



APPLICATION ACCEPTED: September 24, 2010  
PLANNING COMMISSION: November 18, 2010  
BOARD OF SUPERVISORS: December 7, 2010 @ 3:30 p.m.

# County of Fairfax, Virginia

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November 3, 2010

## STAFF REPORT

**PROFFERED CONDITION AMENDMENT APPLICATION PCA 86-C-119-06  
DEVELOPMENT PLAN AMENDMENT APPLICATION DPA 86-C-119-02  
PRC APPLICATION PRC 86-C-119**

### HUNTER MILL DISTRICT

**APPLICANT:** Board of Supervisor's Own Motion

**ZONING:** PRC

**PARCEL(S):** 17-3 ((1)) 29B

**ACREAGE:** Approximately 10 acres

**FAR:** None proposed with this application

**OPEN SPACE:** 28%

**PLAN MAP:** Residential Planned Community

**PROPOSAL:** The applicant proposes to amend RZ 86-C-119 and DP 86-C-119, previously approved for office and/or research and development, for an interim commuter parking lot as a public use and approval of the associated PRC Plan.

### STAFF RECOMMENDATION:

Staff recommends approval of PCA 86-C-119-02, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of DPA 86-C-119-06.

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Brenda J Cho

Staff recommends approval of PRC 86-C-119, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a waiver of the peripheral and interior parking lot landscaping requirements, in favor of that shown on the DPA and PRC Plan.

Staff recommends approval of a waiver of all of the requirements of Sect. 17-201 of the Zoning Ordinance to permit what is shown on the DPA and PRC Plan.

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 these applications does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to these applications.

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

O:\bcho00\PCA\PCA 86-C-119-06 (Sunset Hills)\Report Documents\Draft\_Cover.doc



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).

### Proffered Condition Amendment

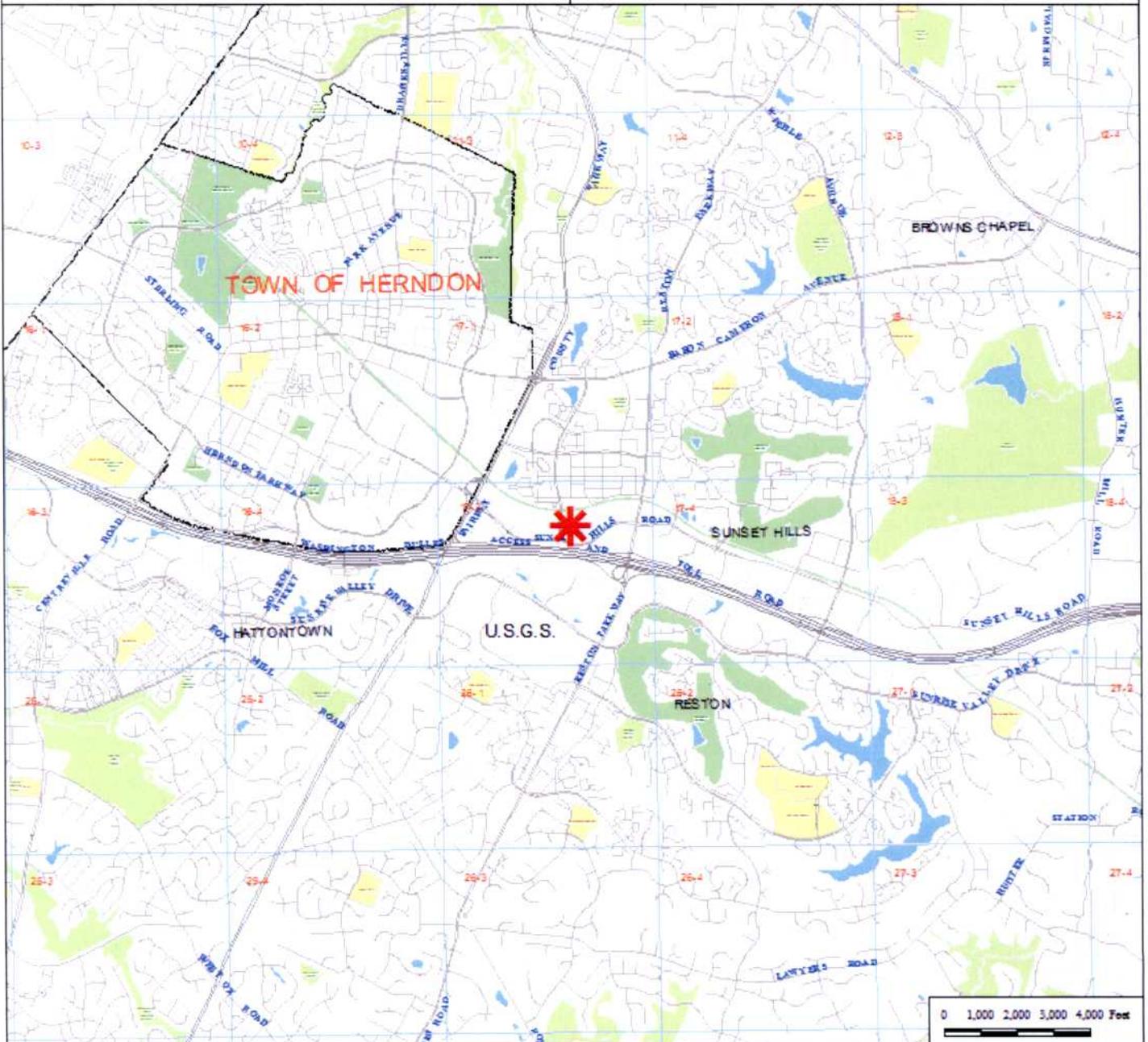
PCA 86-C-119-06

Applicant: BOARD OF SUPERVISORS OWN MOTION  
Accepted: 09/24/2010  
Proposed: AMEND RZ 86-C-119 PREVIOUSLY APPROVED FOR OFFICE TO PERMIT COMMUTER LOT  
Area: 9.99 AC OF LAND, DISTRICT - HUNTER MILL  
Zoning Dist Sect:  
Located: 12050 SUNSET HILLS ROAD  
Zoning: PRC  
Overlay Dist  
Map Ref Num: 017-3- /01/ /0029B

### Development Plan Amendment

DPA 86-C-119-02

Applicant: BOARD OF SUPERVISORS OWN MOTION  
Accepted: 09/24/2010  
Proposed: AMEND RZ 86-C-119 PREVIOUSLY APPROVED FOR OFFICE TO PERMIT COMMUTER LOT  
Area: 9.99714 AC OF LAND, DISTRICT - HUNTER MILL  
Zoning Dist Sect:  
Located: 12050 SUNSET HILLS ROAD  
Zoning: PRC  
Overlay Dist  
Map Ref Num: 017-3- /01/ /0029B





# PRC PLAN

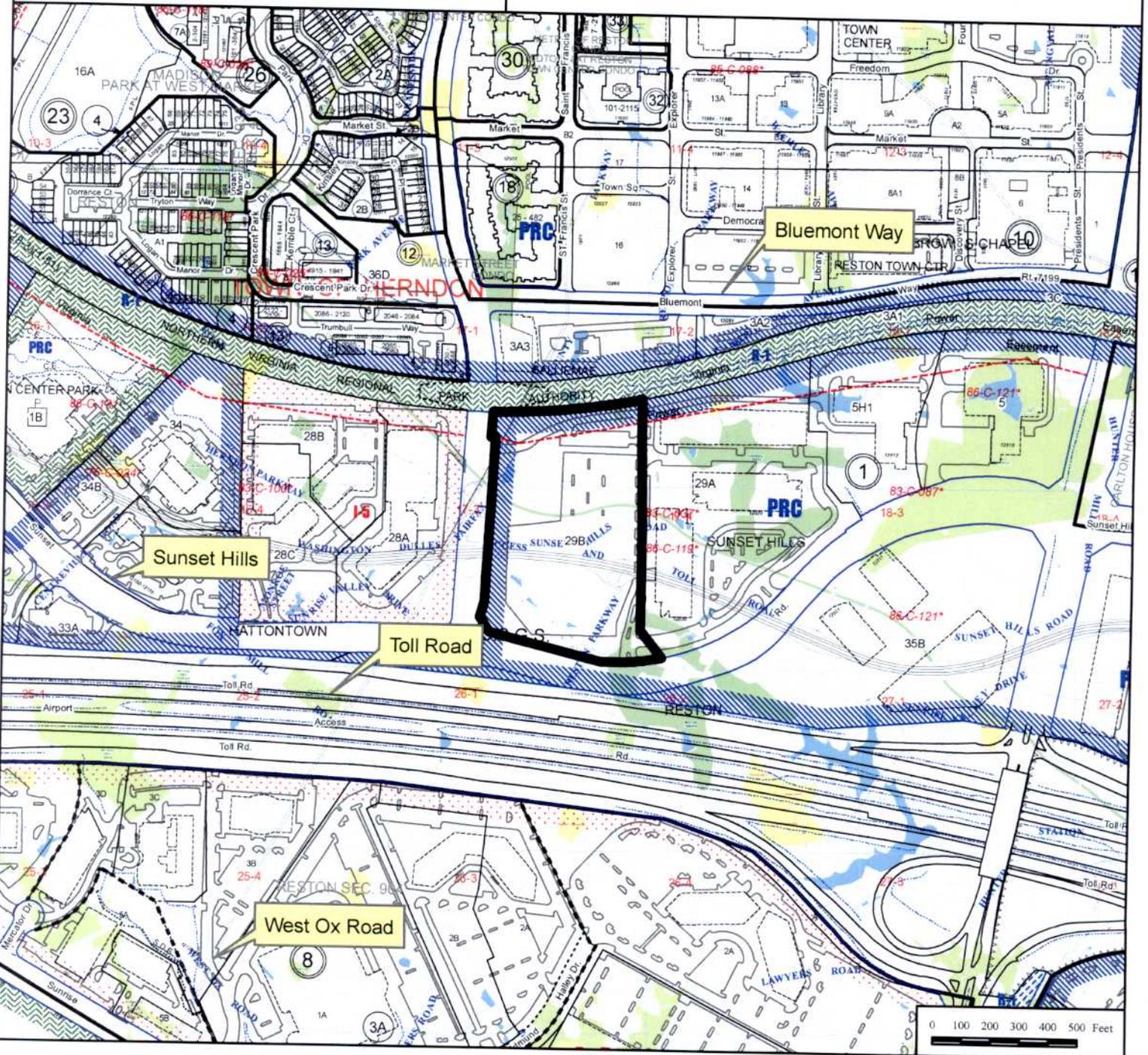
PRC-86-C-119

Applicant: BOARD OF SUPERVISOR'S OWN MOTION  
Accepted: 09/24/2010  
Proposed: TO APPROVE THE PRC PLAN ASSOCIATED WITH DPA 86-C-1



Area: 10 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect:  
Located: 12050 SUNSET HILLS ROAD  
Zoning: PRC  
Overlay Dist:  
Map Ref Num: 017-3- /01/ /0029B



# PROFFER CONDITION AMENDMENT (PCA), DEVELOPMENT PLAN AMENDMENT (DPA) AND PARTIAL PRC PLAN FOR RESTON - SECTION 93 BLOCK 2 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

**GENERAL NOTES**

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 17-3-1(1)-29A AND 29B.
2. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED PDC.
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED BY URBAN ENGINEERING & ASSOC., DATED NOV. 2000.
4. HORIZONTAL GRID: VIRGINIA STATE GRID, VERTICAL DATUM: U.S.C.S. (NAD83).
5. THE PROPERTY SHOWN ON THIS DPA IS LOCATED IN THE HUNTER MILL DISTRICT.
6. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
7. STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) IS PROVIDED BY EXISTING ONSITE FACILITIES AS BUILT UNDER 5488-SP-07-2.
8. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
9. 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.
10. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
11. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC), RPA'S OR FLOODPLAINS ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
12. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
13. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION, PRESERVATION, OR SPECIAL SCREENING MEASURES.
14. THERE ARE NO EXISTING STRUCTURES ON THE SITE. THERE IS AN EXISTING ASPHALT PARKING LOT ON THE SITE.
15. THERE ARE NO PUBLIC ROADWAY IMPROVEMENTS OR RIGHT-OF-WAY DEDICATION PROPOSED WITH THIS APPLICATION. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS APPLICATION.
16. THE PROPOSED USE ASSOCIATED WITH THIS APPLICATION IS FOR AN SURFACE PARKING LOT AND METRO BUS STOP. THE SURFACE PARKING LOT WILL SERVE AS AN INTERIM USE UNTIL THE ULTIMATE OFFICE USE AS APPROVED UNDER 88-C-118-121 IS BUILT. NO RESIDENTIAL UNITS ARE PROPOSED ON THE SUBJECT PROPERTY.
17. THERE ARE NO SPECIAL AGREEMENTS PROPOSED WITH THIS APPLICATION.
18. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE WARNERS NOTED IN THE STATEMENT OF JUSTIFICATION.
19. THE PROPOSED INTERIM USE DOES NOT IMPACT ANY PRIOR APPROVALS ON THIS SITE.
20. BUS SHELTERS AND BIKE LOCKERS TO BE PROVIDED AS AMENITIES NEAR THE BUS STOP.

