APPLICATION ACCEPTED: April 26, 2011
PLANNING COMMISSION: March 14, 2012
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

March 7, 2012

STAFF REPORT

APPLICATION PRC 77-C-076

HUNTER MILL DISTRICT

APPLICANT:	RTC Partnership, LLC
ZONING:	PRC
PARCEL:	17-1 ((1)) 2C
ACREAGE:	2.36 acres
FLOOR AREA RATIO:	4.08
OPEN SPACE:	47%
PLAN MAP:	Planned Residential Community
PROPOSAL:	The applicant seeks PRC Plan approval to redevelop an existing 5-story office building with a 23-story mixed-use office building with an FAR of 4.08.

STAFF RECOMMENDATIONS:

Staff recommends denial of PRC 77-C-076. However, if it is the intent of the Board of Supervisors to approve PRC 77-C-076, staff recommends that the approval be made subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standard.

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.

St.Clair Williams

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

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

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

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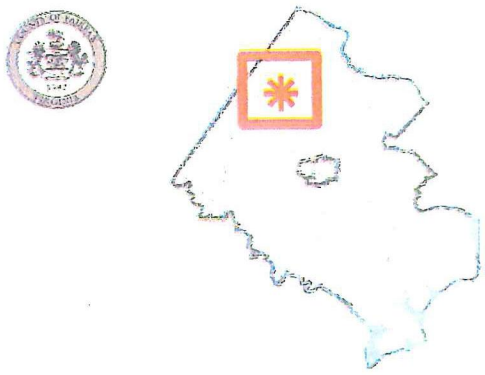
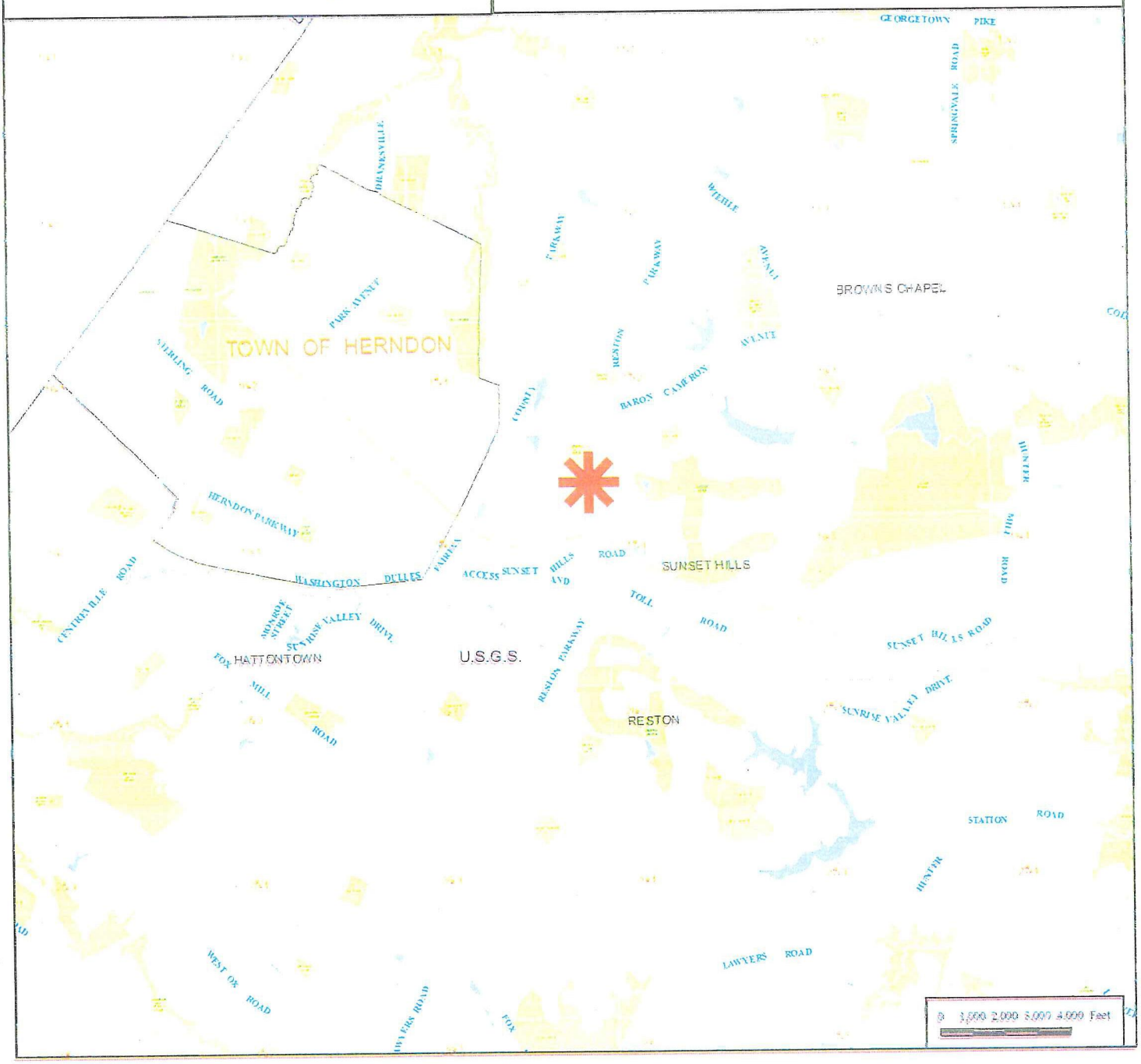
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Planned Residential Community

PRC 77-C-076

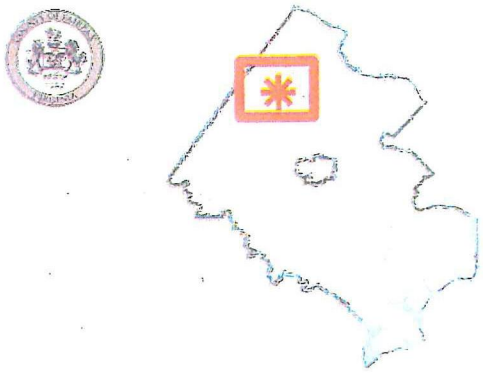


Applicant:	RTC PARTNERSHIP, LLC
Accepted:	04/26/2011
Proposed:	TO APPROVE THE PRC PLAN ASSOCIATED WITH DPA 77-C-076
Area:	2.36 AC OF LAND; DISTRICT - HUNTER MILL
Located:	1760 RESTON PARKWAY
Zoning:	PRC
Plan Area:	3
Map Ref Num:	017-1- /1 /0002C
Staff Coord.	St. Clair Williams
Pre-staffing:	5/23/2011 Staffing: 6/30/2011
PC Hearing:	10/6/2011



Planned Residential Community

PRC 77-C-076



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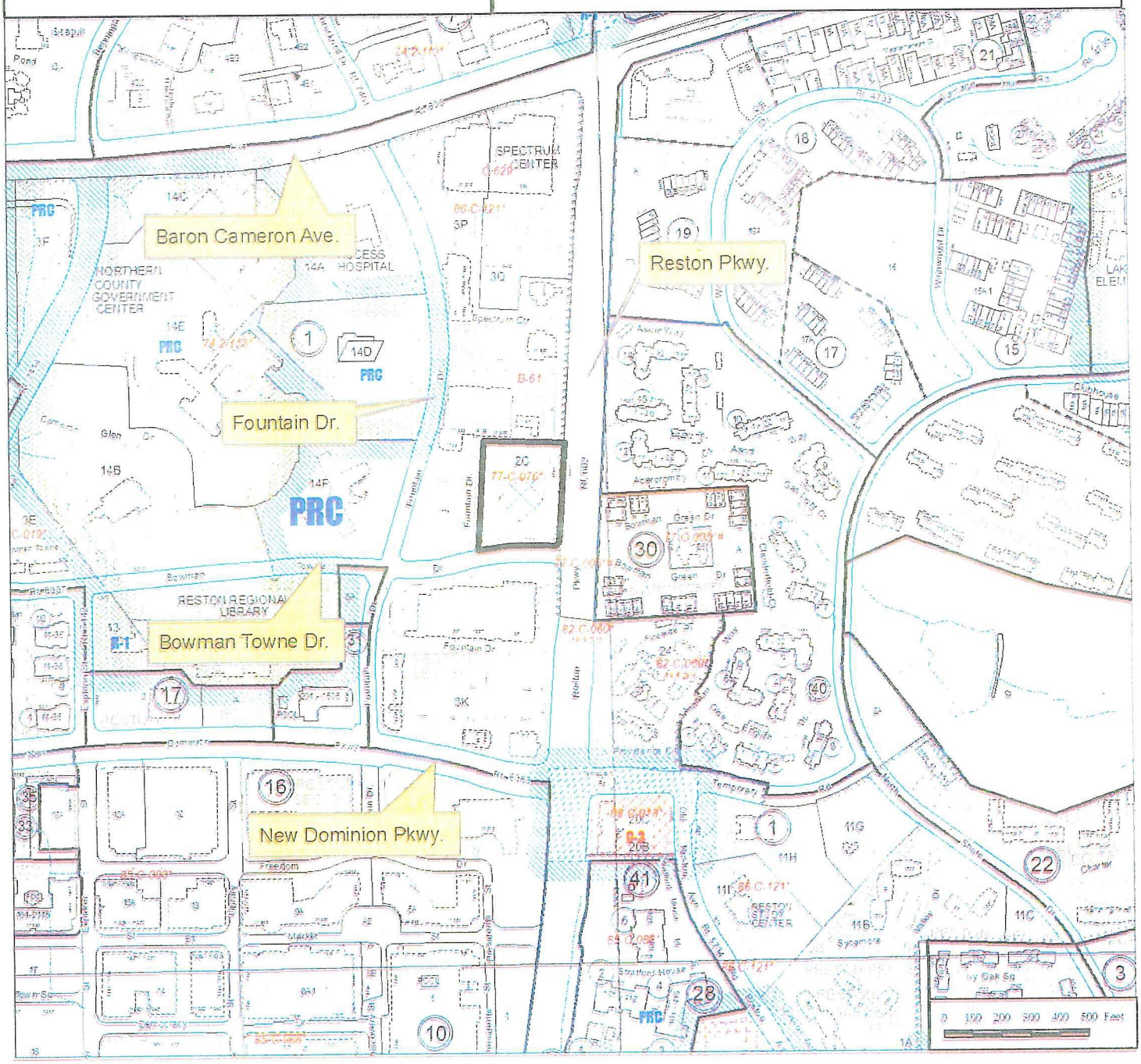
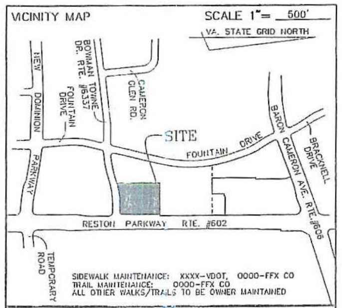
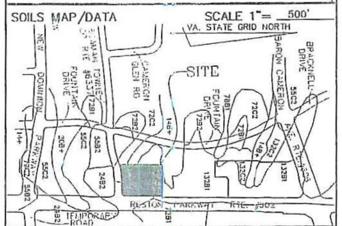


