submit conceptual plans, or Concept Plans (CP), for review by Department of Planning and Zoning (DPZ) staff and approval by the Planning Commission.

The Development Plan (DP) for the Oracle site designated as Part 11 of RZ 86-C-121, permits up to a maximum of 729,000 square feet of gross floor area, a maximum non-residential FAR of 0.70 and a maximum building height of 15 stories (180 feet). Uses approved for Part 11 of RZ 86-C-121 include all uses permitted by right in the PRC District Town Center as well as certain other special exception and special permit uses that otherwise would be permitted only upon approval of a separate application by the Fairfax County Board of Supervisors or Board of Zoning Appeals.

On February 26, 1997, the Planning Commission approved Concept Plan CP 86-C-121-8, which permitted the development of four (4) office buildings, ranging in height from six (6) to eight (8) stories, and a two five (5) story associated parking structures, totaling 725,000 square feet of gross floor area for the 22.24-acre Oracle office campus.

On June 1, 2006, the Planning Commission approved an amendment to Concept Plan, CPA 86-C-121-8-3, which permitted the development of two multifamily residential buildings with a maximum of 457 units and a maximum height of 180 feet on the Oracle campus. The residential buildings were approved in the location of one of the two undeveloped office buildings (Phase IV) within the Oracle Campus.

On April 27, 2009, the Board of Supervisors approved PRC 86-C-121 permitting the construction of an eight-story office building and six-story parking structure (Phase III) on a 3.9 acre portion of the Oracle campus.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning District: Upper Potomac Planning District

Planning Sector: Reston-Herndon Suburban Center and Transit Station Areas, Land Unit D, Sub-unit D-6

Plan Map: Residential Planned Community

Plan Text:

On pages 50 and 51 of the Fairfax County Comprehensive Plan, 2007 Edition, Upper Potomac Planning District, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit D, Sub-unit D-6, as amended through March 9, 2010, the Plan states the following:

"Sub-unit D-6 (part of Reston Parkway Transit Station Area)

Sub-unit D-6 is the site of the Oracle development, is located in the northeast quadrant of Reston Parkway and the DAAR and is currently approved for a four building office park.

This sub-unit is planned for office use at .70 FAR. In addition, residential use at up to 30 dwelling units per acre is appropriate. The active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit D-6 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 25% but no more than 50% of the total gross floor area of the development. Office use may not exceed 70% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- *Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.*

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered for the 5 acres within Sub-unit D-6 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- *The site should provide direct pedestrian access to the station or be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.*
- *Grade-separated pedestrian links to the rail station are encouraged.*
- *A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.*
- *Building heights should be limited to 140 feet.*
- *Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.*
- *Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets."*

ADDITIONAL COMPREHENSIVE PLAN CITATIONS

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, as amended through July 13, 2009, Reston-Herndon Suburban Center and Transit Station Areas, Urban Design Guidelines for Transit Station Areas, on pages 76 to 78, the Plan states:

Design Guidelines for Transit Station Areas

Building Design, Height and Mass

- *Building heights should be greatest closest to the Dulles Airport and Access Road, transitioning to lower heights at the outer edge of transit station areas. See specific height limitation in the land unit recommendations.*
- *Buildings at the outer edge of transit station areas should be sensitive to neighboring development with regard to height and mass.*
- *Varied building heights and roof lines are encouraged to create interest.*
- *Building facades should be interesting and varied, with an absence of blank walls. Buildings should be designed with features such as multiple windows, doors, and awnings. Blank walls on the side and back of buildings should be mitigated with landscaping, screening and buffering. Long expanses of blank walls along major roads should be avoided.*

- *To encourage a more urban environment and pedestrian scale, the bulk and mass of buildings should be minimized through the articulation of the building form, step backs from the building base, and plane changes within the building elevations.*

Arrangement and Siting of Buildings

- *Buildings should be arranged so that they frame and define the fronting streets, and give deliberate form to the street and sidewalk areas.*
- *Buildings should be arranged in a manner that create a sense of enclosure and defined space.*
- *Buildings should not be separated from fronting streets by large parking lots.*
- *Free-standing retail establishments are prohibited. Retail uses should be integrated into the design of the lower floors of non-residential and residential buildings…*

Design Compatibility

- *Development on the periphery of transit station areas adjacent to existing residential areas should be maintain or create an effective transition to the surrounding community in terms of layout, design and appearance.*

Open Spaces

- *Small plazas and/or courtyards should be incorporated into the designs of buildings and/or building complexes to serve the daily needs of local employees and visitors. These open spaces should be appealing places to gather with seating, lighting, landscaping and other amenities. These spaces should be integrated purposefully into the overall design of the development, and not merely be residual areas left over after buildings and parking lots are sited.*
- *Public art/sculpture should be incorporated into all open spaces.*

Trees, Landscaping and Natural Environment

- *Existing vegetation and large specimen trees should be preserved and incorporated into the site design when possible.*
- *Landscaping should be provided that is attractive in all seasons, and provides shade to seating areas and pedestrian paths/sidewalks during summer months.*
- *Significant landscaped and/or natural streetscapes, as well as street trees should be provided along all roadways, in particular roadways which form the periphery of the Suburban Center and Transit Station Areas (e.g. Sunrise Valley Drive, Sunset Hills Road, Fox Mill Road, and Coppermine Road).*

Pedestrian and Bicycle Access and Connections

- *Site designs should balance the needs of both the pedestrian and the automobile; however, the circulation systems for pedestrians and automobiles should remain separate.*
- *Pedestrian/bicycle access should be provided to facilitate circulation within, to, around, and between each transit station area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.*
- *Pedestrian access between buildings is essential to ensure opportunities are available for people to walk to nearby uses.*

- *Pedestrian/bicycle paths of any one development or site should interconnect with pedestrian/bicycle paths of any adjacent development or site, to create a highly-connected transit station area. In addition, pedestrian/bicycle access should connect to the countywide and regional trail systems, connecting local sites with the larger community.*
- *Safe and convenient pedestrian street crossings should be designed, and include good lighting as well as access elements (e.g. ramps for persons with disabilities).*
- *Secure and convenient bicycle storage should be provided as part of all non-residential development.*

Transit Access and Connections

- *Safe, convenient and direct pedestrian pathways should be provided between all types of transit stops and buildings.*
- *Pathways should be designed such that pedestrians do not cross parking lots/structures to reach a building.*
- *Bus shelters should be provided at transit stops that protect patrons from the weather, are safe, easy to maintain, and relatively vandal-proof.*

Vehicular Access and Connections

- *Avoid direct access from parking structures onto major arterial roads.*

Parking Areas

- *Parking should be provided in either above or underground structures, with limited parking areas at the sides or back of buildings. If it is not possible to accommodate parking structures behind or beside buildings, minimize parking in front of buildings.*
- *Locate priority parking spaces for car/vanpools close to the employee entrance of the building or parking structure to encourage ride-sharing.*
- *Integrate the design of parking structures with that for the building served.*
- *Parking structures, as well as adjacent areas, should be landscaped to create a visually attractive environment.*
- *Parking lots should be screened to control the view and visual impact from the street right-of-way, adjacent development, and buildings being served by the lot. Plant materials, walls, fences or earth berms should be used.*
- *Interior parking lot landscaping should be provided. Large parking lots should be sub-divided into smaller lots by using planting areas as dividers.*

Buffers

- *Use natural landscaping to create edges and provide a buffer to define developments.*
- *Provide significant vegetated buffers in situations where non-residential development on the periphery of the Suburban Center or Transit Station Area is adjacent to existing residential neighborhoods.*
- *Screen from public view rooftop mechanical equipment, materials storage, utility substations and other similar items.*

Lighting

- *Develop coordinated lighting plans for all development complexes, in order to reinforce the complex's identity and provide a congruent appearance.*
- *Provide exterior lighting that enhances nighttime safety and circulation, as well as highlights key landmark features.*
- *Design lighting in a manner that focuses lighting directly onto parking/driving areas and sidewalks, such that lighting for a development does not project beyond the development's boundary. Utilization of fully shielded lighting fixtures is desirable in order to minimize the occurrence of glare, light trespass, and urban sky glow.*

Signage

- *Coordinated signage plans for all developments are encouraged to emphasize the complex's identity and provide a harmonious appearance.*
- *Signage should be appropriate for its location and purpose.*
- *Similar types of signage should be used for developments within a Transit Station Area to facilitate "way-finding" within the TSA.*

ANALYSIS

PRC Plan (Copy at front of staff report)

Title of PRC Plan: Oracle – Phase IV, Reston Section 95 Block 2

Prepared By: Urban, Ltd.

Original and Revision Dates: February 2008 and revised through May 7, 2010

PRC 86-C-121-03 **Oracle – Phase IV, Reston Section 95 Block 2**	
Sheet #	**Description of Sheet**
1	Cover Sheet: Vicinity Map, Soils Map/Data, General Notes and Sheet Index
2	Site Tabulations, Density Tabulations, Typical Road Sections and Phasing information
3	PRC Plan Notes
4	Existing Conditions Plan
5	Overview and Pedestrian Circulation Plan
6	PRC Plan
7	Ultimate PRC Plan Layout
8	Landscape Plan
9	Landscape Rendering
10	Open Space Exhibit
11 - 12	Building Sections
13	Perspectives

14 - 15	Garage Layout Plan
16 - 18	Stormwater Management and Best Management Practices Plan
19 - 34	Previously Approved Town Center Concept Plan

Site Layout: Only 5.0 acres of the Oracle campus are subject to this application. The PRC Plan depicts the overall 22.24-acre Oracle campus consisting of three office buildings (two buildings constructed and one approved but not yet constructed) centered around an open space area containing a stepping stone path and two residential buildings located to the east of the office buildings. The 5.0 acres, which are subject to this application, are located in the northeast portion of the Oracle campus, to the east of the existing Oracle office buildings and to the west of the adjacent Plaza America office and retail development. The proposed residential buildings are identified as West Tower (with a maximum height of 180 feet) and East Tower (with a maximum height of 160 feet). The two buildings are oriented around an open lawn/plaza area depicted in the northeastern section of the property. The West Tower is shown to be oriented parallel to Oracle Way with the East Tower located behind the West Tower across the plaza and vehicle travel lanes and north of the existing dry pond on the Oracle Campus. The notes included in the PRC Plan states that a maximum of 457 multifamily units are proposed for the subject property.

Vehicle Access: Vehicle access to the Oracle campus will continue to be provided via the existing ingress/egress points at the intersection of Sunset Hills Road and Oracle Way. Access to the proposed multifamily buildings will be provided via Oracle Way. The main vehicle entrance to the multifamily buildings is shown along the west side of the West Tower. Another access point is shown at the eastern portion of the West Tower where a portion of the building will be elevated with the access road below it. This two-lane access point is shown to be an exit only, except for loading vehicles which will access the loading areas for the multifamily building via this access point. Emergency access is also shown to be provided along the eastern and southern portion of the 5.0 acre subject site.

Parking: The parking for the multifamily buildings will be provided by way of both surface parking and underground parking. Ten surface parking spaces are depicted along the vehicle travel aisle which provides access to the main entrances of both buildings. The remainder of the parking (820 spaces) is shown to be provided in a below-grade parking garage located below the proposed buildings.

Landscaping: The PRC Plan depicts proposed trees and vegetation including canopy, evergreen and ornamental trees, to be planted throughout the site, including shade trees adjacent to sidewalks internal to the site. Columnar trees are also shown to be provided in the northeastern corner of the site just north of the proposed West Tower.

Open Space: The minimum open space provided for application property will be 20 percent (~ 1-acre), consisting an open lawn area and play area within the plaza area between the West and East Towers. Open space areas consisting of landscaped areas are also shown to be provided along the boundaries of the subject property.

Sidewalks: A pedestrian circulation plan is included in the PRC Plan, which depicts existing and proposed trails and sidewalks within the Oracle campus. Under this PRC proposal, sidewalks will be constructed which link to other internal walkways within the Oracle campus. In addition, a trail will be provided to the southern portion of the Oracle campus in order to link the proposed residences to the pedestrian trails proposed along the Dulles Toll Road and Reston Parkway (as approved with PRC 86-C-121 for Phase III of the Oracle campus). Finally, connections are also provided to the existing sidewalk along Sunset Hills Road.

Stormwater Management: The PRC Plan proposes to utilize the existing stormwater management (SWM) and best management practices (BMP) facilities located on the Oracle campus which consist of an existing dry pond located in the southeast portion of the Oracle campus and an existing wet pond located in the northern portion of the Oracle campus.

PRC Analysis

Issue: Architecture/Building Design

The subject property is located in Sub-unit D-6 of Land Unit D in the Reston Parkway Transit Station Area. According to the Fairfax County Comprehensive Plan, the subject property is planned for office use at a 0.70 FAR and residential use up to 30 dwelling units per acre (du/ac) so long as: (1) active recreation for the residents is provided on-site or by written agreement with a nearby residential development; and (2) pedestrian walkways are provided, which allow access throughout the property and to adjacent land units.

In addition, the Comprehensive Plan recommends that all proposed developments within the Reston Parkway Transit Station Area should be in conformance with the Urban Design Guidelines for Transit Station Areas. These design guidelines recommend that building facades should be interesting and varied, with an absence of blank walls. The guidelines further recommend that buildings should be designed with features such as multiple windows, doors, and awnings, and that blank walls on the side and back of buildings should be mitigated with landscaping, screening and buffering. Additionally, Sect. 16-303 of the Zoning Ordinance states that PRC Plans shall include a statement of the architectural concepts and typical bulk of the proposed structures, and if available, schematic architectural sketches. The CPA notes approved for the site state that the architecture for the Phase IV residential buildings may be of a different design and material than the office buildings. However, the applicant states in the statement of justification submitted with this application, that the architecture of the residential buildings would be compatible with the surrounding office buildings, but would have a distinct character and material to indicate that the buildings are residential.

The applicant has carried forward the building sections and perspectives contained in the previously approved CPA Plan. However, the applicant has not expanded upon these exhibits. It is expected that at the time of PRC Plan, the applicant can provide more detail concerning the proposed development, to include elevations of all building

facades, so that staff can understand what the proposed buildings will look like and how they will relate to the surrounding neighborhood. Staff continues to strongly recommend that the applicant submit additional drawings (elevations, sections and perspective views) that demonstrate the architectural concept for both buildings. These drawings should also include site specific concepts for exposed parking garage walls, fenestration, and other architectural features. Without this information, staff cannot adequately evaluate this application.

Issue: Site Design

As previously discussed, the subject property is a 5.0 acre portion of the 22.24-acre Oracle office campus, which was originally approved (RZ 86-C-121) for an office complex consisting of four office buildings. Then, in 2006, CPA 86-C-121-8-3 was approved by the Planning Commission, which permitted the development of two multifamily residential buildings in the place of one of the office buildings. At the time of the review of the CPA, staff expressed concern with the relationship or lack of relationship that would be established between the residential buildings and the office buildings, as well as the Plaza America development to the east. In order to address the concern that the residential buildings would not be an isolated enclave within an office park, the applicant committed through notes approved with the CPA stated that the applicant would provide passive recreation areas around the existing stormwater management ponds on the Oracle office campus. It was hoped that these recreation areas could be used by both the future residents and the office users, which, in turn, could create a relationship between the uses. However, the proposed PRC plan still does not provide any details on these passive recreation areas.

The notes approved with the CPA also stated that the applicant shall install lighting on the existing and proposed trail connection between the subject property and the adjacent Plaza America development located in the southeastern corner of the property, and that the lighting shall be installed prior to the issuance of the first residential Use Permit for the proposed residential buildings. However, no information on lighting has been provided with the PRC application.

Without the details to demonstrate that these previously approved commitments will be implemented with the PRC plan, the application does not demonstrate that the site design will create any relationship between the proposed residential buildings and the Oracle offices to the west or the Plaza America development to the east.

Issue: Pedestrian and Bicycle Access and Connections

The Urban Design Guidelines recommend that site designs should balance the needs of both pedestrians and automobiles, but that circulation systems for pedestrians and automobiles should remain separate. In addition, pedestrian/bicycle paths of any one development should interconnect with the pedestrian/bicycle paths of any adjacent development as well as connect to the countywide and regional trail systems.

The PRC Plan depicts a pedestrian circulation plan consisting of existing and proposed trails and sidewalks which will provide connectivity within the development as well as to existing trails along Sunset Hills Road. Furthermore, the PRC Plan provides a pedestrian trail connection to the Oracle Office complex to the south.

PRC 86-C-121, which was approved by the Board of Supervisors (BOS) on April 27, 2009, included the provision of pedestrian improvements and/or escrows for future pedestrian improvements along the Dulles Toll Road and Reston Parkway. These improvements included a public access easement, in order to provide direct pedestrian access to the future rail station. The subject property provides access to that adjacent parcel and the proposed trail along the Dulles Toll Road. However, it is still unclear at this time if the necessary permission from the Metropolitan Washington Airport Authority has been secured to construct the proposed trail along the Dulles Toll Road.

Issue: Transportation Generated Noise

The subject property is located near the northeast intersection of Dulles Toll Road and Reston Parkway, south of Sunset Hills Road. Due to the site's proximity to these roads, transportation generated noise may impact the site from these three roads. The Policy Plan of the Comprehensive Plan states that for residential uses interior noise levels should not exceed 45 decibels, and that exterior noise levels in outdoor recreation areas should not exceed 65 decibels.

The notes from the approved CPA have been carried forward on Sheet 3 of the PRC Plan. One of these notes states that an acoustical analysis will be submitted to the Department of Planning and Zoning (DPZ) for review and approval prior to the first building permit application. However, in order to ensure conformance with the Comprehensive Plan guidance regarding noise mitigation for residential uses, staff recommends that the applicant should provide an acoustical analysis to the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) for review and approval prior to site plan approval, to demonstrate that the project can meet the interior and exterior noise standards as recommended by the Comprehensive Plan. Additionally, staff recommends that the applicant identify and commit to appropriate mitigation measures to ensure that noise levels in interior areas do not exceed 45 decibels, and that exterior noise levels do not exceed 65 decibels in outdoor recreation areas.

Issue: Workforce Housing

The Planning Commission approved the CPA for Phase IV of the Oracle campus prior to the Board of Supervisors adoption of the Comprehensive Plan Policy Plan on Workforce Housing. In addition, Objective 1 of Sect. 6-301 of the Zoning Ordinance states that development in the PRC District should provide a variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.

The approved CPA notes, which have been included with this PRC Plan, include a commitment for the applicant to contribute $1,000 per dwelling unit for affordable housing in the Reston Community. However, staff recommends that like other previously-approved PRC applications, the applicant commit to provide workforce housing units in compliance with the Workforce Housing Policy Plan (minimum of 12 percent of the residential units provided be workforce housing units). This issue remains outstanding.

Issue: Leadership in Energy and Environmental Design (LEED)

Sect. 6-301 of the Zoning Ordinance states that the PRC District regulations are designed to permit a greater amount of flexibility to a developer by removing many of the restrictions of conventional zoning in order to provide an opportunity and incentive to achieve excellence in physical, social and economic planning. With regards to physical planning, as previously mentioned, the subject property is located in the Reston-Herndon Suburban and Transit Station Areas planning sector. The Policy Plan of the Comprehensive Plan recommends that developments which are seeking the high end of the density range and are located in specifically designated high density areas (such as the subject property) should attain basic LEED certification through the U.S. Green Building Council (USGBC) or other comparable program with third party certification at a minimum.

Staff has recommended that like other previously-approved PRC applications, the applicant commit to attain LEED certification for the proposed multifamily buildings in accordance with the Policy Plan. The applicant has indicated that they intend to implement green building techniques as part of the development of the site, such as landscaping and recreation areas, on the roof of the below grade parking garage, but no decisions have been made on specific techniques that would be implemented. However, no commitment to provide green building or LEED measures has been provided with this application. Staff continues to strongly encourage the applicant to provide a commitment to pursue LEED certification for the proposed residential buildings. This issue remains outstanding.

Issue: Transportation Demand Management (TDM)

As previously mentioned, the Oracle campus was originally designed and approved as an office park without any residential development. Given the fact that residential development is now being introduced to the site and that the site is proximate to a future Metrorail station, transportation demand management measures should be utilized to the maximum extent possible. Staff has recommended that the applicant commit to provide TDM measures tailored to the residential use including a telework center for residents, promotion of the use of mass transit and other trip reducing strategies, high-capacity data/networks connections to all dwellings, distribution of smart trip cards to residents, and advising tenants/purchasers of LINK's existence, and disseminate information available from LINK in leases and purchase packages with this application.

The applicant has noted that a TDM program was approved and included in the notes approved with the CPA (CPA 86-C-121-8-3) for the subject site in 2006. The applicant has included the approved CPA notes on Sheet 3 of the PRC Plan and indicated that they do not intend to make any revisions to the program. Staff continues to recommend that like other previously-approved PRC applications, the applicant revise the TDM program to include more techniques tailored to residential use. Furthermore, given the site's proximity to future rail stations, a more aggressive TDM program should be utilized to incorporate new techniques that have been adopted since the CPA (CPA 86-C-121-8-3) was approved, such as:

- Appointing a Transportation Coordinator to run the program and coordinate with the Fairfax County Department of Transportation;

- Making alternative commute materials and transit schedules available at a central location and post alternative commute information and transit schedules on web pages and any similar electronic media;

- Providing an agreement to park at or near the 1.6 space per unit minimum; and

- Unbundling all parking spaces after one per unit from unit rent or sales prices.

Issue: Transportation Improvements

The Virginia Department of Transportation (VDOT) reviewed the subject application and recommended that the applicant install pedestrian improvements where feasible along Sunset Hills Road and Reston Parkway. Furthermore, Fairfax County Department of Transportation (FCDOT) staff recommended that the applicant widen the westbound side of Sunset Hills Road to establish three through-lanes and a separate right turn deceleration lane at the westbound approach to Reston Parkway. Currently, along the westbound side of Sunset Hills Road, there are two existing lanes for through traffic and a third lane which becomes an exclusive right-turn lane to northbound Reston Parkway. FCDOT staff noted that this recommendation was made in order to address the impact of the additional traffic that will be generated by the proposed 457 multifamily units. In addition, the Comprehensive Plan recommends that Sunset Hills Road be widened to a six-lane cross-section. FCDOT also recommended that the applicant extend the median nose on Reston Parkway and Sunset Hills Road in order to allow for areas of pedestrian refuge in the median for the crosswalk areas.

The applicant has stated that the widening of Sunset Hills Road as recommended by staff would be undesirable due to the increased crossing distance for pedestrians. The applicant has also noted that they have not been able to identify any additional pedestrian improvements that could be provided in the location identified by staff, but no supportive materials for this claim have been provided. FCDOT staff recommends that an auto-turn analysis be provided in order to allow staff to better evaluate the opportunities for pedestrian improvements.

Issue: Interparcel Access

The PRC Plan depicts a potential vehicular interparcel access connection between the subject site and the property to the east. This access point would begin at the parking garage exit between the proposed multifamily buildings, continue along the loading and emergency access aisle to the adjacent property to the east. Construction of this interparcel access is contingent on the adjacent property owner's permission. Staff is concerned that this proposed interparcel access does not provide a true connection between the Oracle complex and the adjacent property to the east. First, the

proposed interparcel access would only serve those exiting the residential parking garage and not the entire Oracle site. Furthermore, the interparcel access only allows vehicles traveling from the residential buildings' underground parking garage to access the Plaza America site. Vehicle wishing to travel from the Plaza America site to the Oracle campus would have to use Sunset Hills Road in order to access the adjacent property. In essence, it does not provide a true interparcel connection as any vehicles on the Oracle campus that are not exiting the garage along the loading and emergency access lane and vehicles on the Plaza America site wishing to travel between the two properties will be forced to use Sunset Hills Road thus negating the purpose of an interparcel connection.

It does appear that a connection may be possible to the south of the proposed connection with the cooperation of the adjacent property. Therefore, staff recommends that a floating easement along the eastern property line to allow for the interparcel connection to be provided in an area more openly accessible for vehicles on both sites. At this time, however, this issue remains outstanding.

Issue: Bicycle Facilities

The PRC Plan depicts a total of fifty-four (54) bicycle parking spaces to be provided on level P-2 of the proposed parking garage. However, in order to meet the separate needs of short-term and long-term bicycle parking, staff recommends that ten (10) short-term bicycle parking spaces be provided in the building lobby areas and forty-four (44) long-term bicycle parking spaces be provided in a secured area within the parking garage. Staff also recommends that the applicant commit to installing inverted U-style bike racks or another bike rack design as approved by FCDOT. Staff has proposed a development condition addressing the provision of bicycle facilities. Only with the adoption of the proposed development condition will this issue be resolved.

Issue: Publicly-Accessible Public Parks and Park Authority Facilities

Fairfax County Park Authority staff reviewed the PRC application and recommended that the applicant integrate publicly accessible urban parks and amenities into the site layout, which meet the urban park standards and guidelines, such as plazas, fountains, street furniture, multi-use courts, tot lots, and tennis courts. The FCPA staff also noted that the applicant should contribute $877,417 to the FCPA to mitigate the impacts the new residents will have on Park Authority facilities.