**S.W.M. / B.M.P. AND ADEQUATE OUTFALL NARRATIVE:**

THE PROPOSED PROJECT IS FOR THE USE OF 211,000 SF OF SURFACE PARKING. THE SUBJECT SITE IS SITUATED ON APPROXIMATELY 2.90 ACRES. RUNOFF FROM THE SITE HAS BEEN CONTROLLED VIA ENGINEERED SWALES AND ONSITE UTILITY SYSTEMS THAT WERE DESIGNED AND INSTALLED WITH PLAN NUMBER 5488-SP-07-2. THE RUNOFF FROM THESE SYSTEMS IS DISCHARGED TO ADEQUATELY ENGINEERED GROUND INLET AND CATCH BASINS. THE STORM STRUCTURES OUTFALL TO ADEQUATELY DESIGNED CLOSED CONDUIT OUTFALLS, WHICH IN TURN DISCHARGE TO AN ADEQUATELY DESIGNED, PRIVATELY MAINTAINED, WET POND AT THE WESTERN EDGE OF THE SITE, WHICH WAS CONSTRUCTED UNDER PLAN NUMBER 5488-SP-07-2.

ANALYSIS OF THE PROPOSED WET POND IS SOMEWHAT UNCOMMON IN THAT THE TOTAL DRAINAGE AREA TO THE POND CONSISTS OF RUNOFF FROM THE ONSITE DEVELOPMENT (SECTION 93 182) AND RUNOFF FROM AN UPSTREAM WATERSHED, WHICH IS CONTROLLED BY AN APPROVED S.W.M. POND (SECTION 93 384). THE DISCHARGE FROM THE SECTION 93 384 POND IS PIPED TO THE SECTION 93 182 POND. THE POND FOR SECTION 93 384 WAS DESIGNED AND APPROVED UNDER THE FAIRFAX COUNTY PLAN NUMBER OF 5348-SP-03. COLLECTIVELY, THE DRAINAGE AREA OF THE TWO WATERSHEDS REQUIRE THE USE OF 18-30 (DUE TO THE 37.54 AC DRAINAGE AREA). HOWEVER, THE DRAINAGE AREA TO THE 93 384 S.W.M. POND WAS ONLY 17.27 AC. HENCE, REQUIRING THE RATIONAL METHOD, THE PROCESS OF COMBINING THE RESULTS FROM THE SECTION 93 384 POND WITH THAT OF THE SECTION 92 182 POND REQUIRES SOME EXPLANATION.

SINCE 18-30 MUST BE USED IN THE DESIGN OF THE SECTION 93 182 POND, A CURVE NUMBER AND A TIME OF CONCENTRATION HAD TO BE ESTABLISHED FOR THE SECTION 93 384 SITE. UNDER PRE DEVELOPMENT CONDITIONS, THIS SITE DISCHARGED DIRECTLY INTO A SWALE AT THE EASTERN PROPERTY LINE, WHILE THE ONSITE (SECTION 93 182) DRAINAGE EXPERIENCES SHEET, SHALLOW CONCENTRATED AND CHANNEL FLOW. WHILE USING THE TIME OF CONCENTRATION AND CURVE NUMBERS SHOWN ON SHEET 4 FOR THE SECTION 93 384 SITE, A PRE-DEVELOPMENT (ALLOWABLE DISCHARGE) FLOW WAS DETERMINED. THE FLOW GENERATED BY THE SECTION 93 182 SITE WAS ADDED TO THAT OF THE SECTION 93 384 POND TO GENERATE FLOWS FOR THE ENTIRE WATERSHED (SEE THIS SHEET FOR THE 18-30 ANALYSIS).

POST-DEVELOPMENT FLOWS FROM THE SITE ACCOUNTS FOR THE SECTION 93 384 POND BY ROUTING THE ACTUAL DISCHARGE FROM THE SAID POND TO THE SECTION 93 182 POND. A TIME OF CONCENTRATION WAS DETERMINED FOR THE DISCHARGE FROM THE SECTION 93 384 POND TO THE SECTION 93 182 POND BASED ON THE FLOW THROUGH THE EXISTING DISCHARGE TIME. THE TIME OF CONCENTRATION IS BASED ON THE ACTUAL DISCHARGE AND THE AVERAGE SLOPE OF THE EXISTING PIPE SYSTEM (SEE SHEET 4 FOR TIME OF CONCENTRATION CALCULATION). THE CURVE NUMBERS FOR THE POST DEVELOPMENT ANALYSIS OF THE SECTION 93 384 POND WAS ADJUSTED FOR EACH STORM EVENT SO THAT 18-30 WOULD GENERATE THE SAME DISCHARGE FROM THE SECTION 93 384 POND (AS IT WAS DESIGNED TO DISCHARGE). HENCE, EACH STORM EVENT HAS A DIFFERENT POST DEVELOPMENT CURVE NUMBER FOR THE UPSTREAM DRAINAGE AREA. THE POST DEVELOPMENT FROM THE SECTION 93 182 SITE IS BASED ON SHEET AND PIPE FLOW. A COMMON CURVE NUMBER WAS USED FOR THE 93 182 POND FOR THE ANALYSIS OF EACH STORM EVENT.

THE FLOWS FROM THESE TWO DRAINAGE AREAS WERE THEN ADDED TOGETHER AND ROUTED THROUGH THE SECTION 93 182 POND. THE ABOVE ANALYSIS OF THE UPSTREAM POND, WITH ITS ACTUAL DISCHARGE AND TRAVEL TIME TO THE DOWNSTREAM POND, IS A CONSERVATIVE APPROACH TO ANALYZING PONDS IN SERIES. AS A RESULT, THE POND IS ADEQUATELY SIZED TO CONTROL THE DESIGN STORM.

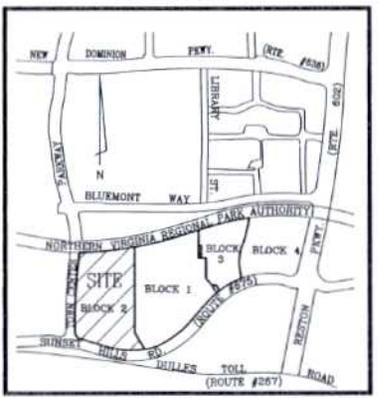
THE EXISTING POND, DESIGNED AND BUILT UNDER PLAN NUMBER 5488-SP-07-2, IS APPROXIMATELY 185' WIDE AND 225' FEET LONG WITH A 3:1 SLOPE AND AN ADEQUATE BENCH. THE POND PROVIDES BOTH STORMWATER MANAGEMENT AND BMP. THE BMP VOLUME PER THE APPROVED SITE PLAN AT ELEVATION 378.00 IS 53,996 CU-FT. THE STORAGE VOLUME OF THE POND PER THE APPROVED SITE PLAN AT ELEVATION 388.86 IS 270,294 CU-FT.

THE OUTFLOW STRUCTURE CONSISTS OF DUAL 7' DIAMETER RISERS, WHICH WILL BE THE PRINCIPAL AND EMERGENCY SPILLWAY FOR THE POND. SINCE THE PROPOSED POND IS SITUATED ADJACENT TO THE TOWN CENTER PARKWAY, IT WAS ADVANTAGEOUS TO IMPLEMENT A COMBINED SPILLWAY. THE OUTFLOW FROM THE STRUCTURE DISCHARGES INTO DUAL 60" RCP'S, WHICH THEN DISCHARGE INTO A SINGLE 60" RCP ON THE WEST SIDE OF THE TOWN CENTER PARKWAY. SINCE THE DUAL 60" RCP FROM THE SECTION 93 182 POND IS REDUCED TO A SINGLE 60" RCP, THE OUTFLOW FROM THE 93 182 POND (ON THE 18-30 ANALYSIS) WAS BASED ON THE CAPACITY OF A SINGLE 60" RCP AS THE OUTFLOW PIPE. TO ENSURE THE REDUCTION IN PIPE SIZE DOESN'T EFFECT THE DOWNSTREAM SYSTEM, A HYDRAULIC DRAGLAGE AND COLLECTOR COMPUTATIONS WERE PERFORMED FOR THE DISCHARGE PIPE. THE HYDRAULIC DRAGLAGE ANALYSIS WAS PERFORMED TO ESTABLISH THE MINIMUM ELEVATION OF THE COLLECTOR ANALYSIS. THE COLLECTOR ANALYSIS CONFIRMS THAT THE POND AND OUTFLOW STRUCTURE ARE ADEQUATELY SIZED TO CONTROL THE DESIGN STORM. THE DISCHARGE FROM THE POND IS CONVEYED APPROXIMATELY 450' IN 60" RCP TO A JUNCTION BOX. A 72" RCP EDGES THE JUNCTION BOX WHERE THE RUNOFF IS CONVEYED APPROXIMATELY 1200' TO A CLASS 8 RCP BMP BASIN, WHICH THEN DISCHARGES INTO AN EXISTING 100-YEAR FLOODPLAIN. THIS OFFSITE STORM DRAINAGE DESIGN WAS PREPARED UNDER FAIRFAX COUNTY PLAN #881-SP-01.

STORMWATER QUALITY (S.W.M.P.) IS PROVIDED FOR THE ONSITE (93 182) DEVELOPMENT/REDEVELOPMENT WHILE B.M.P. IS PROVIDED FOR THE ENTIRE UPSTREAM DRAINAGE AREA WITH THE SECTION 93 384 SITE. OF THE 21.77 ACRES BEING DEVELOPED, APPROXIMATELY 13.83 ACRES IS BEING DESIGNATED REDEVELOPMENT (THE PORTION OF THE SITE WITH THE RESTON CORP. CONTROLLED BUILDINGS) WHILE APPROXIMATELY 8.85 ACRES IS CONSIDERED NEW DEVELOPMENT. B.M.P. IS PROVIDED FOR THE SUBJECT SITE BY MEANS OF THE ONSITE WET POND. THE 58,500.20 CUBIC FEET OF BMP STORAGE PROVIDES A PHOSPHORUS REMOVAL EFFICIENCY RATE, WHICH IS HIGHER THAN THAT REQUIRED FOR A SITE THAT IS BEING REDEVELOPED. THE B.M.P. CALCULATIONS ARE PROVIDED ON SHEET 8.