PRC PLAN #77-C-076

RESTON SECTION 87-1 REDEVELOPMENT
AT RESTON TOWN CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA





SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
72C2	BUCK LOAM	GOOD	GOOD	GOOD	MODERATE	C
24B2	ELIOAK	GOOD	GOOD	GOOD	SEVERE	C
14B+	MANASSAS	FAIR	MARGINAL	GOOD	MODERATE	B
132B1	MAYODAN	GOOD	FAIR	GOOD	SLIGHT	D

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

OWNER

RTC PARTNERSHIP LLC
11130 MAIN ST SUITE 100
FAIRFAX, VA 22030

DEVELOPER/ APPLICANT

RTC PARTNERSHIP LLC
11130 MAIN ST SUITE 100
FAIRFAX, VA 22030

SHEET INDEX

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2. GENERAL NOTES AND DETAILS
3. EXISTING CONDITIONS PLAN
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5. PRC LAYOUT PLAN
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6. SWM AND BMP PLAN
7. OUTFALL ANALYSIS
8–9. SIGHT DISTANCE PROFILES
10. OPEN SPACE EXHIBIT
11. GARAGE LAYOUT PLAN
12. PRC EXISTING VEGETATION MAP
13. PRC LANDSCAPE PLAN
13A. PRC ULTIMATE LANDSCAPE PLAN
14. PRC LANDSCAPE AMENITY PLAN
15. PRC LANDSCAPE SPECIFICATIONS & DETAILS
15A. CONCEPT SECTIONS AND VIEWS
15B. CONCEPT VIEWS
16–20. APPROVED DEVELOPMENT PLAN

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

PLAN DATE
12-09-10
03-22-11
12-23-11
02-17-12

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COVER SHEET
RESTON SECTION 87-1 REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED | C.I. = N/A | DATE: NOV., 2010

SHEET 1 OF 20

FILE No. PREL-2007

SITE TABULATIONS

1. CURRENT ZONE: PRC
2. SITE AREA: 102,835 SF (2.36 AC) – PER FAIRFAX COUNTY TAX MAP RECORDS
3. PROPOSED USE: OFFICE & SECONDARY USES INCLUDING RETAIL AND/OR EATING ESTABLISHMENT
4. CORRESPONDING POPULATION: THIS APPLICATION DOES NOT PROPOSE RESIDENTIAL UNITS AND THEREFORE THERE IS NO POPULATION INCREASE.
6. APPROXIMATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS = 418,900 GSF

OFFICE:	413,700 SF
RETAIL:	2,600 SF
RESTAURANT:	2,600 SF
TOTAL:	418,900 SF

APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS:
418,900 GSF / 102,835 SF = 4.08

NOTE:
1)APPLICANT RESERVES THE RIGHT CONVERT UP TO 50,000 SF OF OFFICE USE TO ADDITIONAL RETAIL AND/OR RESTAURANT USE.
2)APPLICANT RESERVES THE RIGHT TO REALLOCATE THE SQUARE FOOTAGE OF EACH NON RESIDENTIAL USE WITHIN THE PROPOSED BUILDING FROM THAT SHOWN IN THE PARKING TABULATION BELOW, PROVIDED THAT THE TOTAL PROPOSED SQUARE FOOTAGE DOES NOT EXCEED THE MAXIMUM TOTAL SQUARE FOOTAGE OF 418,900 SF.

7. PROPOSED HEIGHT: 295' + PENTHOUSE (23 LEVELS + PENTHOUSE)
8. OPEN SPACE:
REQUIRED OPEN SPACE: NO REQUIREMENT
PROPOSED OPEN SPACE: GROUND LEVEL: 16,950 SF
PLAZA LEVEL: 31,311 SF
TOTAL 48,261 SF (47%)

OPEN SPACE EXHIBIT IS PROVIDED ON SHEET 10.

9. TREE COVER CALCULATION:
NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY PFM AT TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED ON SHEET 13.
10. PARKING:
PARKING REQUIRED:
OFFICE: 2.6 SPACES/1000 GSF * 413,700 GSF = 1,076 SPACES
RETAIL: 4.3 SPACES/1000 GSF * 2,600 GSF = 12 SPACES (RETAIL USE WILL QUALIFY AS SHOPPING CENTER USE)
EATING ESTABLISHMENT: 1 SPACE/4 SEATS * 28 SEATS
+1 SPACE/2 COUNTER SEATS * 10 SEATS
+1 SPACE/2 EMPLOYEES * 10 EMPLOYEES = 17 SPACES

TOTAL REQUIRED: 1,105 SPACES

PARKING PROVIDED: 1,084 STRUCTURED SPACES + 21 SURFACE SPACES = 1,105 SPACES

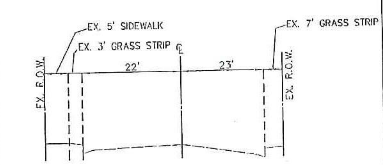
HANDICAPPED PARKING REQUIRED (20/ 1ST 1,000 SPACES + 1/100 SPACES PROVIDED): = 22 SPACES (INCLUDING 4 VAN ACCESSIBLE)

LOADING SPACES REQ'D:
OFFICE: (1 SPACE/1ST 10,000 GSF
+ 1 SPACE/EACH ADDITIONAL 20,000 GSF) * 413,700 GSF = 22 SPACES
RETAIL: (1 SPACE/1ST 10,000 GSF
+ 1 SPACE/EACH ADDITIONAL 15,000 GSF) * 2,600 GSF = 1 SPACE
EATING ESTABLISHMENT: (1 SPACE/1ST 10,000 GSF
+ 1 SPACE/EACH ADDITIONAL 25,000 GSF) * 2,600 GSF = 1 SPACE

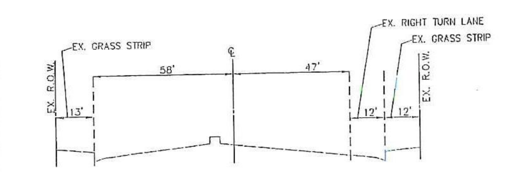
TOTAL: 5 SPACES (MAX REQUIRED PER Z.O. SECTION 11-202.15)
LOADING SPACES PROVIDED: 5 SPACES

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

TYPICAL EXISTING CONDITIONS SECTION
BOWMAN TOWNE DRIVE
NOT TO SCALE



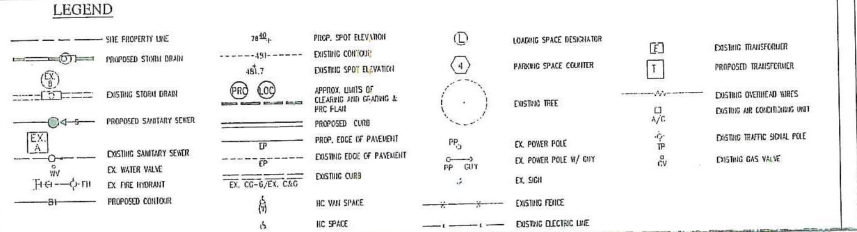
TYPICAL EXISTING CONDITIONS SECTION
RESTON PARKWAY
NOT TO SCALE