Resolution:

The applicant has included a PRC Plan note to state that the subject site will include a swimming pool with changing facilities, a fitness and aerobics center as well as passive recreation areas around the dry pond and wet pond areas for dog walking and picnics. No further commitments to parks and recreational facilities have been made. The applicant contends that the subject property is subject to the taxes associated with Small District 5, which supports recreation and cultural facilities in Reston and the future residents will have paid access to the recreation facilities owned and managed by the Reston Association. As such, the applicant is not proposing a contribution to the FCPA.

Issue: Stormwater Management/Best Management Practices (SWM/BMP)

The applicant has proposed to use the two existing SWM/BMP facilities on the Oracle campus to serve the proposed residential development. The Fairfax County Department of Public Works and Environmental Services reviewed the application and determined that the applicant needed to provide information on the condition of the outfall for the site in terms of capacity and stability of the existing outfall, which is information that is required with the submission of a PRC application.

Resolution:

The applicant has revised the outfall narrative included in the PRC application to provide the information regarding the stability of the outfall and capacity of the existing outfall. Based on this SWM/BMP information, DPWES staff has noted that the existing wet pond and dry pond on the Oracle campus will likely be able to meet the water quantity and water quality requirements for the proposed development. However, the final determination will be made at the time of site plan review.

Issue: Landscaping

As was previously noted in this report, the application area currently contains mature vegetation along the northern portion of the site. All of that mature vegetation is proposed to be removed with the proposed development. While the landscape plan included in the PRC Plan depicts trees and vegetation including canopy, evergreen and ornamental trees, staff believes that the applicant should provide additional landscaping on the site including street trees along the existing trail on Sunset Hills Road and utilize features such as green roofs in order to supplement the natural vegetation that will be lost as a result of the proposed development.

ZONING ORDINANCE PROVISIONS (Appendix 12)

P-District Standards

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. According to the Purpose and Intent contained in the Zoning Ordinance, the flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning. Once a rezoning to the PRC District is approved, a PRC Plan is required prior to site or subdivision plan approval. The standards for review with PRC Plans are the General Standards and Design Standards contained in Sections 16-101 and 16-102 of the Zoning Ordinance and the applicable objectives and regulations of the PRC District in Sect. 6-301.

6-301 Purpose and Intent

As discussed above, the PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of the planning, design and development, including the review of PRC Plans.

Objective 1: *A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.*

The subject property is located in an area where there are a variety of employment opportunities and commercial services. The applicant is proposing to construct two multifamily buildings with a maximum of 457 dwelling units. The applicant has carried forward a CPA note on Sheet 3 of the PRC Plan, which includes a commitment for the applicant to contribute $1,000 per dwelling unit for affordable housing in the Reston Community. However, in order to truly provide housing for a variety of income levels, staff recommends that the applicant provide workforce housing units in compliance with the Policy Plan (specifically that a minimum of 12 percent of the residential units provided be workforce housing units).

Objective 2: *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.*

The subject property is a 5.0 acre portion of the 22.24 acre Oracle campus which was originally designed and approved as an office park complex consisting of four office buildings. The adjacent Plaza America site to the east is a mix of office and retail uses. Residential development did not become a component of the site until the CP was amended in 2006. At the time of that review, staff expressed concern that there appeared to be no relationship between the proposed residential and the existing surrounding office developments. In order to address this concern, the applicant committed to create shared passive recreation areas around the existing Oracle stormwater management ponds which would tie together the residential and office uses. However, the proposed PRC plan provides no details on these areas. In addition, as noted earlier in this report, the applicant has not expanded upon the building sections and perspectives contained in the previously approved CPA Plan. The applicant has verbally stated that the architecture of the residential buildings would be compatible with the surrounding office buildings, but would have a distinct character and material to indicate that the buildings are residential. However, no elevations or sections have been provided which demonstrate the architectural concept for the proposed residential buildings. Without this information, staff cannot adequately evaluate whether or not the proposed buildings will provide an orderly arrangement of land uses with respect to the surrounding community. Therefore, staff cannot conclude that this objective has been met.

Objective 3: *A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.*

As previously discussed in this report, the Fairfax County Department of Transportation has provided the applicant with recommendations for roadway improvements to address the impacts of the increased vehicular traffic that will be generated by the residential development and to improve pedestrian travel in the vicinity of the site. Additionally, FCDOT staff has provided comments on improvements to the internal vehicular circulation on the site as well as to the proposed interparcel connection to the Plaza America to the east. These recommendations have not been addressed at this time.

Objective 4: *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.*

The proposed development will be served by Lake Anne Elementary School, Hughes Middle School, and South Lakes High School. The 457 units proposed with this application would create the potential for 38 new students. If the approved proffer guidelines were applicable, the students generated by this application would warrant a contribution of $356,364 for schools (38 students x $9,378 per student). No contribution to Fairfax County Public Schools has been provided with the application.

The layout offers pedestrian amenities including a coordinated pedestrian circulation system. A passive recreation area and small play area are depicted in the center plaza area between the two proposed buildings. Possible locations for pools are also shown for the proposed multifamily buildings. The development is in close proximity to the Reston Town Center, the Reston Library, and the Reston Hospital, which provide educational, cultural, medical, and recreational facilities.

Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.*

As previously discussed, the existing mature tree growth in the northern portion of the site will be removed with the proposed development. The landscape plan included in the PRC Plan depicts trees and vegetation including canopy, evergreen and ornamental trees. However, staff recommends that the applicant provide additional landscaping on the site including street trees along the existing trail on Sunset Hills Road and utilize features such as green roofs in order to supplement the natural vegetation that will be lost as a result of the proposed development.

Furthermore, the notes approved with the CPA stated that the areas around the existing stormwater management ponds on the Oracle campus would be utilized in order to provide shared passive recreation areas for residents of the proposed buildings as well as the office users on the Oracle campus. However, no details on the passive recreation areas have been provided with the PRC application to demonstrate that this commitment will be implemented with the proposed development. Therefore, in staff's opinion, this standard has not been met.

Objective 6: *The provision of adequate and well-designed open space for the use of all residents.*

The general notes of the PRC Plan state that recreational facilities will include passive recreational areas around the existing dry and wet ponds on the Oracle campus, areas with outdoor seating, an open lawn area, a swimming pool, and a fitness and aerobic center.

However, the proposed PRC plan provides no details on any such passive recreation areas around the existing Oracle stormwater management ponds, and the outdoor seating areas and the swimming pool are not depicted on the PRC Plan. Furthermore, the applicant has not secured and agreement that would allow the residents to utilize the areas around those ponds for passive recreation.

Just east of the proposed open lawn area within the center of the two residential buildings, the PRC Plan depicts a very small play area. In order to provide more adequate usable open space for the residents of the buildings, staff recommends that the applicant provide a larger play area and commit to a minimum size for the active recreational facilities. The urban design guidelines for the transit station areas recommend that public art and/or sculpture should be incorporated into the open space areas. The applicant has not made any commitments to provide public art in any of the open space area. Staff believes that the design of the open space areas can be improved upon, and that this objective has not been satisfied.

Objective 7: *The staging of development in a manner, which can be accommodated by the timely provision of public utilities, facilities, and services.*

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston and currently meets fire protection guidelines. The site is located in the Colvin Run Watershed (D2) and will be sewered by the Blue Plains Treatment Plant and excess capacity is available at this time. The existing 8-inch pipeline located on this property is adequate for the proposed use. Adequate domestic water service is available at the site; however, depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. Therefore, this objective has been met.

The requested PRC Plan must also comply with Sections 16-101, General Standards and 16-102, Design Standards.

Section 16-101 General Standards (PRC Plan)

General Standard 1 *states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.*

As previously discussed in this report, the subject application has not demonstrated conformance with the character of the adopted Comprehensive Plan with regards to the urban design guidelines for the site. As previously stated, the applicant has not provided the detailed information, including architectural concepts and building elevations to demonstrate that the design will be in character with the vision for the Transit Station Areas, therefore this standard has not been met.

General Standard 2 *states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.*

As previously discussed, in order create a connection and relationship between the proposed residential buildings and the surrounding development, including the Oracle offices to the west and the Plaza America development to the east, the CPA notes approved with the CPA stated that shared passive recreation areas would be provided around the existing stormwater management ponds on the Oracle campus and that a lighted trail would be provided between the subject site and the Plaza America site. However, no details have been provided with the PRC application to demonstrate that these commitments will be implemented with the proposed development. The PRC plan does not demonstrate that a mixed-use community will be established with the proposed development; instead the residential buildings would be an isolated enclave within an office complex. Therefore, in staff's opinion, this standard has not been met.

General Standard 3 *states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.*

As previously discussed, the subject property currently contains a surface parking lot with 199 parking spaces. There are existing mature trees along the northern portion of the subject site, which will all be removed with the proposed development. Staff believes the applicant should pursue any opportunities to preserve some of the existing mature vegetation on the site or find opportunities to provide additional supplemental planting on the site, such as green roofs or additional street trees along Sunset Hills Road. Therefore, this standard has not been met.

General Standard 4 *states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.*

The proposed development will not hinder or prevent and surrounding undeveloped areas to develop in accordance with the Comprehensive Plan and will not cause injury to the use or value of any surrounding development; therefore, this standard has been met.

General Standard 5 *states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.*

The subject property is in a location where all the identified public facilities and utilities are currently available; therefore, this standard has been met.

General Standard 6 *states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.*

The PRC Plan depicts a development that provides coordinated linkages between the two proposed residential buildings. However, staff believes that the connections to external facilities such as to the Plaza America site to the east and the pedestrian connections to the north side of Sunset Hills Road could be improved upon.

Both FCDOT and VDOT have provided the applicant with recommendations for pedestrian improvements including the extension if median noses in order to provide areas for pedestrian refuge along Sunset Hills Road, but the applicant has not committed to providing any external pedestrian improvements with the PRC application.

While the PRC Plan provides a pedestrian trail connection to the Oracle Office complex to the south (Phase III - PRC 86-C-121), which includes a provision for pedestrian improvements and/or escrows for future pedestrian improvements along the Dulles Toll Road and Reston Parkway, including a public access easement, in order to provide direct pedestrian access to the future rail station, including a pedestrian trail along the Dulles Airport Access Road. That provision requires approvals from VDOT and the Metropolitan Washington Airports Authority (MWAA).

The notes approved with the CPA state that the applicant shall install lighting on the existing and proposed trail connection between the subject property and the adjacent Plaza America development located in the southeastern corner of the property. It further states that lighting fixtures shall be fully-shielded, cut-off fixtures directed inward and downward in order to reduce glare on adjacent properties, and that the lighting shall be installed prior to the issuance of the first residential Use Permit for Phase IV of the Property. However, no information on lighting has been provided with the PRC application.

As previously discussed, the PRC Plan depicts a potential vehicular interparcel access connection from a parking garage exit between the proposed multifamily buildings to the Plaza America site to the east. This interparcel access point would only serve those vehicles exiting the residential parking garage, not the entire Oracle site. In addition, the interparcel access only allows vehicles traveling from the Phase IV residential buildings underground parking garage to access the Plaza America site. Vehicle wishing to travel from the Plaza America site to the Oracle campus would

have to use Sunset Hill Road in order to access the adjacent property. Staff recommends that the applicant provide a true interparcel access between the subject site and Plaza America, which would allow vehicles to travel between both sites without having to utilize Sunset Hills Road.

Section 16-102 Design Standards

Design Standard 1 *states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.*

The bulk standards, landscaping and screening are generally in conformance with the most similar conventional district. Therefore, this standard has been met.

Design Standard 2 *states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.*

The subject application proposes to provide 20% (approximately 1 acre) open space. The PRC Plan proposes to provide 830 parking spaces, including 820 underground parking spaces and 10 surface parking spaces. Staff has recommended that the applicant provide parking at the minimum amount required or seek a parking reduction due to the site's proximity to future Metrorail stations. The applicant has provided a note on Sheet 2 of the PRC Plan stating the applicant reserves the right to adjust the quantity and/or location of the parking spaces at the time of final site plan, as long as the minimum number of spaces is provided in accordance with the Zoning Ordinance or any subsequent parking reduction the applicant may request.

The applicant has provided a note on the PRC Plan stating that all signage on the site will be provided in accordance with Article 12 of the Zoning Ordinance and in compliance with the Reston Association Design Guidelines.

Design Standard 3 *states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, this standard states that a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.*

The proposed buildings will utilize the existing ingress/egress point at the intersection of Sunset Hills Road and Oracle Way. The PRC Plan depicts a pedestrian circulation plan consisting of existing and proposed trails and sidewalks which will provide connectivity within the development and to Sunset Hills Road and the Dulles Toll Road.

The PRC Plan also provides a pedestrian trail connection to the Oracle Office complex to the south and the proposed direct pedestrian access to the future rail station, which will require approvals from VDOT and MWAA. However, the proposed application does not depict an alternative pedestrian route to the future rail station in the event these approvals are not granted.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

While a CPA was previously approved for the subject property to permit residential development, the PRC District standards require the applicant to provide detailed plans in order to demonstrate compliance with the subject PRC District standards. The standards of Sect. 6-301 of the Zoning Ordinance include: (1) to provide an orderly and creative arrangement of all land uses with respect to each other and to the entire community; and (2) to provide a planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways. Sect. 16-303 of the Zoning Ordinance states that PRC Plans shall include a statement of the architectural concepts and typical bulk of the proposed structures, and if available, schematic architectural sketches. Furthermore development in the PRC District must be in substantial conformance with the adopted Comprehensive Plan with respect to type, character, intensity of use, and public facilities.

For the numerous reasons outlined in this staff report, staff concludes that the subject application, as currently submitted is not in conformance with the character of the adopted Comprehensive Plan. Furthermore, this PRC application, as currently submitted, does not provide the level of detail to allow staff to evaluate the proposed development's compliance with the subject Zoning Ordinance standards and leaves a number of outstanding issues that should be addressed prior to approval of this PRC application, including:

- The application has not provided the level of detail required to demonstrate the compatibility of architecture for the residential buildings with that of the office buildings and surrounding development.

- The application does not provide transportation improvements to the intersection of Sunset Hills Road and Reston Parkway and pedestrian improvements and the intersection of Sunset Hills Road and Oracle Way/Old Reston Avenue as recommended by FCDOT and VDOT.

- The application does not include a transportation demand management program with specific measures geared towards the residential buildings as recommended by FCDOT.

- The application does not include any details on the passive recreation areas to be provided around the existing Oracle stormwater management ponds, which might create a relationship between the offices and the proposed residential buildings.

As a result of these outstanding issues, staff cannot support this application.

Recommendation

Staff recommends denial of PRC 86-C-121-03. However, should the Board of Supervisors approve PRC 86-C-121-03, staff recommends that the approval be subject to the development conditions consistent with those contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, 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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this PRC Plan 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.

All applicable standards have been satisfied with the proposed development conditions.

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 Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Clerk's Letter and Development Conditions (PRC 86-C-121)
4. Approved Notes and Plan for CPA 86-C-121-8-3
5. Approved Notes and Plan for CPA 86-C-121-8-2
6. Approved Notes and Plan for CPA 86-C-121-8
7. Excerpted Proffers for RZ 86-C-121
8. Land Use and Environmental Analysis
9. Transportation Analysis
10. Stormwater Management Analysis
11. Fairfax County Park Authority Analysis
12. Fairfax County Public Schools Analysis
13. Fire and Rescue Analysis
14. Sanitary Sewer Analysis
15. Zoning Ordinance Provisions
16. Glossary

PROPOSED DEVELOPMENT CONDITIONS

PRC 86-C-121-03

June 10, 2010

If it is the intent of the Board of Supervisors to approve PRC 86-C-121-03, located at Tax Map 17-4 ((1)) 7B, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Oracle – Phase IV, Reston Section 95 Blocks 2", prepared by Urban Ltd., consisting of 29 sheets, and dated February 2008 as revised through May 7, 2010. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to allowances for the installation of utilities and/or trails as determined necessary by the Director of DPWES.

3. Any retaining walls provided which are not shown on the PRC plan shall not exceed four feet in height. If greater wall height is required, the retaining walls shall be terraced with landscaping provided between the retaining walls.

4. All signage of the subject property shall be harmonious with the existing and planned signage for the overall Oracle Campus and in conformance with Article 12 of the Zoning Ordinance.

5. Prior to site plan approval, an acoustical analysis performed in accordance with the Department of Planning and Zoning's approved noise study submission guidelines, shall be submitted to the Environmental and Development Review Branch of the Department of Planning and Zoning (DPZ) identifying and committing to the appropriate mitigation measures to ensure that interior noise levels shall not exceed 45 dBA Ldn and that exterior noise levels in outdoor recreational areas shall not exceed 65 dBA Ldn.

6. Ten (10) short-term bicycle parking spaces shall be provided in the residential building lobby areas and forty-four (44) long-term bicycle parking spaces shall be provided in a secured area within the parking garage. Inverted U-style bike racks or another bicycle rack design as approved by the Fairfax County Department of Transportation (FCDOT) shall be installed in the bicycle parking areas. The bicycle parking shall be installed prior to the issuance of the first Residential Use Permit (RUP) for the building served by such facilities.

7. A "Right-Out Only" sign shall installed at the loading/emergency entrance/garage exit only depicted at the east end of the West Tower.

8. As stated in the approved notes for CPA 86-C-121-8-3, a pedestrian countdown system shall be installed on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Oracle Way, Sunset Hills Road, and Old Reston Avenue. The countdown system shall be installed prior to the issuance of the first RUP for Phase IV of the Oracle Campus.

9. As stated in the approved notes for CPA 86-C-121-8-3, a pedestrian countdown system shall be installed on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Reston Parkway and Sunset Hills Road. The countdown system shall be installed prior to the issuance of the first RUP for Phase IV of the Oracle Campus.

10. No more than ten (10) surface parking spaces shall be provided on the subject property as shown on the PRC Plan.

11. Prior to issuance of the first RUP for Phase IV of the Oracle Campus, the applicant or representative designated by the applicant shall meet with representatives of LINK and FCDOT to implement mutually agreed upon Transportation Demand Management (TDM) strategies and measures for the residential uses to include but not limited to, the following:

    i. Promote the use of mass transit, ride-sharing and other transportation strategies to reduce vehicle trips during peak hours by distributing flyers and announcements on community bulletin boards.

    ii. Advise tentative/purchasers with the residential development of the existence of LINK and disseminate information available from LINK in residential lease and purchase packages;

    iii. Provide infrastructure permitting internet connections (such as broadband cable or DSL) in a dwelling to facilitate working at home;

    iv. Provide a business center, meeting room and/or similar facilities selected by the applicant for use by residents as a means to encourage telecommuting; and

    v. Provide one (1) Metro SmartCard to each residential unit constructed in Phase IV with an initial balance of at least $25.

12. A landscape plan shall be submitted as part of the first and all subsequent site plan submissions that is in substantial conformance with the landscaping shown on Sheet 8 of the PRC Plan for the review and approval of the Urban Forest Management Division (UFMD), DPWES.

13. As stated in the approved notes for CPA 86-C-121-8-3, landscaping, screening measures and tree cover shall be provided in accordance with Chapter 12 of the Public Facilities Manual and Article 13 of the Zoning Ordinance, as determined by UFMD, DPWES.

14. As stated in the approved notes for CPA 86-C-121-8-3, residents of the Phase IV residential buildings shall be permitted to use the SWM/BMP dry pond and SWM/BMP wet pond areas as shown on the PRC Plan for passive recreation purposes such as for dog-walking, picnics or similar activities.

15. As stated in the approved notes for CPA 86-C-121-8-3, subject to the execution of all necessary offsite easements and associated agreements with adjacent property owners to the east [Tax Map 17-4 ((27)) 2, 3, and 4], interparcel vehicular access shall be provided from the Phase IV residential buildings to the Plaza America office and retail development located immediately east of the subject property in a location determined in coordination with FCDOT and DPWES. Copies of all correspondence and related materials concerning the efforts to secure the interparcel vehicular access to the adjacent properties shall be provided to DPWES

16. As stated in the approved notes for CPA 86-C-121-8-3, lighting shall be installed on the existing and proposed trail connection between the subject property and the adjacent Plaza America development located in the southeastern corner of the subject property. Lighting fixtures shall be fully-shielded, cut-off fixtures directed inward and downward in order to reduce glare on adjacent properties. The lighting shall be installed prior to the issuance of the first RUP for Phase IV of the Oracle Campus.

17. As stated in the approved notes for CPA 86-C-121-8-3, prior to the issuance of a building permit for the Phase IV residential buildings, the final architectural and landscape plans for the residential buildings shall be submitted to the Reston Town Center Design Review Board for review and approval. No later than thirty (30) days after the submission of a building permit application for the first residential building in Phase IV, the final architectural plans shall be submitted to the Planning Commission for review and comment, with such review to occur prior to the issuance of the requested building permit.

18. The maximum height of the Phase IV residential buildings shall not exceed 180 feet in height (15 stories).

19. As stated in the approved notes for CPA 86-C-121-8-3, concurrent with the submission of the first site plan for the Phase IV residential buildings stormwater quality and stormwater quantity calculations shall be submitted to DPWES for review and approval, demonstrating that the existing SWM/BMP facilities are sufficient to provide for provide adequate disposition of stormwater on the subject property. This submission shall also confirm details of the existing BMP wet pond and BMP dry pond.

20. With the development of the Phase IV residential buildings, recreational amenities shall be provided within the interior of the building(s), on building rooftop space or at another location(s) in the Phase IV development. Such amenities shall include, at a minimum, the following:

    i. Swimming pool, including required changing facilities;

    ii. A fitness and aerobic center that shall include weights, exercise equipment and may include a sauna/steam room; and

    iii. Passive recreation area(s) to be utilized for recreational activities such as seating areas, formal gardens/patios and other facilities as selected by the applicant.

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.

PLANNED RESIDENTIAL COMMUNITY PLAN

THE ORACLE SITE - SECTION 95, BLOCK 2
STATEMENT OF JUSTIFICATION
SEPTEMBER 30, 2009

Department
OCT 0 8
Zoning Evalu

A. INTRODUCTION

Reston Excelsior, LLC (the "Applicant") seeks approval of a Planned Residential Community ("PRC") plan on Section 95, Block 2 (the "Property") within the Reston Town Center. Specifically, the site lies within the Oracle Campus and is located on the east side of Reston Parkway, south of Sunset Hills Road and north of the Dulles Toll Road. The site is identified on the Fairfax County Tax Map as 17-4 ((1)) 7B. A copy of the Fairfax County Tax Map is attached, with the Property outlined in red.

B. BACKGROUND

The five acre parcel was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of application RZ 86-C-121, which is one of the four rezoning applications collectively referred to as the "Reston Town Center rezonings." Proffers associated with the Town Center rezonings specified that, as each section of the Town Center developed, the owner(s) would submit conceptual plans, or Town Center Concept Plans (TCCP), for review by DPZ staff and approval by the Planning Commission.

The Development Plan ("DP") for the Oracle site is designated as Part 11 of RZ 86-C-121. The approved DP for Part 11 permits up to a maximum of 729,000 square feet of gross floor area, a maximum non-residential FAR of 0.70 and a maximum building height of "15 stories (180 feet)". Uses approved in this section include all uses permitted by right in the PRC District Town Center as well as certain other special exception (Category) and special permit (Group) uses that otherwise would be permitted only upon approval of a separate application by the Fairfax County Board of Supervisors or Board of Zoning Appeals.

On February 26, 1997, the Planning Commission approved a Town Center Concept Plan, conceptual plan CP 86-C-121-8, which permitted the development of four (4) office buildings, ranging in height from six (6) to eight (8) stories, and two five (5) story associated parking structures, totaling 725,000 square feet of gross floor area. The TCCP shows the four office buildings positioned in a "circle shape" and centered around a central plaza that consists a terraced tree save area, as well as a parking garage located along the eastern portion of the site.

On June 1, 2006, the Planning Commission approved an amendment to the Town Center Concept Plan ("TCCPA") (CPA 86-C-121-8-3, which permitted the development of two multifamily residential buildings with a maximum of 457 units at a maximum height of 180 feet. The residential buildings were approved in the location of one of the two undeveloped office buildings within the Oracle Campus.

C. OVERVIEW OF APPLICATION

As previously stated, the site has been the subject of a TCCPA approval, allowing the development of two multifamily residential buildings. In accordance with the requirements of Section 16 of the Zoning Ordinance, the Applicant now seeks approval of a PRC plan. The PRC plan is in substantial conformance with the approved TCCPA.

The planned residential units will be located among neighboring residential, retail and office uses and an abundance of community services within the planned community of Reston. Such proximate facilities include retail and professional services in Plaza America and Reston Town Center's Urban Core, as well as child care facilities, medical services, a regional library, the W&OD trail and planned Metrorail station. The Property also enjoys close proximity to the office uses in the Dulles Corridor and the Dulles International Airport. The planned residential development will offer high-quality condominium living with spectacular views of Reston and its surroundings.

The Applicant's design presents a pleasant environment for future residents. The architecture of the residential buildings will be compatible with the surrounding office buildings, but will be distinct in character and material to establish the residential development as a unique feature of the Campus.

