COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

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

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

Barbara J. Lippa, Executive Director
Sara Robin Hardy, Chief, Administration Branch
Mary A. Pascoe, Clerk to the Commission

PLANNING COMMISSION
Peter F. Murphy, Jr., Chairman
John R. Byers., Vice Chairman
Suzanne F. Harsel, Secretary
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John B. Kelso
Ronald W. Koch
John M. Palatiello
Laurie Frost Wilson

September 17, 1999

Antonio J. Calabrese, Esquire
McGuire, Woods, Battle & Boothe
1750 Tysons Blvd., Suite 1800
McLean, VA 22102

Dear Mr. Calabrese:

This will serve as your record of the Planning Commission's action on **CPA-86-C-121-8**, an application by Oracle Corporation to increase the building height of the Phase II building from six to eight stories at Reston Town Center. On Wednesday, September 15, 1999, the Planning Commission voted unanimously (Commissioner Wilson not present for the vote; Commissioners Alcorn, Coan, Downer and Kelso absent from the meeting) to approve CP-86-C-121-8.

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

Sincerely,

Barbara J. Lippa

Barbara J. Lippa
Executive Director

Attachment (a/s)
cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Leslie Johnson, Staff Coordinator, DPZ
September 15, 1999 Date File
Y-2 File

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

August 27, 1999

The Applicant reaffirms the notes accepted in conjunction with CPA 86-C-121-8, with the following modifications:

GENERAL

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

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

5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan. In addition, the Applicant will provide an asphalt trail at the southwest corner of the site that will connect the Oracle campus to Reston Parkway for the purpose of facilitating pedestrian access to any future mass transit station located in the Dulles Airport Access Road right-of-way in the vicinity of Reston Parkway.

PHASING

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

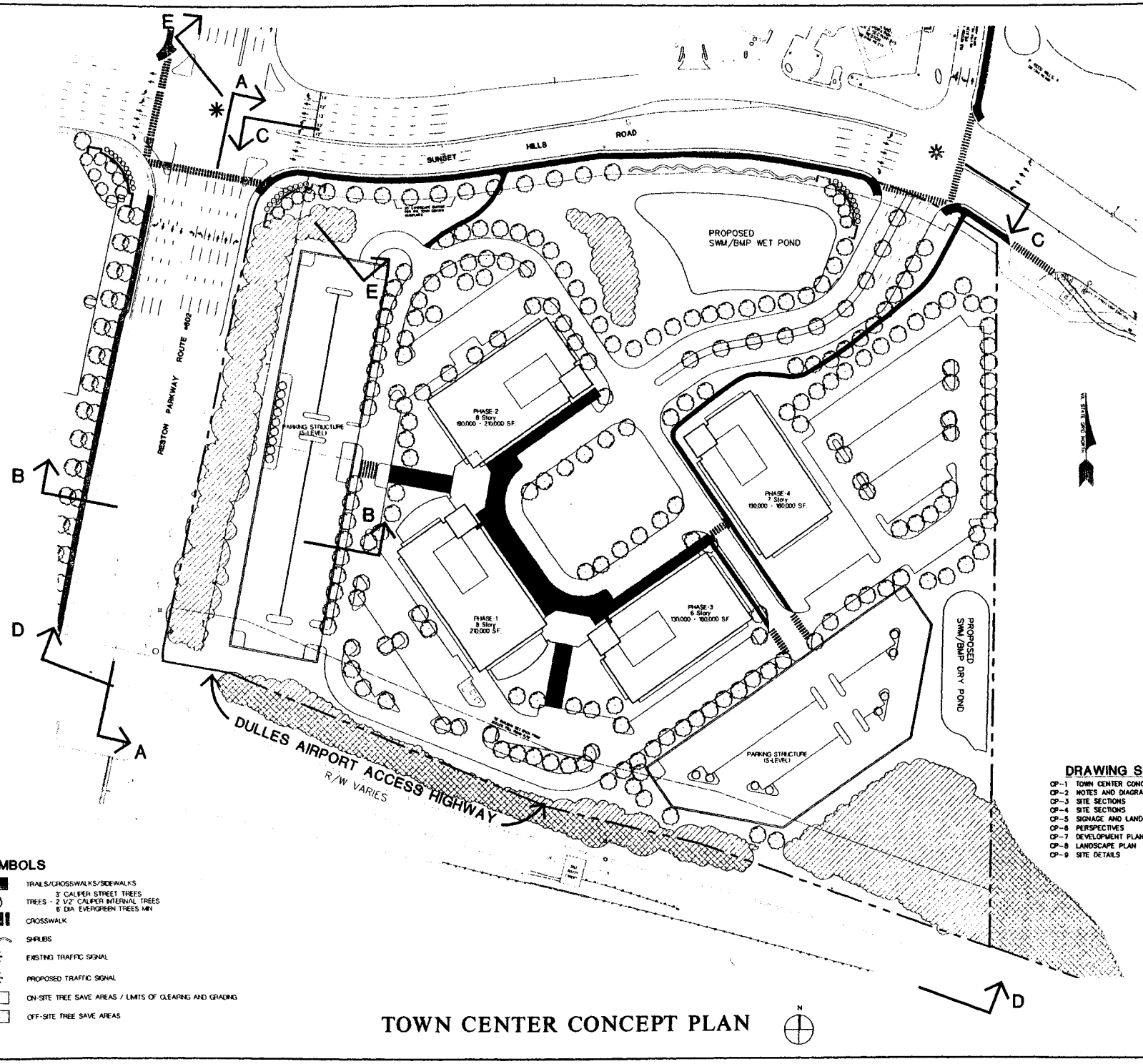
Phase	**Square Feet**	**Opening**
Phase I	210,000	August, 1998
Phase II	190,000-210,000	August, 2001
Phase III	130,000-180,000	August, 2004
Phase IV	130,000-180,000	August, 2007
Total Not to Exceed	**725,000**	