IT IS THE OPINION OF URBAN ENGINEERING & ASSOC., INC. THAT THERE EXISTS AN ADEQUATE OUTFALL FOR THE PROPOSED DEVELOPMENT.

VICINITY MAP  
SCALE: 1"=500'



**APPLICANT**  
FAIRFAX COUNTY BOARD OF SUPERVISORS  
12000 GOVERNMENT CENTER PARKWAY  
FAIRFAX, VA 22035-0056

**OWNER**  
RESTON TOWN CENTER OFFICE PARK  
C/O BOSTON PROPERTIES  
505 9TH STREET N.W.  
SUITE 800  
WASHINGTON, D.C. 20004  
PHONE: (202)-585-0800

**SITE TABULATIONS:**

SYSTEM USE	
EXISTING SITE AREA	PARCEL 290 (435,479 S.F. OR 9.99 AC.)
PROPOSED PUBLIC STREET DEDICATION (BLOCK 15A ONLY)	0 AC (0 S.F.)
EXISTING ZONE	PDC
PROPOSED ZONE	PDC
EXISTING USE	ASPHALT SURFACE PARKING LOT
PROPOSED USE	SURFACE COMPUTER PARKING LOT
UNDESIGNED OPEN SPACE REQUIRED (18' OR 6.5A-ROAD BREAKDOWN)	254 (108,889 S.F.)
UNDESIGNED OPEN SPACE PROVIDED (18' OR 6.5A-ROAD BREAKDOWN)	26X (121,533 S.F.)
PROPOSED BUILDING GROSS FLOOR AREA	N/A - SURFACE PARKING
PROPOSED F.A.R.	N/A - SURFACE PARKING
MAXIMUM BUILDING HEIGHT ALONG	12'
PROPOSED BUILDING HEIGHT	N/A - SURFACE PARKING

**PARKING TABULATIONS:**

**INTERIM USE (COMPUTER PARKING LOT):**  
**PARKING REQUIRED:**  
NO REQUIRED PARKING FOR THE PROPOSED USE  
**PARKING PROVIDED:**  
607 PARKING SPACES PROVIDED (16 ACCESSIBLE SPACES)

**SHEET INDEX**

1. COVER SHEET
2. PCA / DPA LAYOUT
3. PEDESTRIAN CIRCULATION PLAN
4. PRE & POST TIME OF CONCENTRATION (FOR REFERENCE ONLY)
5. S.W.M. DRAINAGE DIVIDES AND SOILS MAP (FOR REFERENCE ONLY)
6. B.M.P. CALCULATIONS & EXHIBIT (FOR REFERENCE ONLY)

PLAN DATE: 09-27-10

REVISION APPROVED BY: DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEER - LANDSCAPE ARCHITECT - LAND SURVEYOR  
 7112 LITTLE ROCK TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 442-5800

DATE: SEPT. 2010  
 CL. NO.

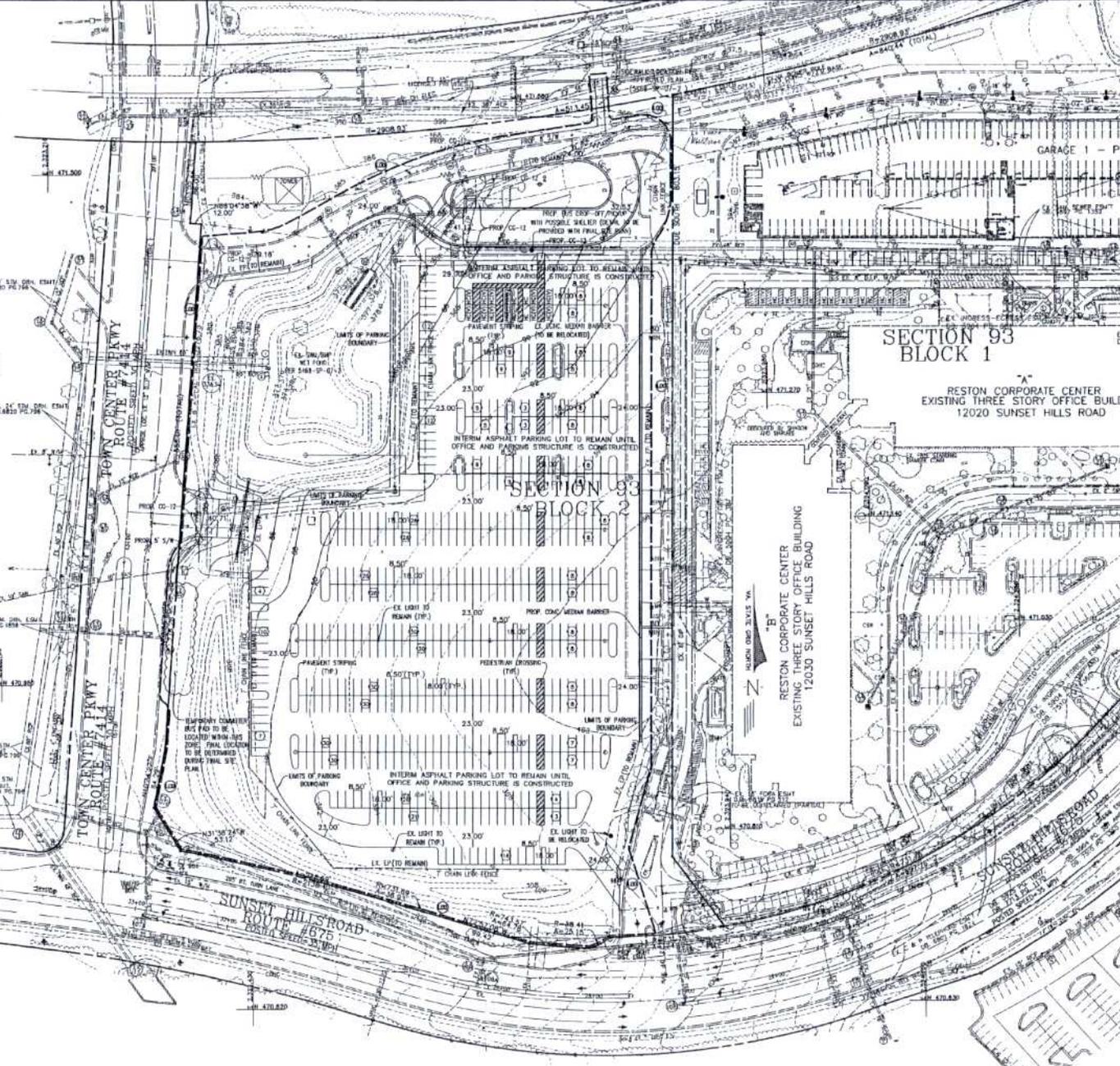
COVER SHEET

RESTON - SECTION 93  
 BLOCK 2  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

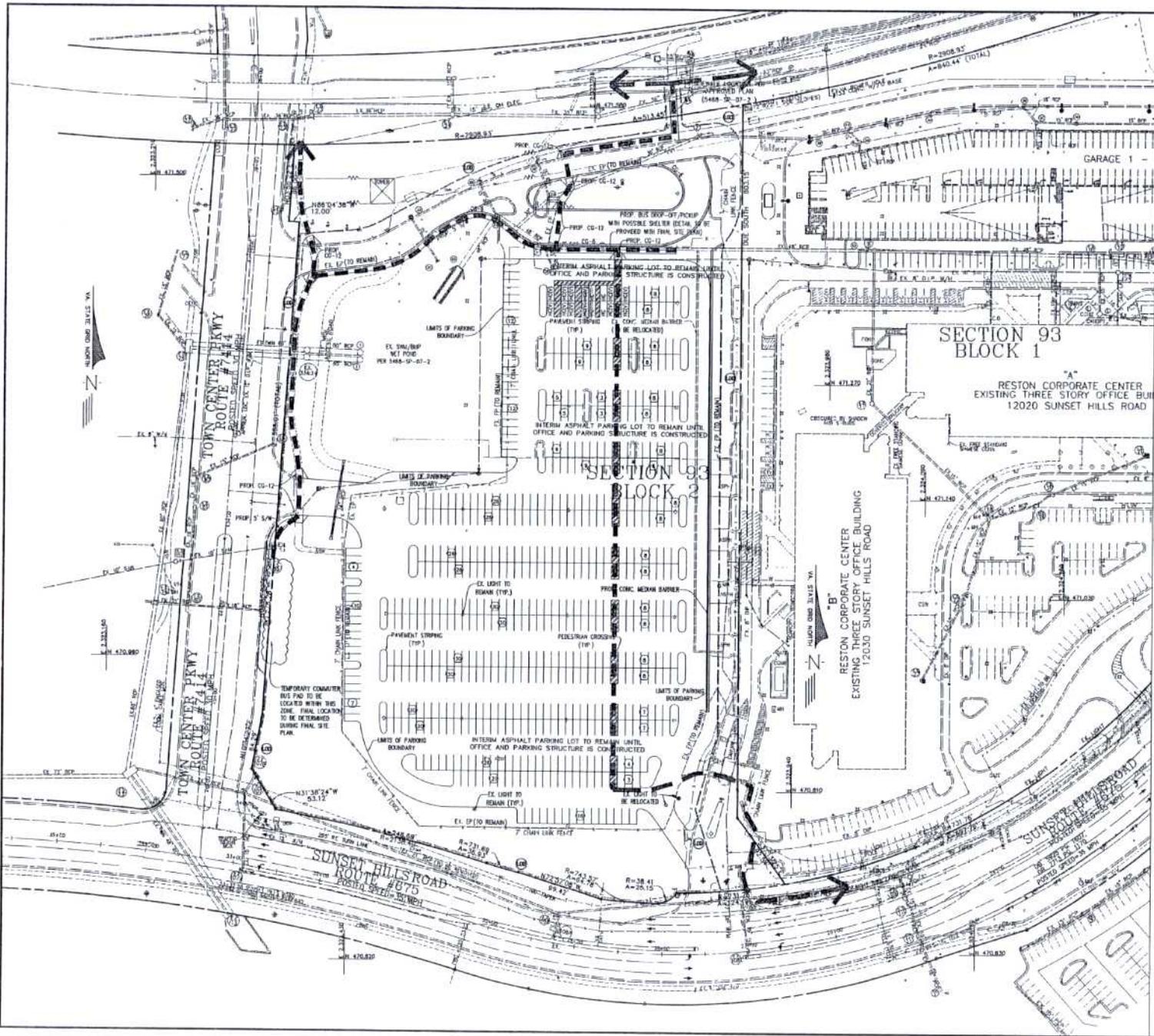
SHEET  
 OF  
 6  
 FILE NO.  
 DPA-1182-1

**LEGEND:**

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EL. FIRE HYDRANT
- PROF. FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING GAS VALVE
- PROPOSED GAS VALVE
- EXISTING OVERHEAD WIRE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED PHASE LINE
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING METAL SIGNS
- PROP. RET. WALL
- EX. RET. WALL
- EXISTING LIMITS OF ASPHALT
- ROAD SIGN
- EX. POWER POLE
- EXISTING SPOT ELEVATION
- PROP. SPOT ELEVATION
- SKILL AND TRANSITION CURB AND GUTTER
- PROPOSED CURB
- MAIN BUILDING ENTRANCE
- EX. STREET LIGHTS
- PROP. STREET LIGHTS
- PROPOSED CO-12
- EXISTING TREE
- PROPOSED TREE
- WATER FITTING IDENTIFIER
- LOADING AREA
- BENCHMARK
- TEST PIT REQUIRED
- PROJECTED TRAFFIC COUNT
- OVERLAND RELIEF
- PROPOSED
- EX. SQUARE FEET
- GSF NET SQUARE FEET
- NSF NET SQUARE FEET
- T.B.A.
- FF FINISHED FLOOR
- VISION PARKING SPACE
- SIGNING, CURBS AND HATCHED PARKING SPACE DESIGNATOR