As shown on the PRC plan, the Applicant will provide pedestrian connections to surrounding areas and has included small pocket parks, complete with special paving, landscaping and sitting areas, within the development for the enjoyment of residents. The existing pedestrian and bicycle trail along Sunset Hills Road and Oracle Way are attractively landscaped and heavily used by pedestrians and will remain with the development of the Property.

D. CONCLUSION

With approval of this PRC Plan, Reston Town Center will continue to develop as a live-work-play environment with a full range of uses supported by neighborhood recreational amenities, services and entertainment. Additionally, this development will complement the efforts of the Fairfax County Board of Supervisors to permit appropriate residential densities and a diversity of uses in proximity to future rail stations. The Applicant respectfully requests the support of the Planning Staff and the approval of this PRC Plan by the Planning Commission and Board of Supervisors.

Respectfully submitted:

Ben Wales

Ben I. Wales
Cooley Godward Kronish LLP

354292 v2/RE

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 29, 2009

G. Evan Pritchard
Walsh, Colucci, Lubeley, Emrich & Walsh PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Planned Residential Community Application PRC 86-C-121

Dear Mr. Pritchard:

At a regular meeting of the Board of Supervisors held on April 27, 2009, the Board approved Planned Residential Community Application PRC 86-C-121 in the name of Oracle USA, Incorporated. On May 4, 2009, the Board of Supervisors reconsidered Planned Residential Community Application PRC 86-C-121 to clarify the PRC case number and the date listed on the plat as April 8, 2009. The Board of Supervisors unanimously approved these clarifications. The Board's action approved the PRC Plan associated with Rezoning Application RZ 86-C-121 to permit a third office building and associated parking structure. The subject property is located at 1900 Oracle Way [Tax Map 17-4 ((1)) 7A pt.] on approximately 3.9 acres of land zoned PRC in the Hunter Mill District and is subject to the following development conditions:

1. At least one LEED-accredited professional shall be on the design team for the proposed building and parking garage.

2. The building shall utilize Energy Star qualified appliances and fixtures, where applicable.

3. Highly-reflective roofing material, insulated glass in base building applications, low-emitting building materials, energy efficient building systems features, equipment to control/reduce water flow, and LED lighting, where applicable, shall be used.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

4. Construction of the trail system delineated on the PRC Plan, including obtaining all necessary right-of-way permits from the Metropolitan Washington Airports Authority (MWAA) and the Virginia Department of Transportation (VDOT), shall be diligently pursued. In the event that the necessary right-of-way permits are unable to be secured and such diligent efforts to pursue such right-of-way permits are demonstrated to the satisfaction of DPWES, a contribution shall be made in lieu of the construction of the trail system along the Dulles Airport Access Road. The contribution shall equal the cost of said trail system, and be deposited by the applicant into a fund designated by Fairfax County for the improvement of the transportation network in the immediate vicinity of the subject property within the Dulles Suburban Center or Hunter Mill District.

5. Prior to issuance of a Non-Residential Use Permit (Non-Rup) for the proposed office building, the applicant shall complete construction on the trail system along the Dulles Airport Access Road (DAAR), or provide a contribution in lieu construction of the said trail system in the event necessary right-of-way permits are unable to be secured. A public access easement shall be provided by the applicant for the portion of the trail system to be located on the Oracle property, as shown on the PRC Plan.

6. The proposed five foot wide sidewalk located along the east side of Reston Parkway, shall be constructed as shown on Sheet 4 of the PRC Plan dated April 8, 2009.

7. Architectural elevations for the office building and parking garage, including materials, shall be in substantial conformance with those shown on the PRC Plan as determined by the Department of Planning and Zoning.

8. All trees and shrubs proposed on the Landscape Plan, Sheet 10, shall be planted in contiguous mulched beds per Urban Forestry Management (UFM).

9. Any plans submitted pursuant to this PRC Plan shall be in accordance with the approved PRC Plan entitled "PRC Plan 86-C-121 Oracle Phase III" prepared by Urban Ltd. and dated April 8, 2009.

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.

The Board also:

- Modified the Countywide Trails Plan in favor of that shown on the PRC Plan.

If you have questions regarding this Planned Residential Community Application, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

APPENDIX 4

County of Fairfax, Virginia

2006
Planning Commission

Peter F. Murphy, Jr.
Chairman
Springfield District

John R. Byers
Vice Chairman
Mount Vernon District

Suzanne F. Harsel
Secretary
Braddock District

Walter L. Alcorn
Parliamentarian
At-Large

Frank de la Fe
Hunter Mill District

Janet R. Hall
Mason District

James R. Hart
At-Large

Nancy Hopkins
Dranesville District

Ronald W. Koch
Sully District

Kenneth A. Lawrence
Providence District

Rodney L. Lusk
Lee District

Barbara J. Lippa
Executive Director

Sara Robin Hardy
Assistant Director

June 7, 2006

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

**RE: CPA 86-C-121-8-3 –
Lerner Enterprises, LLC**

Dear Mr. Looney:

The purpose of this letter is to formally advise you, as the applicant on the above referenced case, that on Thursday, June 1, 2006, the Planning Commission voted unanimously (Commissioners Alcorn and Harsel not present for the vote; Commissioners Lusk and Wilson absent from the meeting) to approve CPA 86-C-121-8-3, subject to the notes on the Conceptual Plan, dated May 16, 2006, as attached.

Also enclosed for your records is a copy of the verbatim of the Commission's actions on these matters. If you need additional information, please let me know.

Sincerely,

Barbara J. Lippa
Executive Director

Attachments (a/s)

cc: Cathy Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Commissioner, Hunter Mill District
Cathy Lewis, Staff Coordinator, ZED, DPZ
June 1, 2006 Date File
O-8 (b) File

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330
Fairfax, VA 22035-0001
703-324-2865, TTY 703-324-7951, FAX 703-324-3948

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT

ORACLE – SECTION 95, BLOCK 2, PHASE 4

NOTES

May 16, 2006

The Applicant reaffirms the Notes dated February 14, 1997 accepted in conjunction with CP 86-C-121-8, the Notes dated August 27, 1999 accepted in conjunction with CPA 86-C-121-8, and the Notes dated February 15, 2001 accepted in conjunction with CPA 86-C-121-8-2, which are all included on Sheet 5 of this Town Center Concept Plan, with the following modifications:

GENERAL

1. The area subject to this Town Center Concept Plan (TCCP) Amendment is known as Section 95, Block 2, Reston. The Tax Map reference for the parcel is now 17-4 ((1)) parcel 7A (the "Property").

2. The Property that is the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated May 16, 2006, and prepared by Urban Engineering & Associates, Inc. The portion of the Property within the dashed line on Sheet 2 of the TCCP, comprised of approximately 5.001 acres, shall be developed as illustrated on Sheets 2-3A of this TCCP. The balance of the subject Property shall be developed as illustrated on sheets 8-14 of this TCCP. Both are subject, however, to the notes dated February 14, 1997, August 27, 1999 and February 15, 2001 except as modified below, and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering as determined by the Department of Public Works and Environmental Services ("DPWES").

3. The Property consists of approximately 22.24 acres, excluding previously-dedicated right-of-way for public street purposes. Oracle USA, Inc. is the owner of the property ("Owner"). Lerner Enterprises, LLC is the contract purchaser of the approximately 5.001 acres of the Property (Phase IV) shown within the dashed line on Sheet 2 ("Purchaser"). Collectively, the Owner and Purchaser shall hereinafter be referred to as the "Applicant."

PHASING

8. As depicted on Sheet 2, the Phase I and Phase II office buildings, the associated parking garage, a SWM/BMP dry pond and SWM/BMP wet pond have already been constructed on the Property. The Phase III office building and associated parking garage will be constructed as depicted on Sheets 8-14 of this TCCP. The Phase IV residential buildings will be constructed as depicted on Sheets 2-3B of this TCCP. The phasing will be as follows:

Phase	**Square Feet / Units**	**Opening**
Phase I (office building)	203,525 SF	August, 1998 (complete)
Phase II (office building)	208,800 SF	August, 2001 (complete)
Phase III (office building)	203,000 SF	2008 or thereafter
Phase IV (residential)	457 residential units	2008 or thereafter
Total Proposed	615,325 non-residential SF	

8A. The Development Plan approved for Part 11 of RZ 86-C-121 for Section 95, Block 2, Reston permits the establishment of 729,000 square feet of nonresidential floor space on the Property. To date, a total of approximately 615,325 square feet of nonresidential gross floor area has been allocated to Phases I, II and III under this and prior Concept Plans. The Applicant reserves the right to use the remaining 113,675 square feet of presently-unallocated nonresidential gross floor area in accordance with the underlying Development Plan with the approval of a Concept Plan Amendment; provided, however, that the future use and development of such unallocated gross floor area generally shall be limited to the construction or modification of buildings and structures located within the existing or approved building footprints of Phases I, II, III and IV and associated parking structures and entryways, and no buildings or structures shall be established in the SWM/BMP dry pond and SWM/BMP wet pond areas shown on the Concept Plan.

LANDSCAPING

11B. As part of the Phase IV development, the Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on Sheets 3 and 3A of this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by Urban Forest Management of DPWES. Planting will be provided in accordance with the Planting Legend on Sheet 3A.

11C. Residents of the Phase IV buildings shall be permitted to use the SWM/BMP dry pond and SWM/BMP wet pond areas shown on the Concept Plan for passive recreation purposes, such as for dog-walking, picnics or similar activities. The Applicant, however, shall have no obligation to provide or construct additional facilities or passive recreation features in the SWM/BMP dry pond and SWM/BMP wet pond areas. The Applicant reserves the right to require that the unit owners association or owner of the Phase IV residential buildings, as applicable, secure appropriate insurance and agree to indemnify the Applicant against claims or liabilities arising from the use of the SWM/BMP dry pond and SWM/BMP wet pond areas by residents of the Phase IV buildings for such purposes.

11D. The Applicant shall install lighting on the existing and proposed trail connection between the Property and the adjacent Plaza America development located in the southeastern corner of the property and as more particularly shown on Sheet 3B of this Concept Plan. Lighting fixtures shall be fully-shielded, cut-off fixtures directed inward and downward in order to reduce glare on adjacent properties. The lighting shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property

TRANSPORTATION

22A. The Applicant shall install a pedestrian countdown system on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Oracle Way/Sunset Hills Road/Old Reston Avenue. The countdown signal shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property.

22B. The Applicant shall install a pedestrian countdown system on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Reston Parkway and Sunset Hills Road. The countdown signal shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property.

TRANSPORTATION MANAGEMENT PROGRAM

30A. A Transportation System Management ("TSM") program for the Reston Town Center District has been established as LINK and is administered by the Reston Town Center Association in coordination with the Fairfax County Department of Transportation. Among other things, LINK distributes ridesharing information, bus and rail transit schedules and other resources to property owners, employers and employees and residents within the Town Center District. Prior to the issuance of the first Residential Use Permit for Phase IV of the Property, the Applicant, or such other entity as the Applicant may designate, shall meet with representatives of LINK and the Fairfax County Department of Transportation to implement mutually agreed upon TSM strategies and measures for the residential uses to include, but not limited to, the following:

i. Promote the use of mass transit, ride-sharing and other transportation strategies to reduce vehicle trips during peak hours by distributing flyers and announcements on community bulletin boards;

ii. Advise tenants/purchasers within the residential development of the existence of LINK and disseminate information available from LINK in residential lease and purchase packages;

iii. Provide infrastructure permitting internet connections (such as broadband cable or DSL) in all dwellings to facilitate working at home;

iv. Provide a business center, meeting room and/or similar facilities selected by the Applicant for use by residents as a means to encourage telecommuting; and

v. Provide one (1) Metro SmartCard to each residential unit constructed in Phase IV with an initial balance of at least $25.

30B. The Applicant shall install bicycle storage facilities within the parking garage or cellars serving each residential building to be constructed in Phase IV. The storage facilities shall be installed prior to the issuance of the first Residential Use Permit for the building served by such facilities.

LAND USE

31. Office and residential uses shall be the predominate uses on the Property. The Applicant, and on behalf of tenants of the office buildings, reserves the right to include within the office buildings any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance.

SITE DESIGN

33. The architecture for the office buildings in Phases I-III generally will be consistent in design and materials used with one another. The Phase IV residential buildings' architecture may be of a different design and material than the office buildings. Prior to the issuance of a building permit for the Phase IV residential buildings, the Applicant shall submit final architectural and landscape plans for the residential buildings to the Reston Town Center Design Review Board for review and approval. No later than thirty (30) days after the submission of building permit applications for the first residential building in Phase IV, the Applicant will submit final architectural plans to the Planning Commission for review and

comment, with such review to occur prior to the issuance of the requested building permits.

38. Subject to the execution of all necessary offsite easements and associated agreements with adjacent property owners to the east (Tax Map 17-4 ((27)), Parcels 2, 3 & 4), the Applicant shall provide interparcel vehicular access from the Phase IV residential buildings to the Plaza America office and retail development located immediately east of the Property in the location generally shown on Sheet 2 of this TCCP. The interparcel vehicular access shall only be accessible to and used by residents of the Phase IV residential buildings constructed on a portion of the Property, and the Applicant shall be permitted to install electronic gate controls or similar measures to restrict use of the interparcel vehicular access to residents of the Phase IV buildings. The interparcel vehicular access shall not be designed or used as a secondary ingress/egress point for the owners of the adjacent Plaza America development, or their tenants, guests or invitees. The Applicant shall provide to DPWES copies of all correspondence and related materials, if any, concerning the Applicant's efforts to secure the interparcel vehicular access to the adjacent properties.

40A. The maximum building height of the Phase IV residential buildings shall not exceed 180 feet, as permitted under the Development Plan for Part 11 of the Reston Town Center approved in conjunction with RZ 86-C-121.

40B. Prior to the submission of the first building permit application for the first residential building in Phase IV, the Applicant shall submit to the Department of Planning and Zoning for review and approval a revised acoustical analysis, performed in accordance with the Department's approved noise study submission guidelines, to determine expected internal noise levels from the Dulles Toll Road, Reston Parkway and Sunset Hills Road on the proposed residential units. Such analysis shall consider the projected increase in traffic on the Dulles Toll Road, Reston Parkway and Sunset Hills Road and, where necessary, shall propose mitigation techniques to limit internal noise levels on affected units to below L_{dn} 45 dB(A). The Applicant shall implement such noise mitigation measures as may be required in order to limit internal noise levels in the affected residential units to at or below L_{dn} 45 dB(A) or the noise levels set forth in the Fairfax County Comprehensive Plan at the time of building permit issuance, whichever is more strict.

40C. Prior to the submission of the first building permit application for the first residential building in Phase IV, the Applicant shall submit to the Department of Planning and Zoning for review and approval a revised acoustical analysis, performed in accordance with the Department's approved noise study submission guidelines, to determine expected external noise levels from the Dulles Toll Road, Reston Parkway and Sunset Hills Road on external recreation areas of the proposed Phase IV development. Such analysis shall consider the projected increase in traffic on the Dulles Toll Road, Reston Parkway and Sunset Hills Road and, where necessary, shall propose mitigation techniques to limit external noise levels within outdoor recreation areas of the Phase IV development to at or below L_{dn} 65 dB(A) or the noise levels set forth in the Fairfax County Comprehensive Plan at the time of building permit issuance, whichever is more strict.

40D. The Property presently is served by existing stormwater management (SWM) and BMP facilities designed and constructed in accordance with PFM standards to address both water quantity and water quality issues resulting from development of the Property, including the Applicant's proposed Phase IV development. Consequently, no additional SWM/BMP facilities are required or proposed as part of the Applicant's proposed Phase IV development. Nevertheless, concurrent with the submission and approval of the first site

plan for the residential buildings, the Applicant shall submit to and obtain approval from DPWES confirmation that the existing SWM/BMP facilities are sufficient to provide for the adequate disposition of natural and stormwater on the Property. This submission will also confirm details of the existing BMP wet pond and BMP dry pond.

40E. As part of the Phase IV residential buildings, the Applicant shall provide recreational amenities within the interior of the building(s), on building rooftop space or at another location(s) in the Phase IV development. Such amenities shall include, at a minimum, the following:

i. Swimming pool, including required changing facilities;

ii. A fitness and aerobic center that shall include weights, exercise equipment and may include sauna/steam room; and

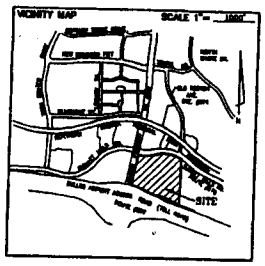
iii. Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens/patios and other facilities as selected by the Applicant.

RESTON COMMUNITY

43. The Applicant shall contribute $1,000 per unit to the Board of Supervisors to be used in support of access to affordable housing opportunities, particularly in the Reston community. The Applicant shall contribute such funds to the Board of Supervisors concurrent with the issuance of each Residential Use Permit for each residential unit constructed as part of the Phase IV development.

TOWN CENTER CONCEPT PLAN AMENDMENT
RESTON SECTION 95, BLOCK 2

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA



OWNER

ORACLE CORPORATION
PO BOX 8000
BELMONT, CA 94002 8000

DEVELOPER/APPLICANT

LERNER ENTERPRISES, LLC.
11908 HUFF COURT
NORTH BETHESDA, MARYLAND
301-984-1900

ARCHITECT

BRENNAN BEER GORMAN / ARCHITECTS
BRENNAN BEER GORMAN MONK / INTERIORS
515 MADISON AVENUE
NEW YORK, NY 10022
212-980-7000

TABULATIONS

GROSS SQUARE FOOTAGE: [illegible]

PARKING/LOADING: [illegible]

APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL SPACES.

[illegible]	[illegible]	PROPOSED
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[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

*FAR MAY EXCEED .35 WITH DENSITY CREDIT FOR PREVIOUS ROAD DEDICATIONS

SITE DATA

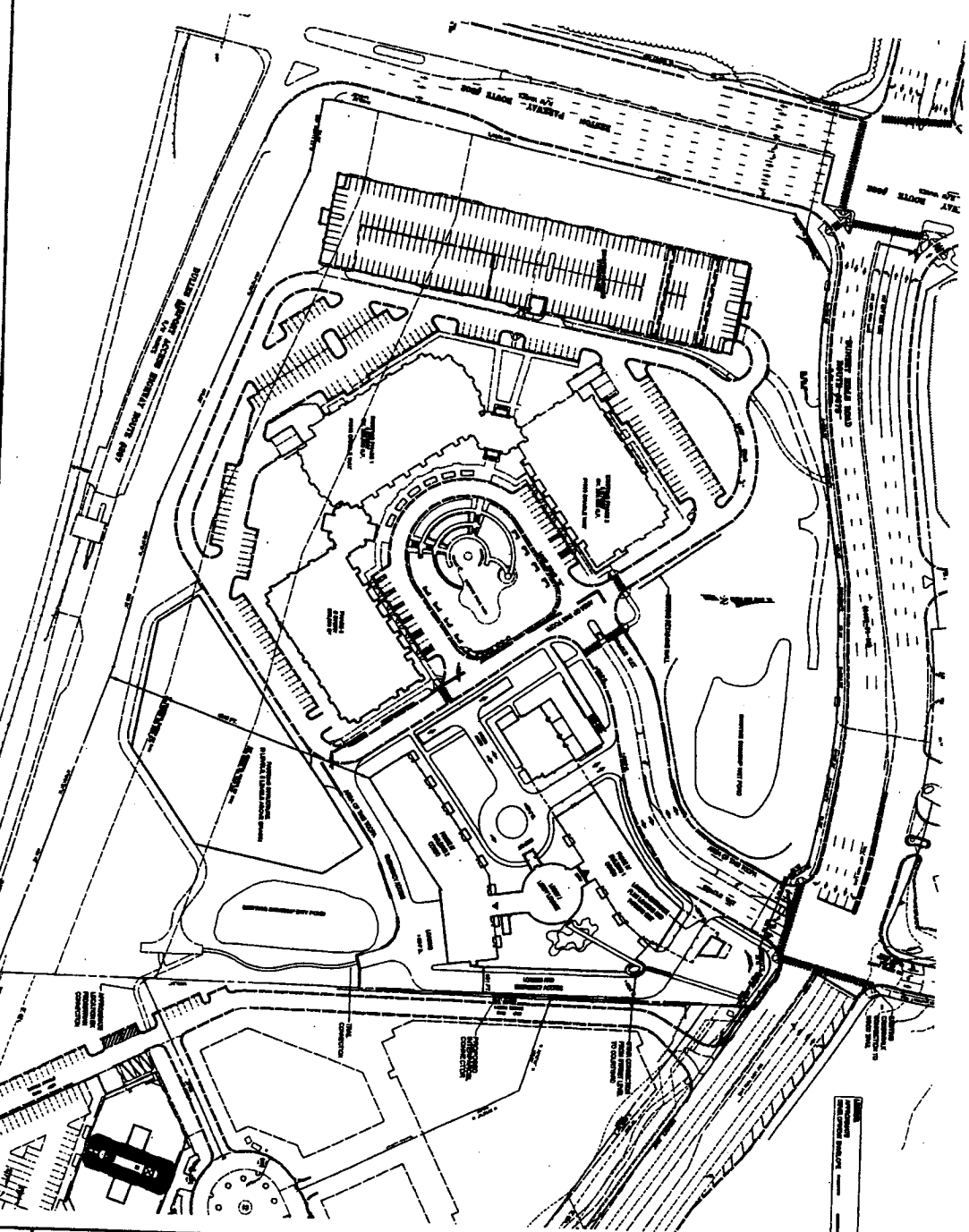
[illegible]

SHEET INDEX

1. COVER SHEET
2. RESTON TOWN CENTER CONCEPT DEVELOPMENT PLAN
3-3A. LANDSCAPE PLAN
3B. TRAIL ENHANCEMENT PLAN
4. PEDESTRIAN WALKING PLAN
5. SITE SECTIONS
6. SITE SECTIONS
7. RENDERED PERSPECTIVES
8-14. PREVIOUS TOWN CENTER CONCEPTS

URBAN ENGINEERING & ASSOC., INC.

COVER SHEET
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A
C.I. 186
DATE: AUGUST, 2000
SHEET 1 OF 14



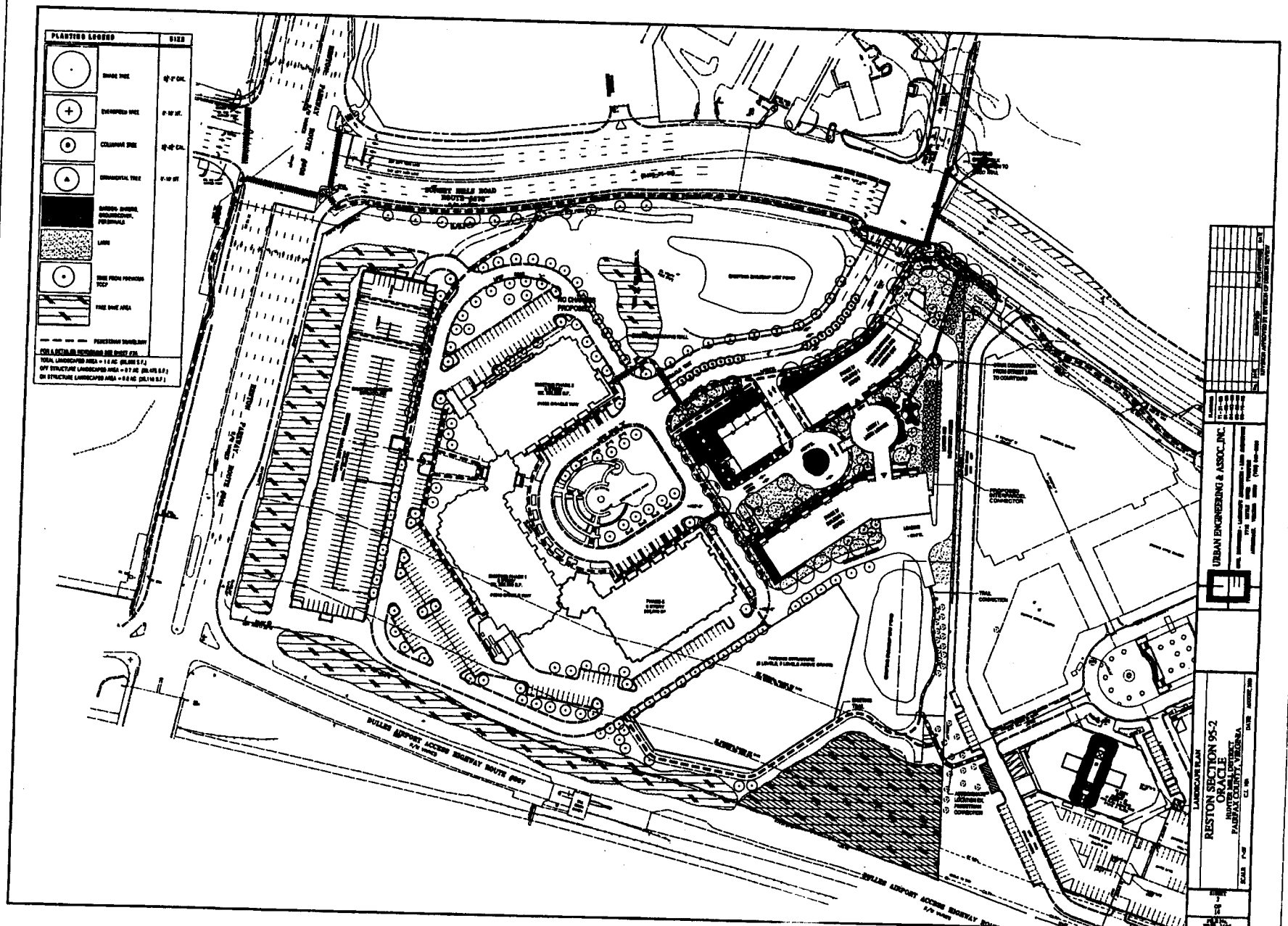
RESTON TOWN CENTER CONCEPT PLAN

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. FREE DATE: AUGUST, 2000

URBAN ENGINEERING & ASSOC., INC.