LANDSCAPING

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

11A. As part of the Phase II construction, the Applicant shall retain the services of a certified arborist to evaluate the existing buffer along Reston Parkway and provide recommendations for additional, supplemental landscaping along Reston Parkway. The certified arborist shall identify any trees planted and/or transplanted to this buffer area during the Phase I construction that have not survived or have declined severely and are not anticipated to survive. Those trees identified shall be replaced during the Phase II construction with trees having a minimum 2 to 2.5 inch caliper. In addition, the certified arborist shall identify gaps in the existing landscaping, which shall be supplemented with additional trees and which may include evergreen plantings that may include trees transplanted from areas to be disturbed as part of the Phase II construction, subject to confirmation of the location of utility lines and easements. The Applicant shall incorporate the recommendations of the certified arborist into a revised Landscape Plan for the Reston Parkway frontage to be submitted for review and approval by the Urban Forestry Branch of DPWES concurrent with the second submission of the Phase II site plan. The Applicant shall provide a copy of this landscape plan to the Hunter Mill District Planning Commissioner for review and comment.

ATTACHMENT 2



SYMBOLS

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

DRAWING SHEET INDEX

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

TOWN CENTER CONCEPT PLAN

N

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
Davis, Carter, Scott Ltd
1676 International Drive, Suite 1000, McLean, Virginia 22102 • 703 556 9225

REVISIONS

STAFF COMMENTS	12/5/96
STAFF COMMENTS	1/17/97
STAFF COMMENTS	2/3/97
STAFF COMMENTS	2/14/97
ADDENDUM 1	4/22/98
ADDENDUM 2	8/27/99

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

PROJECT NO 3-9-5840D

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

SCALE	1" = 50'-0"
DATE	February 3, 1999
DRAWN BY	CLG
CHECKED BY	AS

DRAWING NUMBER
CP-1
SHEET 1 OF 9

RESTON TOWN CENTER CONCEPT PLAN
ORACLE - SECTION 95, BLOCK 2
February 13, 1997

GENERAL

PHASING

Phase	Square Feet	Timeline
Building I	224,000	August, 1998
Building II	165,000	August, 2001
Building III	163,000	August, 2004
Building IV	173,000	August, 2007
	725,000	

LANDSCAPING

TRANSPORTATION

TRANSPORTATION MANAGEMENT PROGRAM

LAND USES

SITE DESIGN

TOWN CENTER CONCEPT PLAN AMENDMENTS

TABULATIONS

ZONED: PRC Town Center

SITE AREA: 987,941 SF (22.68 AC)

PROPOSED USE: office

GROSS SQUARE FOOTAGE: 725,000 SF

PARKING SPACES: Will be provided in accordance with the provisions of Article 11. Applicant reserves the right to provide additional spaces per the tenants' needs.

	PRC REQUIRED	PROPOSED	
MIN. LOT AREA	NONE	987,941 SF 22.68 AC	
YARD REQUIREMENTS:			
FRONT (Sunset Hills Road)	NONE	200' building 90' park. structure	
FRONT (Reston Parkway)	NONE	200' building 70' park. structure	
FRONT (Dulles Airport Access Hwy)	NONE	100' building 30' park. structure	
REAR	NONE	25' building 75' park. structure	
MAX. GFA	NONE	725,000 SF	
MAX. FAR	NONE	0.70*	
OPEN SPACE	NONE	20%	

*FAR may exceed .70 with density credit for road dedication

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

August 27, 1999

GENERAL

PHASING

LANDSCAPING

VICINITY MAP

AERIAL VIEW

SECTION AT SUNSET HILLS ROAD

NOTE:
SECTION FOR CLARIFICATION PURPOSES ONLY.

PHASE I

PHASE II

PHASE III

PHASE IV

DAVIS CARTER SCOTT
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REVISIONS
STAFF COMMENTS 12
STAFF COMMENTS 1/
STAFF COMMENTS 2/
STAFF COMMENTS 2/
ADDENDUM 1 4/2
ADDENDUM 2 8/2

PROJECT TITLE
ORACLE

RESTON
Section 95
Reston, VA

PROJECT NO. 3-9-

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NOTES AND DIAGRAMS

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DATE February
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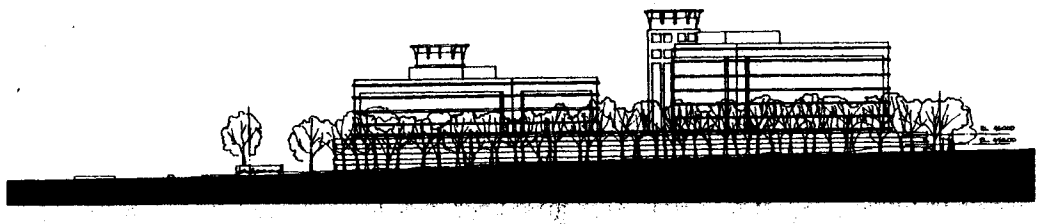
DRAWING NUMBER