SHEET 2 Q 6	FILE NO. DPA-1182-1	SCALE: 1"=50' DATE: SEPT., 2010	PCA/DPA LAYOUT <b>RESTON - SECTION 93 BLOCK 2</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA CL-7		<b>URBAN ENGINEERING &amp; ASSOC., INC.</b> CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LEAD SURVEYORS 7711 LITTLE RIVER TURNPIKE ANNAPOLIS, VIRGINIA 20703 (703) 442-8800	PROJECT 08-22-10	REVISION APPROVED BY DIVISION OF DESIGN REVIEW DATE DESCRIPTION REVISION APPROVED DATE
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**LEGEND:**  
 ———— PEDESTRIAN CIRCULATION

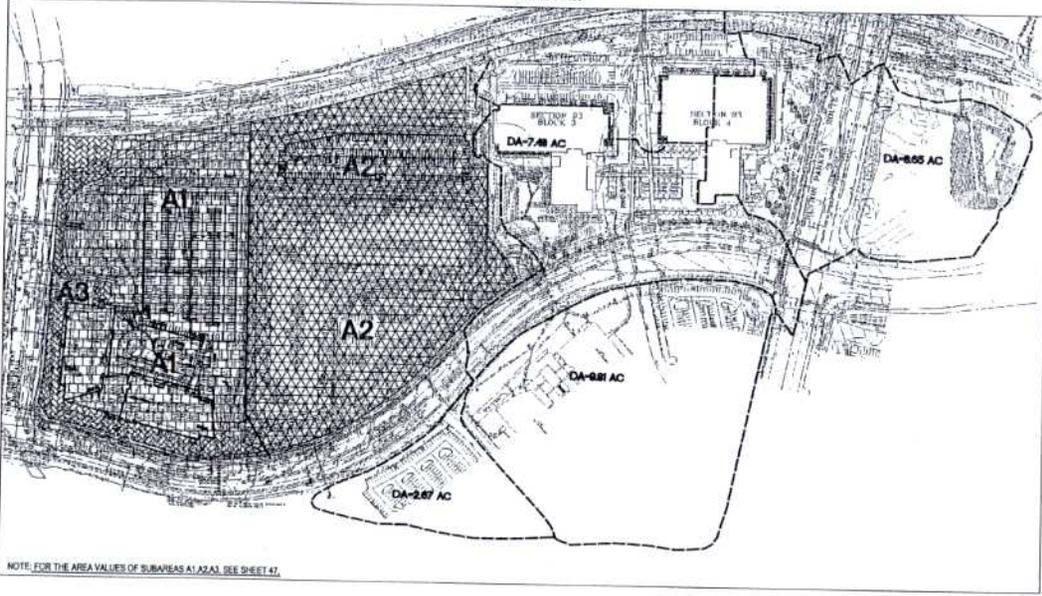
PEDESTRIAN CIRCULATION PLAN <b>RESTON - SECTION 93</b> <b>BLOCK 2</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA CL # NA			DATE: 08-25-10 REVISION APPROVED BY: DESIGN REVIEW
SHEET 3 OF 6	URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE BYRD TERRACE ANNANDALE, VIRGINIA 22003 (703) 941-8086		

DATE: SEPT., 2010



**DRAINAGE DIVIDES MAP**

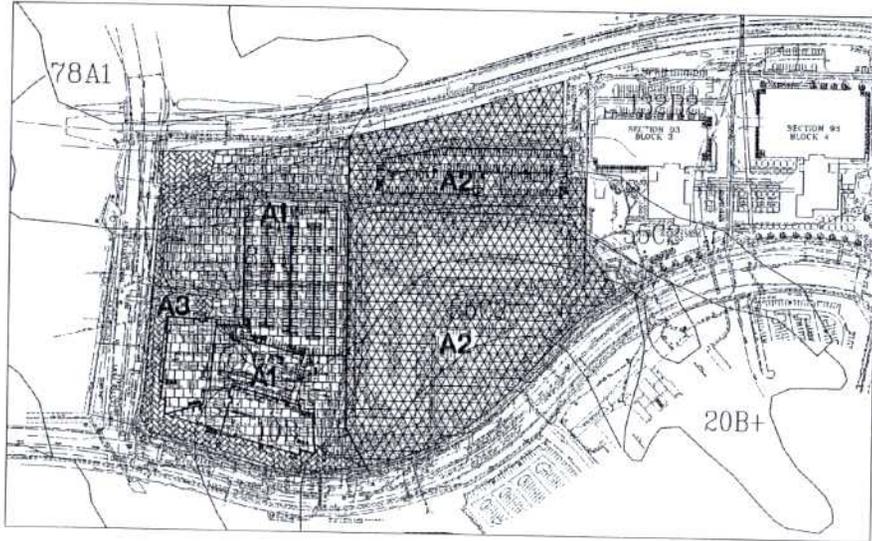
SCALE 1"=150'



NOTE: FOR THE AREA VALUES OF SUBAREAS A1, A2, A3, SEE SHEET 42.

**HYDROLOGIC SOIL GROUPS**

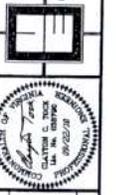
SCALE 1"=300'



NO.	DATE	DESCRIPTION	REVIEW APPROVAL	DATE

NO. DATE DESCRIPTION REVIEW APPROVAL DATE

URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNAPOLIS, MARYLAND 20704 (703) 942-9000



S. W. M. DRAINAGE DIVIDES AND SOILS MAP  
**RESTON - SECTION 93  
 BLOCK 2**  
 HENRY HILL DISTRICT  
 FARRFAC COUNTY, VIRGINIA  
 SCALE AS NOTED CL. N/A DATE: SEPT. 2010

STREET  
 5  
 OF  
 6  
 FILE No.  
 DPA-1182-1

FOR REFERENCE ONLY!



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

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicant, the Board of Supervisors, requests to amend RZ 86-C-119 and DP 86-C-119, previously approved for office and/or research and development uses, to permit an interim commuter parking lot as a public use. PRC 86-C-119 is proposed to obtain approval of the associated PRC Plan. The applicant proposes to amend the approved proffers for RZ 86-C-119 and the associated Development Plan to add the use of an interim commuter parking lot. The interim parking lot, proposed to operate until the public parking garage to be constructed in conjunction with the Wiehle Avenue Metro Station is open to public, will provide 607 parking spaces to accommodate commuters displaced from the Reston East Park-and-Ride lot while the public parking garage is constructed at that site. Fairfax County Department of Transportation will operate the facility. There is an existing parking lot on the application site that will be temporarily upgraded with a bus loop, surface improvements, and modified ingress and egress access points.

**Waivers and Modifications:**

The applicant requests the following waivers and modifications:

- Waiver of the peripheral and interior parking lot landscaping requirements to permit what is shown on the DPA and PRC Plan; and
- Waiver of all of the requirements of Sect. 17-201 of the Zoning Ordinance to permit what is shown on the DPA and PRC Plan.

**LOCATION AND CHARACTER**

The property is located at 12050 Sunset Hills Road, which is located at the northeast intersection of Town Center Parkway (Pky.) and Sunset Hill Road. The approximately 10-acre application site is developed with an existing parking lot and a stormwater management wet pond. Immediately adjacent to the east, there are two (2) office buildings and a parking garage. There are additional office uses across Town Center Pky. to the west, and the Washington and Old Dominion (W&OD) Trail runs along the northern boundary of the site. To the south, there is the Dulles Toll Road. Around the

perimeter of the site, there is grass area with a couple of mature trees, and an existing utility tower is located within the grass area in the northwest corner of the site.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	W&OD Trail	R - 1	Commercial uses up to .95 FAR
South	Dulles Toll Road	I-4	Office use at .50 FAR or residential uses up to 30 du/ac
East	Office (Reston Corporate Center)	PRC	Office between .70 and 1 FAR or residential uses up to 30 du/ac
West	Office (Reston Executive Center)	I-5	Office between .80 and .90 FAR or residential uses up to 30 du/ac

## BACKGROUND

On July 25, 1983, the Board of Supervisors (Board) approved **RZ 83-C-037**, subject to proffers, to rezone 29 acres, including the application site, to the I-5 District to permit the development of three (3) 3-story office buildings.

On March 9, 1987, the Board approved **RZ 86-C-119** to rezone 28.32 acres including Tax Map Parcels 17-3 ((1)) 4B, 5B, 5E, 5F, pt. 4 and pt. 5 from the I-5 District to the PRC District. This application was one of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings" and is identified as Property D on the plan and in the proffers. A separate development plan and section of proffers were designated for each of the four (4) properties, but development in Reston Town Center, as a whole, was limited to a maximum of 8,415,000 square feet (or .43 FAR) including 7,100,000 square feet of office space, 315,000 square feet of commercial/retail space, 1,000,000 square feet of hotel space and a minimum of 1,400 dwelling units. A single proffer statement, dated February 27, 1987, for all four (4) applications was approved by the Board. The development plan approved with this application showed two (2) existing 3-story office buildings and parking garage, and the proffers designate office/research development on the remainder of the property for a total of 1,234,000 square feet and an FAR of 1.0.

On October 2, 1989, the Board approved **PCA 86-C-119** along with two (2) concurrent proffered condition amendments, including PCA 88-C-088 and PCA 86-C-121. The purpose of the application was to remove references to RZ 86-C-118 and to replace the proposed rezoning application of RZ 89-C-025. No other changes were proposed.

The proffer statement accepted with the approval of these applications was dated September 20, 1989 and incorporates the February 27, 1987 proffer statement by reference.

On October 15, 1990, the Board approved **PCA 86-C-119-2** along with PCA 89-C-025, PCA 85-C-088-2, and PCA 86-C-121-2 to amend the proffers to provide \$4.25 million dollars for the construction of a proffered four-lane divided section of Fairfax County Parkway. The approved proffer statement was dated October 4, 1990.

On October 15, 1990, the Board approved **PCA 86-C-119-03** subject to proffers dated October 3, 1990, concurrently with DPA 85-C-088, PCA 85-C-088-3, PCA 86-C-121-3, and PCA 89-C-025-2. For the four (4) PCA applications, the applicant requested to amend the accepted Town Center proffers dated February 27, 1989 to facilitate a design change to the Reston Town Center Urban Core with the extension of Market Street through the site. Subsequent applications **PCA 86-C-119-4** and **PCA 86-C-119-5** were withdrawn.

On February 7, 1991, the Planning Commission voted to approve **CP 86-C-119** for the Reston Corporate Center. The applicant proposed to construct a 172,000 square foot, 4-story office building at an FAR of .69 on Parcel 29, which measures 5.7 acres. 710 spaces were proposed with the parking garage.

On November 3, 1999, the Planning Commission voted to approve **CP 86-C-119-2** and CP 86-C-121-11 for office development within the Reston Town Center. Specifically, the applicant proposed a 9-story building with a maximum height of 120 feet containing 235,535 square feet on the petitioned site (Parcel 5H), which was 4.83 acres.

On July 20, 2000, the Planning Commission approved **CP 86-C-119-3** (which superseded CP 86-C-119-2) in association with **DPA 86-C-119**. The DPA was separately withdrawn. This application includes the most recent concept of development for the application site (Reston Section 93, Blocks 1 and 2), and the approved plan will remain in effect when the interim commuter parking lot use expires. The applicant proposed the addition of two (2) 10-story office buildings with a gross floor area of 300,000 square feet in the southwest corner of the site and the addition of two (2) parking structures, one of which will replace the existing surface parking for the Reston Corporate Center buildings. This project will be known as Reston Gateway.