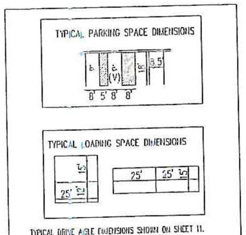


GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 17-1-((01))-0002C.
2. THIS PRC PLAN IS PREPARED IN ACCORDANCE WITH RZ 77-C-076.
3. BOUNDARY AND TOPOGRAPHIC SURVEY DATA HAS BEEN PROVIDED BY RESTON LAND CORPORATION; HORIZONTAL GRID: VIRGINIA STATE GRID NORTH; VERTICAL DATUM U.S.G.S. (NGVD).
4. THE EXISTING TOPOGRAPHY AND SITE FEATURES ON THE ADJACENT SPECTRUM PROPERTY ARE BASED ON THE PROPOSED
5. THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING OFFICE BUILDING AND SURFACE PARKING LOT. VEGETATIVE COVER CONSISTS PARTIALLY OF MODERATELY DENSE HARDWOODS AND PINES WITH THE BALANCE OF THE SITE IN WEEDS AND SOME GRASS AREAS.
6. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
7. THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
8. THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH SIMILAR DEVELOPMENTS IN THE AREA.
9. THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PFM. ANY LANDSCAPE SHEETS INCLUDED IN THE PRC APPLICATION ARE FOR SCHEMATIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING, SO LONG AS THE REQUIREMENTS OF CHAPTER 12 OF THE PFM ARE MET.
10. BUILDING LABELS ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT INDICATE A SEQUENCE OF CONSTRUCTION. THE DEVELOPMENT SEQUENCE FOR THIS PROJECT IS SUBJECT TO MARKET DEMAND.
11. THERE IS NO EXISTING MAPPED FLOODPLAIN ON THE SUBJECT SITE. NO FLOODPLAIN STUDY IS REQUIRED. NO DRAINAGE STUDY IS REQUIRED.
12. THERE IS NO CLASS A PROBLEM SOIL ON THIS SITE, THEREFORE NO SOILS REPORT WILL BE REQUIRED FOR SITE PLAN APPROVAL. IF A SOILS REPORT IS REQUIRED FOR ANY OTHER PERMIT FOR THIS SITE, IT SHALL BE PROVIDED.
13. EASEMENTS AND/OR LETTERS OF PERMISSION FOR ANY OFFSITE CONSTRUCTION WILL BE PROVIDED WITH FINAL SITE PLAN AS REQUIRED.
14. NECESSARY ON-SITE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN, SUBJECT TO FINAL DESIGN.
15. ACCESS TO THE SITE IS PROVIDED OFF OF BOWMAN TOWN DRIVE (RTE #6337) AND RESTON PARKWAY (RTE #602). AT THIS TIME, WE ARE NOT AWARE OF FURTHER PUBLIC ROAD IMPROVEMENTS THAT ARE REQUIRED.
16. FOUNTAIN DRIVE, AS SHOWN ON THESE PLANS REFLECTS THE IMPROVEMENTS DELINEATED ON FAIRFAX COUNTY PLAN NUMBERS 7842-SP-02 & 7842-PSP-04.
17. THE RECREATIONAL FACILITIES INCLUDE THE FOLLOWING: HIKING, FITNESS WALKING, AND BIKING TRAILS
18. PROPOSED UTILITY LAYOUTS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES.
19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OR OBJECTS OR STRUCTURES MARKING A BURIAL SITE SITE ON THE SUBJECT SITE.
20. A "MAJOR PAVED TRAIL" IS REQUIRED ALONG THE RESTON PARKWAY FRONTAGE OF THE SITE PER THE COUNTYWIDE TRAILWAYS PLAN.
21. IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
22. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
23. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THESE PARCELS IS PROVIDED BY THE "RESTON SECTION 43" STORM WATER MANAGEMENT FACILITY (SITE PLAN NUMBER 5978-PI-01), WHICH IS CONSISTENT WITH THE APPROVED DEVELOPMENT OF THE RESTON TOWN CENTER. WAIVER TO USE OFF-SITE SWM AND BMP WILL BE SUBMITTED AT TIME OF SITE PLAN.
24. THE DISTURBANCE ASSOCIATED WITH THE PROPOSED IMPROVEMENTS DOES NOT ENCROACH ON ANY FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA. THERE IS NO RPA ON THE SUBJECT SITE, PER THE FAIRFAX COUNTY MAPS.
25. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PRC PLAN, SUBJECT TO FINAL DESIGN.
26. ALL ARCHITECTURAL FEATURES (I.E. THE BUILDING SECTIONS AND FLOOR PLANS) PROVIDED IN THIS PRC PLAN ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL.
27. IN ACCORDANCE WITH PARAGRAPH 2 OF SECTION 16-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, RETAINING WALLS AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
28. SILTATION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEPICTED ON THE SITE PLAN(S) TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE LIMITS OF CLEARING AND GRADING DEPICTED ON THIS PRC PLAN IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
29. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED.
30. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES. FINAL LOCATIONS OF SIGNAGE WILL BE DEVELOPED AT A LATER DATE.
31. LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
32. AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
33. IT IS ANTICIPATED THAT SOLID WASTE WILL BE COLLECTED ONSITE BY A PRIVATE CONTRACTOR TWICE A WEEK. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH FINAL SITE PLAN.
34. ALL EASEMENTS SHOWN ON THIS PRC PLAN ARE APPROXIMATE.

LEGEND





PLAN DATE
12-09-10
03-22-11
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REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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COMMONWEALTH OF VIRGINIA
MATHEW E. ... Lic. No. ...
PROFESSIONAL ENGINEER

GENERAL NOTES AND DETAILS
RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED | C.I. N/A | DATE: NOV., 2010

SHEET 2 OF 20

FILE No. PREL-2007

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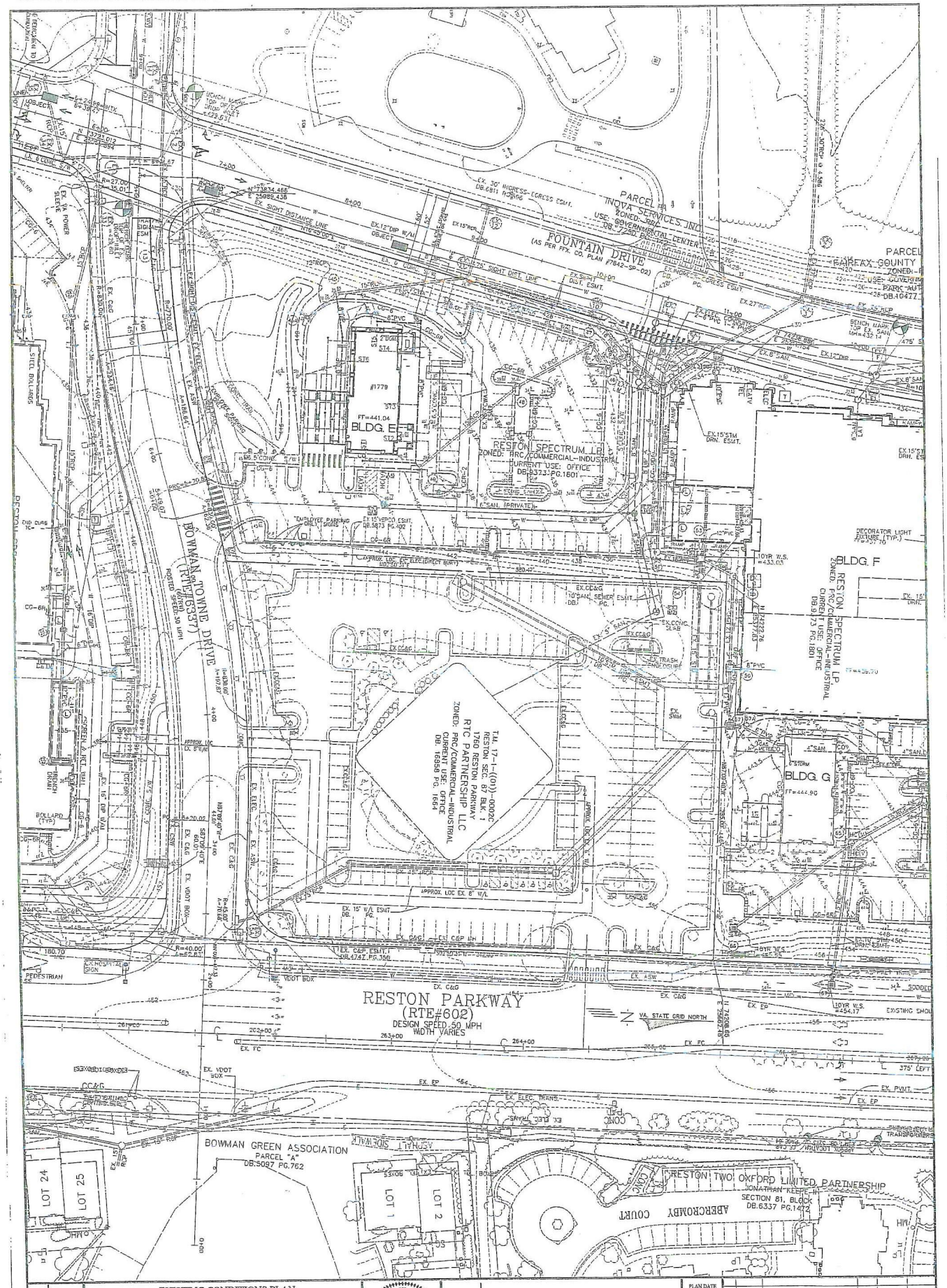

EXISTING CONDITIONS PLAN

RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' C.I. = 2' DATE: NOV., 2010

FILE NO. PREL-2007 SHEET 3 OF 30

COMMONWEALTH OF VIRGINIA
MATTHEW E. DIETERHOUSE
Lic. No. 029619
PROFESSIONAL ENGINEER
2/17/12

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PLAN DATE
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REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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PRC PLAN

RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. N/A DATE: NOV. 2010

FILE NO. PCEL-2007 SHEET 4 OF 20

COMMONWEALTH OF VIRGINIA
MATTHEW E. CONSTANTINO
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PLAN DATE
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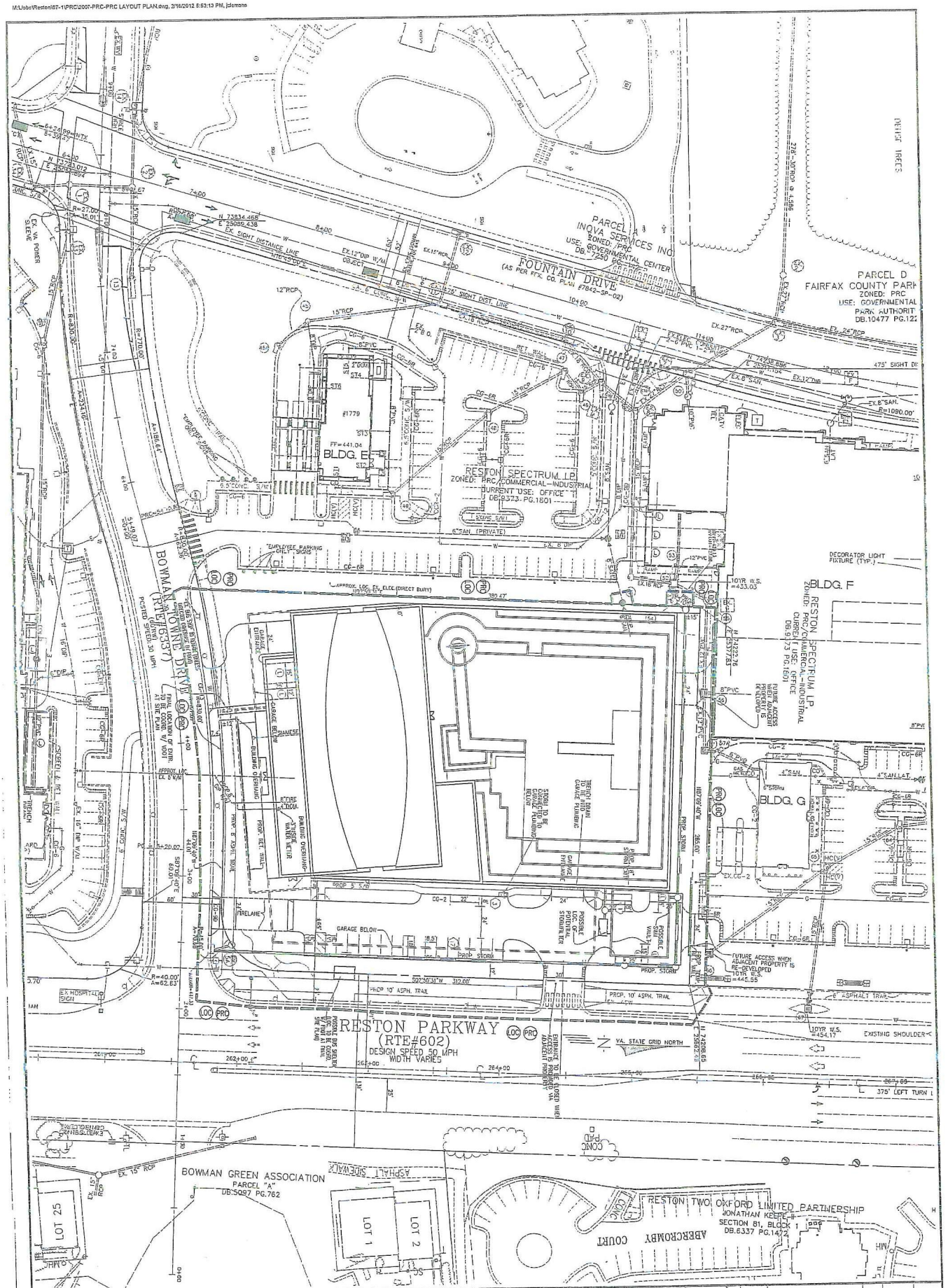

