



County of Fairfax, Virginia

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

December 8, 2010

Elizabeth A. Iannetta
Transportation Planner III
Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895

RE: Proffered Condition Amendment Application PCA 86-C-119-06
(Concurrent with Development Plan Amendment Application DPA 86-C-119-02 and
Planned Residential Community Application PRC 86-C-119)

Dear Ms. Iannetta:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 7, 2010, approving Proffered Condition Amendment Application PCA 86-C-119-06 in the name of Board of Supervisors Own Motion, subject to the proffers dated November 18, 2010. The Board's action amends the proffers for Rezoning Application RZ 86-C-119, previously approved for office use to permit an interim commuter parking lot as a public use and associated modifications to the site design. The subject property is located at 12050 Sunset Hills Road on approximately 10.0 acres of land zoned PRC [Tax Map 17-3 ((1)) 29B], in the Hunter Mill District.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 7th day of December, 2010, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 86-C-119-06
(Concurrent with DPA 86-C-119-02 and PRC 86-C-119)**

WHEREAS, the Board of Supervisors, filed in the proper form an application to amend the proffers for RZ 86-C-119 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board 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 Hunter Mill District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(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 7th day of December, 2010.



Nancy Velts
Clerk to the Board of Supervisors

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

November 18, 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, as revised through November 2, 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, and this use option shall terminate.

[Signature pages follow]