## COMPREHENSIVE PLAN PROVISIONS

**Plan Area:**

Area III

**Planning District:**

Upper Potomac Planning District

**Planning Sector:** Reston-Herndon Suburban Center and Transit Station Areas

**Plan Map:** Office, retail, residential, and community serving uses between .70 and 1.0 FAR

In the 2007 Edition Fairfax County Comprehensive Plan in Area III, Upper Potomac Planning District, Reston-Herndon Suburban Center and Transit Station Areas, as amended through July 27, 2010, the Land Use Recommendations for Sub-unit D-4 state the following on Pages 48 - 49:

*Sub-unit D-4 (part of Reston Parkway Transit Station Area)*

*Sub-unit D-4 is part of the Reston Town Center and is located south of the Town Center Urban Core. It is planned and approved for a variety of uses including office, retail, residential, and community-serving uses at intensities between .70 and 1.0 FAR. Parcels within Sub-unit D-4 may be appropriate for development as residential uses up to 30 dwelling units per acre. In addition, 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.*

## **ANALYSIS**

### **Development Plan Amendment (DPA) and Planned Residential Community (PRC) Plan (Copy at front of staff report)**

Title of DPA and PRC Plan: Reston – Section 93, Block 2

Prepared By: Urban Engineering & Associates, Inc.

Original and Revision Dates: September 22, 2010

The DPA and PRC Plan consist of six (6) sheets.

<b>DPA and PRC Plan INDEX</b>	
<b>Sheet #</b>	<b>Contents</b>
1	Cover Sheet
2	PCA / DPA Layout
3	Pedestrian Circulation Plan
4	Pre & Post Time of Concentration
5	SWM Drainage Divides and Soils Map
6	BMP Calculations & Exhibit

Site Layout: The site measures approximately 10 acres and is located at the northeast corner of Sunset Hills Road and Town Center Parkway. There is one (1) access point along each street frontage to the site; however, the access point near the southeast corner of the site along Sunset Hills Road was reconfigured in recent years to restrict uncontrolled vehicular access. The site is developed with an asphalt parking lot that was constructed in conjunction with the adjacent office buildings to the east. There is a large wet pond along Town Center Pkwy on the site, and a utility tower is located in the northwest corner of the site.

Access and Parking: 607 parking spaces, including 16 accessible spaces, will be provided on the site for the proposed interim commuter parking lot, which will be operated by the Fairfax County Department of Transportation. The site, which has two (2) existing access points, will include a third access point along Town Center Pkwy. An existing curb cut south of the pond along Town Center Pkwy will be reconfigured as a full access entrance. North of the pond, the existing access point along Town Center Pkwy will be used for a one-way bus loop and passenger pick up area. The circular bus loop for Fairfax Connector buses will be built along the northern boundary line near the W&OD Trail. Along Sunset Hills Road, the existing access point at the southeast corner of the site will be reconfigured to allow right turn only egress and left and right turn ingress access.

A five (5) foot wide sidewalk is proposed along the southern edge of the loop that will connect directly to Town Center Pkwy. A pedestrian connection within the loop area will connect this sidewalk to a proposed eight (8) foot wide sidewalk along the northern boundary of the loop, which will also link to the W&OD trail. There is an eight (8) foot wide asphalt trail along Town Center Pkwy from the northern property line to the southern edge of the pond area. The applicant proposes to extend the trail along Town Center Pkwy as a five (5) foot wide sidewalk to a proposed temporary commuter bus pad that will be located along Town Center Pkwy. Additionally, the applicant proposes to provide a pedestrian crosswalk from the sidewalk along the southern boundary of the bus loop across the parking lot to the southeast corner of the site.

### **Land Use Analysis**

The applicant proposes an interim commuter parking lot as a public use with 607 parking spaces on site. The vacant site is currently used as temporary and overflow parking for the adjacent office buildings, and the applicant proposes to restripe and repair the parking lot, as well as improve pedestrian and vehicular accessibility, on site. The proposed use is generally consistent with the land use recommendations of the Comprehensive Plan, which recommends pedestrian connections to facilitate improved circulation. Also, the proposed use is temporary an off-site commuter parking garage is being constructed, and the interim commuter parking lot will cease to operate once the garage is open.

### **Environmental Analysis** (Appendix 6)

No environmental issues were identified with this application.

### **Urban Forest Management Analysis** (Appendix 7)

Urban Forest Management staff did not identify any issues with this application.

### **Transportation Analysis** (Appendix 8)

The Fairfax County Department of Transportation did not identify any issues with the application.

### **Stormwater Management Analysis** (Appendix 9)

Stormwater Management staff did not identify any issues with the application.

### **Fairfax County Park Authority Analysis** (Appendix 10)

Park Authority staff did not identify any issues with the application.

### **Public Facilities Analyses** (Appendices 11 and 12)

The site meets fire protection guidelines and is served by Fairfax County Water Authority.

## **ZONING ORDINANCE PROVISIONS**

The requested application must comply with certain Zoning District provisions found in Article 6, Planning Development District Regulations and Article 16, Development Plans, among others. Par. 3 of Sect. 6-305 of the Zoning Ordinance notes that when a use is presented as a group or category use for approval on a development plan,

Article 8 and 9 standards should be used as a guide. The proposed interim commuter parking lot as a public use is most similar to the Category 5 Commercial Off-Street Parking in Metro Station Areas as a temporary use. Therefore, the Special Exception standards for Commercial Off-Street Parking in Metro Station Areas as a Temporary Use (Sect. 9-520 of the Zoning Ordinance) can be applied as a compatible guide.

Standard 1 recommends that the site for the parking area should not be used for any other purpose besides motor vehicle parking for the general public, and no repair work except emergency service would be permitted. The requested temporary use for the site is solely for an interim commuter parking lot for public use and operated by the Fairfax County Department of Transportation, and no other uses, including repair work, will be permitted.

Standard 2 notes the temporary off-street parking will not preclude the ultimate development of the site with existing zoning, proffered conditions, approved development plans and the adopted comprehensive plan. The interim commuter parking lot as a public use will expire once a separate public parking garage is operational, and the last approved development plan and proffers applicable to the site will not be superseded, as demonstrated in the proffers and by limited site modifications.

Standard 3 states that grading plans and plans for drainage provisions should be provided and that any grading associated with the temporary parking use should be limited to what would be allowed for the permanent development of the site. The applicant does not intend to grade the parking lot; only minor patching and repair is proposed for the existing asphalt surface. A map of the stormwater drainage divides and Best Management Practices (BMP) calculations have been provided as well.

Standard 4 includes recommendations for the parking spaces on site, including spaces for people with disabilities as well as surface treatments. 16 accessible parking spaces are designated on the plan, and the pavement will be restriped to designate 607 parking spaces and improve circulation. The existing asphalt surface lot will be minimally repaired and patched as needed. Pedestrian access around and across the site will also be accommodated by new sidewalks and striping.

Standards 5 and 6 recommend that parking spaces or kiosks may be located in any required yard, but no closer than 10 feet to any public right-of-way (ROW) or private street and that adequate lighting be provided on site, subject to the performance standards of Par. 9 of Article 14 in the Zoning Ordinance. No parking will be located 10 feet or less near a public ROW or private street, and existing lighting on site will be utilized for the interim commuter parking lot.

Standard 7 notes that the Board may impose additional conditions and restrictions, including size and location limitations, to the off-street parking area to minimize adverse impacts on or around the site. Since the site is already utilized as a parking

lot, the proposed interim commuter parking lot as a public use will not cause adverse impacts on the site or in the immediate area.

Standards 8 and 9 outline specific guidelines for residential, commercial or industrial zoned and planned parking areas around the Metro Stations. Though the site is close to a future Metro Station location, the proposed use itself is not connected to the development or use of the Metro Station. The interim commuter parking lot as a public use will only operate for the duration of construction of a commuter parking garage at another location, and the last approved development plan and applicable proffers will remain in effect for the site. These standards do not apply.

### **Waivers and Modifications**

- Waiver of all of the requirements of Sect. 17-201 of the Zoning Ordinance to permit what is shown on the DPA and PRC Plan

Sect. 17-201 of the Zoning Ordinance requires that any site or minor site plan must show or establish specific improvements, including but not limited to dedication and construction of widening roads, curb and gutter construction, dedication of easements or right-of-ways, adequate draining system, and underground utilities. The applicant plans to make the necessary improvements, such as pedestrian walkways, vehicular travel lanes, and installation of lights, needed for the safe and functional use of the interim commuter parking lot, but due to the limited timeline of the requested use, staff believes that the other improvements can be waived. Staff believes that no other improvements are necessary for the safe and functional use of the site, as related to this application; therefore, staff supports this requested waiver.

- Waiver of the peripheral and interior parking lot landscaping requirements to permit what is shown on the DPA and PRC Plan

For parking lots with over 20 spaces, peripheral and interior parking lot landscaping requirements apply. However, Par. 6 of Sect. 13-202 and Par. 3 of Sect. 13-203 of the Zoning Ordinance note that, for an interim use of a specified duration and where such a waiver will not have a negative impact on the existing or planned development of adjacent properties, the Board may approve a waiver with a rezoning application. The use of the site, which is already developed as a parking lot, as an interim commuter parking lot, will not affect any of the existing or proposed developments around the petitioned site.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff finds that the proposal to add an interim commuter parking lot as a public use for a duration of approximately three (3) years is generally consistent with the land use recommendations of the Comprehensive Plan and does not conflict or supersede with the approved office and/or research and development uses for the site. With the adoption of the draft proffers, this application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

### **Recommendation**

Staff recommends approval of PCA 86-C-119-02, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of DPA 86-C-119-06.

Staff recommends approval of PRC 86-C-119, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a waiver of all of the requirements of Sect. 17-201 of the Zoning Ordinance to permit what is shown on the DPA and PRC Plan.

Staff recommends approval of a waiver of all of the peripheral and interior parking lot landscaping requirements, in favor of that shown on the DPA and PRC Plan.

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.

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

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. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification

5. RZ 86-C-119 Approved Proffers and Development Plan (a portion of the Reston Town Center rezonings)
6. Environmental Analysis
7. Urban Forest Management Analysis
8. Transportation Analysis
9. Stormwater Management Analysis
10. Fairfax County Park Authority Analysis
11. Fairfax County Water Authority Analysis
12. Fire and Rescue Analysis
13. Applicable Zoning Ordinance Provisions
14. Glossary

**BOARD OF SUPERVISORS OWN MOTION  
PROFFER STATEMENT  
PCA 86-C-119-06**

**November 3, 2010**

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicants, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 17-3 ((1)) 29B (the "Property") shall be in accordance with the following revised proffers in addition to all other applicable proffers and conditions approved pursuant to RZ 86-C-119 as amended, if and only if Proffered Condition Amendment Application PCA 86-C-119-06 is amended. In the event that this Application is not granted, these proffers shall be immediately null and void and of no further force and effect, and all previously accepted proffers for the property shall remain in effect.

3. (Revised) Property Uses.

The uses of Property D shall be office and/or research and development and there shall be no residential requirement on Property D.

As an option, a portion of Property D [Tax Map Parcel 17-3 ((1)) 29B] may be developed with an interim commuter parking lot for public use in substantial conformance with the development plan dated September 22, 2010, prepared by Urban Engineering and Associates, Inc., consisting of six (6) sheets, subject to minor modifications in accordance with the Zoning Ordinance. The use of Parcel 29B as an interim commuter parking lot for public use shall cease within thirty (30) days of the opening of the Wiehle Metro Station public parking garage.