PRC LAYOUT PLAN

RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' C.I. N/A DATE: NOV., 2010

SHEET 5 OF 20

FILE No. PREL-2007

COMMONWEALTH OF VIRGINIA
MATTHEW E. HOUTGRAAF
Lic. No. 032021
PROFESSIONAL ENGINEER

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No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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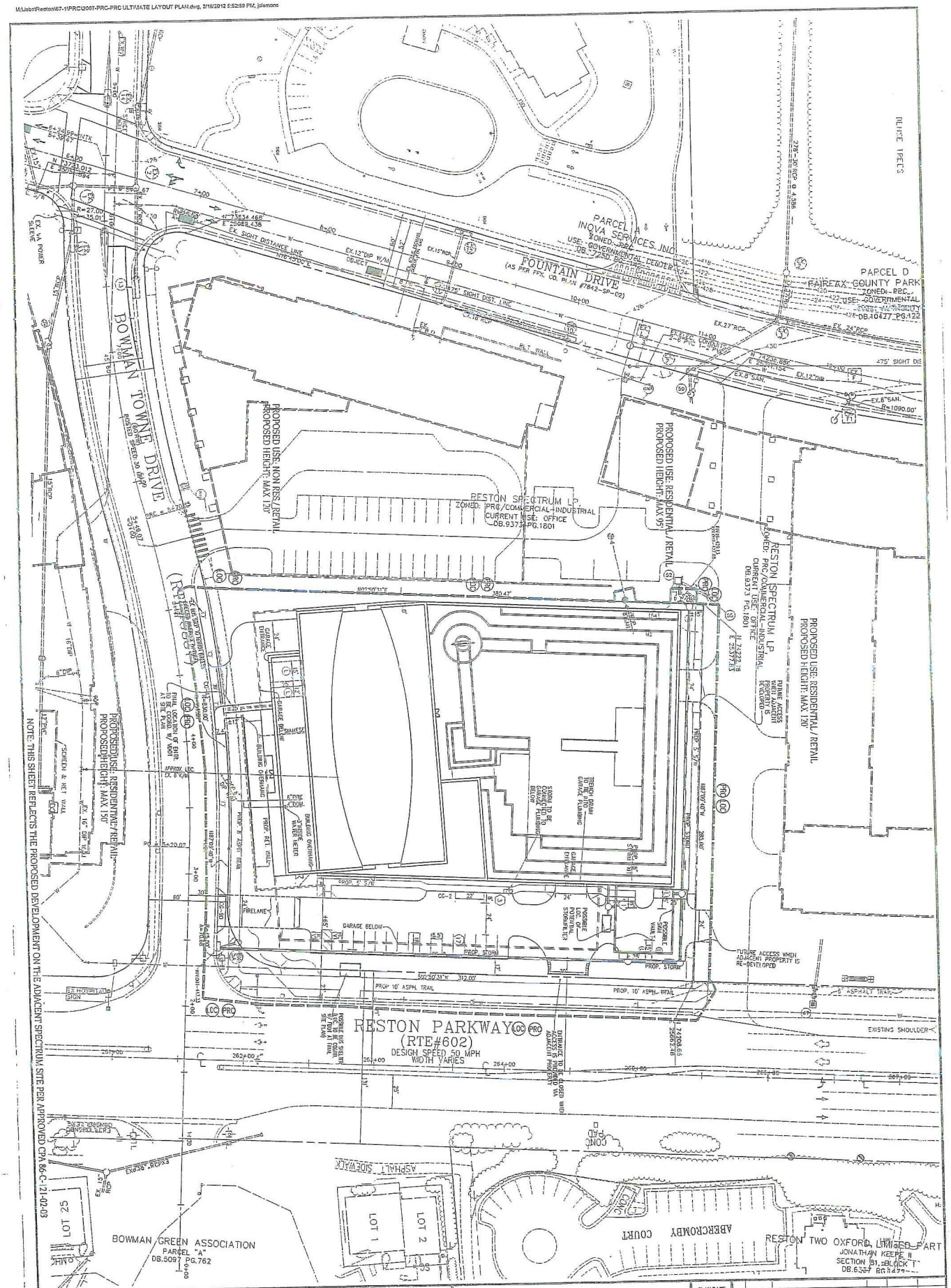

PRC ULTIMATE DEVELOPMENT LAYOUT PLAN

RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' C.I. N/A DATE: NOV., 2010

SHEET 5A OF 20
FILE No. PREL-2007

COMMONWEALTH OF VIRGINIA
HUNTER E. KRESTOWAN
Lic. No. 032921
PROFESSIONAL ENGINEER

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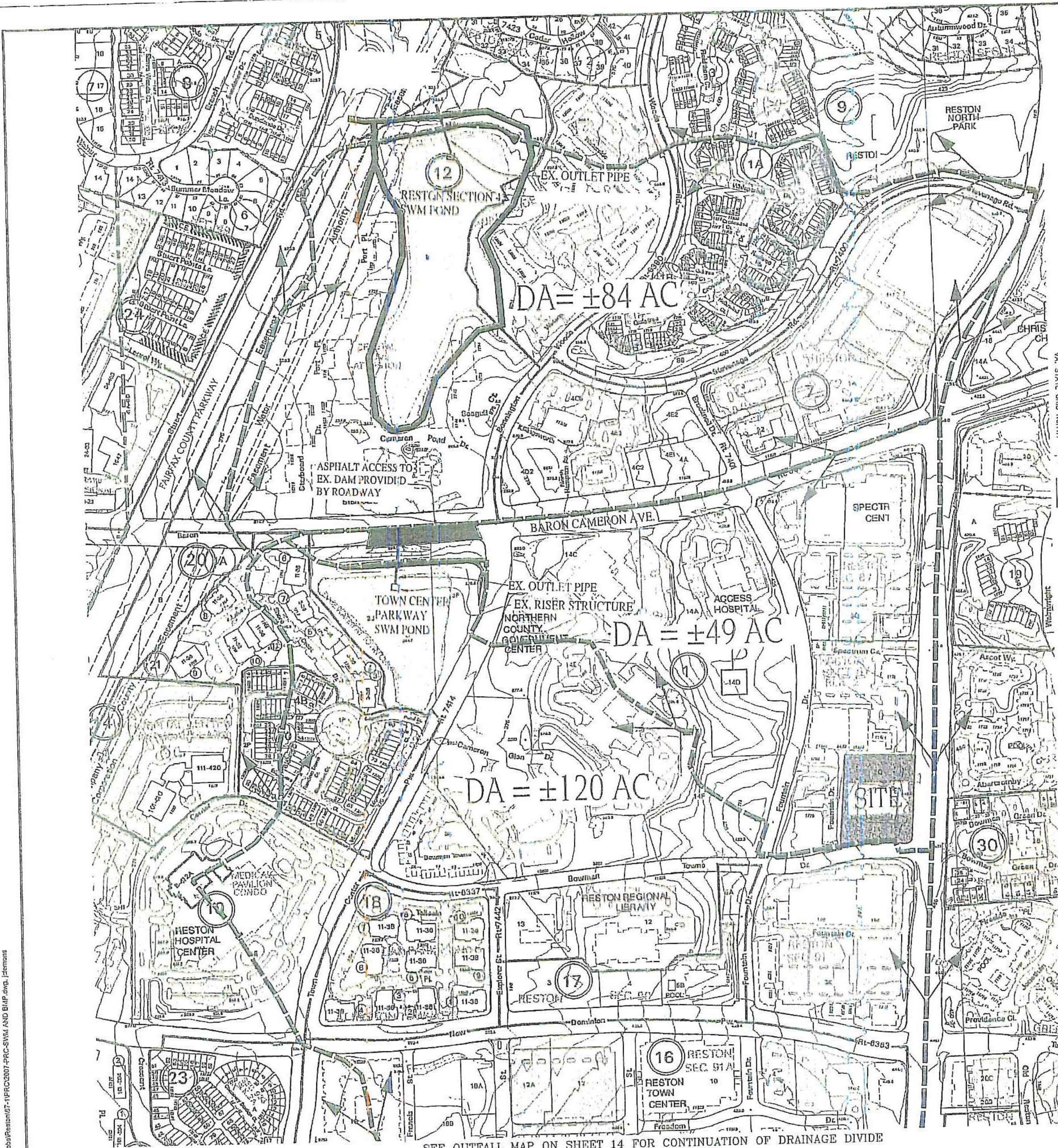
REVISION APPROVED BY DIVISION OF DESIGN REVIEW



SEE OUTFALL MAP ON SHEET 14 FOR CONTINUATION OF DRAINAGE DIVIDE

SWM/BMP NARRATIVE - OPTION A

OPTION A – SWM

THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING OFFICE AND SURFACE PARKING LOT. STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT BY THE "TOWN CENTER PARKWAY" AND "RESTON SECTION 43" STORM WATER MANAGEMENT FACILITIES (BOTH LOCATED OFF-SITE), CONSTRUCTED UNDER FAIRFAX COUNTY PLAN #5734-PI-01 AND 5970-PI-01. THERE IS ALSO AN EXISTING ONSITE INFILTRATION SYSTEM THAT PROVIDES SOME MEASURE OF DETENTION AND BMP, WHICH IS TO BE REMOVED WITH THE PROPOSED DEVELOPMENT. BOTH OFF-SITE PONDS WERE DESIGNED TO SATISFY THE SWM REQUIREMENTS FOR A GREATER WATERSHED OF WHICH THE DEVELOPMENT SITE IS PART OF. THE ORIGINAL DESIGN OF THE OFF-SITE SWM PONDS CLASSIFIED THE USE OF THE PROPOSED SITE AS "OFFICE USE" AND ASSIGNED A CURVE NUMBER OF 89, WHICH IS CONSISTENT WITH THE PROPOSED USE. BECAUSE THE OFF-SITE PONDS MEET THE SWM REQUIREMENTS FOR THE PROPOSED DEVELOPMENT, THE EXISTING SWM FACILITY IS ABLE TO BE REMOVED. A WAIVER TO UTILIZE THESE OFF-SITE SWM FACILITIES WILL BE SUBMITTED WITH THE FINAL SITE PLAN. BOTH OF THESE PONDS ARE SHOWN IN PLAN VIEW ON THIS SHEET.