PROPOSED DEVELOPMENT CONDITIONS

PRC 86-C-119

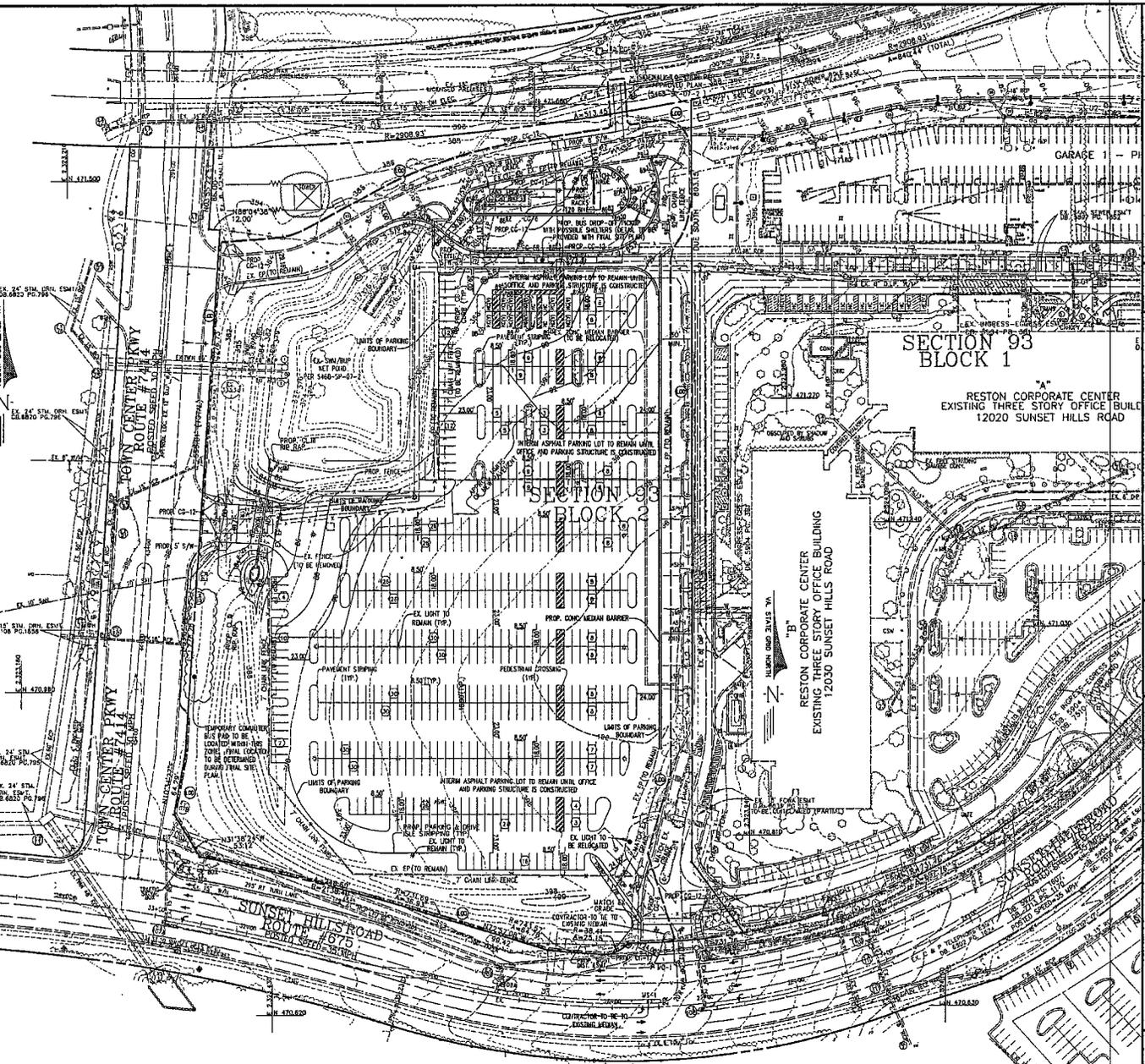
NOVEMBER 4, 2010

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, as revised through November 2, 2010. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

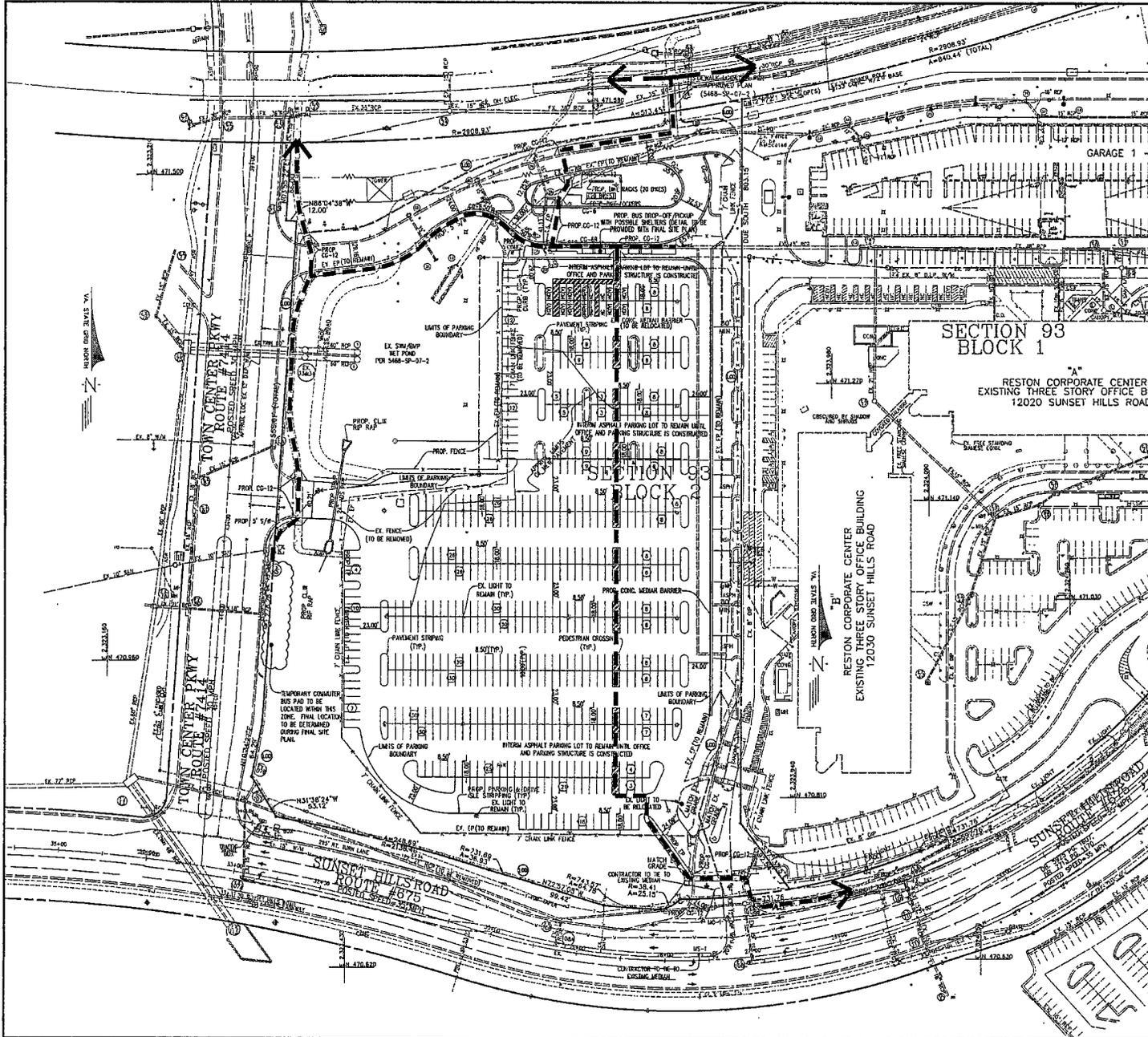
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