A RESTON PARKWAY SECTION
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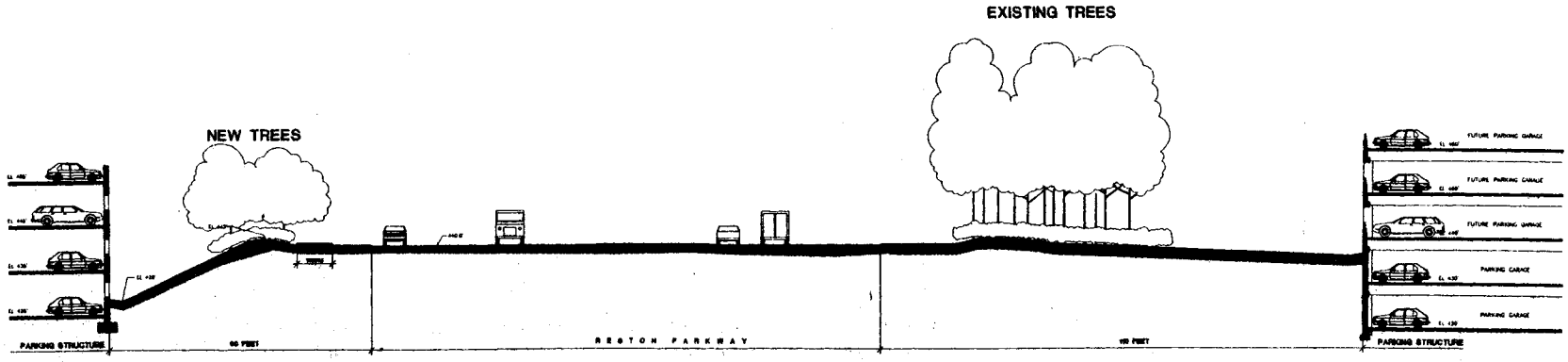

B RESTON PARKWAY SECTION
3/32" = 1'-0" 358_SS03.dwg

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STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO 3-6-358.00

DRAWING TITLE
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SECTIONS

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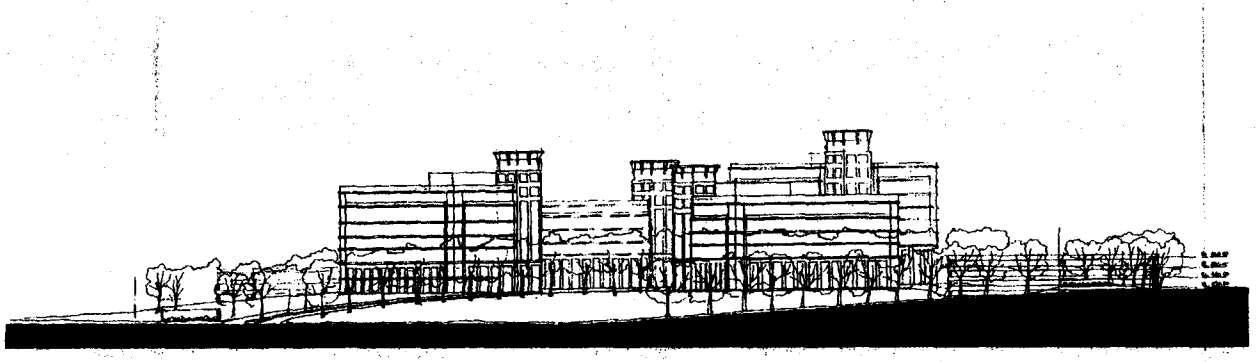

C SUNSET HILLS ROAD SECTION
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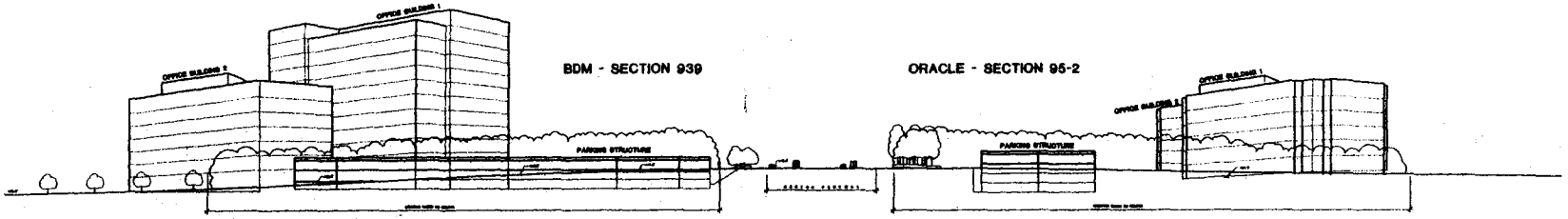

D SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMPS
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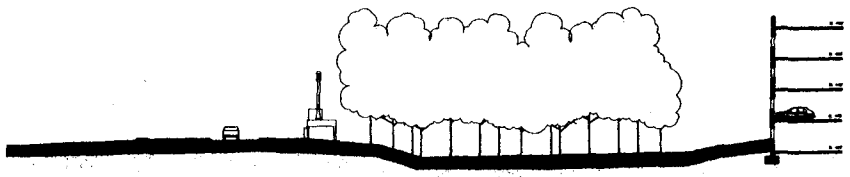

E SECTION THROUGH SIGNAGE AT INTERSECTION
1/16" = 1'-0" 358_SS01.dwg

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STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-6-358-0