REVISION APPROVED BY DIVISION OF DESIGN REVIEW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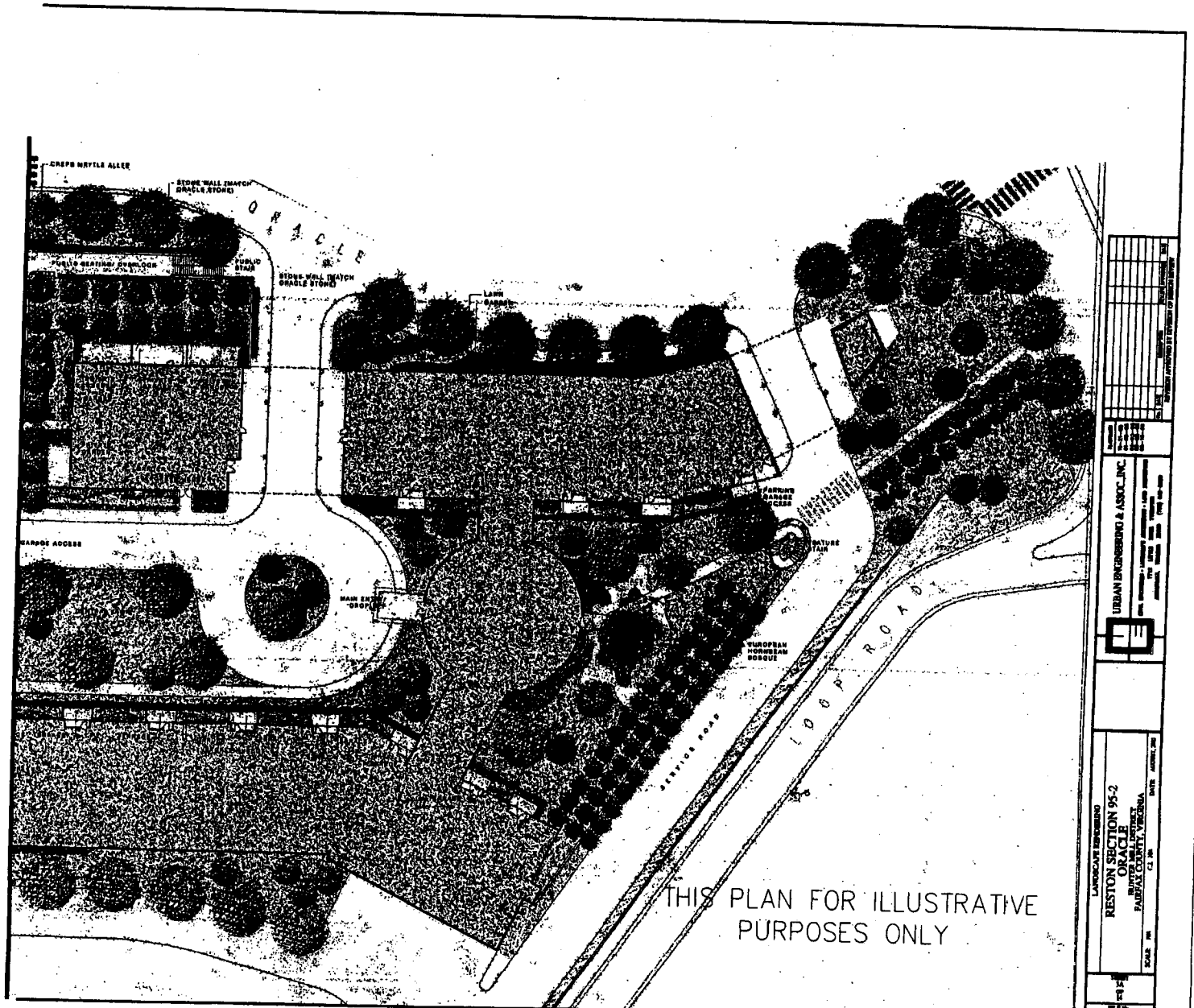
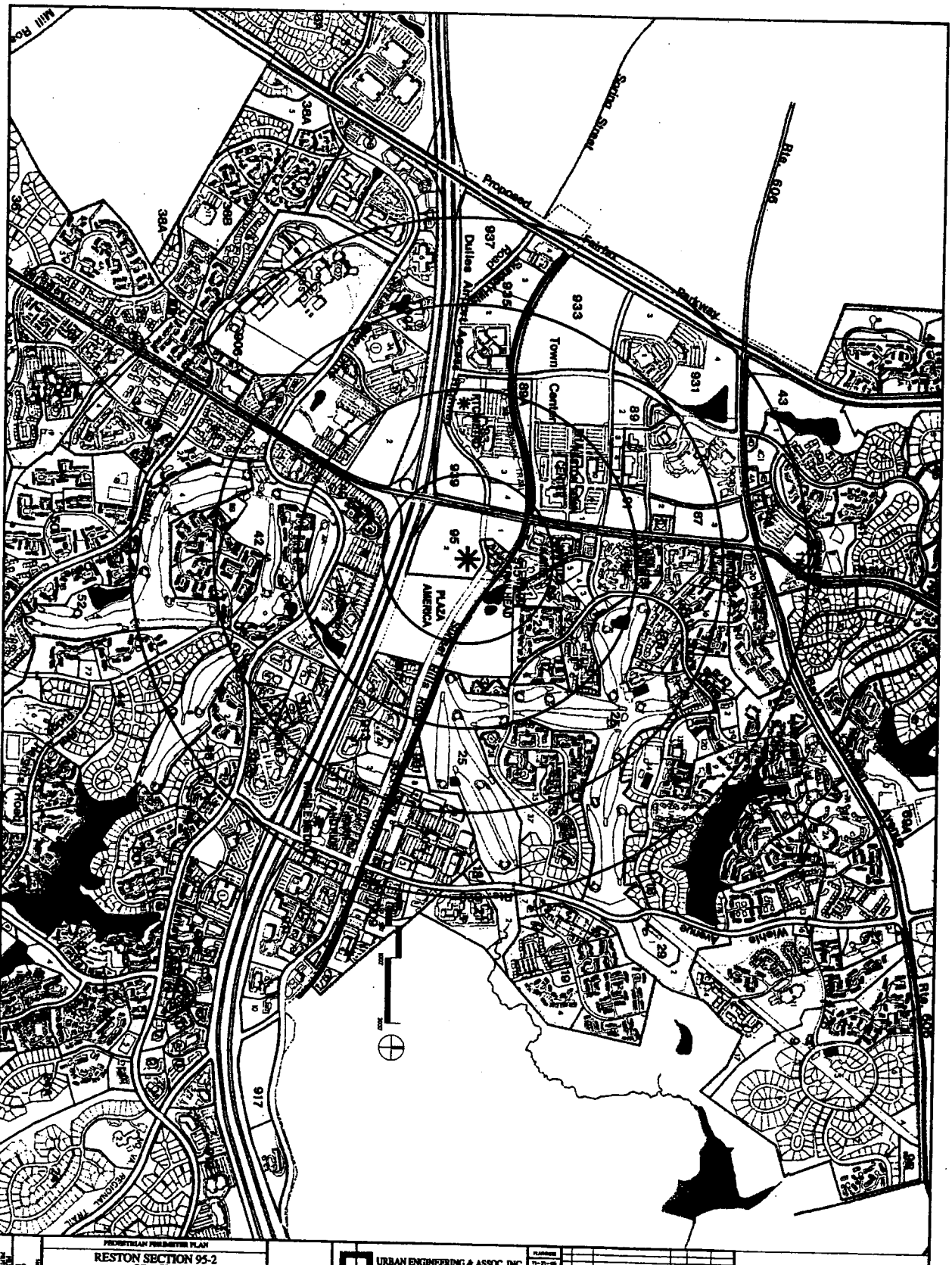
SIZE
SHADE TREE
EVERGREEN TREE
COLUMNAR TREE
ORNAMENTAL TREE
LAWN
TREE FROM PREVIOUS TCCP
TREE DRIVE AREA
PEDESTRIAN TRAVELWAY
SUNSET HILLS ROAD
DULLES AIRPORT ACCESS HIGHWAY ROUTE #267
TRAIL CONNECTION
PROPOSED INTERPARCEL CONNECTOR
URBAN ENGINEERING & ASSOC., INC.
LANDSCAPE PLAN
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA


CREPE MYRTLE ALLEE
STONE WALL (MATCH ORACLE STONE)
ORACLE
PUBLIC STAIR
STONE WALL (MATCH ORACLE STONE)
LAWN GARDEN
PARKING GARAGE ACCESS
NATURE TRAIL
EUROPEAN HORNBEAM BOSQUE
SERVICE ROAD
LOOP ROAD
THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY
LANDSCAPE ENGINEERING
RESTON SECTION 95-2
ORACLE
FAIRFAX COUNTY, VIRGINIA
URBAN ENGINEERING & ASSOC. INC.


Proposed
Fairfax
Parkway
Rte. 606
Sully Street
Dulles Airport Access Road
933
931
Town
Center
Plaza
America
Drive
Wiehle
Avenue
Rte. 606
917
Reston
Parkway
Rte. 606
Mill Road
Reston
Parkway
Regional Trail
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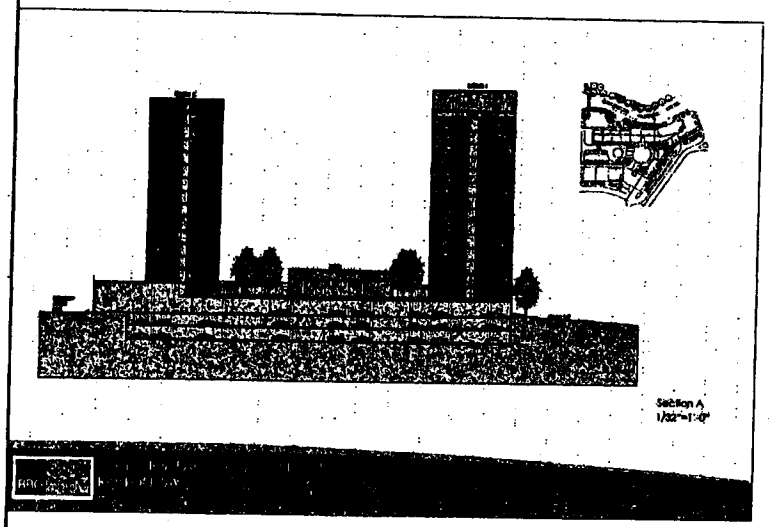
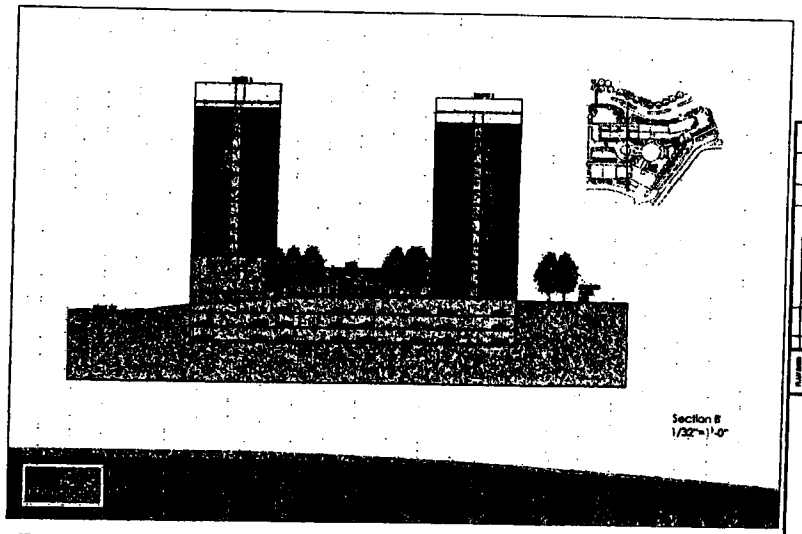
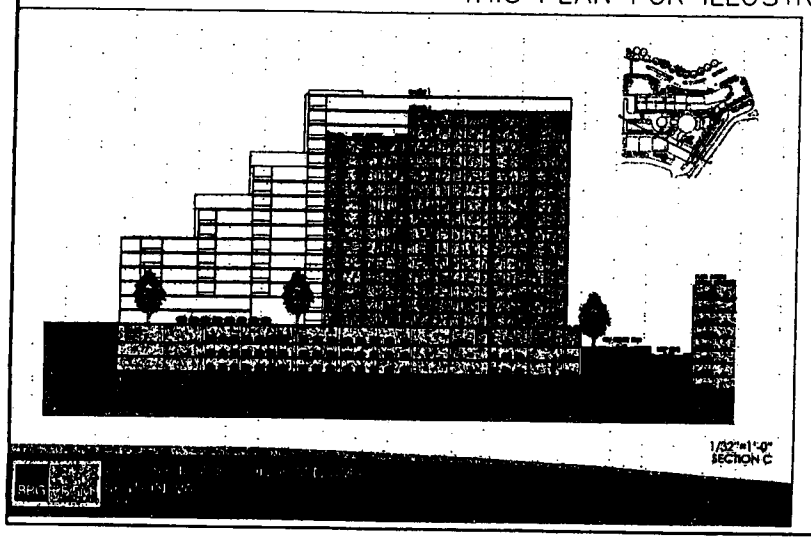
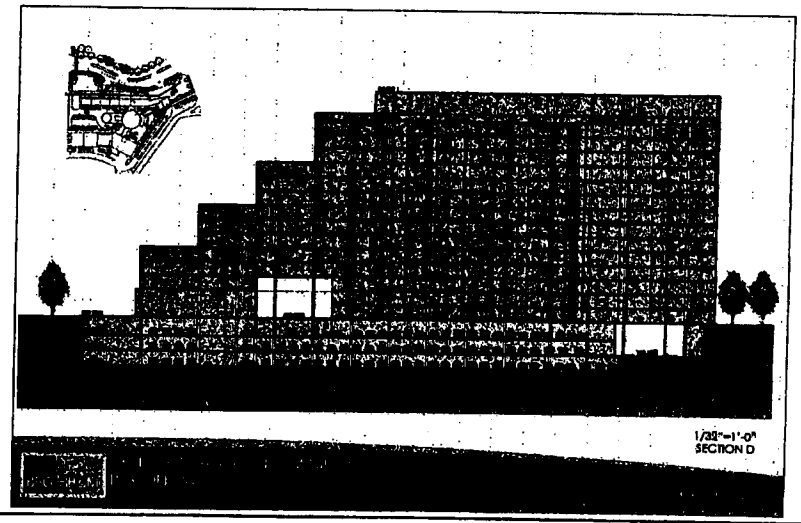
PEDESTRIAN PERIMETER PLAN
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: NOT
C.I. NO.
DATE: AUGUST, 2000
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LEESBURG PIKE
FALLS CHURCH, VIRGINIA 22043
(703) 942-5000
PLANNING
NO. DATE DESCRIPTION REVISION APPROVED BY
REVISION APPROVED BY DIVISION OF DESIGN REVIEW





THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY





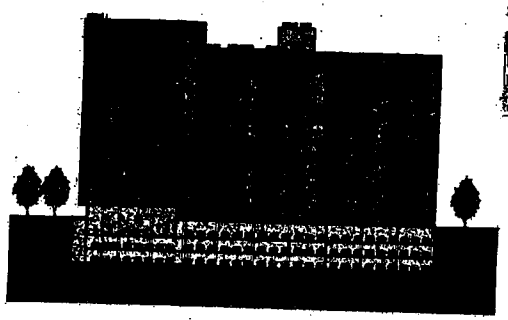
URBAN ENGINEERING & ASSOC. INC.

BUILDING SECTIONS

RESTON SECTION 95-2
ORACLE
HERNDON, VIRGINIA
FAIRFAX COUNTY, VIRGINIA

SCALE
DATE

THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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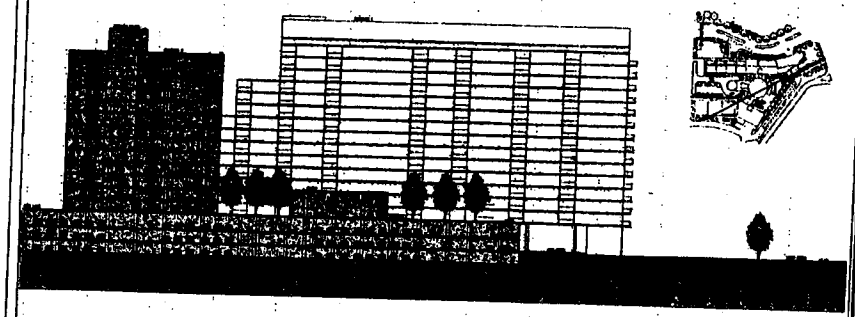
SECTION E



NTS
SECTION F

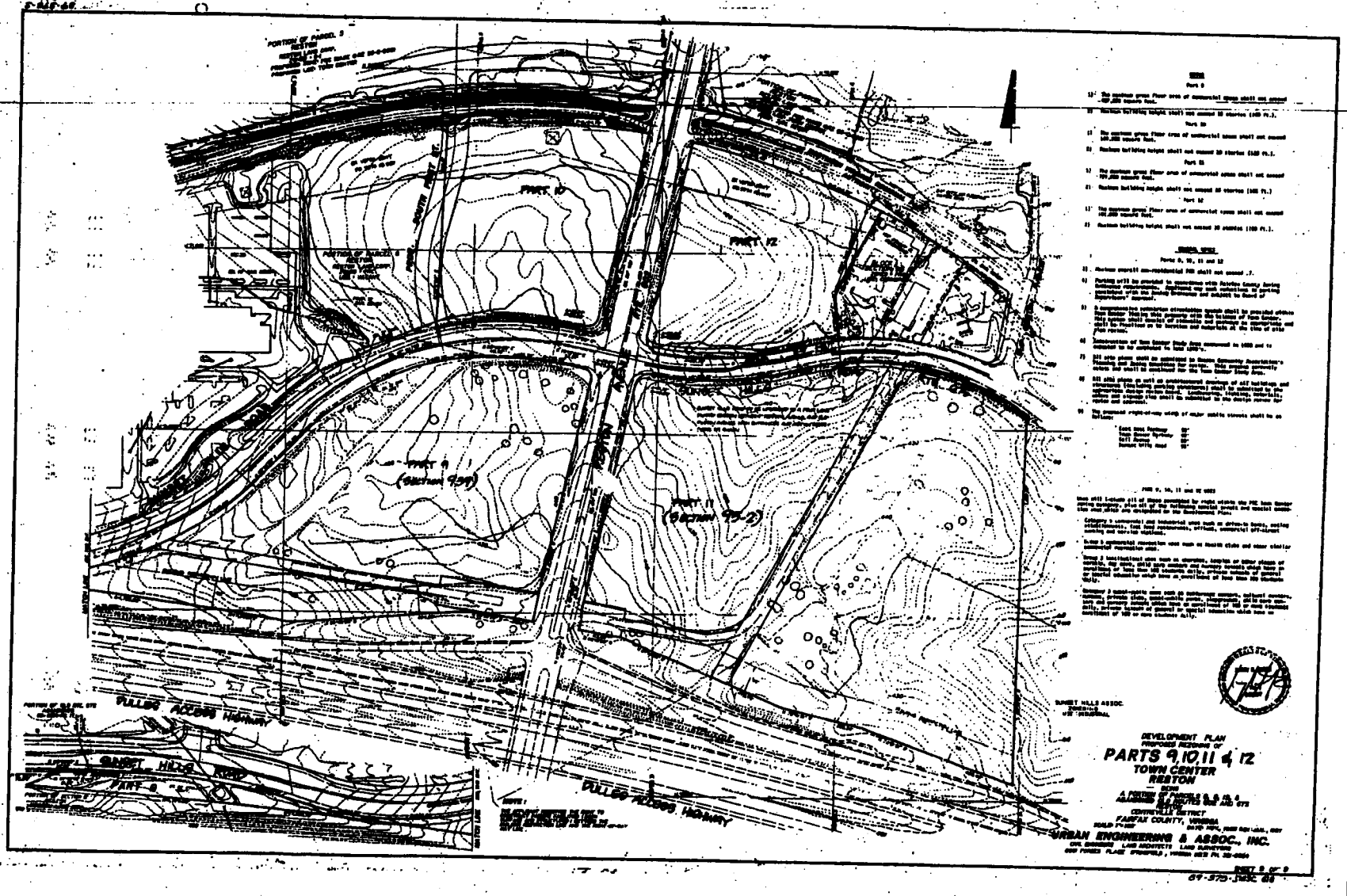
URBAN ENGINEERING & ASSOC., INC.

RESTON SECTION 95-2
ORACLE
HERNDON MID-DISTRICT
FAIRFAX COUNTY, VIRGINIA

THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY

URBAN ENGINEERING & ASSOC. INC.

RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA



DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
START COMMENTS 12/5/78
START COMMENTS
START COMMENTS
START COMMENTS

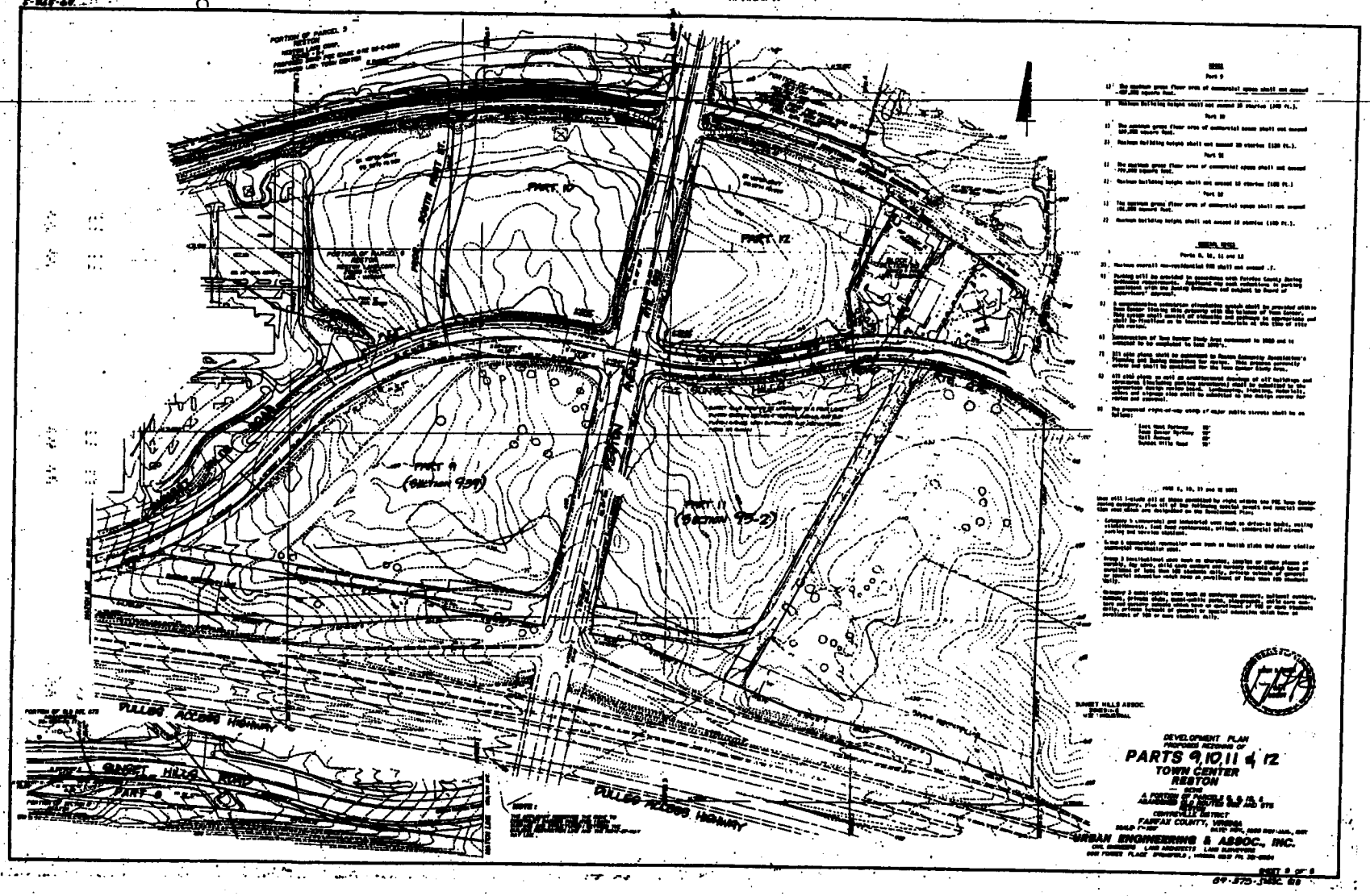
PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO 3-4-10600

DRAWING TITLE
DEVELOPMENT PLAN

SCALE AS NOTED
DATE 12/5/78
DRAWN BY MJM
CHECKED BY AS

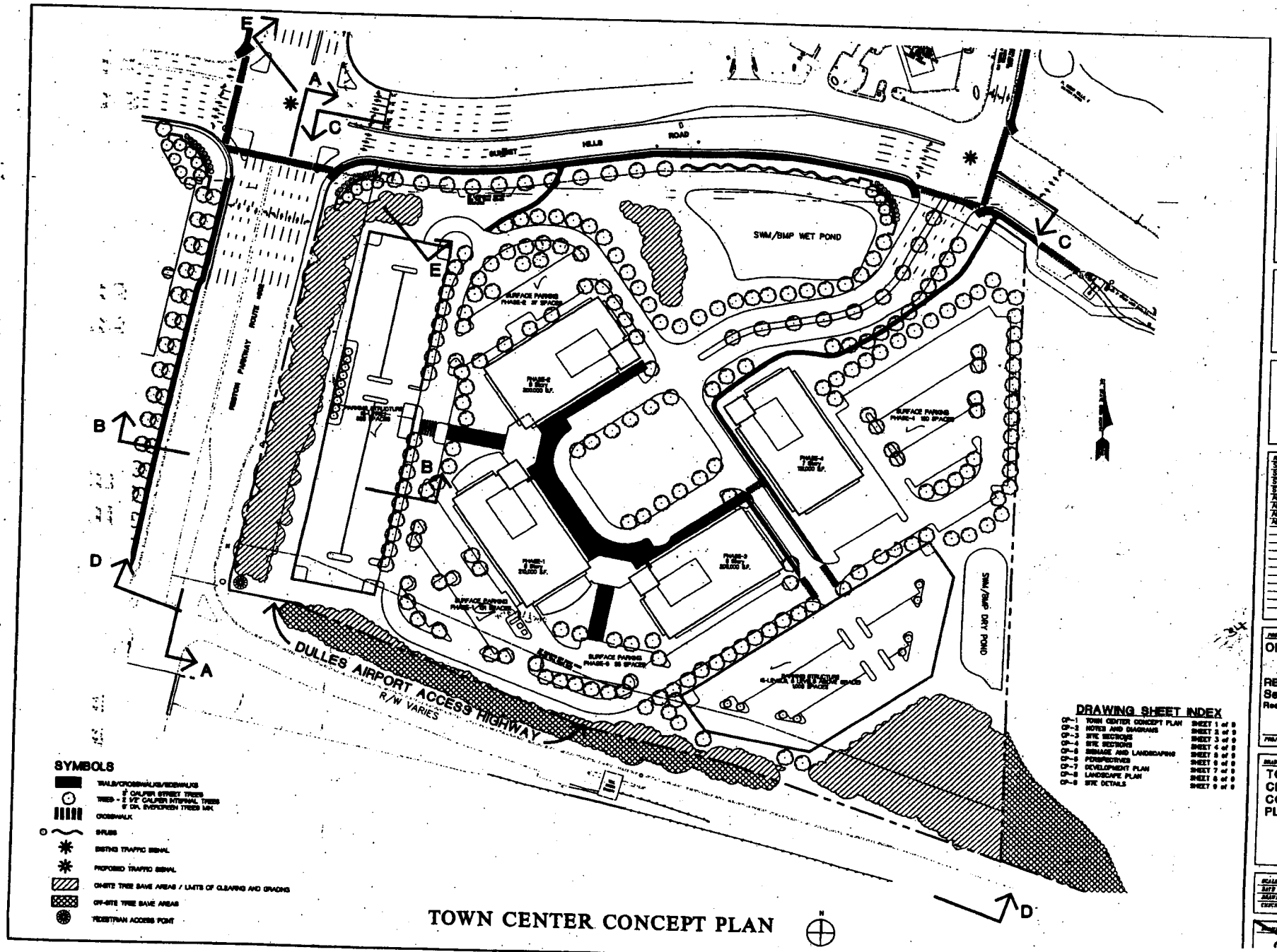


DAVIS • CARTER • SCOTT

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

DRAWING TITLE
DEVELOPMENT PLAN



DRAWING SHEET INDEX

CP-1	TOWN CENTER CONCEPT PLAN	SHEET 1 of 9
CP-2	NOTES AND DIAGRAMS	SHEET 2 of 9
CP-3	SITE SECTIONS	SHEET 3 of 9
CP-4	SITE SECTIONS	SHEET 4 of 9
CP-5	SIGNAGE AND LANDSCAPING	SHEET 5 of 9
CP-6	PERSPECTIVES	SHEET 6 of 9
CP-7	DEVELOPMENT PLAN	SHEET 7 of 9
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CP-9	SITE DETAILS	SHEET 9 of 9

TOWN CENTER CONCEPT PLAN

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS	
STAFF COMMENTS	12/5/98
STAFF COMMENTS	1/17/97
STAFF COMMENTS	2/2/97
STAFF COMMENTS	2/14/97
ADDENDUM 1	4/22/98
ADDENDUM 2	8/27/98
ADDENDUM 3	2/8/01
ADDENDUM 4	4/25/01

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 300798.01

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

SCALE 1" = 50'-0"
DATE February 3, 1997
DRAWN BY DCS
CHECKED BY DCS

DRAWING NUMBER
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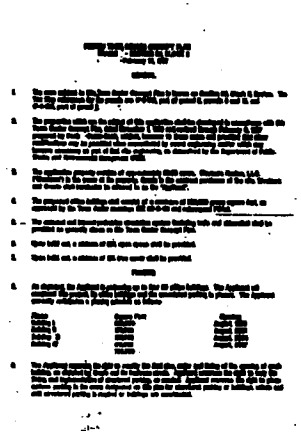
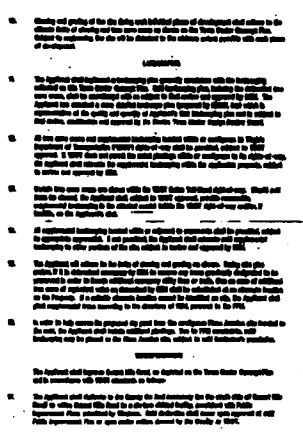
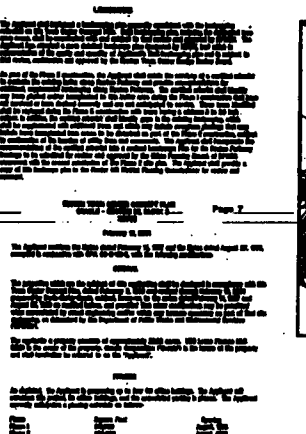
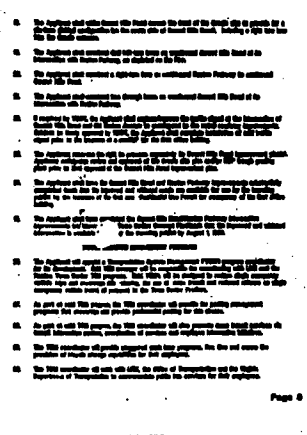
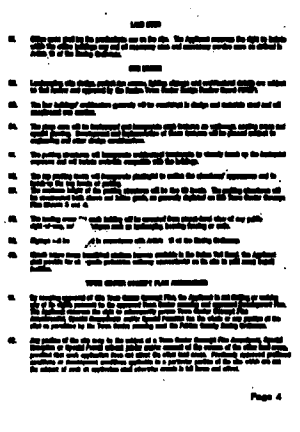
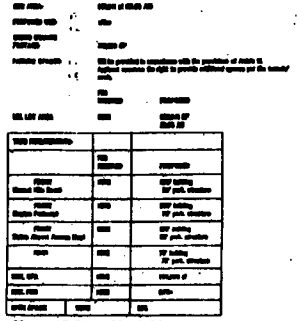


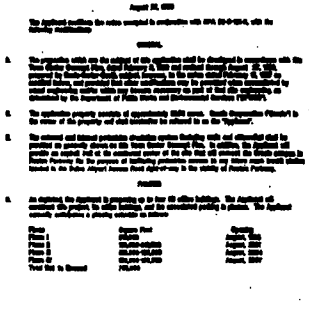


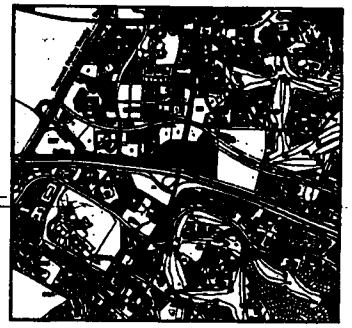






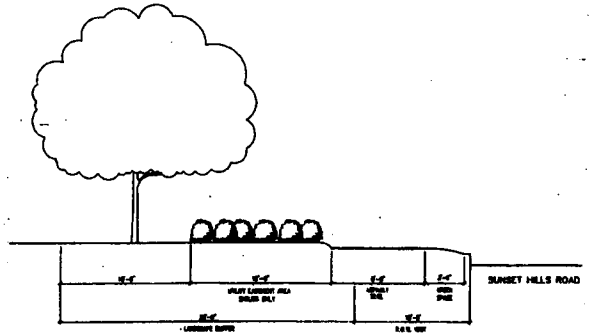






VICINITY MAP

AERIAL VIEW



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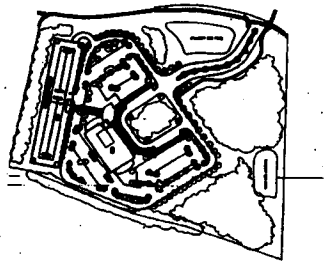
NOTE:
SECTION FOR CLARIFICATION PURPOSES ONLY.



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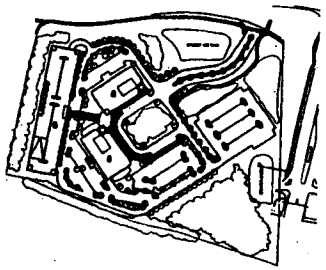

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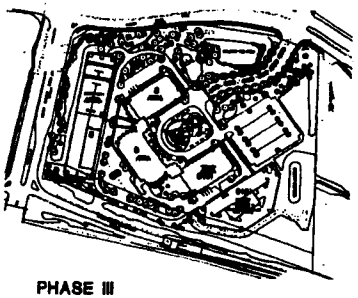

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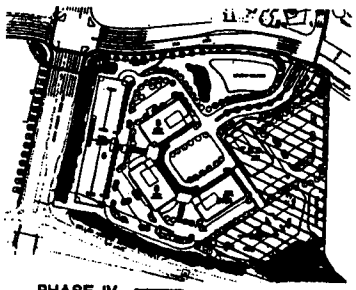


PHASE IV

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS	
STAFF COMMENTS	12/5/95
STAFF COMMENTS	1/17/97
STAFF COMMENTS	2/3/97
STAFF COMMENTS	2/14/97
ADDENDUM 1	4/22/98
ADDENDUM 2	8/27/98
ADDENDUM 3	2/16/01
ADDENDUM 4	4/25/01

PROJECT TITLE
ORACLE

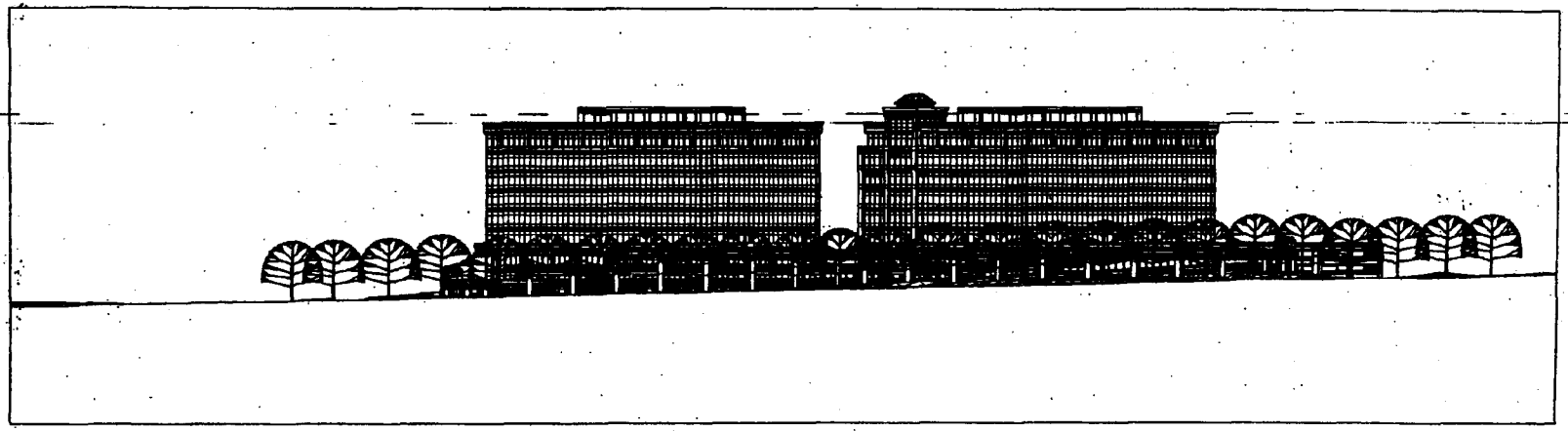
RESTON
Section 95-2
Reston, VA

PROJECT NO. 300[illegible]01

DRAWING TITLE
NOTES AND DIAGRAMS

SCALE	AS NOTED
DATE	February 3, 1998
DRAWN BY	DCB
CHECKED BY	PCB

TOWN CENTER CONCEPT PLAN



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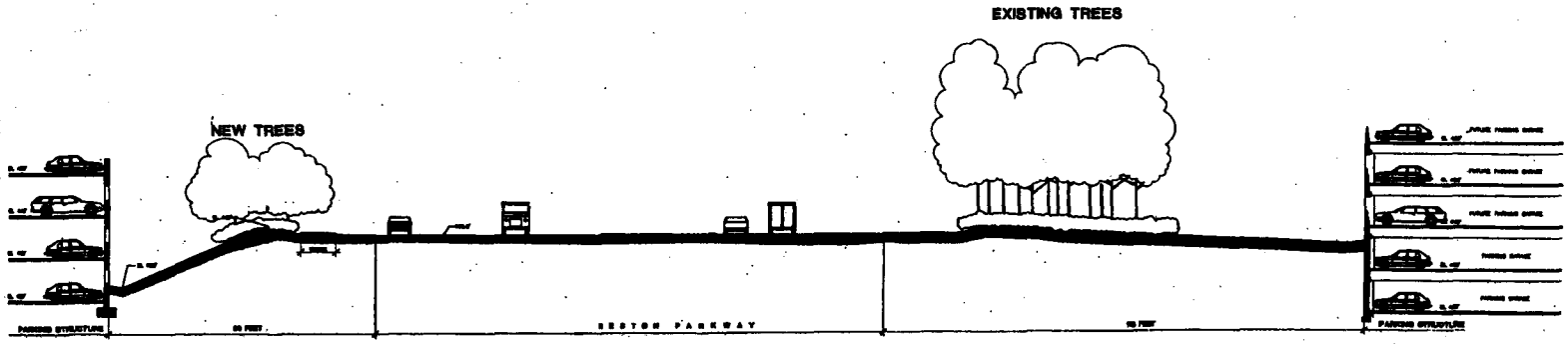

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DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
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STAFF COMMENTS 1/19/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/16/01

PROJECT TITLE
ORACLE

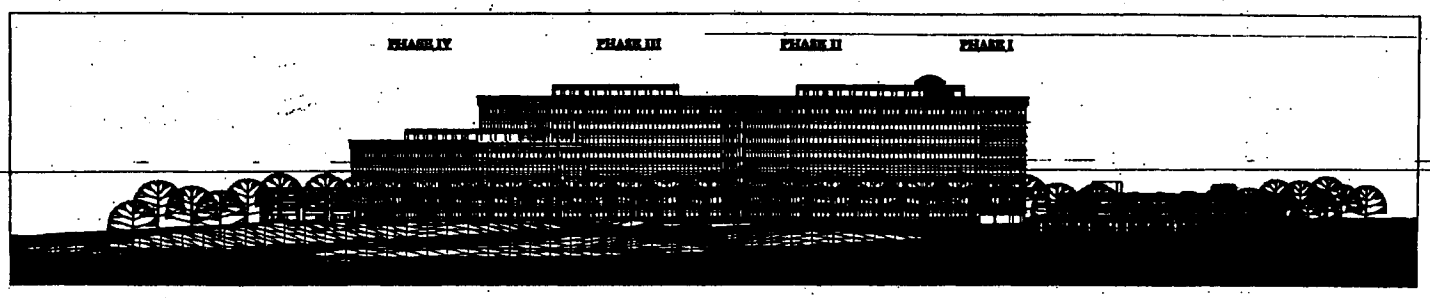
RESTON
Section 95-2
Reston, VA

PROJECT NO. 309/99.01

DRAWING TITLE
SITE
SECTIONS

SCALE AS NOTED
DATE February 3,1999
DRAWN BY TOB
CHECKED BY TOS

DRAWING NUMBER



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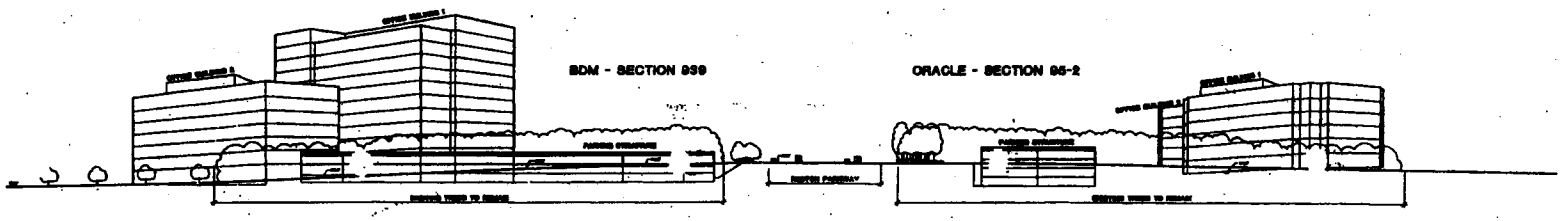

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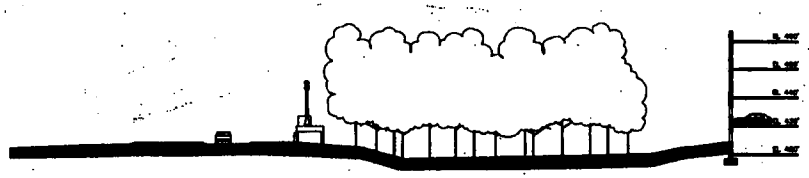

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DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

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STAFF COMMENTS	1/17/97
STAFF COMMENTS	2/3/97
STAFF COMMENTS	2/14/97
ADDENDUM 1	2/14/01

PROJECT TITLE
ORACLE

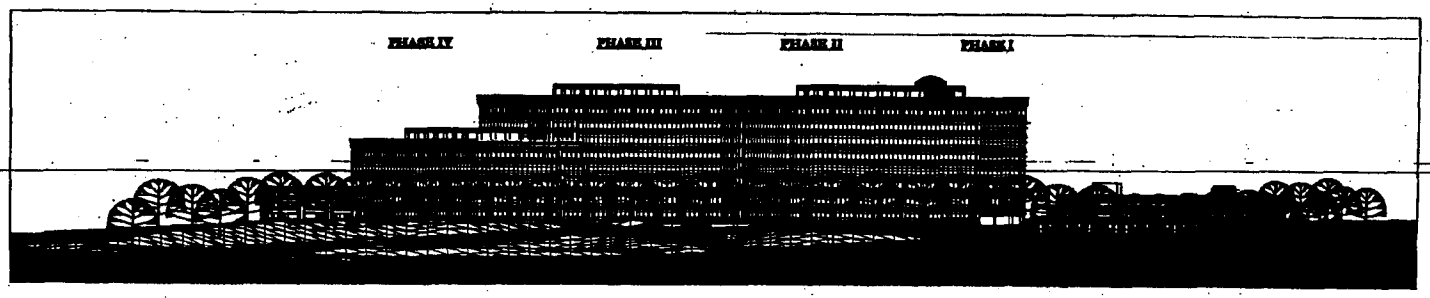
RESTON
Section 95-2
Reston, VA

PROJECT NO. 30076.01

DRAWING TITLE
SITE
SECTIONS

SCALE	AS NOTED
DATE	February 3, 1999
DRAWN BY	DCS
CHECKED BY	DCS

DRAWING NUMBER
CP-4



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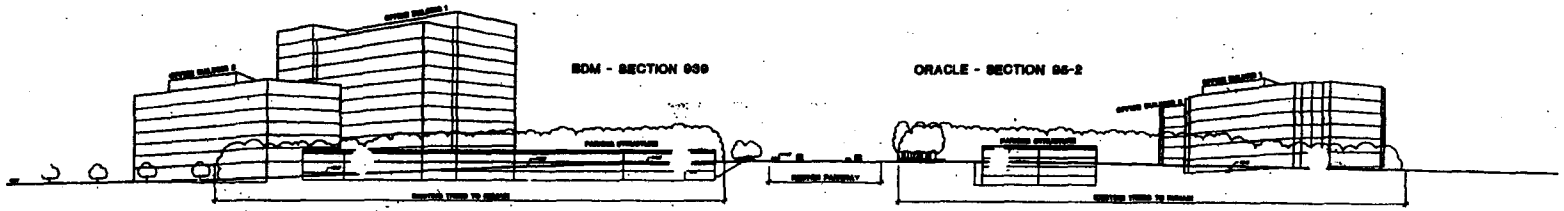

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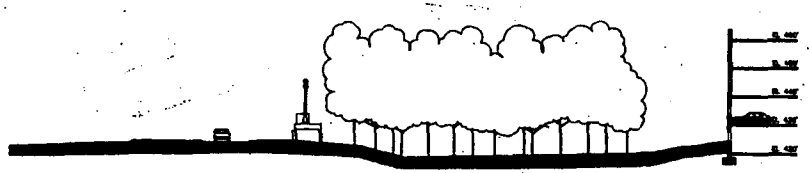

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DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
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STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/18/01

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 300766.01

DRAWING TITLE
SITE
SECTIONS

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DATE February 2, 1999
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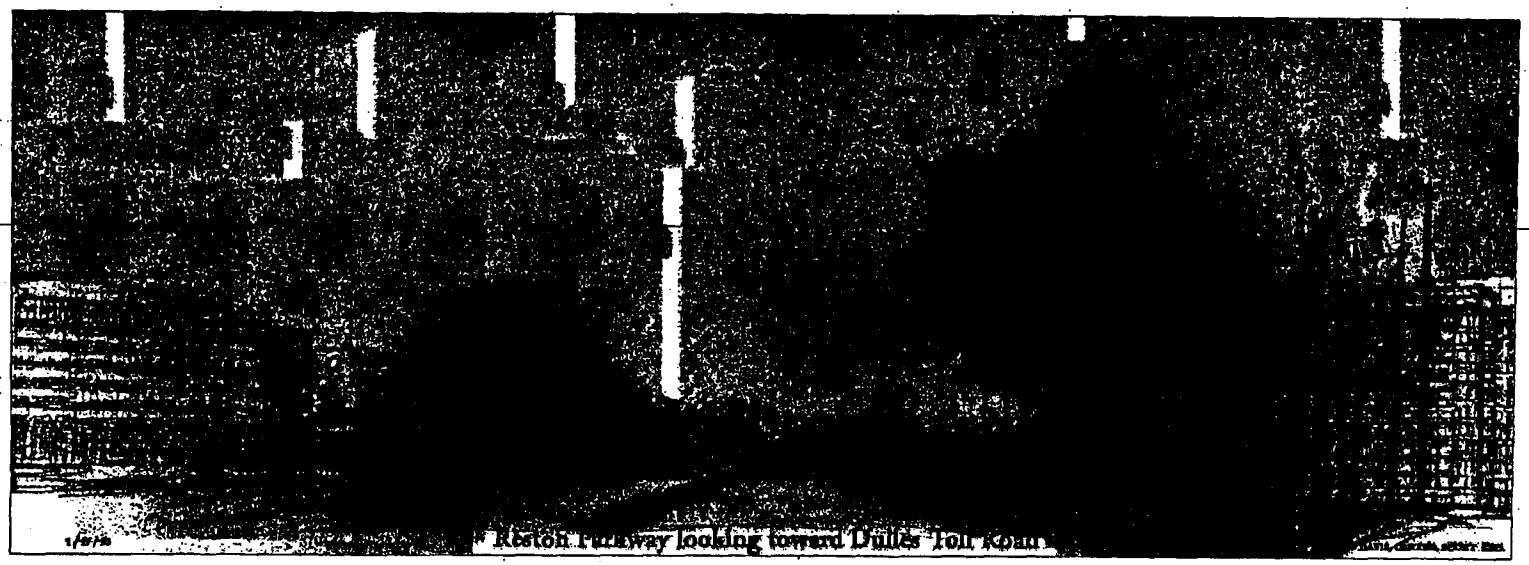
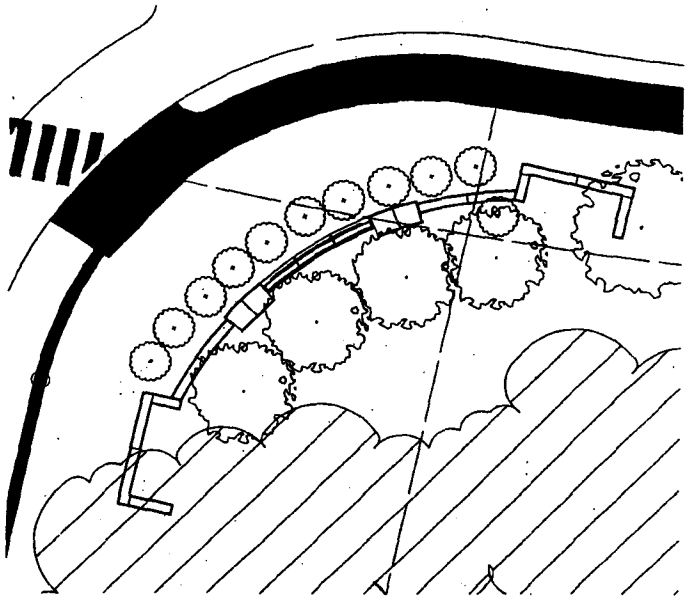
CHECKED BY DCS