[Signature pages follow]

TITLE OWNER OF TM 017-3((1)) PARCEL 29B:

RESTON CORPORATE CENTER LIMITED  
PARTNERSHIP, a Virginia limited partnership

By: Boston Properties LLC, a Delaware limited liability  
company, its General Partner

By: Boston Properties Limited Partnership, a Delaware  
limited partnership, its Managing Member

By: Boston Properties, Inc., a Delaware corporation, its  
General Partner

By: \_\_\_\_\_  
Peter D. Johnson, Senior Vice President

LESSEE:

THE BOARD OF SUPERVISORS OF FAIRFAX  
COUNTY, VIRGINIA

By: \_\_\_\_\_  
Anthony H. Griffin, County Executive

**PROPOSED DEVELOPMENT CONDITIONS**

**PRC 86-C-119**

**NOVEMBER 3, 2010**

If it is the intent of the Board of Supervisors to approve PRC 86-C-119, located at Tax Map 17-3 ((1)) 29B, then staff recommends that the Board condition the approval by requiring conformance with the following development condition:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Reston – Section 93, Block 2," prepared by Urban Engineering & Associates, Inc., consisting of 6 sheets, and dated September 22, 2010. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

**REZONING AFFIDAVIT**

DATE: 10/13/2010  
 (enter date affidavit is notarized)

I, Elizabeth A. Iannetta, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below 109925a

in Application No.(s): PCA 86-C-119-06 / DPA 86-C-119-02  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Board of Supervisors of Fairfax County, Virginia	12000 Government Center Parkway, Suite 552 Fairfax, VA 22035	Applicant
Anthony H. Griffin, County Executive	(same)	Agent for Applicant
Fairfax County Dept. of Transportation: - Capital Projects & Operations Division Eric M. Teitelman, Division Director - Capital Projects Section Karyn L. Moreland, Section Chief Elizabeth A. Iannetta, Transportation Planner III	4050 Legato Road, Suite 400 Fairfax, VA 22033-2895	Agents for Applicant

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: 10/13/2010  
(enter date affidavit is notarized)

109925a

for Application No. (s): PCA 86-C-119-06 / DPA 86-C-119-02  
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Reston Corporate Center Limited Partnership Peter V. Otteni	c/o Boston Properties 505 9th Street, NW, Suite 800 Washington, DC 20004	Title Owner of TM 017-3 ((1)) 29B/ Agent

THIS APPLICATION WAS FILED PURSUANT TO A MOTION MADE BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: 10/13/2010 (enter date affidavit is notarized)

109925a

for Application No. (s): PCA 86-C-119-06 / DPA 86-C-119-02 (enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Boston Properties, Inc.
505 9th Street, NW, Suite 800
Washington, DC 20004

DESCRIPTION OF CORPORATION: (check one statement)

- [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[X] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Mortimer B. Zuckerman, Chairman & CEO Douglas T. Linde, President E. Mitchell Norville, COO & EVP
Michael E. LaBelle, CFO, SVP, & Treas. Peter D. Johnson, SVP & Reg. Man. Raymond A Ritchey, EVP & National Dir.
Brian J. Koop, SVP & Reg. Man. Robert E. Pester, SVP & Reg. Man. Mitchell S. Landis, SVP & Reg. Man.
Robert E. Selsam, SVP & Reg. Man. Lawrence S. Bacow, Dir. Zoe (nmi) Baird, Dir Carol B. Einiger, Dir
Frederick J. Iseman, Dir. Richard E. Salomon, Dir. Alan J. Patricof, Dir. Martin (nmi) Turchin, Dir.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: 10/13/2010  
(enter date affidavit is notarized)

109925a

for Application No. (s): PCA 86-C-119-06 / DPA 86-C-119-02  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Boston Properties, Inc. (continued)  
505 9th Street, NW, Suite 800  
Washington, DC 20004

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

David A. Twardock, Dir.	John K. Brandbergh, SVP	Michael A. Cantalupa, SVP	Steven R. Colvin, SVP	Rodney C. Diehl, SVP
Amy C. Gindel, SVP	Thomas L. Hill, SVP	Johnathan L. Kaylor, SVP	Jonathan B. Kurtis, SVP	Andrew D. Levin, SVP
Laura D. McNulty, SVP	David C. Provost, SVP	Jonathan S. Randall, SVP	Robert A. Schubert, SVP	Peter V. See, SVP

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Boston Properties, Inc. (continued)  
505 9th Street, NW, Suite 800  
Washington, DC 20004

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- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
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**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Robert A. Silpe, SVP	Kenneth F. Simmons, SVP	Michael R. Walsh, SVP
Frank D. Burt, SVP, GC & Sec.	Bruce L. Christman, SVP & Reg. GC	Frederick J. DeAngelis, SVP & Sen. Couns.
James J. Whalen, SVP & CIO	Matthew W. Mayer, SVP & Reg. GC	Eric G. Kevorkian, SVP, Sen. Corp. Couns & Ass. Sec.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: 10/13/2010  
(enter date affidavit is notarized)

109925a

for Application No. (s): PCA 86-C-119-06 / DPA 86-C-119-02  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Boston Properties, Inc. (continued)  
505 9th Street, NW, Suite 800  
Washington, DC 20004

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Peter G. Back, VP	Stacey A. Baker, VP	Robert A. Barrasso, VP	Helene R. Bryks, VP	Jack W. Burkart, VP	Gregory A. Butler, VP
Mark D. Denny, VP	Philip F. Dorman, VP	Lynne P. Coville, VP	Mark J. Denman, VP	Anne B. DuMont, VP	Kelly E. Egli, VP
James A. Hart, VP	James J. Magaldi, VP	David E. Miller, VP	Steven P. Morken, VP	Keli (nmi) Colby, VP, Couns. & Ass. Sec.	

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Boston Properties, Inc. (continued)  
505 9th Street, NW, Suite 800  
Washington, DC 20004

**DESCRIPTION OF CORPORATION:** (check one statement)

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- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Madeline C. Timin, SVP & Reg. GC	Thomas J. Conner, VP	Peter V. Otteni, VP	Jeffery S. Phaneuf, VP
David (nmi) Pigott, VP	Michael J. Rowe, VP	Barney H. Silver, VP	Lori W. Silverstein, VP
Gregory M. Storrs, VP	Maura L. Wheat, VP	Kelli A. DiLuglio, Ass. Sec.	Carl W. Slagle, VP
Melanie J. Waldron, VP	Mark E. Hockenjos, VP	Michael J. Holland, VP	Jason (nmi) Fivek, VP
		Janet (nmi) Kerr, VP	Jeffery J. Lowenberg, VP
			Alexander V. Kogan, VP

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.



Rezoning Attachment to Par. 1(b)

DATE: 10/13/2010  
(enter date affidavit is notarized)

109925e

for Application No. (s): PCA 86-C-119-06 / DPA 86-C-119-02  
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Boston Properties LLC  
c/o Boston Properties, Inc.  
505 9th Street NW, Suite 800  
Washington, DC 20004

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Boston Properties Limited Partnership, Member/Manager  
Boston Properties, Inc., Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: 10/13/2010  
(enter date affidavit is notarized)

109925a

for Application No. (s): PCA 86-C-119-06 / DPA 86-C-119-02  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)

Reston Corporate Center Limited Partnership  
c/o Boston Properties, Inc.  
505 9th Street NW  
Washington, DC 20004

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Boston Properties LLC, General Partner

Boston Properties Limited Partnership, Sole Limited Partner

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(c)**

DATE: 10/13/2010  
(enter date affidavit is notarized)

109925a

for Application No. (s): PCA 86-C-119-06 / DPA 86-C-119-02  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Boston Properties Limited Partnership  
c/o Boston Properties, Inc.  
505 9th St. NW, Suite 800  
Washington, DC 20004

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Boston Properties, Inc., General and Limited Partner

Additional Limited Partners: There are over 275 additional limited partners in this real estate investment trust, none of which owns 10% or more of Reston Corporate Center Limited Partnership, the Title Owner of the application property.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: 10/13/2010  
(enter date affidavit is notarized)

109925a

for Application No. (s): PCA 86-C-119-06 / DPA 86-C-119-02  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

The undersigned does not know of any such persons who own stock in Boston Properties, Inc., which is a publicly traded entity, nor has any financial interest in the Reston Corporate Center Limited Partnership.

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: 10/13/2010  
(enter date affidavit is notarized)

109925a

for Application No. (s): PCA 86-C-119-06 / DPA 86-C-119-02  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

Kenneth F. Simmons, a Senior Vice President for Boston Properties, Inc., made a contribution of \$250 to the Pat Herry for Congress campaign.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

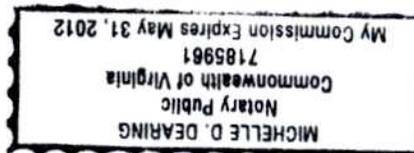
(check one) [ ] Applicant [x] Applicant's Authorized Agent

Elizabeth A. Iannetta  
Elizabeth A. Iannetta, Transportation Planner III  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13<sup>th</sup> day of October, 20 10, in the State/Comm. of Virginia, (County) City of Fairfax

Michelle D. Dearing  
Notary Public

My commission expires: May 31, 2012





# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 23, 2010

**TO:** Catherine E. Lewis, Branch Chief  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Elizabeth A. Iannetta, Transportation Planner III  
Capital Projects & Operations Division  
Fairfax County Department of Transportation

**SUBJECT:** Statement of Justification for the PCA/DPA Application & Partial PRC Plan  
Sunset Hills Interim Commuter Parking Lot  
Reston Section 93, Block 2

Please accept this memorandum as a statement of justification for a Proffer Condition Amendment/Development Plan Amendment (PCA/DPA) application and Partial PRC Plan to allow an existing temporary parking lot, located at 12050 Sunset Hills Road, Reston, VA (Tax Map #17-3 ((1)) 29B) to be used as interim commuter parking during the construction of the Wiehle Avenue parking garage. This application is being filed pursuant to a motion made by the Board of Supervisors of Fairfax County, Virginia on September 14, 2010.

### **Background:**

As a part of Dulles Rail Phase I, the existing Reston East Park-and-Ride lot (Reston East), located on the northwest corner of Wiehle Avenue and the Dulles Toll Road, will be developed into a seven-level underground garage with a mixed-use, Transit-Oriented Development (TOD) located above the garage. The county was informed that full construction of the garage will begin on March 1, 2011 with some early utility relocation work to begin around December 1, 2010. It is estimated that the construction will take approximately three (3) years to complete.

The Reston East facility has 820 parking spaces with an average 100% daily utilization. There are seven bus routes that provide service between Reston East and Metrorail: five routes (Routes 505, 551, 552, 554, 557) operate between Reston East and the West Falls Church Metrorail Station; one route (Route 595) provides express service to the Pentagon, and; one route (Route 597) provides express service to Crystal City. There are 10 bike lockers located on the lot, also currently at 100% usage. Due to the partial closure of this facility in December followed by the full closure in March, FCDOT staff was asked to develop a plan to relocate the impacted Reston East Park-and-Ride users.

Our goal for the relocation effort was to identify a number of satellite parking locations that are close to or served by existing bus routes, are ADA accessible, need minimal capital improvements, and can safely accommodate pedestrian, vehicular and bus traffic. One such location is the Sunset Hills Lot, located at the northeast corner of Sunset Hills Road and Town Center Parkway. This existing parking lot served as temporary parking during the construction of a parking garage located behind the office buildings on the adjacent parcel. It was part of Town Center Concept Plan (CP 86-C-119-3) that was approved by the Planning Commission on July 19, 2000. The parking garage and the temporary parking lot were constructed as Phase 1 of the approved concept plan.