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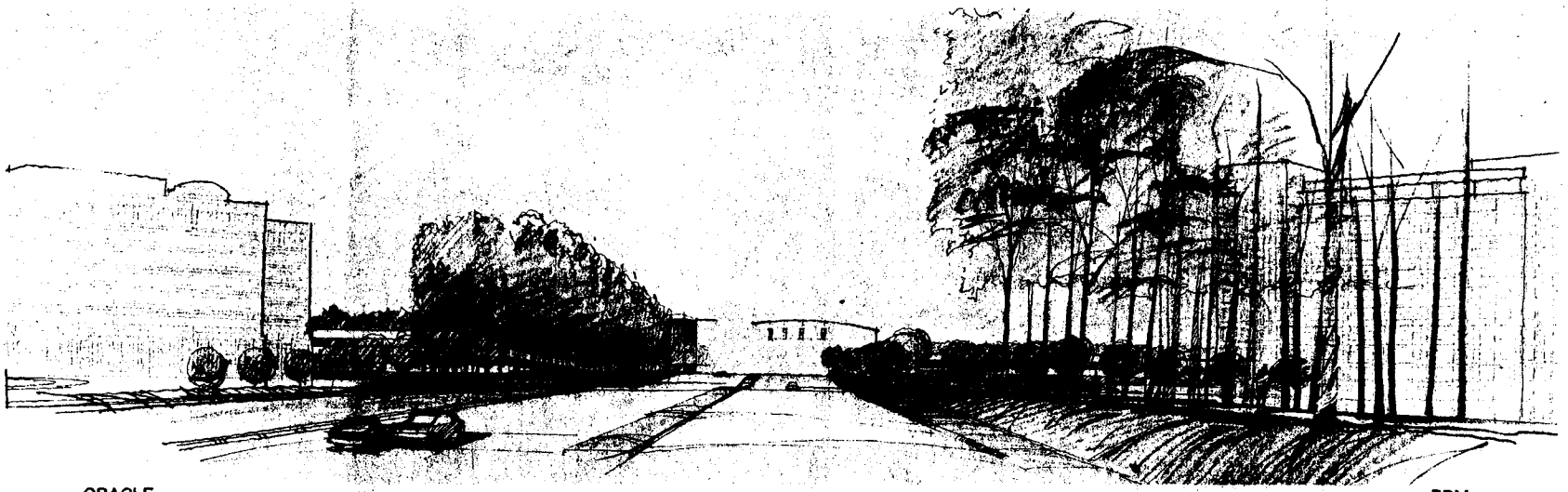
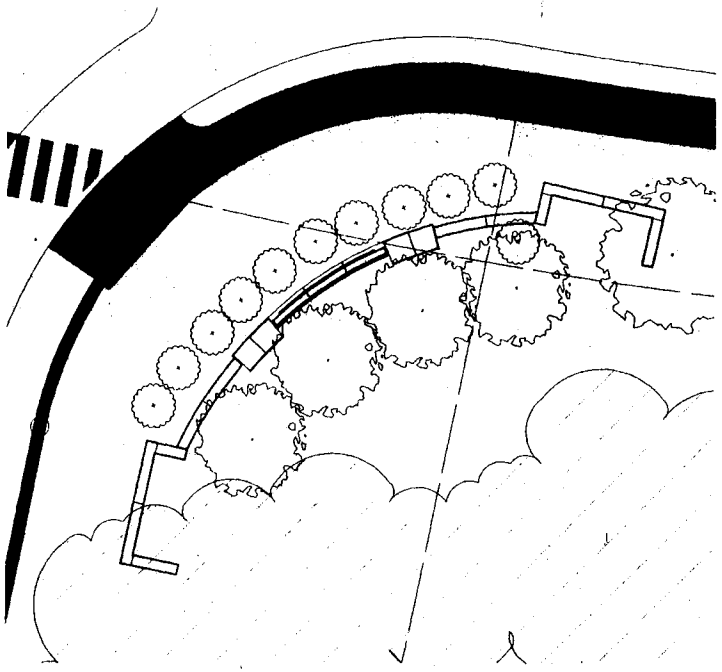
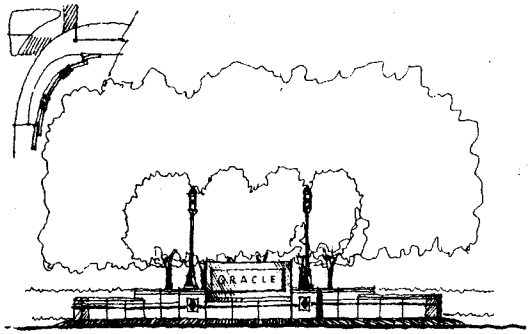


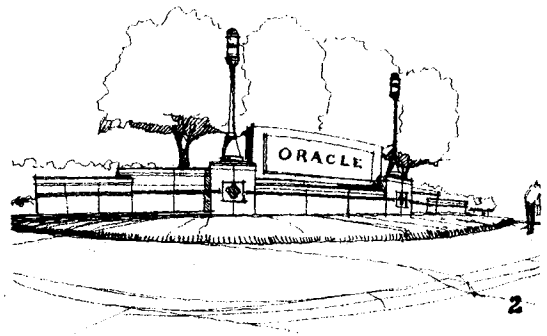
RESTON PARKWAY PERSPECTIVE



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



ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

2

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ARCHITECTURE AND INTERIORS

REVISIONS
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STAFF COMMENTS 1/7/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA
PROJECT NO. 3-6-358.00