THE OVERALL WATERSHED THAT THE TWO PONDS WERE DESIGNED FOR IS 0.39 SQUARE MILES (253 ACRES = 49+120+84). THE "RESTON SECTION 43" POND WAS DESIGNED TO PROVIDE SWM FOR A DRAINAGE AREA OF APPROXIMATELY 0.13 SQUARE MILES (84 ACRES) AND THE "TOWN CENTER PARKWAY" POND WAS DESIGNED TO PROVIDE SWM FOR A DRAINAGE AREA OF APPROXIMATELY 0.26 SQUARE MILES (169 ACRES = 49 + 120). FOR SWM PURPOSES, THE 49 ACRE DRAINAGE AREA WAS COUNTED AS UN-CONTROLLED FOR THE DESIGN OF THE "TOWNCENTER PARKWAY" POND BECAUSE IT BYPASSES THIS POND.

THE CHARACTERISTICS OF BOTH EXISTING OFF-SITE PONDS ARE PROVIDED ON THE SWM CHECKLIST ON THIS SHEET. THE SWM FOOTPRINT, EXISTING MAINTENANCE ACCESS AND DRAINAGE DIVIDES ARE SHOW ON THIS SHEET. THE EXISTING DAM DATA IS REFLECTED ON THE CHECKLIST BELOW. THERE IS NO PROPOSED LANDSCAPING WITH IN THE VICINITY OF EITHER OF THE TWO PONDS, THEREFORE THE PROPOSED LANDSCAPING, TREE PRESERVATION AREA AND ASSOCIATE LIMITS OF CLEARING CRITERIA FOR THE SWM FACILITIES DO NOT APPLY.

OPTION A – BMP

BMP COMPUTATIONS PROVIDED BELOW SHOW THAT THE RESTON SECTION 43 POND PROVIDES BMP FOR THE PROPOSED DEVELOPMENT. WITH REGARDS TO THE BMP COMPUTATIONS PROVIDED BELOW, THE DRAINAGE AREA THAT FLOWS TO THE "RESTON SECTION 43" POND IS 133 ACRES (49 + 84), OF WHICH THE SUBJECT SITE IS PART OF. CALCULATIONS VERIFYING THE POND'S FUNCTION AS A BMP FACILITY ARE PROVIDED ON THIS SHEET. A WAIVER TO UTILIZE THIS OFF-SITE BMP FACILITY WILL BE SUBMITTED WITH THE FINAL SITE PLAN.

SWM/BMP NARRATIVE - OPTION B

OPTION B – SWM

IN THE EVENT THAT A WAIVER TO USE OFF-SITE FACILITIES FOR SWM IS NOT GRANTED, THEN A POSSIBLE LOCATION FOR AN UNDERGROUND SWM VAULT IS SHOWN ON SHEET 5. THE LOCATION AND TYPE OF THE SWM FACILITY IS SUBJECT TO CHANGE WITH FINAL SITE PLAN. THE VAULT HAS BEEN PRELIMINARILY SIZED SO THAT THE 2 AND 10 YEAR DISCHARGE FROM THE PROPOSED SITE WILL NOT BE GREATER THAN THE RUNOFF FROM THE SITE PRIOR TO ANY DEVELOPMENT EXISTING ON THE PROPERTY (I.E. USING A C FACTOR OF 0.3 FOR THE PRE-DEVELOPMENT SITE). THIS IS A CONSERVATIVE DESIGN BECAUSE THERE IS A FULLY DEVELOPED OFFICE USE EXISTING TODAY.

THE CHARACTERISTICS OF THE UNDERGROUND VAULT ARE PROVIDED ON THE SWM CHECKLIST ON THIS SHEET. THE SWM FOOTPRINT, EXISTING MAINTENANCE ACCESS AND DRAINAGE DIVIDES ARE SHOW ON THIS SHEET. THE EXISTING DAM DATA IS REFLECTED ON THE CHECKLIST BELOW. THERE IS NO PROPOSED LANDSCAPING WITH IN THE VICINITY OF EITHER OF THE TWO PONDS, THEREFORE THE PROPOSED LANDSCAPING, TREE PRESERVATION AREA AND ASSOCIATE LIMITS OF CLEARING CRITERIA FOR THE SWM FACILITIES DO NOT APPLY.

OPTION B – BMP

IN THE EVENT THAT A WAIVER TO USE OFF-SITE FACILITIES FOR BMP IS NOT GRANTED, THEN A POSSIBLE UNDERGROUND STORMFILTER (OR OTHER APPROVED BMP FACILITY) IS SHOWN ON SHEET 5. THE LOCATION AND TYPE OF BMP IS SUBJECT TO CHANGE WITH FINAL SITE PLAN. IT IS ANTICIPATED THAT THE SITE WILL QUALIFY FOR RE-DEVELOPMENT CRITERIA, AND THE VAULT HAS BEEN PRELIMINARILY SIZED ACCORDINGLY.

BMP ANALYSIS FOR "RESTON SECTION 43" STORMWATER MANAGEMENT FACILITY

1. If V_b/V_R is greater than or equal to 4.0, the facility serves as a BMP pond (per "Northern Virginia BMP Handbook").
   V_b = Volume of storage at permanent water surface elevation
   V_R = Mean rainfall exit runoff volume = D.A. x C x .4/12(ac.ft.)
   D.A. = Drainage area
   C = Runoff Coefficient
2. V_b > ±34 ac-ft. at W.S.E. 350
3. V_R = 3.77 ac-ft
   D.A. = 133 AC (DOES NOT INCLUDE AREA UPSTREAM THAT DRAINS TO TOWNCENTER PARKWAY POND)
   C = 0.85
4. V_b/V_R = 9.02 > 4.0, Therefore, this facility serves as a BMP pond.

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET, SHEET 4.

[X] 3. Provide:

Facility Name/ Type & No.	SWM On-site area served (acres)	SWM Off-site area served (acres)	SWM Drainage area (acres)	Footprint area (sf)	Storage* Volume (cf)	If pond, dam height (ft)
TOWNCENTER PKWY	0	±169	±169	±200,000	±914,760	±16'
SECTION 43	2.4	±81.6	±84	±292,518	±2,395,800	±20'
UNDERGROUND VAULT	2.1	0	±2.1	±2,250	±8,500	N/A
Totals**	2.4	±250.6	±253			

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 7-9. Pond inlet and outlet pipe systems are shown on THIS SHEET.

[X] 5. Maintenance access (road) to stormwater management facility(ies) are shown on THIS SHEET, SHEET 4. Type of maintenance access road surface noted on the plat is asphalt (asphalt, geoblock, gravel, etc.).

n/a [ ] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet n/a.

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

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 6.

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 6.

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 3.

n/a [ ] 11 A submission waiver is requested for ______.

n/a [ ] 12. Stormwater management is not required because ______.

NOTE: ALL FIGURES LISTED ARE APPROXIMATE

*STORAGE VOLUME LISTED IS ABOVE PERMANENT POOL.
**UNDERGROUND VAULT DRAINAGE AREAS ARE NOT COUNTED TOWARDS TOTAL BECAUSE THEY ARE ALREADY INCLUDED IN THE SECTION 43 POND NUMBERS.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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PLAN DATE
12-09-10
03-22-11
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COMMONWEALTH OF VIRGINIA
MATTHEW E. KOSTIUKEVICH
Lic. No. 033021
02/17/12
PROFESSIONAL ENGINEER

SWM AND BMP ANALYSIS
RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=200' | C.I. =N/A | DATE: NOV., 2010

SHEET 6 OF 20

FILE No. PREL-2007

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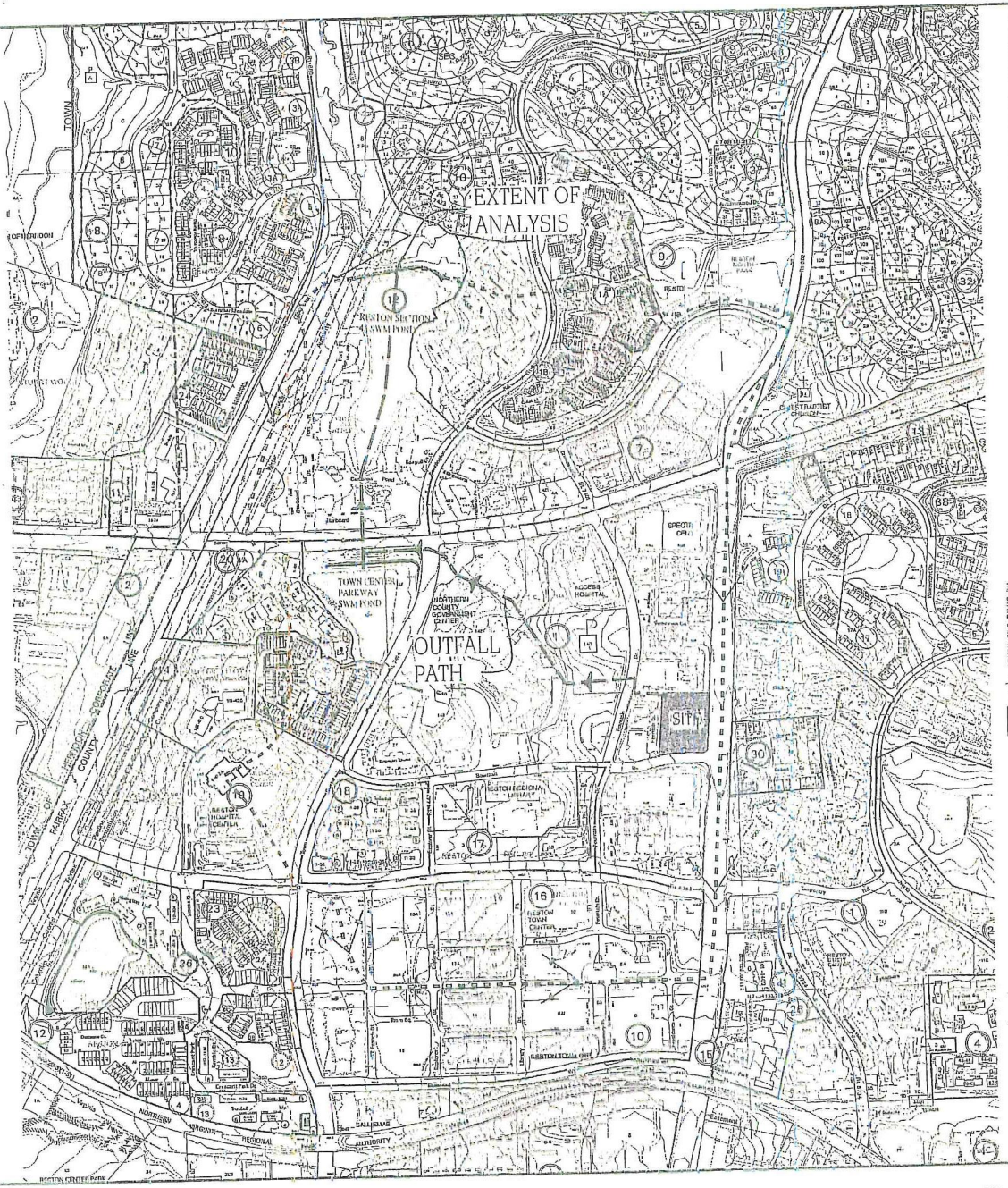