**Proposal:**

This proposal would allow for an interim commuter parking lot on the existing surface lot. The overall design includes:

- **Repair of the existing asphalt surface** - The surface lot was most recently used by the property owner as a construction staging area. As a result some portions of the lot were damaged and are not usable in its present condition. Minor patching and repair is needed on the southernmost portion of the site. Other areas of the asphalt have cracked and need to be sealed. Construction material/debris needs to be swept off the surface.
- **Restripe and reconfigure the parking lot spaces** – The proposed interim commuter lot would provide 607 parking spaces (16 accessible spaces). The layout is similar to the previous design, however the pavement markings have faded and some were altered after the temporary lot was installed in 2002. The adjacent office buildings are leased to a federal government agency and the original lot layout was impacted in order to accommodate certain security requirements. A security barrier exists and will remain along the eastern edge of the parking lot. Interparcel access is prohibited between the parcels. A vehicular drive aisle is provided along the security barrier. A pedestrian crossing aisle is provided and runs in a north-south direction through the length of the parking lot. The existing parking lot light fixtures would be used and repaired as necessary.
- **Modify two entrances to allow commuter vehicle access** – A full access entrance would be constructed on Town Center Parkway where the existing curb cuts are located. The original entrance to this parking lot, located on Sunset Hills Road, was reconfigured due to security requirements. It would be reopened for vehicle access for right-in, right-out and left turns-in only. The left turn-out movement would be prohibited due to sight distance concerns.
- **Provide a passenger pickup area and bus loop** – Between the property's entrance drive and the large parking lot there is a smaller parking area which would convert to a bus loop/turn around area and passenger waiting/boarding location. It would include bus shelters, lighting and bicycle lockers. Access to and from the Washington & Old Dominion Trail is provided in this area. Locating a bus loop in this area would help minimize conflicts between buses and commuter vehicles.
- **Installation of temporary passenger boarding area** – Construct two bus pads along Town Center Parkway including the necessary pedestrian accommodations to allow access from the parking lot to the temporary boarding area until the aforementioned

modifications to the parking lot are complete. An ADA accessible route is shown on the Pedestrian Circulation Plan.

**Design Waivers/Modifications:**

Upgrading the existing parking lot to include such things as interior curb and gutter with sidewalks, landscaping, and interparcel access would not be feasible due to the short timeline identified to open the commuter lot by March 1, 2011 and the limited three year time period it will be operational. We request the overall design remain as close as possible to the existing layout with the exception of the repair work, entrances, and amenities shown on the DPA.

**Special Amenities:**

The proposal includes bus shelters and bicycle lockers located within the bus loop/passenger pickup area in order to provide similar amenities that currently exist at the Reston East Park-and-Ride lot.

**Previously Approved Proffers & Development Conditions:**

The interim commuter lot request should in no way impact or nullify any previously approved proffers, development conditions or uses on parcels 29A or 29B (Reston Section 93, Blocks 1 & 2). The intent of the application is to allow an interim commuter lot until the Wiehle Avenue garage is open and operational.

**Hazardous Materials:**

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.

**Comprehensive Plan:**

The previously approved concept plan is in conformance with the Comprehensive Plan. The interim commuter lot calls for modifications to Phase 1 of that concept plan and will only be operational for approximately three years until construction on the Wiehle Avenue garage is completed. The proposed modifications will have no impact on the ultimate use identified for this parcel.

**Submission Requirement Waivers/Modifications:**

As outlined in Part 3 of Section 16-302 for Development Plans, we request a waiver of the existing vegetation map, landscaping plan, and archeological survey form and we request a modification of the traffic/trail circulation plan to allow what is shown on the submitted Development Plan ("As-Built" Plan) for the existing parking lot that was previously approved and constructed. This application requests the use of an interim commuter lot on an existing temporary parking lot with modifications to the entrances and the installation on a bus loop for a specific duration of three years until the Wiehle Avenue garage is open and operational.

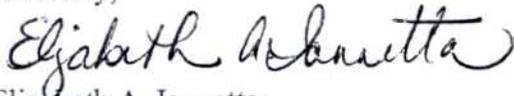
We request a waiver of Part 3 of Section 16-303 to allow the previously approved PRC plan to satisfy the PRC Plan Submission Requirement. The application proposes modifications to

Catherine E. Lewis  
September 23, 2010  
Page 4 of 4

Phase 1 of the previously approved plan as shown on the submitted Development Plan Amendment. Phase 2 will not be altered or impacted as a result of this application.

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me. As always, I appreciate your cooperation and assistance.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth A. Iannetta". The signature is written in black ink and is positioned above the printed name.

Elizabeth A. Iannetta  
Transportation Planner, III



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**

4100 CHAIN BRIDGE ROAD  
 FAIRFAX, VIRGINIA 22030



March 25, 1987



E. A. Prichard, Esquire  
 Boothe, Prichard and Dudley  
 8280 Greensboro Drive - Suite 900  
 McLean, Virginia 22101

Re: Rezoning Application  
 Number RZ 86-C-119  
 (Concurrent with RZ 85-C-088,  
 RZ 86-C-118 and RZ 86-C-121)

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 9, 1987, granting, as proffered, Rezoning Application RZ 86-C-119 in the name of Reston Land Corporation and Reston Town Center Office Park Phase One Limited Partnership, to rezone certain property in the Centreville District from the I-5 District to the PRC District on subject parcels 17-3 ((1)) 4B, 5B, 5E, 5F, pt. 4 and pt. 5 consisting of approximately 28.32 acres.

The Board also imposed a development condition which clarifies Proffer Numbers Nineteen and Twenty-Two, under Part B. Transportation System, which states:

"That the Phase One and Phase Two Comprehensive Traffic studies which are to be prepared by the applicant shall be submitted to the Fairfax County Board of Supervisors and Fairfax County Office of Transportation for administrative review and approval".

Very truly yours,

Ethel W. Register, CMC, Agency Director  
 Office of The Clerk to the Board

EWR:ns

cc: Lurty C. Houff Jr.  
 Real Estate Division  
 Gilbert R. Knowlton, Deputy  
 Zoning Administrator  
 Barbara A. Byron, Director  
 Zoning Evaluation Division  
 Fred R. Beales, Supervisor  
 Base Property Mapping/Overlay

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 9th day of March, 1987, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NO. RZ 86-C-119  
(CONCURRENT WITH RZ 85-C-088, RZ 86-C-118 and RZ 86-C-121)

WHEREAS, Reston Land Corporation and Reston Town Center Office Park Phase One Limited Partnership, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the I-5 District to the PRC District, and

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

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

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

Be, and hereby is, zoned to the PRC District, and said property is subject to the use regulations of said PRC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 9th day of March, 1987.

  
Ethel W. Register, CMC, Agency Director  
Office of The Clerk to the Board

RESTON LAND CORPORATION  
MULLIGAN/GRIFFIN ASSOCIATES

Reston Town Center  
RZ 86-C-119  
February 11, 1987

Pursuant to Section 15.1-491(a) of the Code of Virginia and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicants for themselves and their successors and assigns (hereinafter collectively referred to as "Applicant") proffer that the further development of the parcels under consideration, shown on Fairfax County Tax Map 17-3-((1))-4B, 5, 5B, 5E and 5F (hereinafter referred to as "The Property") will be in accordance with the following conditions. These proffered conditions will be effective only if the Property is rezoned in accordance with the Applicant's request. Nothing contained herein will be construed to render the existing development a non-conforming use.

DEFINITIONS

Property D

Per the Definitions in RZ 85-C-088, RZ 86-C-118 and RZ 86-C-121, this property is defined as Property D and is included as part of the Town Center Study Area and Town Center. It is included as part of the Minimum Development Plan and Maximum Development Plan for the Town Center Study Area and will be bound by the TRANSPORTATION SYSTEM PROFFERS.

## DEVELOPMENT PLAN

Property D will be developed as an office/research and development park subject to the following conditions:

1. F.A.R. - The total floor area for office/research and development in Property D shall not exceed 1,234,000 square feet or a 1.0 floor area ratio.
2. Building Height - No building in Property D shall exceed 120 feet in height above the base elevation of the building.
3. Property Uses - The uses of Property D will be office and/or research and development and there shall be no residential requirement on Property D.
4. Parking Garages - All parking garages shall be designed to include architectural features and building materials which will tend to minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by The Board of Architectural Review for the Reston Center for Industry and Government with specific attention being given to the legitimate security requirements of any tenant. Entrances and exits will be so directed as not to impede traffic flows.
5. Parking - Parking will be provided in accordance with Fairfax County zoning ordinance requirements. Applicant may seek reductions in parking consistent with the zoning ordinance and subject to the Board of Supervisors' approval. Applicant will comply with the zoning ordinance parking requirements during conversion of interim surface parking lots to decked parking and commercial buildings.

6. Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Applicant will cause architectural renderings to be prepared for each building and approved by an Architectural Board of Review for the Reston Center for Industry and Government.

7. Preliminary Site Plan - Property D will be developed in accordance with the Development Plan dated December, 1986 and revised January, 1987. Prior to submission of a preliminary site plan for building development to DEM for any part of Property D, Applicant proffers to cause to be prepared conceptual plan consistent with RZ 86-C-121 to include:

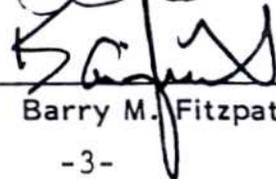
- a vehicular traffic circulation plan
- minor streets in approximate location
- general perimeter pedestrian walkways and trails
- conceptual landscaping and screening
- open space
- floor area ratios
- height limits
- general location office and commercial buildings
- general location of parking structures

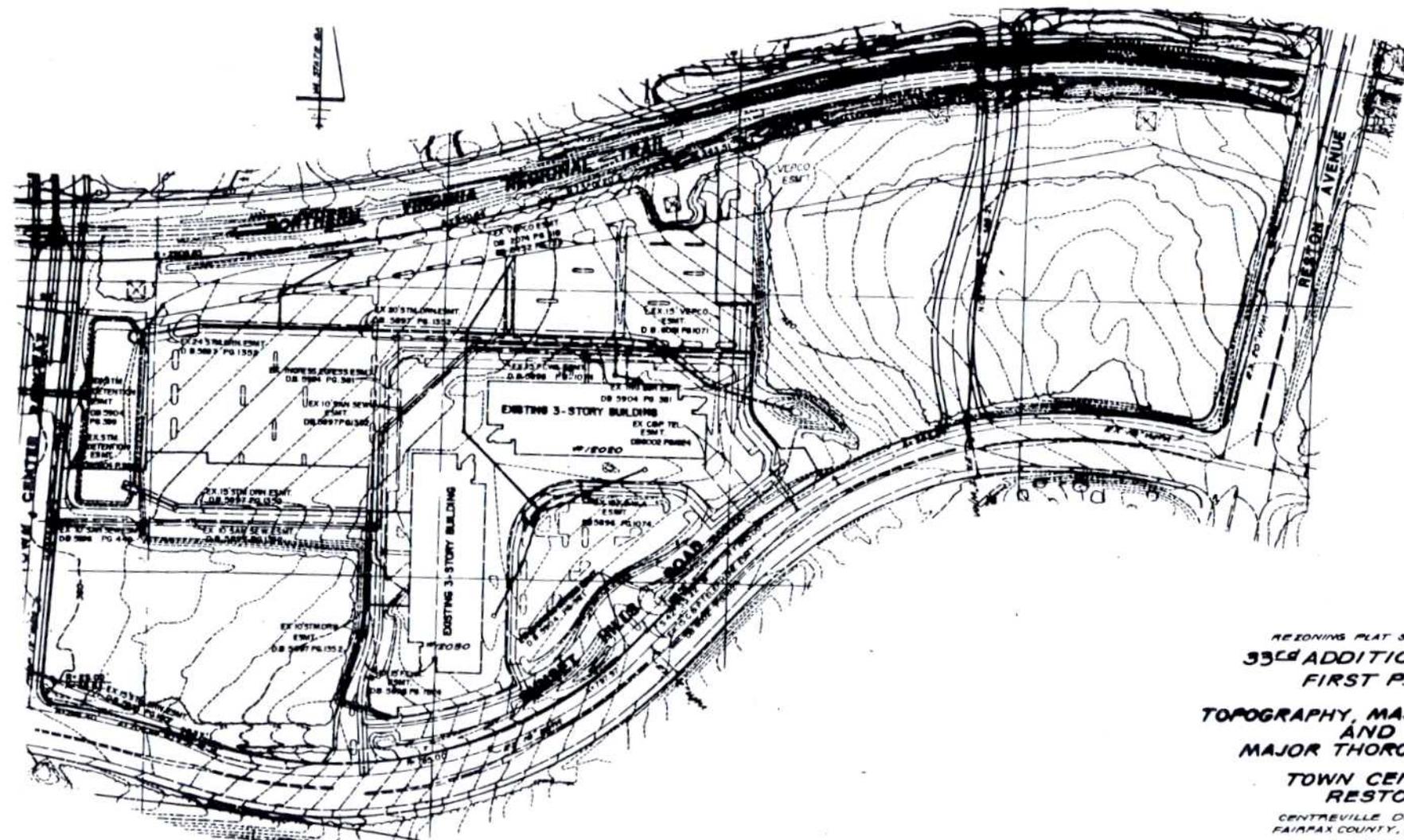
Applicant will afford members of the Reston community an opportunity to review and comment upon the initial conceptual plan prior to submission of the same to Fairfax County for review. Concurrent with the community input process, Applicant will submit the plan to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the conceptual plan is approved, preliminary and final site plans will be submitted and processed pursuant to Fairfax County zoning ordinances.