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SIGNAGE AND LANDSCAPE

SCALE AS NOTED
DATE February 3, 1997
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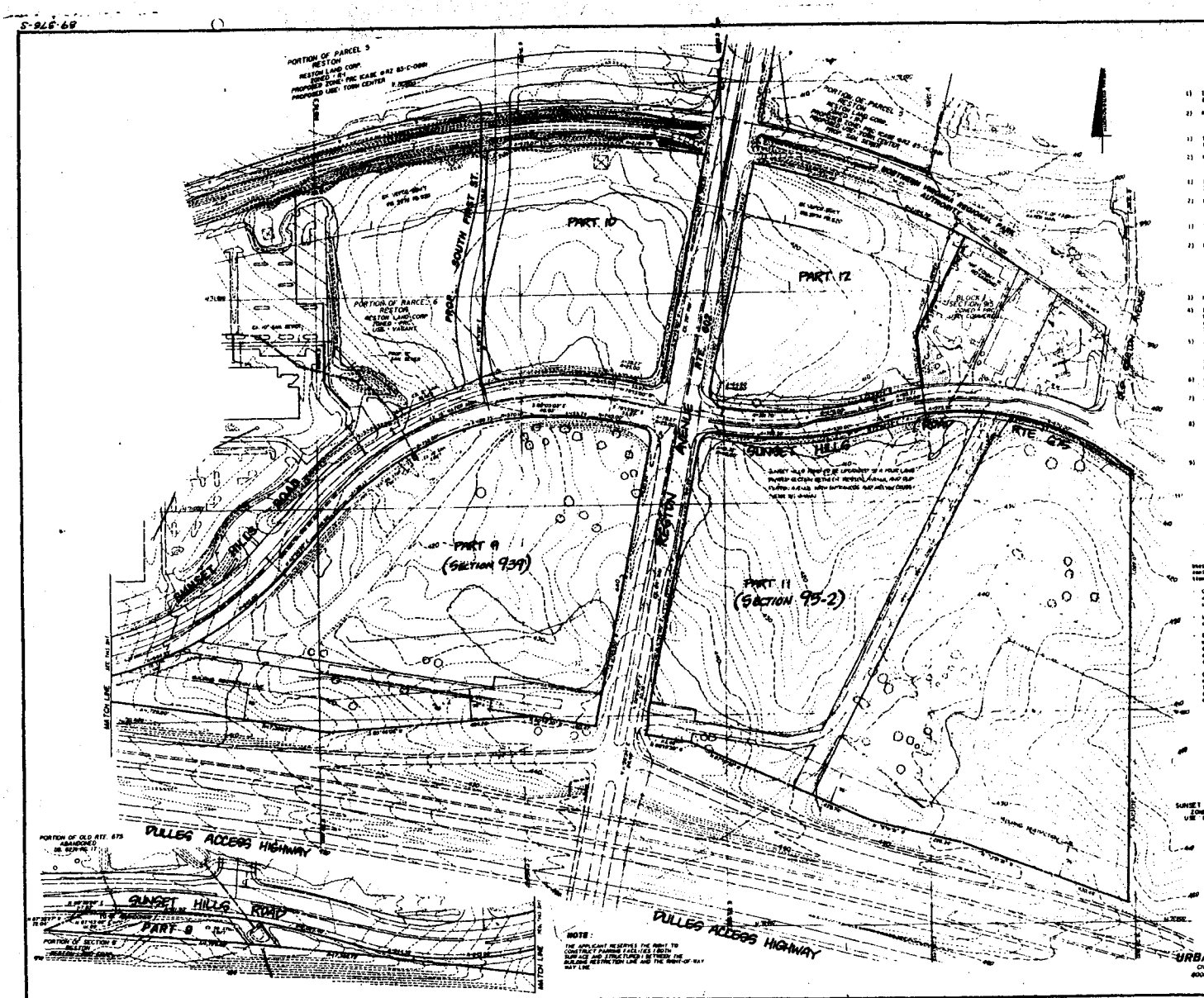

NOTES

Part 9

1) The maximum gross floor area of commercial space shall not exceed 857,000 square feet.

2) Maximum building height shall not exceed 15 stories (180 ft.).

Part 10

1) The maximum gross floor area of commercial space shall not exceed 189,000 square feet.

2) Maximum building height shall not exceed 10 stories (120 ft.).

Part 11

1) The maximum gross floor area of commercial space shall not exceed 729,000 square feet.

2) Maximum building height shall not exceed 15 stories (180 ft.)

Part 12

1) The maximum gross floor area of commercial space shall not exceed 181,000 square feet.

2) Maximum building height shall not exceed 10 stories (120 ft.).

GENERAL NOTES

Parts 9, 10, 11 and 12

3) Maximum overall non-residential FAR shall not exceed .7.

4) 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 Board of Supervisors' approval.

5) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.

6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.

7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.

8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.

9) The proposed right-of-way width of major public streets shall be as follows:

East West Parkway	90'
Town Center Parkway	90'
Wall Avenue	60'
Sunset Hills Road	90'

PART 9, 10, 11 and 12 USES

Uses will include all of those permitted by right within the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

- Category 5 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking and service stations.
- Group 5 commercial recreation uses such as health clubs and other similar commercial recreation uses.
- Group 3 institutional uses such as churches, temples or other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily, private schools of general or special education which have an enrollment of less than 100 students daily.
- Category 3 quasi-public uses such as conference centers, cultural centers, museums, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.

DEVELOPMENT PLAN
PROPOSED REZONING OF
PARTS 9,10,11 & 12
TOWN CENTER
RESTON
BEING
A PORTION OF PARCELS 5, 6, 12, & ABANDONED OLD ROUTES 602 AND 675
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' DATE: NOV., 1986 REV JAN., 1987

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS LAND ARCHITECTS LAND SURVEYORS
6001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 PH. 321-9864

SHEET 9 OF 9

89-375-SMSC 618

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REVISIONS
STAFF COMMENTS 12/5/86
STAFF COMMENTS 1/17/87
STAFF COMMENTS 2/3/87
STAFF COMMENTS 2/4/87