- LEGEND:**
- EXISTING WATER LINE
 - - - PROPOSED WATER LINE
 - EX. FIRE HYDRANT
 - PROP. FIRE HYDRANT
 - EXISTING WATER METER
 - WM — PROPOSED WATER METER
 - EXISTING WATER VALVE
 - WV — PROPOSED WATER VALVE
 - EXISTING STORM DRAIN
 - SD — PROPOSED STORM DRAIN
 - EXISTING SANITARY SEWER
 - SS — PROPOSED SANITARY SEWER
 - EXISTING GAS LINE
 - GL — PROPOSED GAS LINE
 - EXISTING GAS VALVE
 - GV — PROPOSED GAS VALVE
 - EXISTING OVERHEAD WIRE
 - OW — EXISTING LIGHTING
 - PL — PROPOSED LIGHTING
 - EXISTING FENCE
 - EX. TREE LINE
 - EX. CONTOUR
 - ID — PROPOSED CONTOUR
 - PH — PROPOSED PHASE LINE
 - EX. LIMITS OF DISTURBANCE
 - EX. WETLANDS
 - PROP. RET. WALL
 - EX. RET. WALL
 - EXISTING LIMITS OF ASPHALT
 - ROAD SIGN
 - EX. POWER POLE
 - EXISTING SPOT ELEVATION
 - 25.6 — PROP. SPOT ELEVATION
 - EX. SPILL AND TRANSDUCER
 - DS — EX. DRAIN AND GUTTER
 - PROPOSED CURB
 - WASH BUILDING ENTRANCE
 - EX. STREET LIGHTS
 - PROP. STREET LIGHTS
 - EXISTING TREE
 - PROPOSED TREE
 - WATER FITTING IDENTIFIER
 - LOADING AREA
 - DEMONSTRATION
 - TEST PIT REQUIRED
 - PROPOSED TRAFFIC COUNT
 - OVERLAND RELIEF
 - PRINOP. EX. SF. GSF. NSF. T.S.R. V. S. C. HC.



NOTE: THIS IS A POSSIBLE ALTERNATE LAYOUT. FINAL LOCATION OF BIKE LOCKERS, BIKE RACKS, AND SIDEWALK TO BE DETERMINED DURING MINOR SITE PLAN.