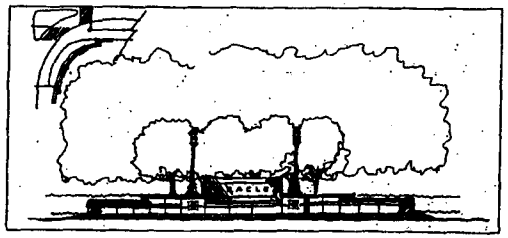
DRAWING NUMBER
CP-4



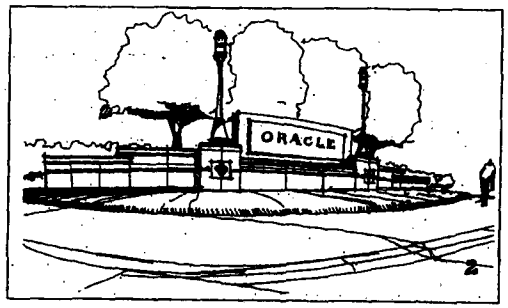
RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
1/8" = 1'-0" 358-RPZ.dwg



ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/8
STAFF COMMENTS 1/17/9
STAFF COMMENTS 2/3/1
STAFF COMMENTS 2/14/7

PROJECT TITLE
ORACLE

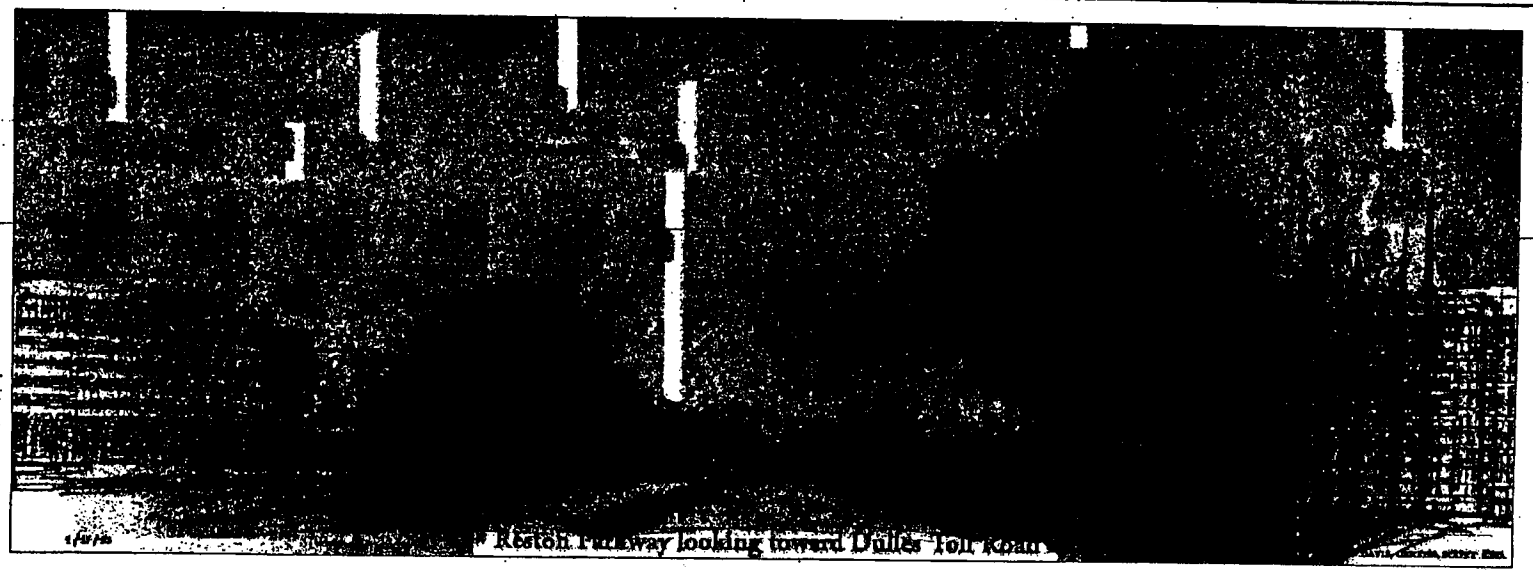
RESTON
Section 95-2
Reston, VA

PROJECT NO. 30079601

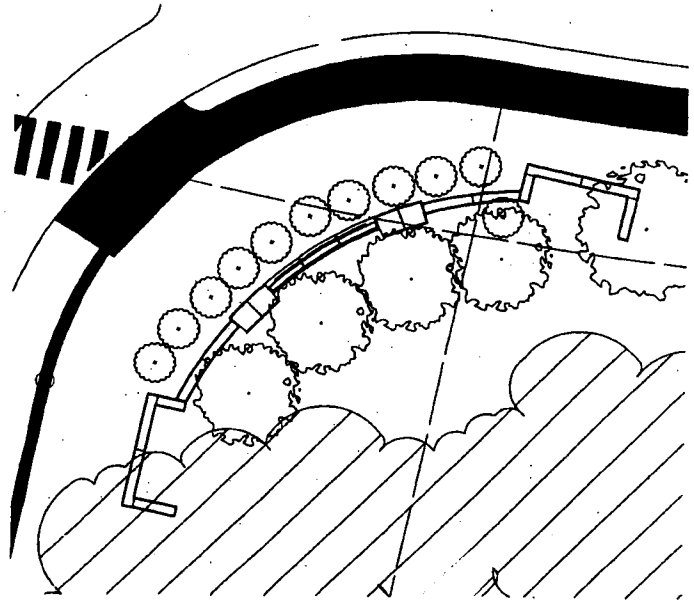
DRAWING TITLE
SIGNAGE
AND
LANDSCAPE

SCALE AS NOTED
DATE February 3, 1999
DRAWN BY DCS
CHECKED BY DCS

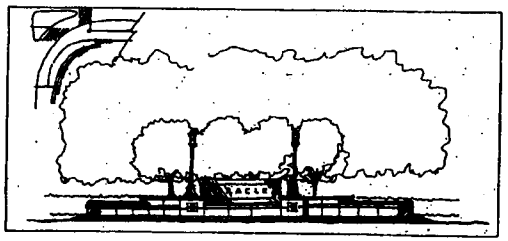
DRAWING NUMBER



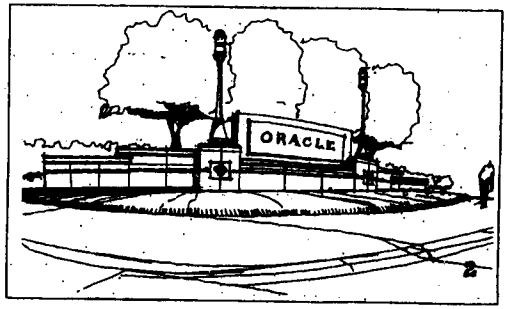
RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
1/8" = 1'-0"



ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/8
STAFF COMMENTS 1/17/8
STAFF COMMENTS 2/3/8
STAFF COMMENTS 2/14/8

PROJECT TITLE
ORACLE

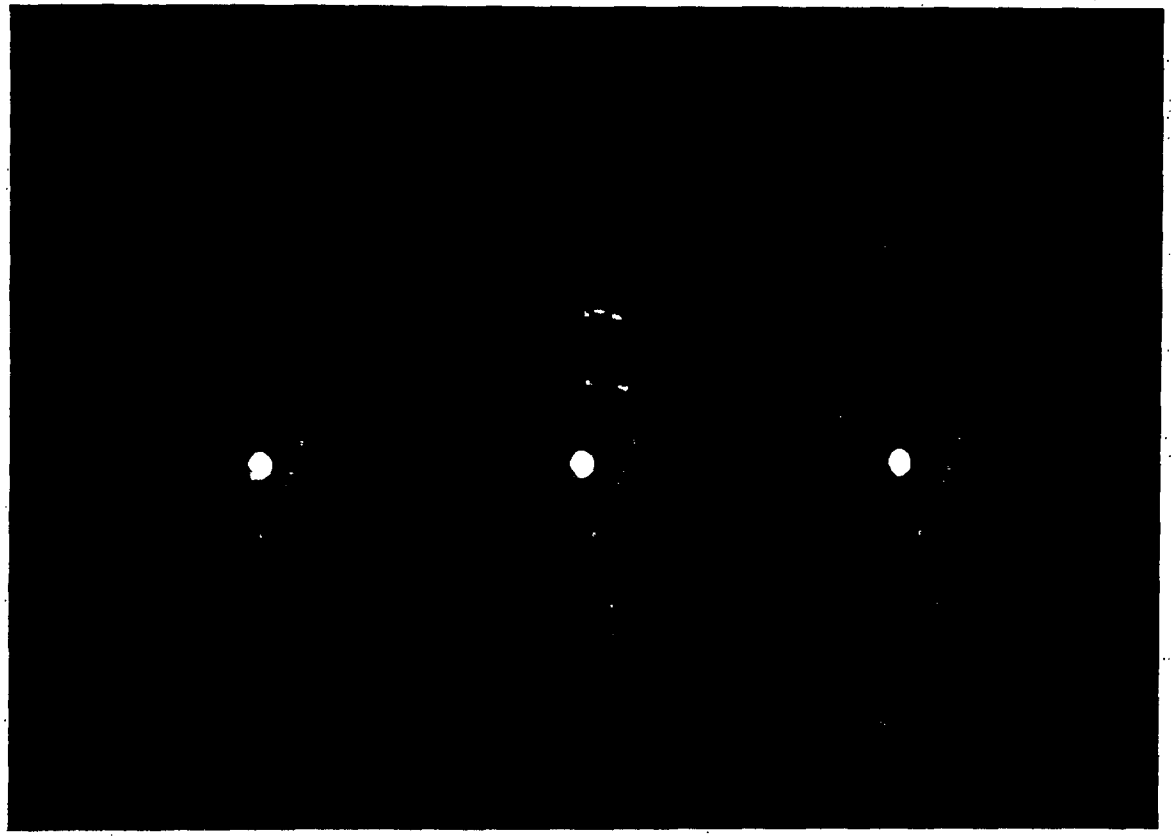
RESTON
Section 95-2
Reston, VA

PROJECT NO.

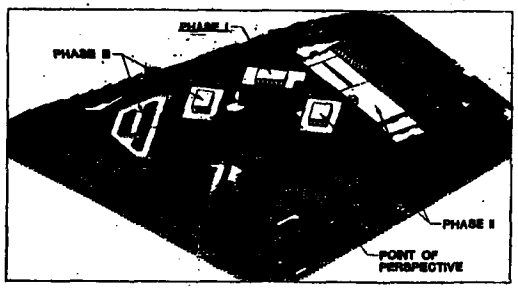
DRAWING TITLE
SIGNAGE
AND
LANDSCAPE

SCALE AS NOTED
DATE February 3, 1988
DRAWN BY DCS
CHECKED BY DCS

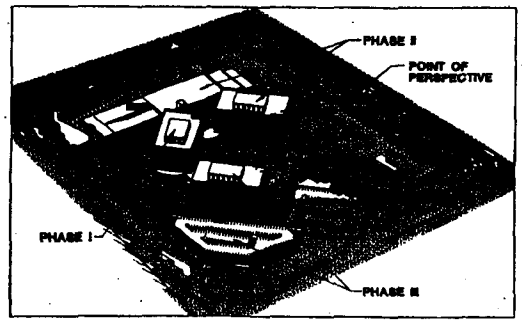
DRAWING NUMBER



PHASE III PERSPECTIVE
(PLANTING NOT SHOWN)



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/18/01

PROJECT TITLE
ORACLE

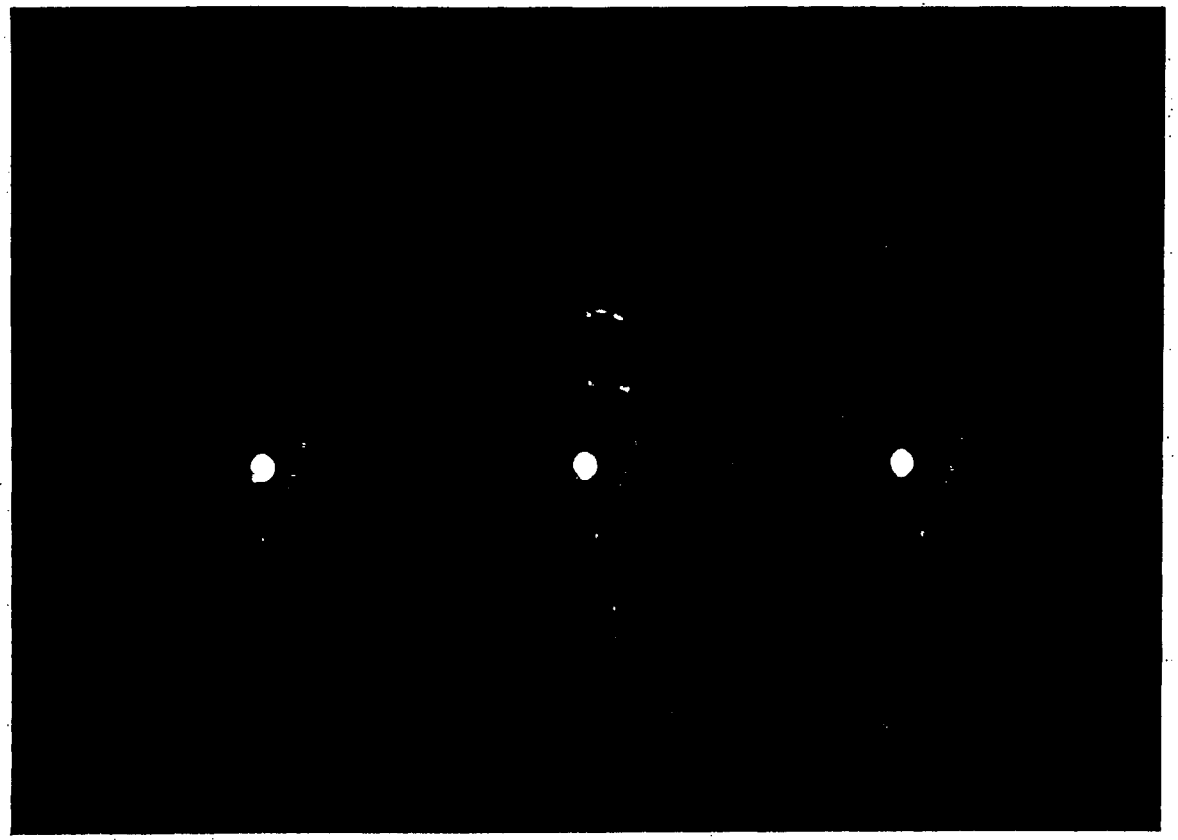
RESTON
Section 95-2
Reston, VA

PROJECT NO. 300798.01

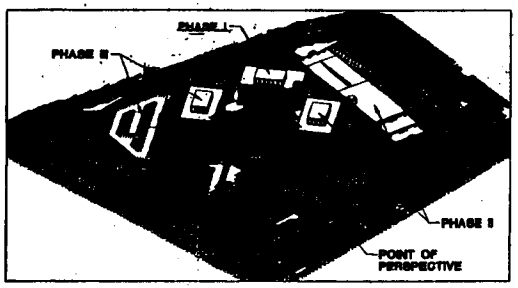
DRAWING TITLE
PERSPEC-
TIVES

SCALE NONE
DATE February 3, 1995
DRAWN BY DCS
CHECKED BY DCS

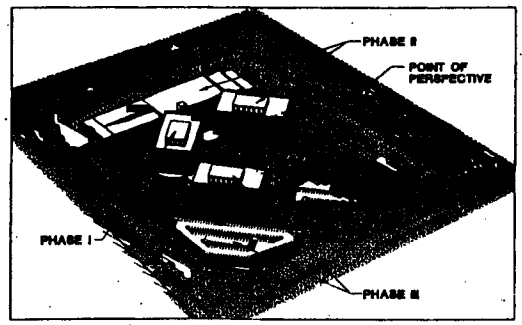
DRAWING NUMBER



PHASE III PERSPECTIVE
(PLANTING NOT SHOWN)



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97
ADDENDUM 1 2/18/01

PROJECT TITLE
ORACLE

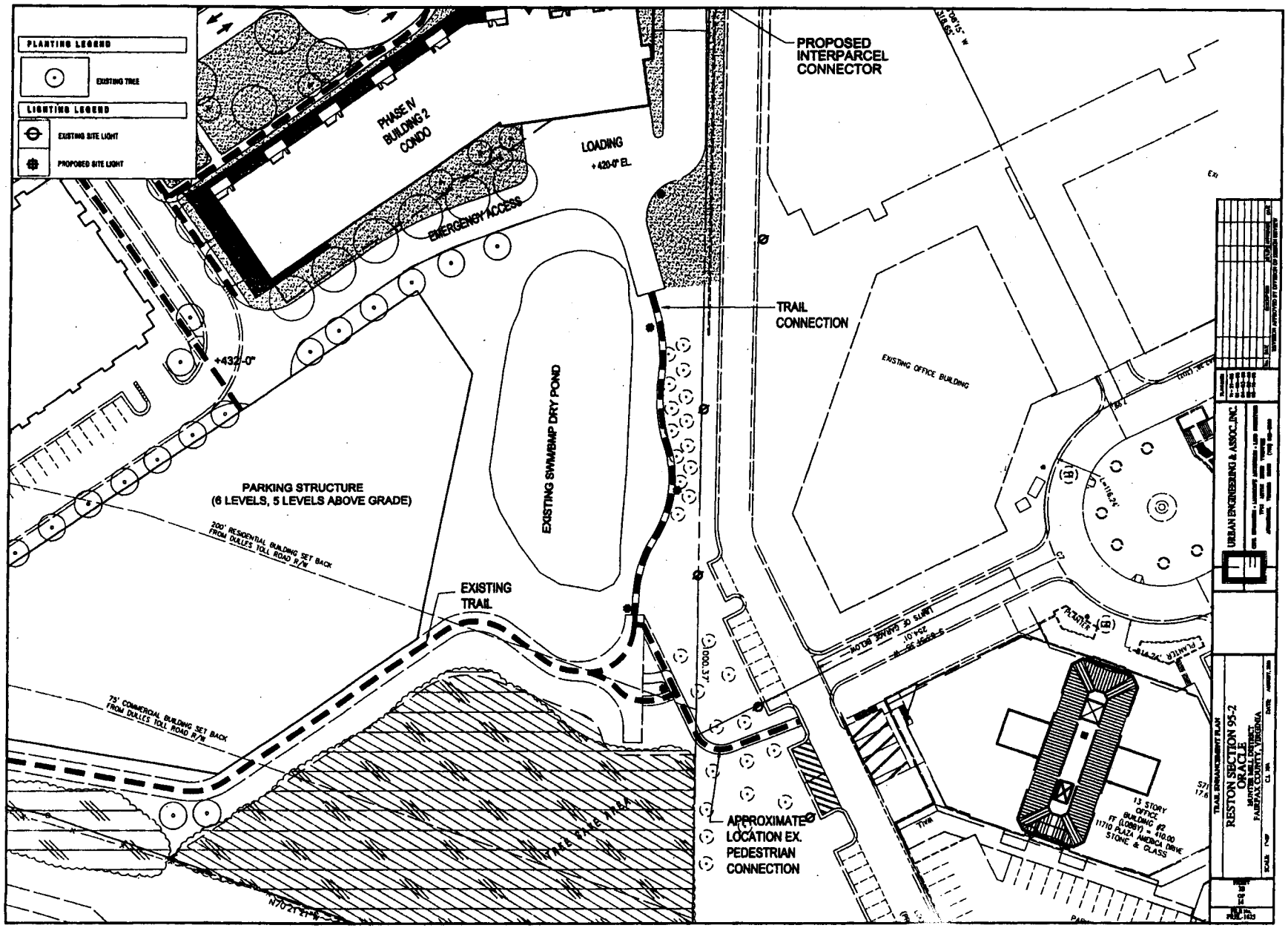
RESTON
Section 95-2
Reston, VA

PROJECT NO. 300756.01

DRAWING TITLE
PERSPEC-
TIVES

SCALE NONE
DATE February 3, 1999
DRAWN BY DCS
CHECKED BY DCS

DRAWING NUMBER
CDS


PLANTING LEGEND
EXISTING TREE
LIGHTING LEGEND
EXISTING SITE LIGHT
PROPOSED SITE LIGHT
PHASE IV BUILDING 2 CONDO
LOADING
+420-0" EL.
EMERGENCY ACCESS
PROPOSED INTERPARCEL CONNECTOR
TRAIL CONNECTION
EXISTING OFFICE BUILDING
+432'-0"
EXISTING SWM/BMP DRY POND
PARKING STRUCTURE
(6 LEVELS, 5 LEVELS ABOVE GRADE)
200' RESIDENTIAL BUILDING SET BACK FROM DULLES TOLL ROAD R/W
EXISTING TRAIL
75' COMMERCIAL BUILDING SET BACK FROM DULLES TOLL ROAD R/W
APPROXIMATE LOCATION EX. PEDESTRIAN CONNECTION
13 STORY OFFICE BUILDING #2
FF (LOBBY) = 410.00
11710 PLAZA AMERICA DRIVE
STONE & GLASS
URBAN ENGINEERING & ASSOC., INC.
TRAIL ENHANCEMENT PLAN
RESTON SECTION 95-2
ORACLE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

APPENDIX 5

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning & Zoning

DATE: July 2, 2001

FROM: Barbara J. Lippa, Executive Director
Planning Commission Office

SUBJECT: Planning Commission Action Re: **CPA-86-C-121-8-2**, Oracle Corporation, Hunter Mill District

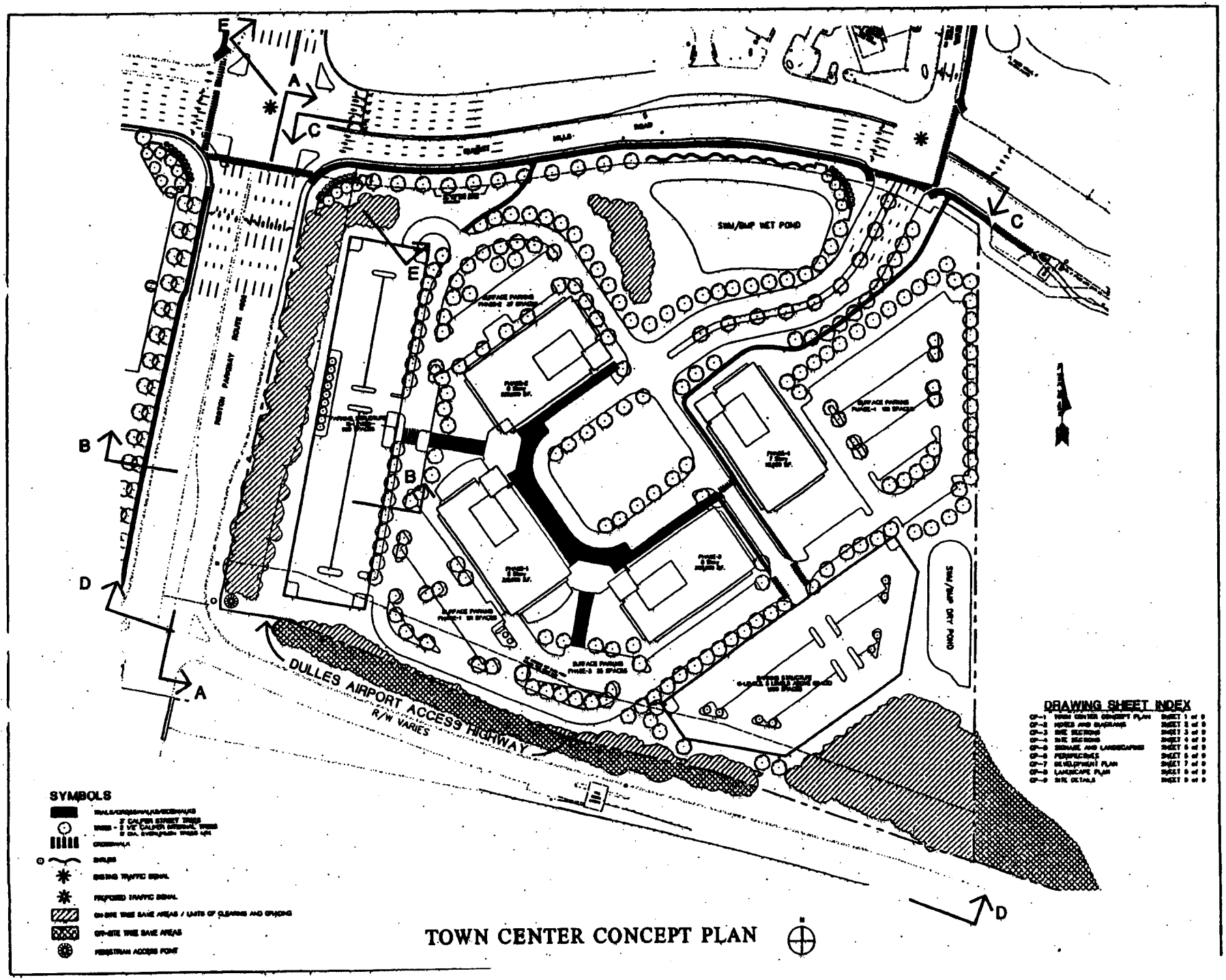
On Wednesday, June 27, 2001, the Planning Commission voted unanimously (Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting) to approve CPA-86-C-121-8-2, subject to the plan notes dated April 25, 2001 and contained in Appendix 1 of the staff report, amended as follows:

– Add another plan note to read: "The applicant hereby commits to erecting a chain link fence during construction of Phase III around delineated tree save areas."