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-6-35800

DRAWING TITLE
DEVELOPMENT PLAN

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DATE	12/5/86
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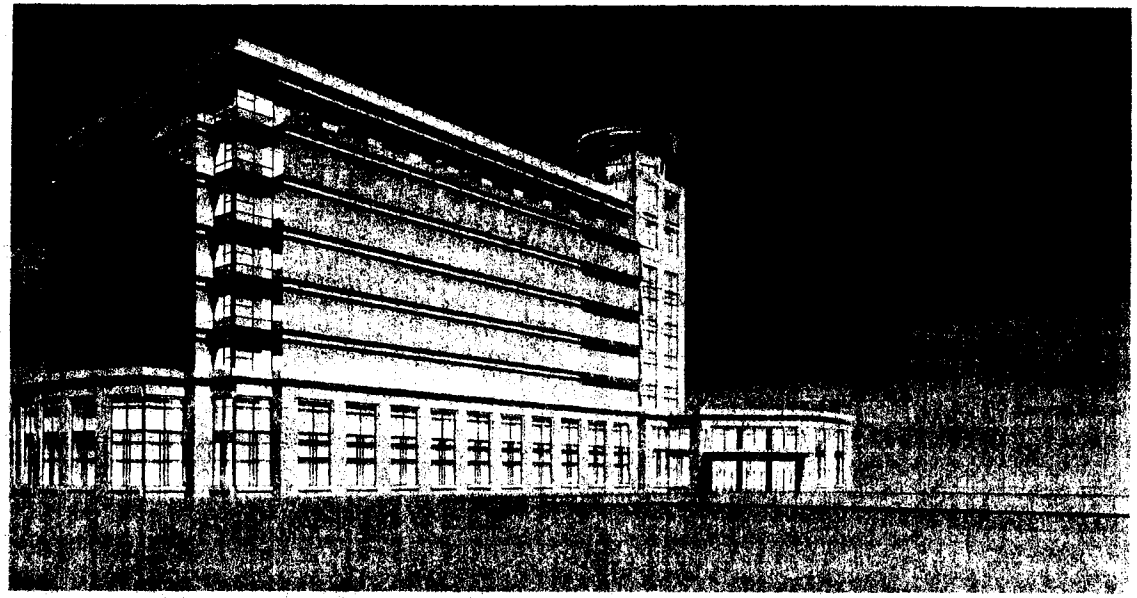
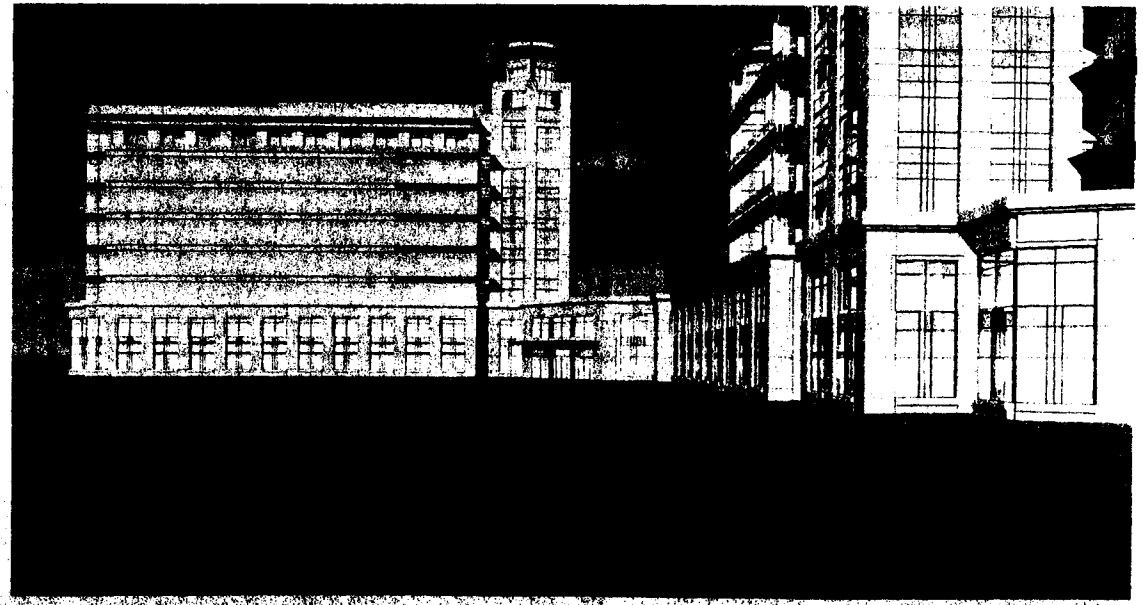
CP-7



PHASE I



PHASE II

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ARCHITECTURE AND INTERIOR ARCHITECTURE

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

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO 3-6-358

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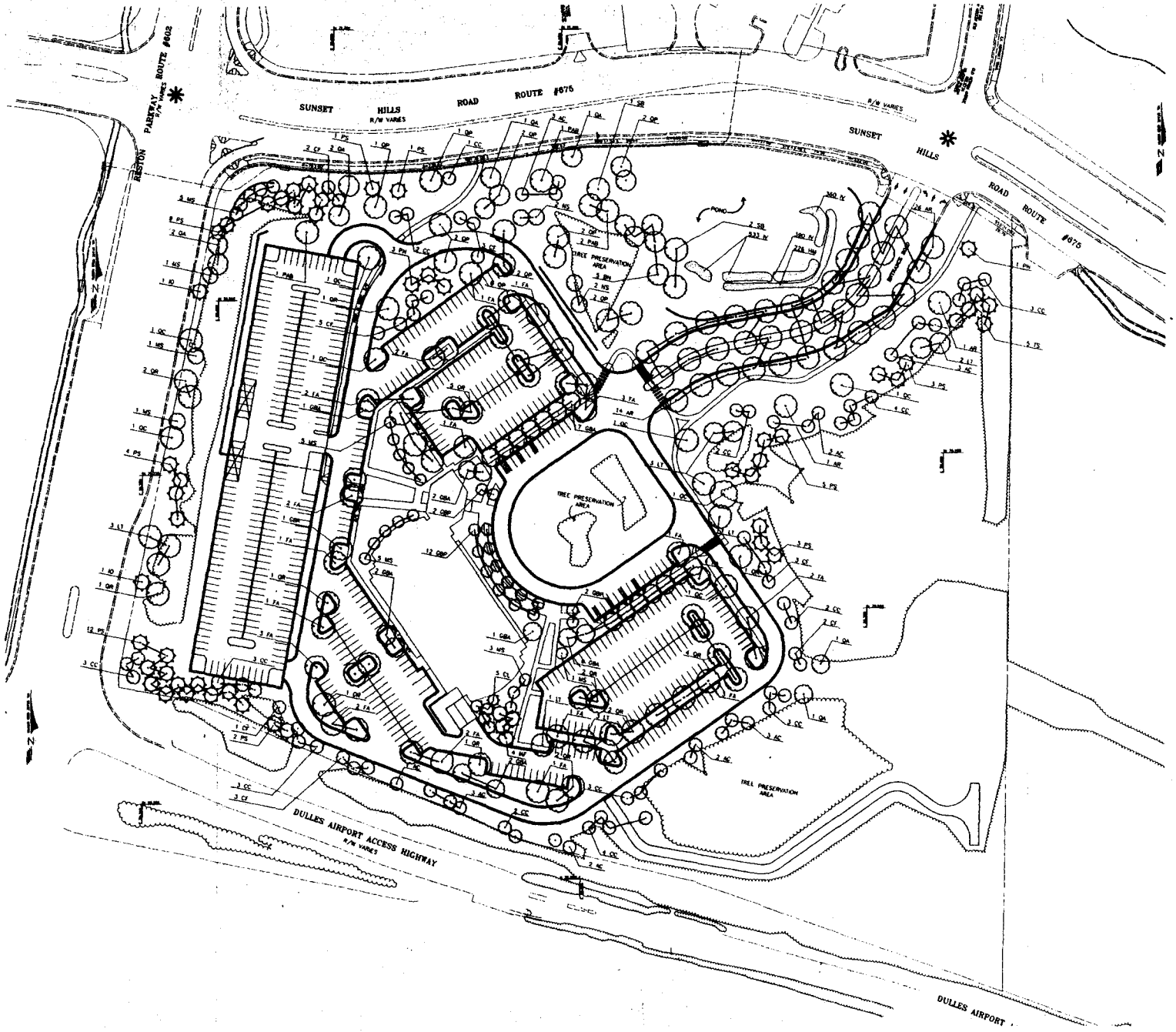