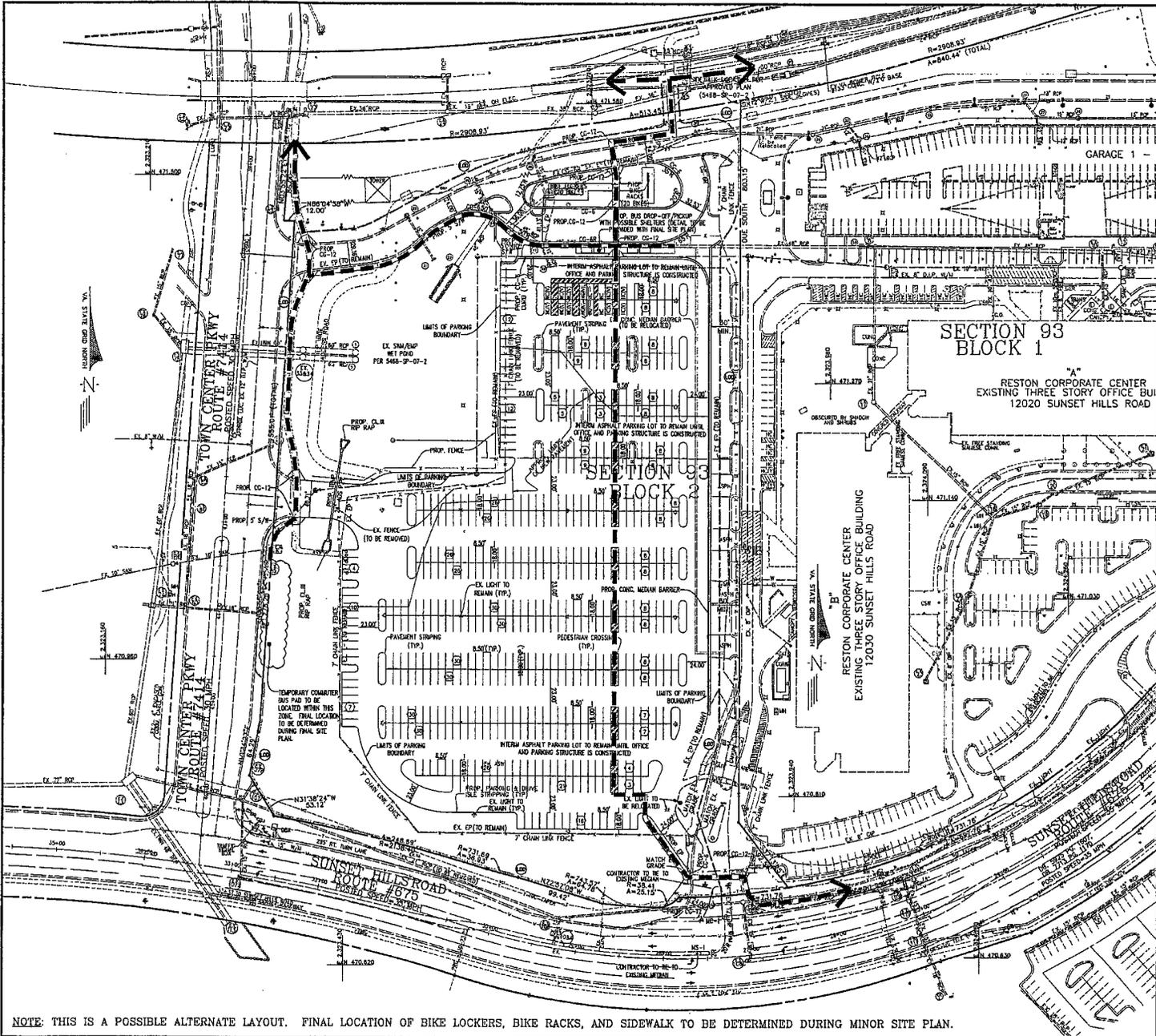
<p>URBAN ENGINEERING & ASSOC., INC.</p> <p>CITY ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS</p> <p>712 LITTLE PATTER TIMBER</p> <p>ANNUALWOOD, VIRGINIA 22060 (703) 446-0000</p>	<p>DATE: 11-27-10</p> <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>
<p>SECTION 93 BLOCK 1</p> <p>"A" RESTON CORPORATE CENTER EXISTING THREE STORY OFFICE BUILDING 12020 SUNSET HILLS ROAD</p>	
<p>PCA / DPA LAYOUT (OPTION 2)</p> <p>RESTON - SECTION 93 BLOCK 2</p> <p>HUNTER MILL DISTRICT, FAIRFAX COUNTY, VIRGINIA</p> <p>CL 4-2</p> <p>DATE: SEPT. 2010</p> <p>SCALE: 1"=50'</p>	
<p>SHEET 2A OF 6</p> <p>FILE NO. DFA-1182-1</p>	



LEGEND:

— PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION PLAN RESTON - SECTION 93 BLOCK 2 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA CL = N/A		URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7015 LITTLE PATTER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 846-8800
PLAN DATE 07-22-10		DIVISION APPROVED BY DIVISION OF DESIGN REVIEW DATE: _____ DESCRIPTION: _____ DRAWN BY: _____ CHECKED BY: _____
SHEET 3 OF 6	FILE No. DPA-1182-1	
SCALE: 1"=50' DATE: SEPT. 2, 2010		



NOTE: THIS IS A POSSIBLE ALTERNATE LAYOUT. FINAL LOCATION OF BIKE LOCKERS, BIKE RACKS, AND SIDEWALK TO BE DETERMINED DURING MINOR SITE PLAN.