Reston Land Corporation

  
Gregory J. Fiess, Exec. Vice President

Mulligan/Griffin Associates

  
Barry M. Fitzpatrick, Vice President



REZONING PLAT SHOWING  
 33<sup>AC</sup> ADDITION TO THE  
 FIRST P.R.C.

TOPOGRAPHY, MAJOR UTILITIES  
 AND  
 MAJOR THOROUGHFARES

TOWN CENTER  
 RESTON

CENTREVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=100' DECEMBER, 1980  
 RESTON LAND CORPORATION  
 CIVIL DIVISION



# County of Fairfax, Virginia

## MEMORANDUM

September 30, 2010

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT: Environmental Assessment:** PCA 86-C-119-06; DPA 86-C-119-02  
Fairfax County Board of Supervisors

This memorandum has been prepared by Mary Ann Welton based on information provided on the Proffer Condition Amendment (PCA), Development Plan Amendment (DPA), and partial Planned Residential Community (PRC) Plan, dated September 22, 2010. This PCA, DPA and partial PRC plan application addresses a 9.9 acre parcel of land currently being used as a parking lot and storage area located on the northeastern quadrant of Sunset Hills Road and Town Center Parkway. The application seeks to provide a temporary commuter parking lot with 607 parking spaces until such time as the Wiehle Metro parking garage is completed in approximately 3 years. An existing stormwater management pond currently serves the site. A bus drop-off area will be added to the northern portion of the current facility and surface improvements are proposed for the existing lot. This application does not raise significant environmental concerns.

PGN: MAW

O:\2010\_Development\_Review\_Reports\PRC\PCA 86-C-119-06 doc DPA 86-C-119-02.doc

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)





## County of Fairfax, Virginia

**MEMORANDUM**

October 5, 2010

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

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

**SUBJECT:** Reston Section 93 Block 2, PCA 86-C-119-06

I have reviewed the above referenced Proffer Condition Amendment/Development Plan Amendment application. The application proposes a change in the designated use of an existing parking lot from temporary to interim computer parking. No changes to the site are proposed that impact landscaping or tree preservation.

Forest Conservation Branch staff has no comments on this application.

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

HCW/  
UFMID #: 155020

cc: RA File  
DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

DATE: October 19, 2010

TO: Director  
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 86-C-119)

SUBJECT: PCA 86-C-119-06 / DPA 86-C-119-02 - Board's Own Motion  
Site - 12050 Sunset Hills Road  
Land Identification Maps: 17-3 ((1)) 29B

This department has reviewed the subject rezoning submittal proposing an interim parking lot to be used during construction of parking for the rail station located at the Reston East Park and Ride lot. This review included proffers received on October 18, 2010 and development plans dated September 22, 2010. Based on this review, we have no objection to the approval of this application.

AKR/MAD



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** 10/15/2010

**TO:** Brenda Cho, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** *SR* Sharad Regmi, Stormwater Engineer  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** PCA 86-C-119-06, DPA 86-C-119-02, PRC Plan dated September 22, 2010, LDS Project # 9348-ZONA-001-1, Tax Map # 17-3-01-0029A & B, Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

There is an existing wet pond designed for quantity (SWM) and quality (BMP) controls under approved Plan # 5468-SP-07-2. Applicant needs to demonstrate on Site Plan that the existing facility provides the SWM/BMP controls as per Public Facility Manual (PFM).

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Site Outfall

Applicant needs to demonstrate the adequacy of the outfall on Site Plan.





## 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:** October 26, 2010

**SUBJECT:** PCA 86-C-119-06, Reston Section 93  
Tax Map Number(s): 17-3((1)) 29B

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

FCPA Reviewer: Anna Bentley  
DPZ Coordinator: Brenda Cho

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



FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

October 15, 2010

Ms. Regina Coyle, Director  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

Re: PCA 86-C-119-06  
DPA 86-C-119-02  
Reston Section 93 Block 2  
Tax Map: 17-3

Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 16-inch and 8-inch water mains. See the enclosed water system map.
3. 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.
4. Site plan for Reston Gateway Section 93 Blocks 1 and 2 (5468-SP-07) has been approved and is an active site plan in our construction department. Any changes resulting from this amendment will require a revised site plan to be reviewed and approved by Fairfax Water.

If you have any questions regarding this information please contact Dave Guerra  
at 703-289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosure

cc: Elizabeth Ianwetta, Transportation Planner  
Clayton Tock, Urban, Ltd.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 18, 2010

**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 Proffered Condition Amendment PCA 86-C-119-06, Development Plan Amendment DPA 86-C-119-02 and PRC Plan Application

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:
  - 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.



## **6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT**

### **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.

### **9-520 Additional Standards for Commercial Off-Street Parking in Metro Station Areas as a Temporary Use**

The purpose of this special exception is to provide for an interim solution to Metro Station parking deficiencies by allowing private property within a specified distance of a Metro Station to be used temporarily for parking. The temporary parking lot use is intended only as an interim use to serve a public need and not as a transitional use to a

higher density or intensity development than currently is planned. To this end, the Board may approve a special exception to allow a privately operated commercial off-street parking lot, as a temporary use, in Metro Station areas, but only in accordance with the following provisions:

In all districts where permitted by special exception:

1. The site for the proposed parking area shall not be used for any purpose other than to provide ground surface parking of motor vehicles for the general public. No motor vehicle repair work except emergency service shall be permitted in association with any such off-street parking area.

2. The applicant shall demonstrate that the use of a site for temporary off-street parking and all improvements thereof shall not preclude the ultimate development of the site in accordance with the existing zoning, any proffered conditions, approved development plans, and/or the adopted comprehensive plan.

3. In addition to the submission requirements set forth in Sect. 011 above, grading plans and plans for drainage provisions shall be provided. Any grading associated with the use of a site for temporary off-street parking shall be limited to that which should be allowed for the permanent development of the site in accordance with the existing zoning, any proffered conditions, approved development plans, and/or the adopted comprehensive plan.

4. Parking spaces for persons with disabilities shall be provided as set forth in Article 11. All other provisions of Article 11, however, shall not apply and, in lieu thereof, all such parking areas shall be subject to the following:

A. A temporary surfacing material for all such parking areas may be permitted if maintained in good condition at all times in accordance with the standards approved by the Director and provided that:

(1) Pavement shall be placed from the edge of existing pavement for a minimum distance of twenty-five (25) feet into the interior of the site at each entrance and exit to prevent the parking area surfacing materials from entering the abutting street.

(2) Temporary paved sidewalks shall be provided within and adjacent to the parking area at those locations where significant pedestrian traffic is anticipated and safe and convenient pedestrian access shall be afforded from the parking area to the station entrance.

B. Provisions shall be made to organize parking, delineate parking spaces, and provide and maintain adequate aisle clearance and safe and convenient access to a street.

C. Additional conditions may include but need not be limited to the imposition of speed limits and provisions of dust control techniques.

5. Notwithstanding the bulk regulations of the zoning district in which located, any parking space or parking kiosk may be located in any required yard, but not closer than

ten (10) feet to any public right-of-way or private street; provided, however, that there shall be no parking of vehicles closer to any lot line which abuts an R district than a distance equal to the dimension of the abutting corresponding yard as required by this Ordinance.

6. Adequate lighting shall be provided and shall be subject to the outdoor lighting performance standards set forth in Part 9 of Article 14.

7. In addition to the above, the Board may impose such conditions and restrictions as it may deem necessary to assure that the off-street parking area will be compatible with and will not adversely impact the adjacent area or adversely impact the site itself so as to hinder future development in accordance with the existing zoning and adopted comprehensive plan. To this end, the Board may limit the size and location of the parking lot to ensure retention of such natural site features, including vegetation, which should be preserved for future analysis at the time of the establishment of the permanent use of the property.

8. On land zoned and planned residential, in addition to Paragraphs 1 through 7 above:

A. The major portion of the proposed parking area shall be located within a 1500-foot radius of a Metro Station platform entrance.

B. Any property to be used for temporary off-street parking shall be a minimum of five acres in size.

C. The temporary parking use shall be limited to replacing Metro Station parking spaces temporarily displaced during construction on the Metro Station site.

D. The number of temporary off-street parking spaces allowed within the vicinity of any one Metro Station shall not exceed the number of temporarily displaced Metro Station parking spaces.

E. Notwithstanding the provisions of Article 13, at a minimum, Transitional Screening 3 shall be required at the outer boundaries of the lot where the lot abuts or is across the street from residentially zoned land. In addition, the Board may require the preservation of any natural screening and plant materials, and shall require that adequate landscaping and screening be provided to assure compatibility of the parking area with adjacent property and the surrounding vicinity.

F. The Board shall impose a time limitation on the special exception such that the use shall not be operational prior to the displacement or subsequent to the re-establishment of the Metro Station parking spaces; provided, however, that such special exception may be renewed in accordance with the provisions of Sect. 014 above.

9. On land zoned commercial or industrial, or on land zoned residential but planned commercial or industrial, in addition to Paragraphs 1 through 7 above:

A. The major portion of the proposed parking area shall be located within a 2000-foot radius of a Metro Station platform entrance.

B. The number of temporary off-street parking spaces allowed within the vicinity of any one Metro Station shall not exceed the difference between the ultimate number of Metro Station parking spaces planned for the respective station and the number existing at the time the application is filed; provided, however, in the case of an in-line station serving temporarily as a terminus, the Board may allow an appropriate portion of the future Metro Terminal Station's parking allocation to be temporarily located in the vicinity of the in-line station. The applicant shall demonstrate to the satisfaction of the Board that there is presently a need for the provision of additional parking space.

C. The provisions of Article 13 shall not apply; provided, however, that the Board may require the preservation of any natural screening and plant materials, and shall require that adequate landscaping and screening be provided to assure compatibility of the parking area with adjacent property and the surrounding vicinity.

D. The Board may approve a special exception for this use for a period not to exceed three (3) years from the date of approval of the Non-Residential Use Permit; provided, however, that such special exception may be renewed in accordance with the provisions of Sect. 014 above.

Once established, the parking lot use shall be continued for the duration of the special exception unless one year written notice of intent to cease the use is given to the Board, and no approvals to permit the commencement of land-disturbing activity contrary to the temporary parking use shall be issued during the life of the special exception or the one year notice period, whichever is applicable.

## **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 PDH, PRM, PDC, PRC Districts 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. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

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.

## 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 a 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 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 staggered 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	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		