LANDSCAPE PLAN

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIORS ARCHITECTURE

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

PROJECT TITLE
ORACLE

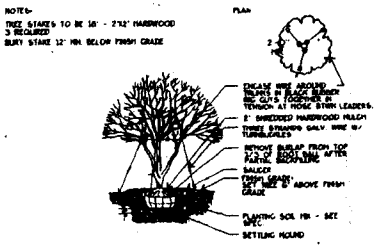
RESTON
Section 96-2
Reston, VA

PROJECT NO. 3-6-358

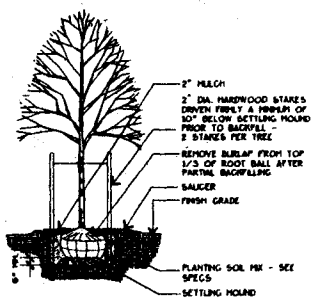
DRAWING TITLE
LANDSCAPI
PLAN

SCALE 1" = 50'
DATE February 3, 19
DRAWN BY
CHECKED BY

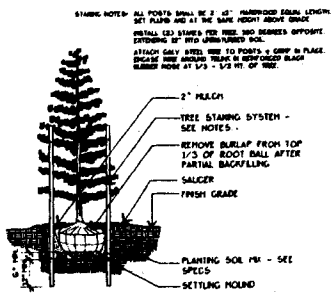
DRAWING NUMBER



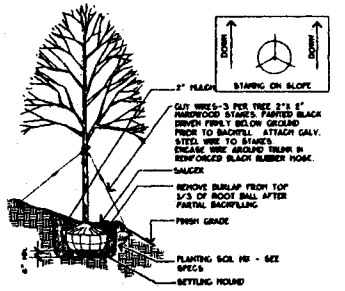
3 **Multi-stemmed Tree Planting**
Not to Scale



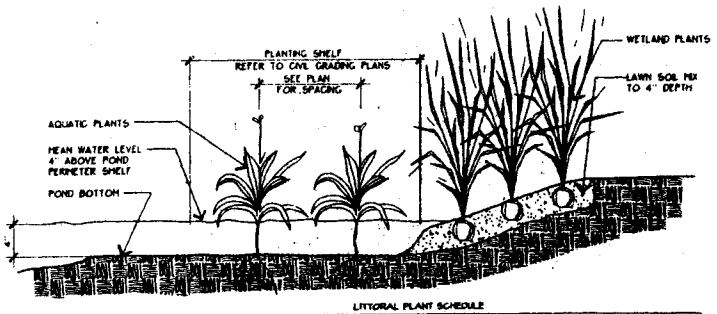
1 **Typical Tree Planting Detail**
Not to Scale



4 **Evergreen Tree Planting Detail**
Not to Scale



2 **Tree Planting on Slope**
Not to Scale



5 **Littoral Planting Detail**
Not to Scale

LITTORAL PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
HL	HIBISCUS LADY BALTIMORE	PINK HIBISCUS	36" O.C., 1 GAL. CONT.
HM	HIBISCUS MOSCHEUTOS	SWAMP ROSE MALLOW	36" O.C., 1 GAL. CONT.
IP	IRIS PSEUDACORUS	NATIVE YELLOW IRIS	24" O.C., 1 GAL. CONT.
IV	IRIS VERSICOLOR	BLUE FLAG IRIS	30" O.C. GAL. CONT.