LEGEND:
 - - - - - PEDESTRIAN CIRCULATION

PLANNED 01-22-10	URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LEAD SERVICES 7112 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 842-8800
REVISIONS DATE: 08/20/10 BY: [] REVISION APPROVED BY: DIVISION OF DESIGN REVIEW	
 CITY OF RESTON PLANNING DEPARTMENT 11/29/10	
PEDESTRIAN CIRCULATION PLAN (OPTION 2) RESTON - SECTION 93 BLOCK 2 HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA CL - NA DATE: SEPT., 2010	
SHEET 3A OF 6 FILE No. DPA-1182-1	

BMP FACILITY DESIGN FORMAT

Plan Name: RESTON SECTION 1 & 2 Date: 06/04/00

Plan Number: 5468-DP-07 Engineer: DCT

Water Quality Control Narrative (BMP NARRATIVE)

SEE SHEET 43 FOR S.W.M./B.M.P. NARRATIVE.

Watershed Data

Part 1 List All of the Subarea and "C" Factors Used in the BMP Computations.

Subarea Designation and Description	"C"	Area
(1)	(2)	(3)
A1 - ON-SITE NEW DEVELOPMENT CONTROLLED	0.80	6.20
A2 - ON-SITE REDEVELOPMENT CONTROLLED	0.80	11.62
A3 - ON-SITE NEW DEVELOPMENT UNCONTROLLED	0.75	1.92

NOTE: "C" Factors developed using X Imperiousness for existing and proposed conditions. "C" Factors for future uses were developed using PFM Table 5.6.

Phosphorus Removal

Part 2 Compute the Weighted Average "C" Factor For the Site.

Area of Site (New Development)	(a1)	10.17 acres
Area of Site (ReDevelopment)	(a2)	11.62 acres

Subarea Designation and Description	(2)	"C"	(3)	x	Area	=	Product	(4)
NEW DEVELOPMENT								
A1 - ON-SITE NEW DEVELOPMENT CONTROLLED		0.80	x		6.20	=	5.00	
A2 - ON-SITE REDEVELOPMENT CONTROLLED		0.75	x		1.92	=	1.44	
				(b)	Total	=	6.44	

(C)Weighted average "C" factor New Development (b)/(a1) 0.790

Subarea Designation and Description	(2)	"C"	(3)	x	Area	=	Product	(4)
ReDevelopment								
A2 - ON-SITE REDEVELOPMENT CONTROLLED		0.80	x		11.62	=	9.30	
				(a2)	Total	=	9.30	

(C)Weighted average "C" factor ReDevelopment (a2)/(a2) 0.800

Part 3 Compute the Total Phosphorus Removal for the Site.

Subarea Designation	BMP Type	Removal Eff.(%)	Area Ratio	"C" Factor Ratio	Product
(1)	(2)	(3)	(4)	(5)	(6)
NEW DEVELOPMENT					
A1	NET POND	90.00	0.811	x	1.072
A2	UNCONTROLLED	0.00	0.188	x	0.000
(a)Total Phosphorus Removal			(c)	Total	41.03%

Subarea Designation	BMP Type	Removal Eff.(%)	Area Ratio	"C" Factor Ratio	Product
(1)	(2)	(3)	(4)	(5)	(6)
REDEVELOPMENT**					
A2	NET POND	50.00	1.00	x	0.80
(a)Total Phosphorus Removal			(c)	Total	40.0%

** AREA A2 IS CONSIDERED REDEVELOPMENT SINCE THE AREA WHICH IS IMPERVIOUS IS ACTUALLY REDUCED WITH THE NEW CONSTRUCTION IN THIS AREA. HENCE, WE AREN'T INCREASING THE PERCENT IMPERVIOUS BY MORE THAN 20%.

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A)Select Requirement (a) 40% ± 10%

Water Supply Overlay District (Occoquan) 50%
 Chesapeake Bay Resource Preservation Area (New Development) 40%
 Chesapeake Bay Resource Preservation Area (ReDevelopment) 10%
 $[1 - 0.8 \times (1.754 / 1.754)] \times 100$
 $[1 - 0.8 \times (0.80 / 0.80)] \times 100$

(B)If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied. Line 3 (a) Line 4 (a)
 41.03% > 40% Requirement Satisfied for New Development
 40.0% > 10% Requirement Satisfied for ReDevelopment

If the equivalent effluent area, Line 6 (a), draining to all proposed BMP facilities is greater than the smallest uncontrolled area of the site shown in Line 5 (a), then the effluent area controlled by the proposed BMP facilities may be reduced until the two are equal. Otherwise, all uncontrolled effluent areas draining to the proposed BMP facilities must be included. All effluent areas thus reduced should be marked with an "X" whenever they appear in the computations.