OUTFALL NARRATIVE

THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING OFFICE AND SURFACE PARKING LOT. ON-SITE, STORMWATER IS COLLECTED BY CATCHBASINS AND ENGINEERED SWALES AND CONVEYED INTO AN EXISTING STORM DRAIN CLOSED CONDUIT SYSTEM. UNDER FOUNTAIN DRIVE, THROUGH THE GOVERNMENT CENTER SITE, AND INTO AN EXISTING RIP RAP CHANNEL THAT RUNS ALONG THE SOUTH SIDE OF BARON CAMERON AVENUE. THIS RIP RAP CHANNEL IS ON THE DOWNSTREAM SIDE OF THE DAM FOR THE "TOWNCENTER PARKWAY POND". THE OUTFALL PATHS ARE DRAWN ON THE MAP ON THIS SHEET.

AFTER CONVERGING WITH THE OUTFALL OF THE TOWNCENTER PARKWAY POND, THE RUNOFF TURNS NORTH UNDER BARON CAMERON AVENUE. THE RUNOFF THEN IS DISCHARGED INTO THE SECTION 43 SWM POND. THE TOWNCENTER PARKWAY SWM POND, IN SERIES WITH THE SECTION 43 SWM POND, WERE BOTH DESIGNED TO PROVIDE SWM FOR THE PROPOSED SITE. FOR ADDITIONAL INFORMATION ON THESE PONDS, PLEASE REFER TO THE SWM/BMP NARRATIVE ON THE PREVIOUS SHEET.

THE DRAINAGE AREA TO THE SECTION 43 POND IS APPROXIMATELY 250 ACRES, WHICH IS MORE THAN 100 TIMES THE CONTRIBUTING SITE AREA OF 2.36 ACRES, THEREFORE THIS IS THE EXTENT OF THE ANALYSIS.

BASED ON VISUAL OBSERVATION DURING A SITE VISIT, IT IS THE OPINION OF URBAN ENGINEERING THAT UPON PRELIMINARY EVALUATION, THERE IS AN ADEQUATE OUTFALL PROVIDED. AS PART OF THE FINAL SITE PLAN, THE OUTFALL REQUIREMENTS OF THE PFM WILL BE MET BY ANALYZING THE OUTFALL TO THE EXTENT OF REVIEW AS DEFINED IN THE PFM AND PERFORMING THE REQUIRED COMPUTATIONS FOR THE CLOSED CONDUIT AND OPEN CHANNEL SECTIONS ALONG THE OUTFALL PATH.

No.	DATE	DESCRIPTION	RECEIVED / APPROVED	DATE

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COMMONWEALTH OF VIRGINIA
WALTER A. BOCCHICCHIO
LICENSED PROFESSIONAL ENGINEER

OUTFALL ANALYSIS
RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=300'
CL 5'
DATE: NOV. 2010

SHEET
7
OF
20

FILE No.
PREL-2007

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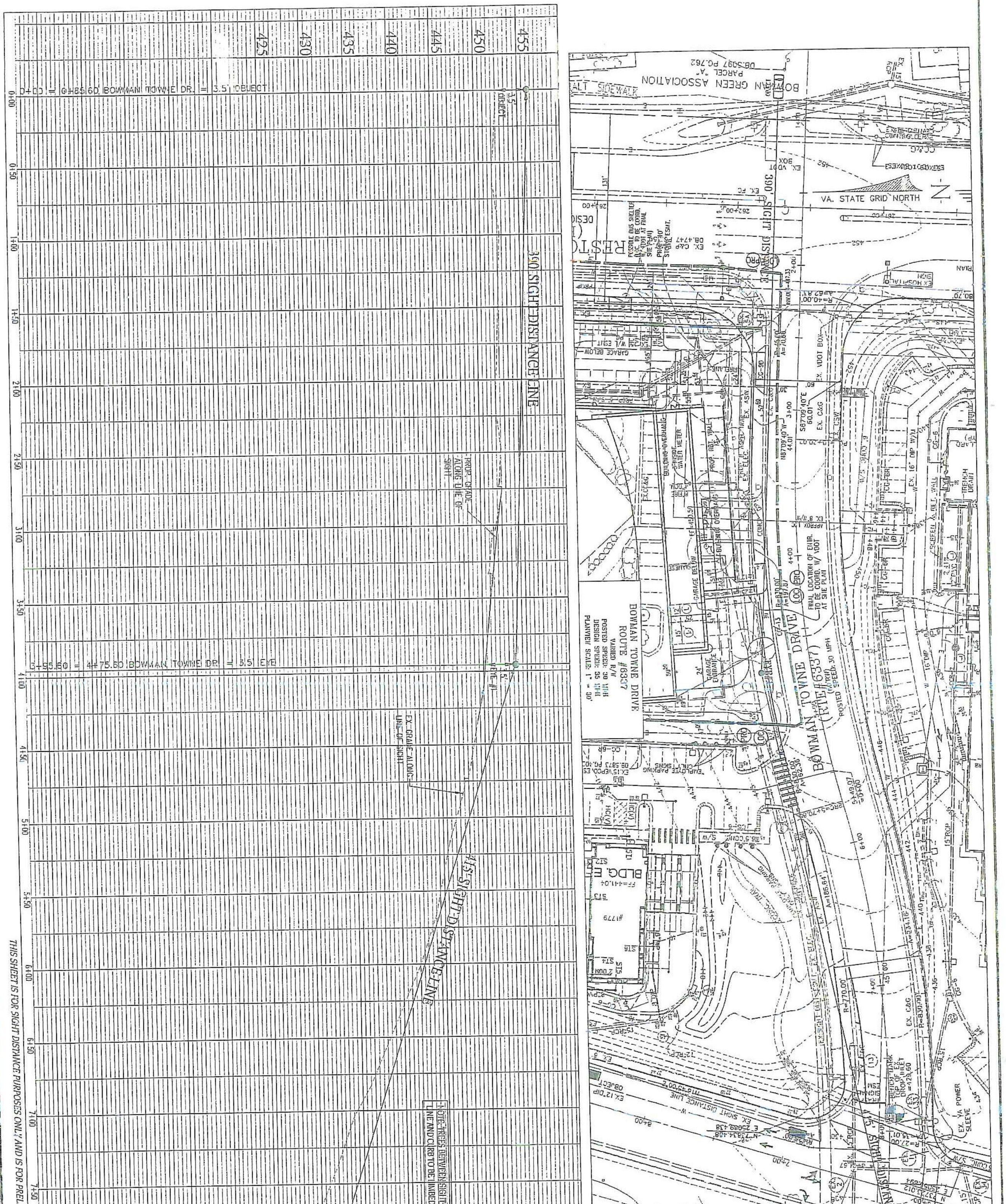

THIS SHEET IS FOR SIGHT DISTANCE PURPOSES ONLY AND IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY.

SIGHT DISTANCE PROFILES

RESTON SECTION 87-1 REDEVELOPMENT

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: H:1" = 30'; V: 1"=5'   C.I. = 2'   DATE: NOV., 2010

SHEET 8 OF 20

FILE No. PREL-2007

COMMONWEALTH OF VIRGINIA — MATTHEW E. KNETTOHANN, Lic. No. 033021 — PROFESSIONAL ENGINEER

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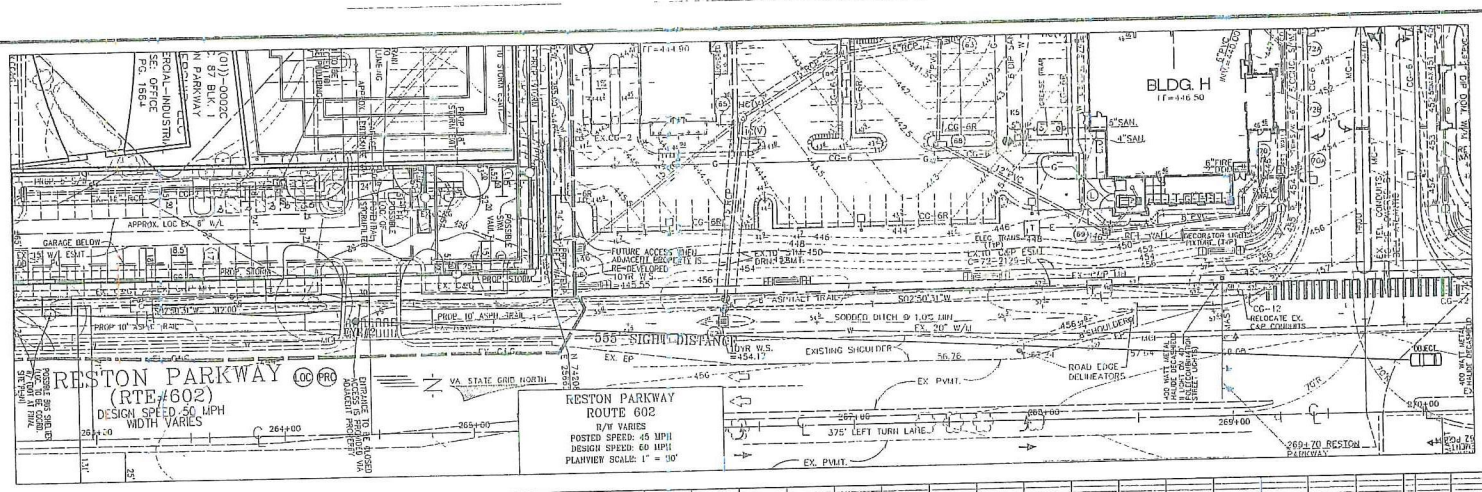