TREE PLANTING SUMMARY FOR ORACLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	10 YR CANOPY COVERAGE SF EACH*	10 YR CANOPY COVERAGE SF TOTAL*
SMALL DECIDUOUS TREES							
AC	20	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	12' HT., B & B	MULTISTEMMED	100	2000
CC	91	CERCIS CANADENSIS	REDBUD	12' HT., B & B	MULTISTEMMED	100	9100
CF	14	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8" CAL., B & B	SPECIMEN	100	1400
MS	25	MAGNOLIA SOLANGIANA	SAUCER MAGNOLIA	14' HT., B & B	MULTISTEMMED	125	3875
MEDIUM DECIDUOUS TREES							(10,475)
BN	5	BETULA NIGRA	RIVER BIRCH	12' HT., B & B	MULTI-STEMMED	30	150
GBA	25	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3" CAL., B & B	MALE SPECIMEN	115	4915
GBP	15	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL., B & B	MALE SPECIMEN	175	2600
NS	4	NYSSA SYLVATICA	BLACK GUM	3" CAL.	SPECIMEN	150	600
QA	9	QUERCUS ALBA	WHITE OAK	3" CAL.	SPECIMEN	150	1300
LARGE DECIDUOUS TREES							(9,125)
AR	40	ACER RUBRUM	CLUMP RED MAPLE	20' HT., B & B	THREE LEADERS MIN.	250	10,000
FA	20	FRAXINUS AMERICANA 'SKYLINE'	WHITE ASH	3" CAL., B & B	SPECIMEN	250	7930
LT	19	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" HT., B & B	SPECIMEN	250	8230
PAB	4	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD PLANETREE	3" CAL., B & B	SPECIMEN	250	1000
QC	9	QUERCUS COCCINEA	SCARLET OAK	3" CAL., B & B	SPECIMEN	250	2250
QP	20	QUERCUS PHELLOS	WILLOW OAK	4" CAL., B & B	SPECIMEN	250	5000
QR	20	QUERCUS RUBRA	RED OAK	3" CAL., B & B	SPECIMEN	250	5000
SB	5	SALIX BABYLONICA	WEEPING WILLOW	3" CAL., B & B	SPECIMEN	200	600
COMPACT EVERGREEN TREES							(8,100)
IO	3	ILEX OPACA	AMERICAN HOLLY	10' HT., B & B	FULL TO GROUND	50	100
IAF	4	ILEX X ATTENUATA 'FOSTERI'	FOSTERI HOLLY	8' HT., B & B	FULL TO GROUND	50	200
SMALL EVERGREEN TREES							
CL	9	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	10' HT., B & B	FULL TO GROUND	100	900
TS	9	TSUGA CAROLINIANA	CAROLINA HEMLOCK	10' HT., B & B	FULL TO GROUND	100	900
MEDIUM EVERGREEN TREES							
PN	4	PINUS NIGRA	AUSTRIAN PINE	10 HT., B & B	FULL TO GROUND	150	600
LARGE EVERGREEN TREES							
PS	40	PINUS STROBUS	WHITE PINE	10' HT., B & B	FULL TO GROUND	200	8000
TOTAL TREE CANOPY COVERAGE PER FAIRFAX COUNTY TREE SELECTION AND COVER GUIDE PUBLIC FACILITIES MANUAL / APPENDIX / ARTICLE 13							49,200 SF

TREE COVER CALCULATIONS

Zoning Category	PRC
Gross Site Area	494,400 SF
Proposed Building Footprint Area (Phase I - Excluding Parking Structure)	31,575 SF
Proposed Middle BMP Pond (Normal Water Surface Area)	20,466 SF
Subtotal Exempt Areas	52,041 SF
= Adjusted Gross Site Area	421,859 SF
x Required Tree Cover (10%)	
= Tree Cover Required	42,186 SF
Cover Provided by Proposed Planting	32,750 SF
+ Landscape Provided in Parking Area (Parking Area x .098)	13,450 SF
+ Cover Credit from Existing Trees SF Tree Save Area x 1.25 within disturbed site	34,350 SF
Provided Tree Cover	80,550 SF
Required % Tree Cover	10 %
Approximate % Tree Cover Provided	19 %

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ANNANDALE, VIRGINIA 22003 (703) 642-8080

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

PLANTING DETAILS AND SCHEDULES
ORACLE
RESTON SECTION 95 BLOCK 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1"=30' DATE NOV. 1996

PLAN DATE 01-17-97

SHEET 48 of 61

FILE NO SP-939

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REVISIONS

PROJECT TITLE
ORACLE
Virginia Campus
RESTON
Section 95-2
Reston, VA

PROJECT NO 3-6-358

DRAWING TITLE
SITE DETAILS

SCALE
DATE 02/10/97
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-9

Planning Commission Meeting
September 15, 1999
Verbatim Excerpts

CPA-86-C-121-8 - ORACLE CORPORATION

Administrative Review During Commission Matters

Commissioner Palatiello: Mr. Chairman, we have two administrative items on our agenda for this evening. They are both Concept Plans. One is an original concept plan. The other is a Concept Plan Amendment in the Reston Town Center. A memorandum to the Chairman dated September 1, 1999 was distributed to all members of the Commission. The first is a Concept Plan Amendment filed by the Oracle Corporation. This is a very simple application. The Oracle Corporation has an existing building at Reston Parkway and Sunset Hills adjacent to the Dulles Toll Road. That was a campus project that was approved on the Concept Plan by the Commission in 1997 pursuant to the zoning for Reston Town Center that was originally approved in 1987. The Concept Plan Amendment before us this evening very simply permits an increase in the building height of the Phase II building from the currently approved six stories to a maximum of eight stories. This Concept Plan Amendment does not increase the overall FAR of the project. It is simply a redistribution of the existing FAR. I would note, and I would express my appreciation to the applicant, that included in the notes on this plan and attached to it, is an additional and more detailed landscape plan with particular treatment to the landscaping along Sunset Hill Road and on the frontage on Reston Parkway. That will help create a more attractive landscape buffer on the exterior of this site. This has been presented to the Planning and Zoning Committee of the Reston Citizens Association and has their approval. I think all issues are worked out and I would MOVE THAT THE PLANNING COMMISSION APPROVE CPA-86-C-121-8 BY THE ORACLE CORPORATION.

Commissioners Byers and Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas and Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve CPA-86-C-121-8, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried unanimously with Commissioners Alcorn, Coan, Downer and Kelso absent from the meeting; Commissioner Wilson not present for the vote.)

LBG