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

Attachment (a/s)

cc: Cathy Hudgins, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Chuck Burnham, Staff Coordinator, ZED, DPZ
John Bellaschi, Esq., McGuireWoods LLP, representing Oracle Corporation
June 27, 2001 Date File
Y-1 file



DAVIS • CARTER • SCOTT

ORACLE

RESTON
Section 95-2
Reston, VA

TOWN CENTER CONCEPT PLAN

CP-1

RESTON TOWN CENTER CONCEPT PLAN
ORACLE - SECTION 95, BLOCK 2
NOTES

April 25, 2001

The Applicant reaffirms the Notes dated February 14, 1997 and the Notes dated August 27, 1999, accepted in conjunction with CPA 86-C-121-8, with the following modifications:

GENERAL

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated February 3, 1999 and revised through April 25, 2001 prepared by Davis-Carter-Scott; subject, however, to the notes dated February 14, 1997 and August 27, 1999 as modified below, and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").

3. The application property consists of approximately 22.68 acres. UBS Lease Finance LLC ("UBS") is the owner of the property. Oracle Corporation ("Oracle") is the lessee of the property and shall hereinafter be referred to as the "Applicant".

PHASING

8. As depicted, the Applicant is proposing up to four (4) office buildings. The Applicant will construct this project, its office buildings, and the associated parking in phases. The Applicant currently anticipates a phasing schedule

Phase	Square F	Opening
Phase I	210,00	August, 1998
Phase II	200	August, 2001
Phase III		August, 2004
Phase IV	00	August, 2007
Total Not to Exceed	5,000	

SITE DESIGN

37. The maximum height of the parking structures shall be five (5) levels above-grade. The parking structures will be constructed both above and below grade, as generally depicted on this

APPENDIX 6

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

PLANNING COMMISSION
SUITE 330
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA 22035-0042

(703) 324-2865
FAX (703) 324-3948
TTY (703) 324-7951

James C. Wyckoff, Jr., Executive Director
Barbara J. Lippa, Deputy Executive Director
Sara Robin Hardy, Chief, Administration Branch
Mary A. Pasons, Clerk to the Commission

Suzanne F. Harrat, Secretary
Alvin L. Thomas, Parliamentarian

Walter L. Alcorn
Carl A. S. Coan, Jr.
Judith W. Downer
Jane R. Hall
John W. Hunter
John B. Kelso
Ronald W. Koch
John M. Palatiello

February 28, 1997

Antonio J. Calabrese, Esquire
Watt, Tieder & Hoffar, LLP
7929 Westpark Drive
Suite 400
McLean, Virginia 22102

RE: CP-86-C-121-8 & CP-86-C-121-9
Westerra Reston L.L.C. and
Oracle Corporation

Dear Tony:

This will serve as your record of the Planning Commission's action on CP-86-C-121-8 and CP-86-C-121-9, applications by Westerra Reston L.L.C. and Oracle Corporation in the Hunter Mill District.

On Wednesday, February 26, 1997, the Planning Commission voted 7-0-2 (Commissioners Alcorn and Byers abstaining; Commissioners Coan, Hunter, and Murpl absent from the meeting) to approve CP-86-C-121-8 to permit construction of four off buildings with structured parking, and CP-86-C-121-9 to permit construction of two office building with structured parking.

For your information, a copy of the verbatim excerpts from the Planning Commission's actions on these applications is also attached. Should you need any aditional information on these cases, please do not hesitate to contact me at 324-286

Sincerely,

Barbara J. Lippa

Barbara J. Lippa
Deputy Director

Attachment (a/s)
cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Leslie Johnson, Staff Coordinator, ZED, OCP
February 26, 1997 Date File
Y-2 File

RESTON TOWN CENTER CONCEPT PLAN
ORACLE - SECTION 95, BLOCK 2
February 14, 1997

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 95, Block 2, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5, parcels 6 and 15, and 17-4-((1)), part of parcel 7.

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated November 1, 1996 and revised through February 3, 1997, prepared by Davis-Carter-Scott; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").

3. The application property consists of approximately 22.68 acres. Westerra Reston, L.L.C. ("Westerra") is the owner of the property. Oracle is the contract purchaser of the site. Westerra and Oracle shall hereinafter be referred to as the "Applicant."

4. The proposed office buildings shall consist of a maximum of 725,000 gross square feet, as approved by the Town Center rezonings (RZ 86-C-121 and subsequent PCAs).

5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

6. Upon build out, a minimum of 20% open space shall be provided.

7. Upon build out, a minimum of 10% tree cover shall be provided.

PHASING

8. As depicted, the Applicant is proposing up to four (4) office buildings. The Applicant will construct this project, its office buildings and the associated parking in phases. The Applicant currently anticipates a phasing schedule as follows:

Phase	Square Feet	Opening
Building I	220,000	August, 1998
Building II	165,000	August, 2001
Building III	165,000	August, 2004
Building IV	175,000	August, 2007
	725,000	

9. The Applicant reserves the right to modify the final size, order and timing of the opening of each building, as dictated by Oracle and its business needs. Applicant reserves the right to vary the timing and implementation of structured parking, as needed. Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking and buildings, unless and until structured parking is required or buildings are constructed.

10. Clearing and grading of the site during each individual phase of development shall adhere to the ultimate limits of clearing and tree save areas as shown on the Town Center Concept Plan. Subject to engineering, the site will be disturbed to the minimum extent possible with each phase of development.

LANDSCAPING

11. The Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan. Said landscaping plan, including the delineated tree save areas, shall be coordinated with and subject to final review and approval by DEM. The Applicant has attached a more detailed Landscape Plan (prepared by EDAW Inc.) which is representative of the quality and quantity of Applicant's final landscaping plan and is subject to final review, modification and approval by the Reston Town Center Design Review Board.

12. All tree save areas and supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") rights-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicant shall relocate the supplemental landscaping within the application property, subject to review and approval by DEM.

13. Certain tree save areas are shown within the VDOT Dulles Toll Road right-of-way. Should said trees be cleared, the Applicant shall, subject to VDOT approval, provide reasonable, supplemental landscaping in the affected area(s) (within the VDOT right-of-way and/or, if feasible, on the Applicant's site).

14. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said supplemental landscaping to other portions of the site, subject to review and approval by DEM.

15. The Applicant will adhere to the limits of clearing and grading as shown. During site plan review, if it is determined necessary by DEM to remove any trees previously designated to be preserved in order to locate additional necessary utility lines or trails, then an area of additional tree save of equivalent value as determined by DEM shall be substituted at an alternate location on the Property. If a suitable alternate location cannot be identified on site, the Applicant shall plant supplemental trees according to the directions of DEM, pursuant to the PFM.

16. In order to help screen its proposed dry pond from the contiguous Plaza America site located to the east, the Applicant shall include additional plantings. Due to PFM constraints, said landscaping may be placed on the Plaza America site, subject to said landowner's permission.

TRANSPORTATION

The Applicant shall improve Sunset Hills Road and Reston Parkway as depicted on the Town Center Concept Plan and in accordance with VDOT standards, as follows:

17. The Applicant shall dedicate to the County the land necessary (on the south side of Sunset Hills Road) to widen Sunset Hills Road to a six-lane divided facility, consistent with the Public Improvement Plans submitted by Westerra. Said dedication shall occur upon approval of said Public Improvement Plan or upon earlier written demand by the County or VDOT.

18. The Applicant shall widen Sunset Hills Road across the front of the Oracle site to provide for a six-lane divided configuration (on the south side of Sunset Hills Road), including a right turn lane into

the Oracle entrance.

19. The Applicant shall construct dual left-turn lanes on westbound Sunset Hills Road at its intersection with Reston Parkway, as depicted on the Plan.

20. The Applicant shall construct a right turn lane on northbound Reston Parkway to eastbound Sunset Hills Road.

21. The Applicant shall construct two through lanes on westbound Sunset Hills Road at its intersection with Reston Parkway.

22. If required by VDOT, the Applicant shall replace/improve the traffic signal at the intersection of Sunset Hills Road and Old Reston Avenue to correspond to the noted roadway improvements. Subject to timely approval by VDOT, the Applicant shall complete installation of said traffic signal prior to the issuance of a non-RUP for the first office building.

23. The Applicant reserves the right to process separately its Sunset Hills Road improvement plan(s). Applicant anticipates review and approval of the Oracle site plan and/or RGP (rough grading plan) prior to final approval of the Sunset Hills Road improvement plan.

24. The Applicant shall have the noted Sunset Hills Road and Reston Parkway improvements substantially completed (such that the improved and widened roads are available for use by the traveling public) by the issuance of the first non-Residential Use Permit for occupancy of the first office building.

25. The Applicant shall have completed the Sunset Hills Road/Reston Parkway intersection improvements (as shown on the Town Center Concept Plan) (such that the improved and widened intersection is available for use by the traveling public) by August 1, 1999.

TRANSPORTATION MANAGEMENT PROGRAM

26. The Applicant will appoint a Transportation System Management ("TSM") program coordinator for its development. Said TSM manager will be responsible for coordinating with LINK and the Reston Town Center TSM programs. Said TSM's will be designed to reduce single occupancy vehicle trips and encourage ride-sharing, the use of mass transit and reduced reliance on single occupancy vehicle travel, all pursuant to the Town Center Proffers.

27. As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.

28. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.

29. The TSM coordinator will provide staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.

30. The TSM coordinator will work with LINK, the Office of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

LAND USES

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

SITE DESIGN

32. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").

33. The four buildings' architecture generally will be consistent in design and materials used and will complement one another.

34. The plaza area will be landscaped and incorporate such features as walkways, seating areas and special planting. Development and implementation of these features will be phased subject to engineering and other design considerations.

35. The parking structures will incorporate architectural treatments to visually break up the horizontal expanses and will include materials compatible with the buildings.

36. The top parking levels will incorporate planting(s) to visually soften the structure's appearance and to break-up the top levels of parking.

37. The maximum height of the parking structures will be five (5) levels. The parking structures shall be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 3 and 4).

38. The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berming and fencing or walls.

39. Signage will be provided in accordance with Article 12 of the Zoning Ordinance.

40. Should future mass transit/rail stations become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connections(s) on its site to said mass transit facilities.

TOWN CENTER CONCEPT PLAN AMENDMENTS

41. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.

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

D. DEVELOPMENT PLAN FOR RZ 86-C-121

1. Property B will be developed in accordance with the Development Pla dated November, 1986 and revised January, 1987. Prior to submissio a preliminary site plan to DEM for any part of Property B (144.64 a included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to include:

   - a vehicular traffic circulation plan including approximate location of entrances
   - minor streets in approximate location
   - pedestrian walkways and trails
   - landscaping and screening
   - open space
   - recreation and community facilities
   - location of a time-transfer transit hub
   - floor area ratios
   - height limits
   - general location and type of housing units
   - general location office and commercial buildings
   - general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to init submission of the same to Fairfax County for review. Concurrent with th ongoing community input process, Applicant will submit the plan to the Fairfax County Office of Comprehensive Planning for review and the Fairf County Planning Commission for review and approval. Once the overall preliminary site plan is approved, Applicant will submit preliminary and final site plans for review pursuant to Fairfax County Zoning Ordinances a site by site basis.

E. DEVELOPMENT PLAN FOR RZ 86-C-118

1. Property C will be developed in accordance with the Development Pla dated November, 1986 and revised January, 1987. Prior to submissic

County of Fairfax, Virginia

MEMORANDUM

DATE: May 24, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis and Environmental Assessment: PRC 86-C-121-03
Reston Excelsior, LLC

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Planned Planned Residential Community (PRC) Plan for this property, dated September 30, 2009 as revised through May 7, 2010. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant, Reston Excelsior, LLC, seeks to develop two multi-family residential buildings on an approximately five acre parcel located within the 22.24 acre Oracle office complex. The two buildings will contain a total of 457 dwelling units and occupy maximum 160 and 180 foot tall buildings. Parking will be provided below grade beneath the building complex. A Concept Plan Amendment (CPA) with the same density and similar design was approved for this site in 2006. The CPA amended the previously approved development plans and proffers for office use.

LOCATION AND CHARACTER OF THE AREA

The Reston Excelsior property is located in the southeast quadrant of the intersection of Sunset Hills Road and Reston Parkway in Reston. The surrounding area is characterized by a mix of uses. Properties to the north are developed with a high-rise multi-family condominium building (Carlton House) and retail and are part of the Reston PRC. To the northeast are a park and vacant land. Further to the north, the W&OD Trail traverses in an east-west direction. Property to the east of the application property is a mixed use development, including high rise office buildings with first floor retail and a destination-retail shopping center. To the south and east are the two existing Oracle office buildings and approved but unbuilt office building and above grade parking garage and the Dulles Toll Road. The area west of the site across Reston Parkway is developed with a medium rise to high rise office park that is part of the

PRC. Beyond the office park is the planned Reston Parkway Metrorail Station, which is located within one half mile of the subject property.

COMPREHENSIVE PLAN CITATIONS:

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, as amended through July 13, 2009, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit D, Sub-unit D-6, on pages 47 and 48, the Plan states:

"Sub-unit D-6 (part of Reston Parkway Transit Station Area)

Sub-unit D-6 is the site of the Oracle development, is located in the northeast quadrant of Reston Parkway and the DAAR and is currently approved for a four building office park.

This sub-unit is planned for office use at .70 FAR. In addition, residential use at up to 30 dwelling units per acre is appropriate. The active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit D-6 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 25% but no more than 50% of the total gross floor area of the development. Office use may not exceed 70% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered for the 5 acres within Sub-unit D-6 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support

retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- The site should provide direct pedestrian access to the station or be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.
- Grade-separated pedestrian links to the rail station are encouraged.
- A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.
- Building heights should be limited to 140 feet.
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.
- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets."

Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 6-9, the Plan states:

"**Objective 2:** **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy h. Protect water resources by maintaining high standards for discharges from point sources. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree

cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan states:

"Objective 3: **Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . ."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 11, the Plan states:

"Objective 4: **Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.

Policy b: Reduce noise impacts in areas of existing development.

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 16, the Plan states:

"Objective 10: **Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 17-19, the Plan states:

"Objective 13: **Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;

- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. Encourage energy conservation through the provision of measures which support non-motorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

COMPREHENSIVE PLAN MAP: Residential Planned Community; the Reston Master Plan which is included in the Comprehensive Plan by reference shows that the subject property is planned for "Town Center."

ANALYSIS

The subject property is planned for office use at .70 FAR. The Comprehensive Plan provides the opportunity for the property to establish residential use up to 30 dwelling units per acre, but only subject to site-specific guidance. Active recreation for the residents must be provided on-site or by written agreement with a nearby residential development. Pedestrian walkways should provide access throughout the property and to adjacent land units. In addition, any development should conform to the urban design guidelines for the Reston-Herndon Suburban Center and Transit Station Areas.

The Comprehensive Plan also provides two residential mixed-use options if certain conditions are met. Under the first option, a mixed-use development of up to 1.0 FAR may be considered if a funding agreement for Bus Rapid Transit (BRT) is reached. The second option permits a mixed-use development of up to 1.5 FAR for the 5 acres within the subject property located closest to the rail station, if a funding agreement for rail is reached. For both options, the mix of uses should include residential, office, hotel, and support retail. Since a funding agreement for neither BRT nor rail has occurred, these two options are not applicable to the proposed development.

Site Design The CPA approved in 2006 supports residential use at up to 457 dwelling units on the five acre subject property. The proposed site design should be improved to be more in keeping with the urban design guidelines for the transit station area which recommend that buildings should be arranged so that they frame and define the fronting streets, and give deliberate form to the street and sidewalk areas. The proposed design has little relationship to Sunset Hills Road, the three existing and/or approved office buildings in the Oracle complex or the surrounding area. The two residential buildings are set back and oriented away from the road and are more oriented to each other than to existing and approved development surrounding it. The siting of the buildings is more suburban rather than urban in form.

Architecture and Design The applicant stated in the Statement of Justification that the architecture of the residential buildings will be compatible with the surrounding office buildings, but will have a distinct character and material to indicate that the buildings are residential. Building sections and perspectives have been provided, but they do not indicate whether the proposed architecture and building materials will be compatible with the office buildings on the Oracle site. Detailed elevations of the proposed development and cross sections of the development in relation to the surrounding buildings should be included in the PRC Plan for staff to fully assess compatibility with existing and approved surrounding uses.

Vehicular Connectivity The applicant has shown a potential vehicular connection from a parking garage exit to the adjacent property to the east, contingent on the adjacent property owner's permission. However, this access point depicted on the PRC Plan only serves the residential parking garage and not the entire Oracle site. Staff intent is to establish a full interparcel connection between the Oracle complex and the adjacent property, which the currently proposed access point does not accomplish. Establishing an interparcel connection along the eastern boundary is challenged by a significant grade change, however, it appears that a connection may be possible to the south of the proposed connection with the cooperation of the adjacent property.

Pedestrian and Bicycle Circulation A pedestrian circulation plan has been provided which shows the existing and proposed trails and sidewalks that provide connectivity internal to the Oracle complex and to the adjacent roads, parcels and planned metrorail station. Zoning case PRC 86-C-121, approved in April 2009 for the Oracle office complex, includes the provision of pedestrian improvements and/or escrows for future pedestrian improvements along the Dulles Toll Road and Reston Parkway, including a public access easement. The subject proposal provides access to these improvements.

Bicycle storage is shown in the garage, however, the location shown on the PRC Plan is inadequate. The applicant should commit to a minimum of 54 bicycle storage spaces. Long term storage should be secured. Ten short term parking spaces are recommended near the building lobby.

Recreational Facilities and Open Space The General Notes state that recreational facilities will include passive recreational areas around the dry and wet pond areas and a open lawn area

on the site, a swimming pool and a fitness and aerobic center. A very small play area is shown also. It is recommended that the applicant provide a more substantial play area and commit to a minimum size for the active recreational facilities. Outdoor seating areas and the swimming pool are not depicted on the PRC Plan. In addition, public art and/or sculpture should be incorporated into the open space areas per the urban design guidelines.

Landscaping Mature tree growth covers the northern portion of the subject property, all of which will be removed with the proposed development. The applicant has provided a landscape plan as part of the PRC development plan which depicts trees and vegetation planted throughout the site, including shade trees adjacent to sidewalks internal to the site. The Comprehensive Plan urban design guidelines recommend that streetscaping, including street trees should be provided along particular roads, including Sunset Hills Road. It is recommended that the applicant provide street trees along the existing trail on Sunset Hills Road.

Signage The Comprehensive Plan's "Design Guidelines for Transit Station Areas" recommend coordinated signage plans for all developments. The General Notes state that signage will be provided in accordance with the Zoning Ordinance and the Reston Association Design Guidelines and that final locations of signage will be developed at a later date. Signage should be harmonious with existing and planned signage for the rest of the Oracle complex.

Workforce Housing The Notes in the CPA development plan commit the applicant to contributing $1,000 per dwelling unit for affordable housing in the County and particularly in the Reston community. It is recommended that the applicant conform to the workforce housing policy, which calls for 12 percent of dwelling units to be workforce units at a minimum.

Parking The proposed parking facilities will be located below grade with minimal surface parking. The applicant proposes parking above that required by the Zoning Ordinance. A ratio of 1.8 parking spaces per dwelling unit (830 parking spaces) is proposed whereas only a ratio of 1.6 spaces per unit (732 spaces) is required. The applicant is recommended to park at the minimum amount required and provide for the possibility of a parking connection in the future due to the proposed development's proximity to the planned [illegible] station.

For the reasons outlined above, the proposal does not [illegible] the recommendations of the Comprehensive Plan. Staff concludes that the application, as currently submitted, is not in conformance with the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Water Quality and Quantity Controls The applicant has been encouraged to incorporate low impact development techniques such as rain gardens and green roofs into the site to increase the onsite water retention and water quality benefits above that provided by the two existing stormwater management/best management practices (SWM/BMP) ponds. The applicant has not committed to any additional measures.

Transportation Generated Noise The subject property is located in the northeast intersection of Dulles Toll Road and Reston Parkway, south of Sunset Hills Road. Transportation generated noise will likely impact the site from these three roads. The applicant should provide the following to ensure conformance with the Comprehensive Plan guidance regarding noise mitigation for residential uses:

- Provide an acoustical analysis at site plan demonstrating that the project can meet interior and exterior noise standards;
- Identify and commit to appropriate mitigation measures to ensure that noise levels in interior areas do not exceed 45 decibels, and that noise levels do not exceed 65 decibels in outdoor recreational areas.

The Notes for the CPA development plan state that an acoustical analysis will be submitted to the Department of Planning and Zoning (DPZ) for review and approval prior to the first building permit application. To ensure that any noise impacts can be properly mitigated, the analysis should be conducted and submitted at site plan to the Environment and Development Review Branch in DPZ.

Green Building The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The development of the two multi-family residential buildings provides an excellent opportunity for incorporation of green building measures. The applicant is strongly encouraged to commit to LEED (Leadership in Energy and Environmental Design) certification for the new multi-family buildings. If the applicant does not commit to seeking a third party green building certification in order to ensure that the site's energy performance will be optimized, at a minimum, it is recommended that the applicant commit to providing in the multi-family buildings, appliances, fixtures, systems and building components that are ENERGY STAR qualified. These items are to include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, kitchen appliances, and other home electronic equipment that may be part of the proposed development.

The applicant has stated that while committed to providing a sustainable development, no commitments to LEED will be made.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map shows a minor paved trail along the north side of the subject property adjacent to Sunset Hills Road. This trail exists.

PGN: JRB

ADDITIONAL COMPREHENSIVE PLAN CITATIONS

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, as amended through July 13, 2009, Reston-Herndon Suburban Center and Transit Station Areas, Urban Design Guidelines for Transit Station Areas, on pages 76 to 78, the Plan states:

"Design Guidelines for Transit Station Areas

Building Design, Height and Mass

- Building heights should be greatest closest to the Dulles Airport and Access Road, transitioning to lower heights at the outer edge of transit station areas. See specific height limitation in the land unit recommendations.
- Buildings at the outer edge of transit station areas should be sensitive to neighboring development with regard to height and mass.
- Varied building heights and roof lines are encouraged to create interest.
- Building facades should be interesting and varied, with an absence of blank walls. Buildings should be designed with features such as multiple windows, doors, and awnings. Blank walls on the side and back of buildings should be mitigated with landscaping, screening and buffering. Long expanses of blank walls along major roads should be avoided.
- To encourage a more urban environment and pedestrian scale, the bulk and mass of buildings should be minimized through the articulation of the building form, step backs from the building base, and plane changes within the building elevations.