Storage for SWM/BMP DRY POND

Part 7 Compute the Weighted Average "C" Factor for Each Proposed BMP

Subarea Designation	"C"	Area	Product
(1)	(2)	(3)	(4)
A1 - ON-SITE NEW DEVELOPMENT CONTROLLED	0.80	6.20	5.00
	(a)	8.25	(b)
(C)Weighted average "C" factor	(b) / (a)	(c)	0.80

Subarea Designation	"C"	Area	Product
(1)	(2)	(3)	(4)
A2 - ON-SITE REDEVELOPMENT CONTROLLED	0.80	11.62	9.30
	(a)	11.62	(b)
(C)Weighted average "C" factor	(b) / (a)	(c)	0.80

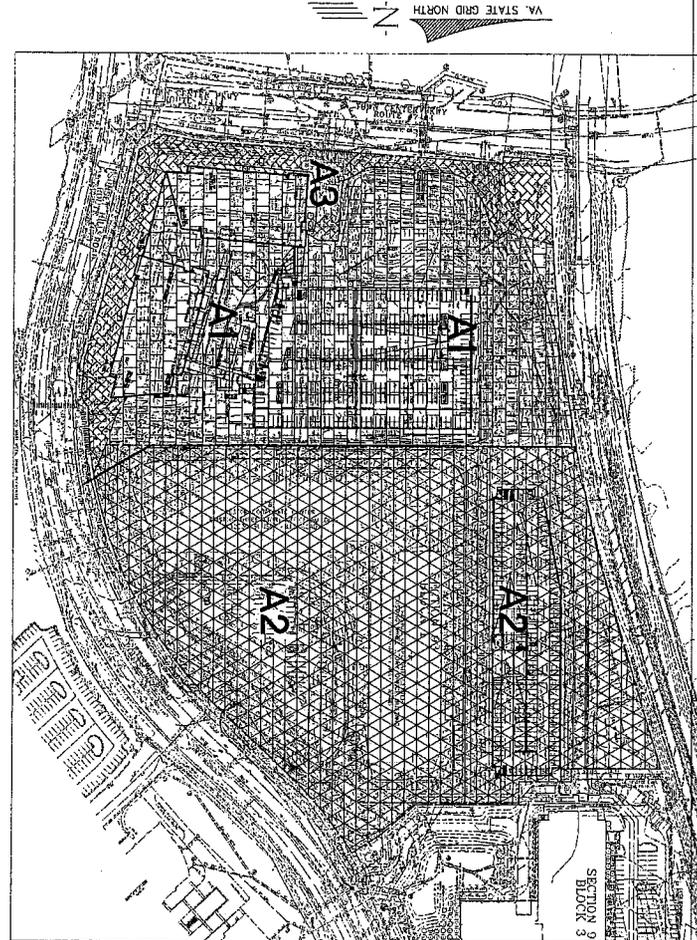
Part 8 Determine the Storage Required for SWM/BMP Ponds

(A)NET POND VOLUME OF RUNOFF PER ACRE FROM MEAN STORM
 $(1.402 \times "C") \times 1432 \times \text{LINE 7 (C)}$
 $1.181.6 \text{ cf / ac}$

VOLUME REQUIRED FOR THE NEW DEVELOPMENT:
 $4.0 \times \text{LINE 7(A)} \times 8.25 + \text{LINE 8(B)} \times 11.62 = 38,332.80 \text{ CF}$

VOLUME REQUIRED FOR THE REDEVELOPMENT:
 $(6.0 \times \text{LINE 7(A)} \times 11.62 + \text{LINE 8(B)} \times 11.62) \times 0.10 = 8,398.11 \text{ CF}$

TOTAL VOLUME REQUIRED:
 = VOLUME FOR THE NEW DEVELOPMENT + VOLUME FOR THE REDEVELOPMENT
 = 38,332.80 CF + 8,398.11 CF
 = 46,730.91 CF
 TOTAL VOLUME PROVIDED:
 = 53,996.31 CF



URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 1100 COMMONWEALTH AVENUE, SUITE 2000, FALLS CHURCH, VA 22046
 (703) 642-8800

B.M.P. CALCULATIONS & EXHIBIT
 RESTON - SECTION 93
 BLOCK 2
 HUNTERS CREEK SUBDIVISION
 FAIRFAX COUNTY, VIRGINIA
 CL-VA DATE: SEPT. 2010
 SCALE: 1"=100'

SHEET 5 OF 5
 FILE NO. DPA-1182-1

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

FOR REFERENCE ONLY!