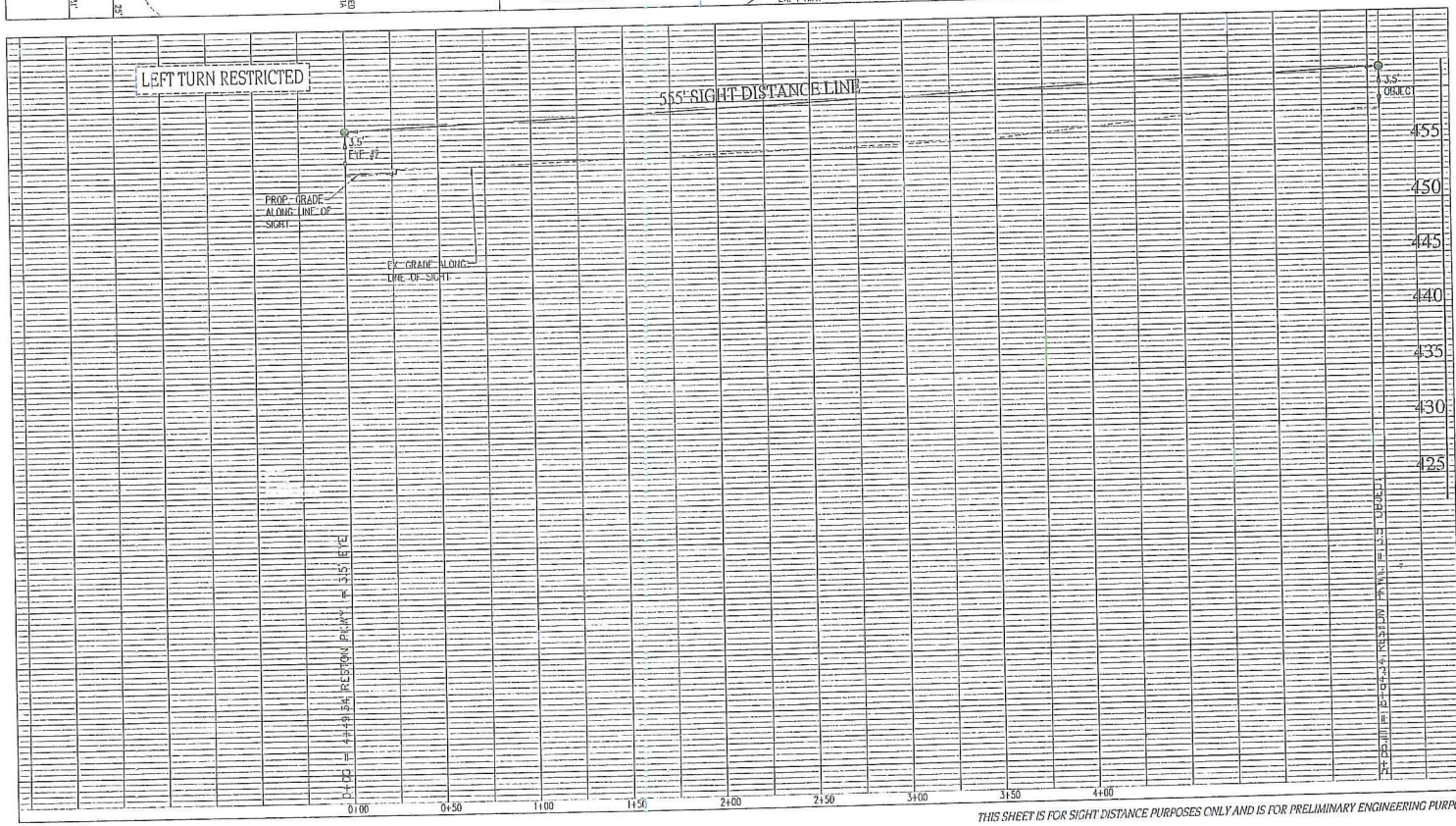

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12-05-10
03-22-11
04-15-11
02-13-12

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SIGHT DISTANCE PROFILE
RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE H:1" = 30', V: 1" = 5' C.I. = 2' DATE: NOV., 2010

SHEET 9 OF 20

FILE No. PREL-2007

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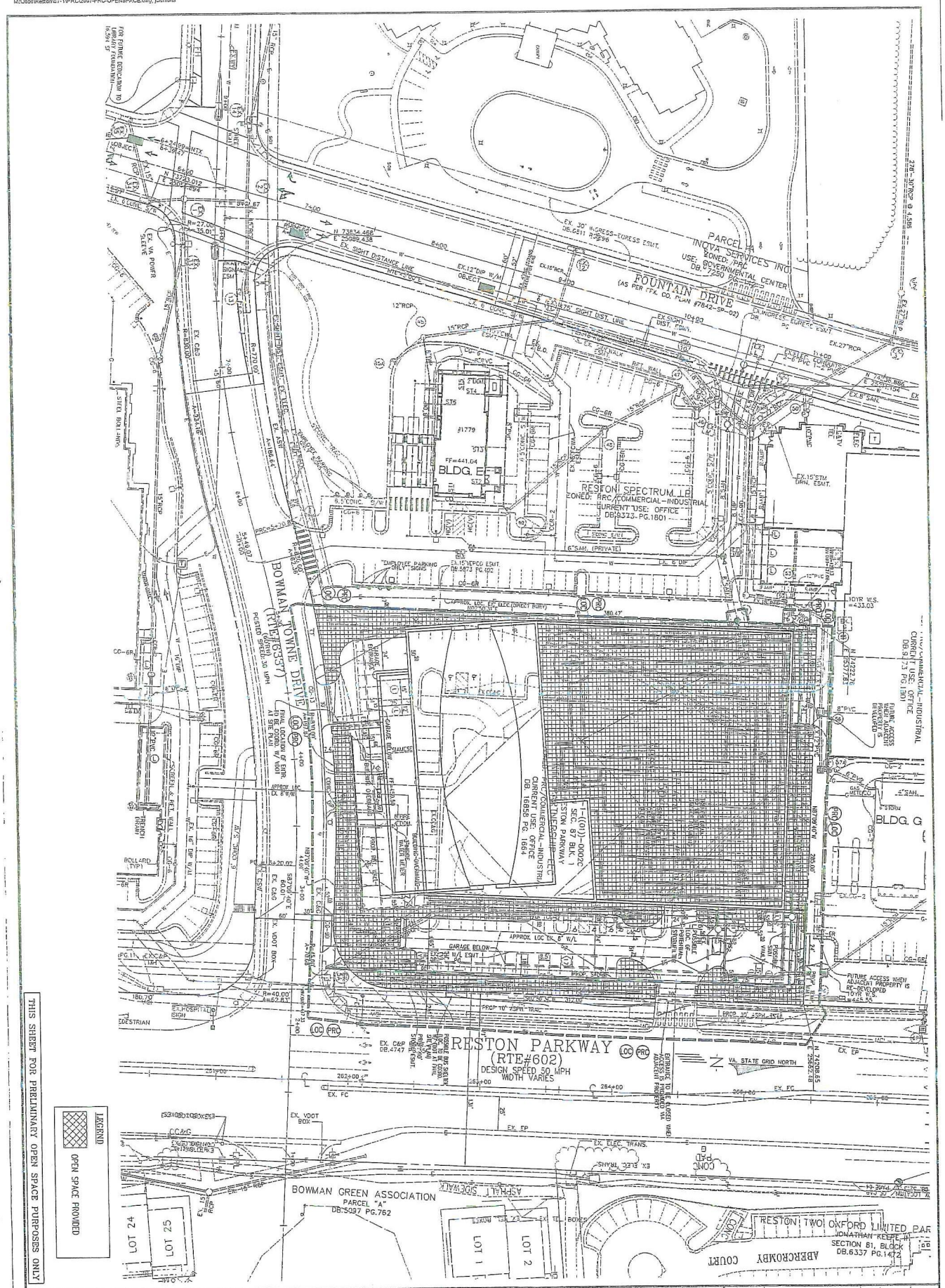

PRELIMINARY OPENSPACE EXHIBIT

RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50' C.I. N/A DATE: NOV., 2010

SHEET 1 OF 20

FILE No. PRELL-2007

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No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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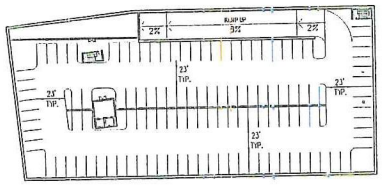
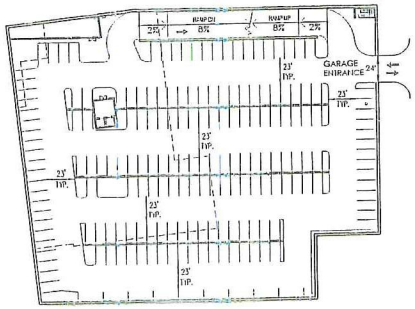
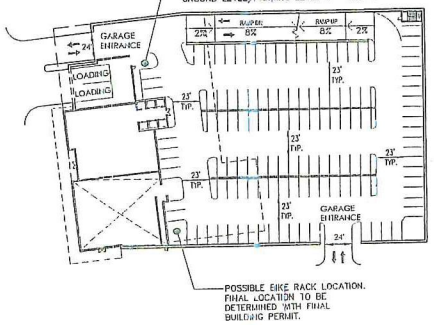
PARKING LEVEL -2 (429'-6")



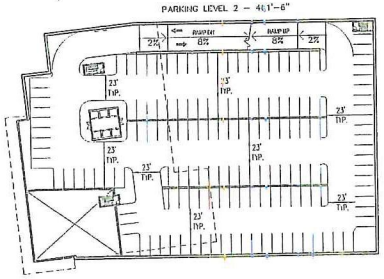
PARKING LEVEL -1 (440'-0")