Arrangement and Siting of Buildings

- Buildings should be arranged so that they frame and define the fronting streets, and give deliberate form to the street and sidewalk areas.
- Buildings should be arranged in a manner that create a sense of enclosure and defined space.
- Buildings should not be separated from fronting streets by large parking lots.
- Free-standing retail establishments are prohibited. Retail uses should be integrated into the design of the lower floors of non-residential and residential buildings…

Design Compatibility

- Development on the periphery of transit station areas adjacent to existing residential areas should be maintain or create an effective transition to the surrounding community in terms of layout, design and appearance.

Open Spaces

- Small plazas and/or courtyards should be incorporated into the designs of buildings and/or building complexes to serve the daily needs of local employees and visitors. These open spaces should be appealing places to gather with seating, lighting, landscaping and other amenities. These spaces should be integrated purposefully into the overall design of

the development, and not merely be residual areas left over after buildings and parking lots are sited.

- Public art/sculpture should be incorporated into all open spaces.

Trees, Landscaping and Natural Environment

- Existing vegetation and large specimen trees should be preserved and incorporated into the site design when possible.
- Landscaping should be provided that is attractive in all seasons, and provides shade to seating areas and pedestrian paths/sidewalks during summer months.
- Significant landscaped and/or natural streetscapes, as well as street trees should be provided along all roadways, in particular roadways which form the periphery of the Suburban Center and Transit Station Areas (e.g. Sunrise Valley Drive, Sunset Hills Road, Fox Mill Road, and Coppermine Road).

Pedestrian and Bicycle Access and Connections

- Site designs should balance the needs of both the pedestrian and the automobile; however, the circulation systems for pedestrians and automobiles should remain separate.
- Pedestrian/bicycle access should be provided to facilitate circulation within, to, around, and between each transit station area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.
- Pedestrian access between buildings is essential to ensure opportunities are available for people to walk to nearby uses.
- Pedestrian/bicycle paths of any one development or site should interconnect with pedestrian/bicycle paths of any adjacent development or site, to create a highly-connected transit station area. In addition, pedestrian/bicycle access should connect to the countywide and regional trail systems, connecting local sites with the larger community.
- Safe and convenient pedestrian street crossings should be designed, and include good lighting as well as access elements (e.g. ramps for persons with disabilities).
- Secure and convenient bicycle storage should be provided as part of all non-residential development.

Transit Access and Connections

- Safe, convenient and direct pedestrian pathways should be provided between all types of transit stops and buildings.
- Pathways should be designed such that pedestrians do not cross parking lots/structures to reach a building.
- Bus shelters should be provided at transit stops that protect patrons from the weather, are safe, easy to maintain, and relatively vandal-proof.

Vehicular Access and Connections

- Avoid direct access from parking structures onto major arterial roads.

Parking Areas

- Parking should be provided in either above or underground structures, with limited parking areas at the sides or back of buildings. If it is not possible to accommodate parking structures behind or beside buildings, minimize parking in front of buildings.
- Locate priority parking spaces for car/vanpools close to the employee entrance of the building or parking structure to encourage ride-sharing.
- Integrate the design of parking structures with that for the building served.
- Parking structures, as well as adjacent areas, should be landscaped to create a visually attractive environment.
- Parking lots should be screened to control the view and visual impact from the street right-of-way, adjacent development, and buildings being served by the lot. Plant materials, walls, fences or earth berms should be used.
- Interior parking lot landscaping should be provided. Large parking lots should be sub-divided into smaller lots by using planting areas as dividers.

Buffers

- Use natural landscaping to create edges and provide a buffer to define developments.
- Provide significant vegetated buffers in situations where non-residential development on the periphery of the Suburban Center or Transit Station Area is adjacent to existing residential neighborhoods.
- Screen from public view rooftop mechanical equipment, materials storage, utility substations and other similar items.

Lighting

- Develop coordinated lighting plans for all development complexes, in order to reinforce the complex's identity and provide a congruent appearance.
- Provide exterior lighting that enhances nighttime safety and circulation, as well as highlights key landmark features.
- Design lighting in a manner that focuses lighting directly onto parking/driving areas and sidewalks, such that lighting for a development does not project beyond the development's boundary. Utilizat[illegible] fixtures is desirable in order to minimize the occur[illegible] trespass, and urban sky glow.

Signage

- Coordinated signag[illegible] for all developments are encouraged to emphasize the complex's identity and provide a harmonious appearance.
- Signage should be appropriate for its location and purpose.
- Similar types of signage should be used for developments within a Transit Station Area to facilitate "way-finding" within the TSA."

County of Fairfax, Virginia

MEMORANDUM

DATE: May 20, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 86-C-121)

SUBJECT: PRC 86-C-121-03; Reston Excelsior
Land Identification Map: 17-4-((1))-7B

This department has reviewed the planned residential community plan revised through May 7, 2010. We have the following comments.

As stated in FCDOT's memo dated March 6, 2006 in reference to CPA 86-C-121-8-3, the additional traffic impact generated by the residential use suggests the need to mitigate traffic through the improvement of Sunset Hills Road to three through lanes on the westbound approach to Reston Parkway. The applicant has stated in recent correspondence that such an improvement would be undesirable due to the increased crossing distance for pedestrians. Despite the fact that staff has suggested that the applicant incorporate pedestrian improvements, potentially by the extension of median noses to allow for adequate pedestrian refuge, the applicant has not made any such revisions.

While turning radii may affect the extent to which median noses can be extended at the Reston Parkway and Sunset Hills Road intersection and the Oracle Way and Sunset Hills Road intersection, an auto-turn analysis should be provided to better evaluate the opportunities for pedestrian improvement.

The PRC plan displays an entrance for loading vehicles and vehicles exiting the garage within one hundred feet of the intersection of Oracle Way and Sunset Hills Road. This entrance should be signed as a right-out only so as to avoid any conflicts with vehicles entering Oracle Way from Sunset Hills Road.

The proposed interparcel access is located at the exit to the garage along the loading and emergency access drive aisle. Because of this location the interparcel access will only be accessible to those exiting the garage for the residential use. Conversely, those on the adjacent Plaza America site attempting to use the interparcel access will be led directly to a drive aisle which only allows vehicles to exit the Oracle site. Thus, any vehicles elsewhere on the Oracle or Plaza America sites wishing to travel between the two will be forced to use Sunset Hills Road instead. A floating easement along the eastern property line should be provided to allow for the interparcel access to be relocated to an area that is more openly accessible to others on the Oracle and Plaza America sites.

Fifty-four bicycle parking spaces have been provided in the garage. However, to meet the separate needs of short-term and long-term bicycle parking, ten short-term bicycle parking spaces should be provided by the building lobby and forty-four long-term bicycle parking spaces should be provided in a secured area within the parking garage. Additionally, the applicant should commit to installing inverted U-style bike racks or another bike rack design as approved by FCDOT.

Staff requested that the applicant modify its Transportation Demand Management (TDM) program to better accommodate the residential use proposed. Furthermore, since the site is located in close

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proximity to future metrorail stations, a more aggressive TDM program should also be pursued. The applicant should thus incorporate unbundled parking as an additional TDM program element.

AKR/MEC

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
ACTING COMMISSIONER

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

March 23, 2010

To: Ms. Regina Coyle
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section
703-383-2424

Subject: PRC 86-C-121-03, Oracle Phase I
Tax Map No.: 017-4 ((1)) 7A

All submittals subsequent to the first submittal shall provide a res[illegible] previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

The applicant should install pedestrian improvements where feasible along Sunset Hills Road and Reston Parkway.

County of Fairfax, Virginia

MEMORANDUM

DATE: May 20, 2010

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Planned Residential Community Amendment Application #PRC 86-C-121-03, Reston Excelsior, PRC Plan dated May 7, 2010, LDS Project #9523-ZONA-003-2, Tax Map #17-4-01-0007B, Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A). A wet pond and a dry pond exist on the site. These facilities are likely to be able to provide the required water quality controls.

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
There are no downstream drainage complaints on file.

Stormwater Detention
Stormwater detention or an approved waiver is required. Detention is likely to be able to be provided by the wet pond and dry pond existing on the site.

Site Outfall
- A description of the path of the site's outfall to 100 times the site's area has been provided (Paragraph 2.J(2)(c) of ZO 9-011).

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

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: January 13, 2010

SUBJECT: PRC 86-C-121-03, Oracle
Tax Map Number(s): 17-4((1)) 7B

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated September 30 2009, for the above referenced application. The Development Plan proposes 457 new multi-family dwelling units that were previously approved as a Town Center Conceptual Plan. A rezoning to the PRC district is requested as a follow-up action.

Based on an average multi-family household size of 2.15 in the Upper Potomac Planning District, the development could add 983 new residents to the Reston-Herndon Suburban Center in the Hunter Mill Supervisory District.

ANALYSIS

The proposed additional residents will need access to a variety of public park and recreation facilities that are provided by Fairfax County Park Authority (FCPA) to all County residents and by Reston Association (RA) to its members. The subject property is located in Reston in the Reston Center of Industry and Government (RCIG) area. Properties in the RCIG are not members of the RA.

The applicant's justification states that residents will use existing public facilties, neighborhood recreation amenities and nearby services. The additional residents will impact existing services and facilities. The applicant should clarify whether the new residents will become members of RA, what facilities will be provided onsite and how it will offset impacts to County park and recreation resources.

Due to a high level of growth in this area, a high deficiency of parkland and park facilities exists. In particular, the need for rectangle athletic fields and trails is especially high. Using Comprehensive Plan policies and adopted service level standards, a fair share park contribution of $893 per new resident has been established to offset impacts to parks and recreation service

levels. The total fair share contribution from the applicant would be a total of $877,417 to Fairfax County Park Authority to offset impacts to park and recreation service levels.

Onsite Facilities:
Typically, urban-scale residential proposals include onsite recreation amenities. The onsite recreation elements shown include a small plaza between the buildings and access to a private fitness center that is located in an adjacent existing commercial building.. There are no active outdoor recreation facilities proposed on the plan.

The Fairfax County Urban Park Guidelines and the Park and Recreation element of the Policy Plan support the concept of integrating urban-scale public open spaces into proposed mixed-use developments. Features such as plazas, gathering places, amphitheater/performance spaces, special landscaping, fountains, sculpture and street furniture are appropriate to be integrated into these sites and surrounding areas. Recreation uses such as tennis courts, multi-use courts, volleyball courts, bocce courts, tot lots, water play features and skateboarding facilities may be incorporated into a mixed-use setting to provide residents and employees on-site recreation opportunities.

Using the urban park standards of 1.5 acre per 1,000 new residents and 1 acre per 10,000 employees, this proposal generates a need for 1.47 acres of publicly-accessible urban park space to serve the residents. The proposed plaza area is approximately .66 acres. No other recreation spaces are shown. The vehicle entry area is not included in this calculation and does not count towards the urban park standard.

The applicant has stated that the existing SWM ponds will also serve as recreational areas. Please note that the Fairfax County Public Facilities Manual, section 6-0303.7, states:

> '...credit for recreational open space shall not be allowed in those areas where detention facilities are located unless the area can reasonably be used for recreation purposes."

The applicant does not show recreation uses in the location of the stormwater management facility.

SUMMARY OF RECOMMENDATIONS

The Park Authority recommends that the applicant integrate publicly-accessible urban parks and amenities onsite that meet the urban park standards and guidelines.

In addition to the recommended onsite development, the applicant should contribute $877,417 to Fairfax County Park Authority to mitigate the impacts of these new residents on Park Authority facilities.

The applicant should clarify if the residents will be RA members.

FCPA Reviewer: Pat Rosend
DPZ Coordinator: St. Clair Williams

Copy: Cindy Walsh, Director, Resource Management Division
Larry Butler, Director, Parks and Recreation, Reston Association
Chron Binder
File Copy

FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

April 7, 2010

TO: Cathy Lewis
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director
Office of Facilities Planning Services

SUBJECT: PRC 86-C-121-03, Oracle

ACREAGE: 5 acres

TAX MAP: 17-4 ((1)) 7B

PROPOSAL: The application seeks approval of a PRC plan to construct two multi-family residential buildings with a maximum of 457 units.

COMMENTS: The application area is within the Lake Anne Elementary, Langston Hughes Middle, and South Lakes High boundaries. The chart below shows the existing school capacity, enrollment, and projected five year enrollment.

School	Capacity	Enrollment (9/30/09)	2010-2011 Projected Enrollment	Capacity Balance 2010-2011	2014-15 Projected Enrollment	Capacity Balance 2014-15
Lake Anne ES	729	627	637	92	715	14
Hughes MS	955	961	922	33	1000	-45
South Lakes HS	2192	1858	2087	105	2352	-160

Capacity and enrollment are based on the FCPS FY 2011-15 CIP.

The application seeks approval of a PRC plan to construct two multi-family residential buildings with a maximum of 457 units. The area is part of a larger area that has been developed with commercial office buildings.

Based on the current County-wide student yield ratios, the chart below shows the number of anticipated students by school level for the proposed development.

School level	Mid/high-rise multi-family ratio	Proposed # of units	Student yield
Elementary	.047	457	21
Middle	.011	457	5
High	.027	457	12
			38 total

SUMMARY:

The application is anticipated to yield 38 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of $356,364 (38 students x $9,378) in order to mitigate impacts to the receiving schools.

In addition, an escalation clause is recommended. The suggested proffer contribution is updated on an annual basis to reflect current market conditions and has decreased over the last couple of years as result of the down turn in the economy and lower construction costs for FCPS. An escalation clause would better reflect the suggested per student proffer contribution at the time of development given that the suggested proffer contribution is updated annually and development may not immediately commence.

In addition to this application, the following developments have zoning approvals but have not been constructed and are also within the Lake Anne Elementary, Hughes Middle, and South Lake High school boundaries. The asterisks denote that a proffer commitment has been made.

- Reston Station at Wiehle Avenue – 444 multi-family units (only impacts Hughes and South Lakes), pending zoning approval*
- Fairway Apartments – 909 multi-family and 31 townhomes – pending PRC plan approval
- Linden Springs – 60 multi-family units*
- Athena Renaissance – 350 multi-family units*
- Four Seasons at Old Reston Avenue – 11 multi-family units*
- Spectrum – 1,442 multi-family units
- Approved Comprehensive Plan changes for Lake Anne area

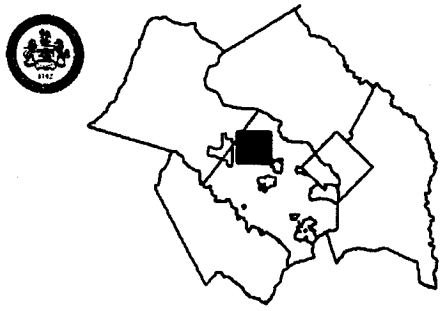
Attachment: Locator Map

cc: Stuart D. Gibson, School Board Member, Hunter Mill District
Illryong Moon, School Board Member, At-Large
James L. Raney, School Board Member, At-Large
Martina A. Hone, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer, FCPS
Fabio Zuluaga, Cluster VIII, Assistant Superintendent
Linda Hajj, Principal, Lake Anne Elementary School
Aimee Monticchio, Principal, Langston Hughes Middle School
Bruce Butler, Principal, South Lakes High School

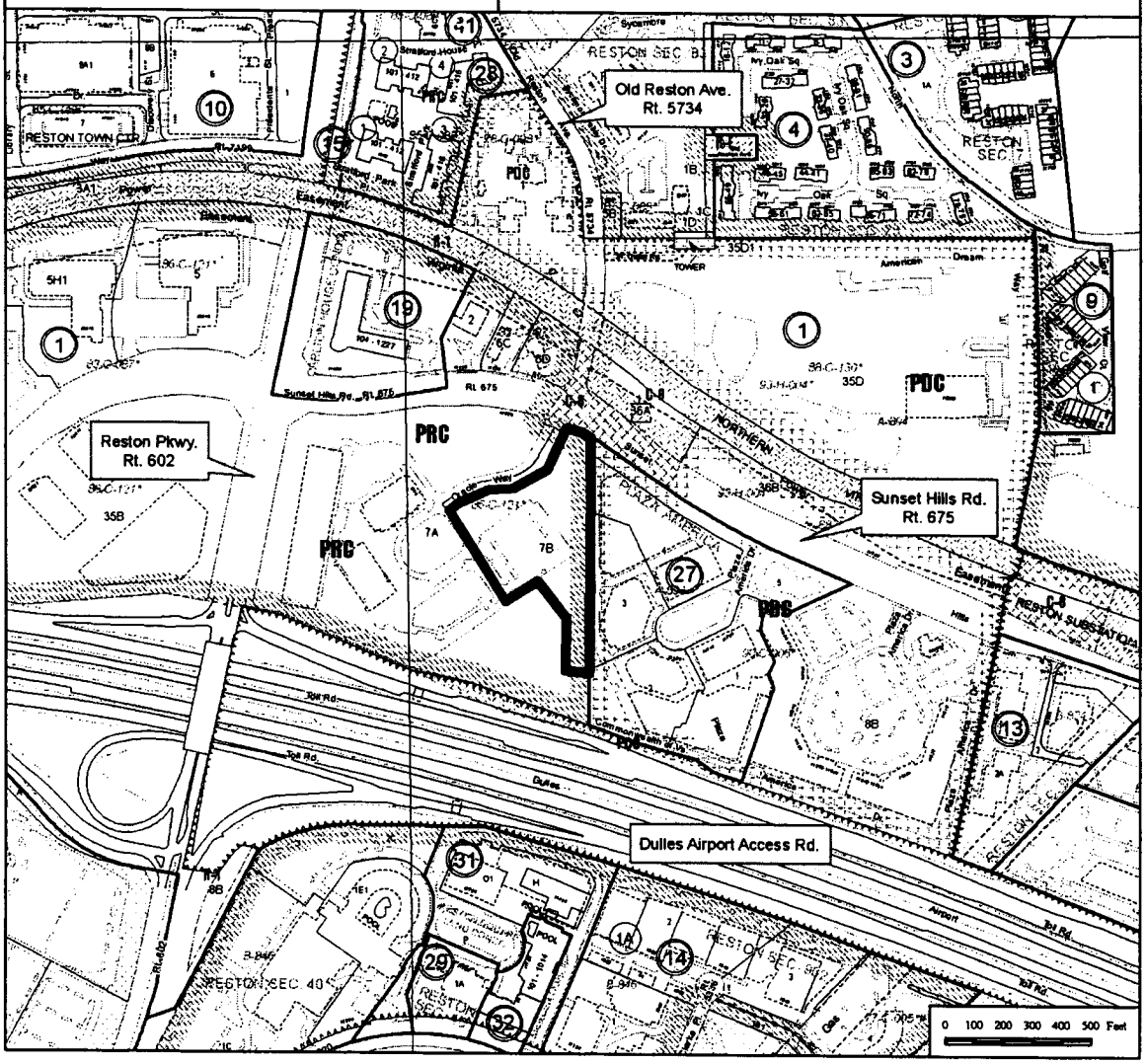
Locator Map

Planned Residential Community

PRC 86-C-121-03



Applicant:	RESTON EXCELSIOR LLC
Accepted:	11/06/2009
Proposed:	PRC TOWN CENTER
Area:	5 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Located:	NORTHEASTERN QUADRANT OF INTERSECTION OF THE DULLES TOLL ROAD AND RESTON PARKWAY
Map Ref Num:	017-4- /01/ /0007B



County of Fairfax, Virginia

MEMORANDUM

DATE: December 2, 2009

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

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Planned Residential Community Application PRC 86-C-121-3

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 **#425, Reston**

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/fire

County of Fairfax, Virginia

MEMORANDUM

DATE: January 25, 2010

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. PRC86-C-121-03

Tax Map No. 017-4/01/ /0007B

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Colvin Run (D2) watershed. It would be sewered into the Blue Plains Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the Blue Plain Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8" inch line located in the street is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	Existing Use +Application		Existing Use + Application Previous Rezonings		Existing Use + Application + Comp Plan	
Sewer Network	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other pertinent information or comments:

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

6-301 Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.

2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.

3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.

4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.

5. The location of structures to take maximum advantage of the natural and manmade environment.

6. The provision of adequate and well-designed open space for the use of all residents.

7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

16-303 PRC Plan

A PRC plan shall be filed with the Zoning Administrator in twenty-three (23) copies, and shall include the information set forth below. A PRC plan or portion thereof involving engineering, architecture, landscape architecture or land surveying shall be respectively certified by an engineer, architect, landscape architect or land surveyor authorized by the State to practice as such. All maps, plans, sketches and illustrations submitted as part of a PRC plan shall be presented on a sheet having a size of 24" x 36". If presented on more than one (1) sheet, match lines shall clearly indicate where several sheets join. One 8 ½" x 11" reduction of the PRC plan and supporting graphics shall also be submitted. The submission requirements for any amendment to an approved PRC plan shall be those requirements deemed necessary for a review of such amendment as determined by the Zoning Administrator. All submission requirements shall become the property of the County.

1. A plan at a scale of not less than one inch equals one hundred feet (1" = 100') showing:

A. A vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').

B. A boundary survey of the property, with an error of closure within the limit of one (1) in twenty thousand (20,000) related to true meridian, and showing the location and type of boundary evidence. The survey may be related to the U.S.C. & G.S., State grid north, if the coordinates of two (2) adjacent corners are shown. Such information may be obtained from recorded plats in the case of lots and subdivisions recorded subsequent to September 1, 1947.

C. Total area of the property.

D. Scale and north arrow.

E. Existing topography with a maximum contour interval of two (2) feet.

F. The general location and arrangement of all existing or proposed buildings and uses on the site and, if known, on adjacent properties.

G. The approximate height in feet of all buildings and number of floors of all buildings other than single family dwellings on the site and, if known, on adjacent properties.

H. The approximate distances of all structures from the development boundaries as shown on the PRC plan and abutting streets.

I. The traffic circulation system showing the location of existing, platted and proposed streets and easements including names and route numbers, the approximate width and typical cross sections including acceleration, deceleration and turn lanes, service drives, entrances to parking areas and parking structures, the location and width of pedestrian walkways, bicycle paths and/or bridle paths, and all trails required by the adopted comprehensive plan.

J. The off-street parking and loading areas and structures with typical space and aisle dimensions.

K. The open space areas, identifying the proposed general treatment or improvement of all such areas, delineating those areas proposed for recreational facilities and delineating any Resource Protection Area and Resource Management Area.

L. Approximate delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or Fairfax County.

M. General location and anticipated types of recreational facilities.

N. A plan or statement showing how public utilities are or will be provided. In addition, the approximate location of existing and proposed storm and sanitary sewer lines shall be shown.

O. Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:

(1) A graphic depicting:

(a) The approximate footprint of the stormwater management facility and, where applicable, the height of the dam embankment and the location of the emergency spillway outlet for each stormwater management facility.

(b) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.

(c) A preliminary layout of all on-site drainage channels, outfalls and pipes, including inlet and outlet pipes within the stormwater management facility.

(d) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.

(e) Proposed landscaping and tree preservation areas in and near the stormwater management facility.

(f) The approximate limits of clearing and grading on-site and off-site for the stormwater management facility, storm drainage pipes, spillways, access roads and outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures.

(2) A preliminary stormwater management narrative setting forth the following:

(a) Description of how the detention and best management practice requirements will be met.

(b) The estimated area and volume of storage of the stormwater management facility to meet stormwater detention and best management practice requirements.

(c) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.

(d) Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.

P. The location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.

Q. Approximate delineation of any grave, object or structure marking a burial site if known, and a statement indicating how the proposed development will impact the burial site.

2. A statement in tabular form which sets forth the following data, when such data is applicable to a given PRC plan:

A. Total number of dwelling units by type to include the corresponding population totals and density type based on the computation factors set forth in Sect. 6-308 and the maximum density provisions of Sect. 2-308.

B. Approximate total gross floor area and FAR for all uses other than dwellings.

C. Approximate total area in open space.

D. A schedule showing the total number of parking and loading spaces provided and the number required by the provisions of Article 11.

3. A map identifying classification of soil types at a scale of not less than one inch equals five hundred feet (1" = 500'), based upon information available on the County of Fairfax Soils Identification Maps.

4. A statement of the architectural concepts and typical bulk of the proposed structures, and if available, schematic architectural sketches.

5. A statement indicating the landscaping concepts, proposed screening measures and compliance with the tree conservation provisions of the Public Facilities Manual.

6. When the development is to be constructed in sections, a proposed sequence of development schedule showing the order of construction of such sections, and an approximate completion date for the construction of each section.

7. Identification of the necessity for floodplain studies, drainage studies, soil reports and for easements and/or letters of permission for off-site construction.

8. Where applicable, any other information as may be required by the provisions of Article 7.

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K. The open space areas, identifying the proposed general treatment or improvement of all such areas, delineating those areas proposed for recreational facilities and delineating any Resource Protection Area and Resource Management Area.

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M. General location and anticipated types of recreational facilities.

N. A plan or statement showing how public utilities are or will be provided. In addition, the approximate location of existing and proposed storm and sanitary sewer lines shall be shown.

O. Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:

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(b) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.

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(d) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.

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(c) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.

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C. Approximate total area in open space.

D. A schedule showing the total number of parking and loading spaces provided and the number required by the provisions of Article 11.

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7. Identification of the necessity for floodplain studies, drainage studies, soil reports and for easements and/or letters of permission for off-site construction.

8. Where applicable, any other information as may be required by the provisions of Article 7.

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