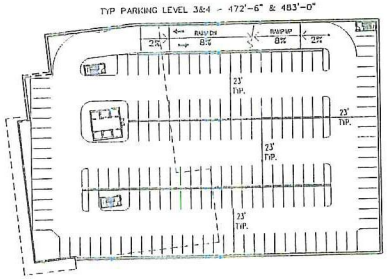
GROUND LEVEL/PARKING LEVEL 1 - 450'-6"



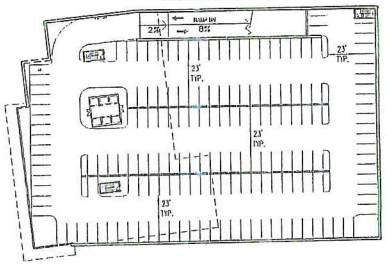
PARKING LEVEL 2 - 461'-6"

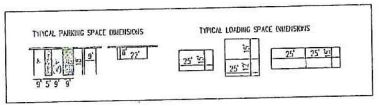


TYP PARKING LEVEL 3&4 - 472'-6" & 483'-0"



PARKING LEVEL 5 - 493'-6"





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

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
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COMMONWEALTH OF VIRGINIA
Kevin C. Fairchild
Lic. No. 022703
02/17/12
PROFESSIONAL ENGINEER

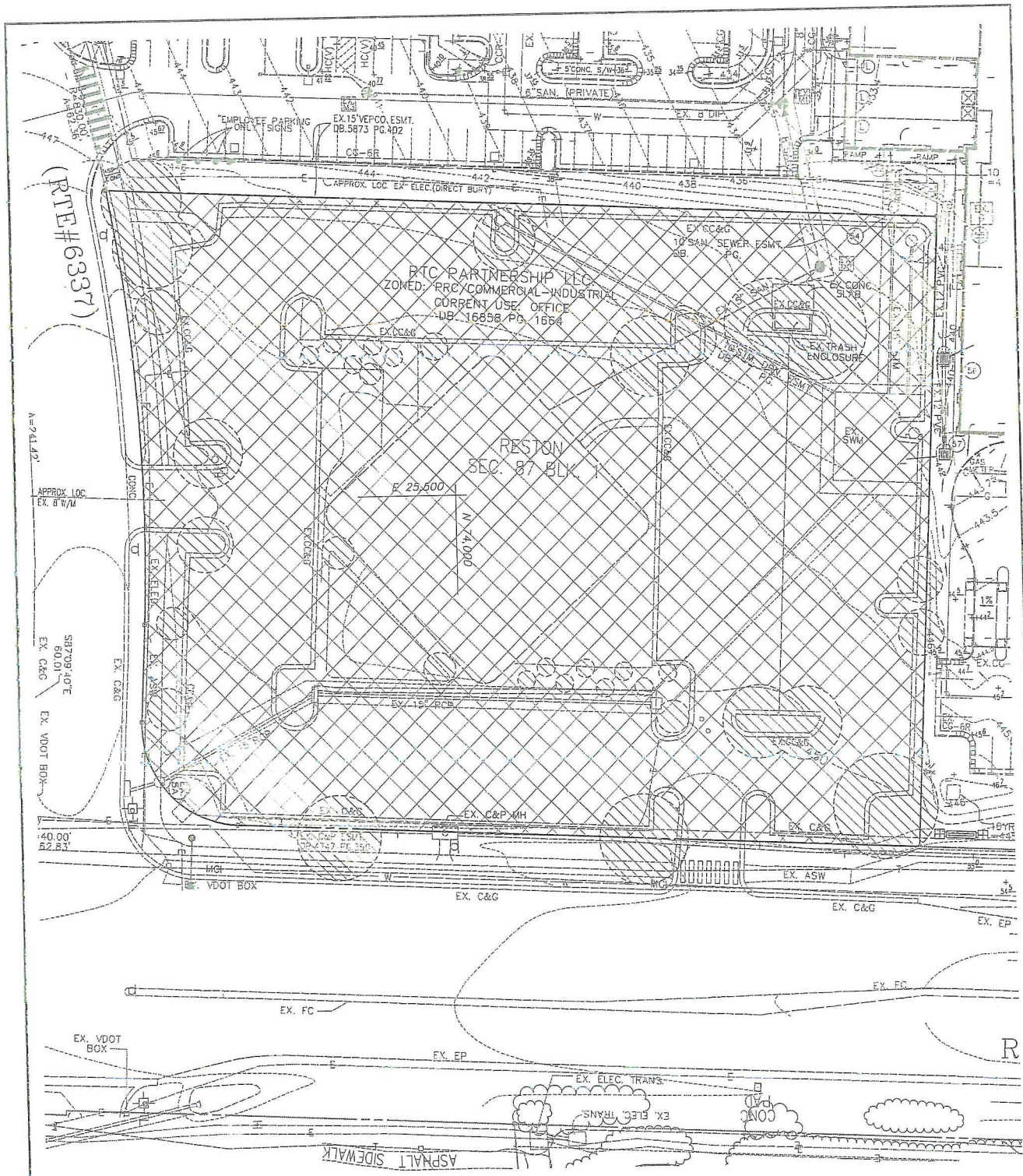
GARAGE LAYOUT PLAN
RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
C.I. N/A
DATE: NOV. 2010

SHEET 11 OF 20

FILE No.
PREL-2007

I:\Jobs\Reston\87-1\PROD\07-PRO-G-GARAGE.dwg, jdennis



KEY

EXISTING NATURAL TREES: INTERSTITIAL CANOPY
CLUSTERED TREES: CLUSTERED CANOPY
SCATTERED THROUGHOUT THE SITE AS DEPICTED ON THE PERIMETER AND WITHIN INTERIOR PARKING LOT ISLANDS. SEE HIPPS VARIANCE AND SPECIES LISTED ON THIS PLAN.

BIOFILTER AREA: THIS AREA IS COMPRISED OF A MIXED HARDWOOD FOREST WITH SOME BLACK WALNUT, TULIP POPLAR AND ASH WITH HERBS

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE		

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PLAN DATE
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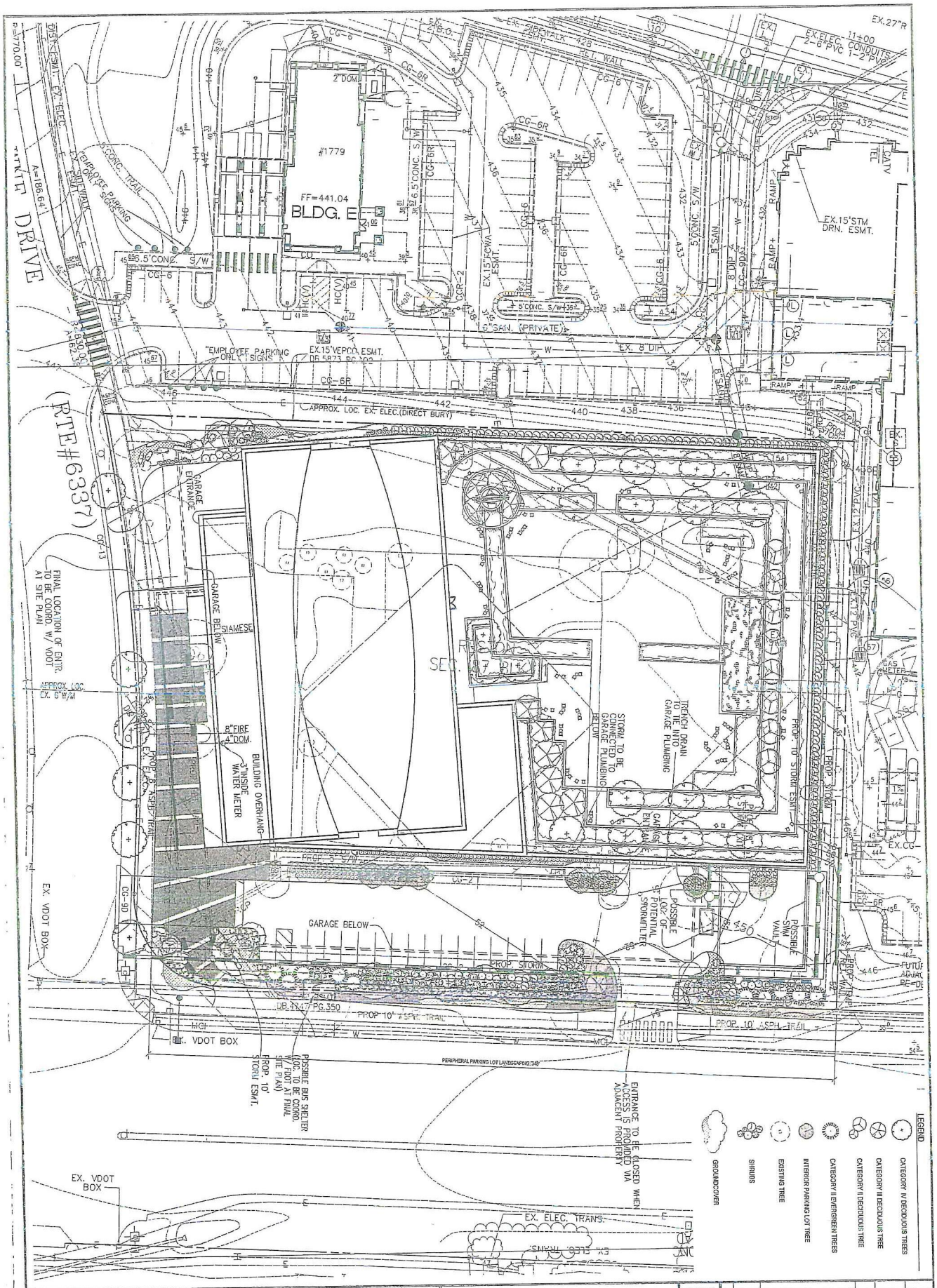
COMMONWEALTH OF VIRGINIA
MATTHEW R. MARTYNIUK
Lic. No. 020701
PROFESSIONAL ENGINEER

PRC EXISTING VEGETATION MAP
RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' C.I. N/A DATE: NOV., 2010

SHEET 12 OF 20
FILE No. PREL-2007



PRC LANDSCAPE PLAN

RESTON SECTION 87-1 REDEVELOPMENT

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20' C.I. N/A DATE: NOV., 2010

SHEET 13 OF 20

FILE No. PREL-2007

COMMONWEALTH OF VIRGINIA
Matthew K. Hirsteiman
MATTHEW K. HIRSTEIMAN
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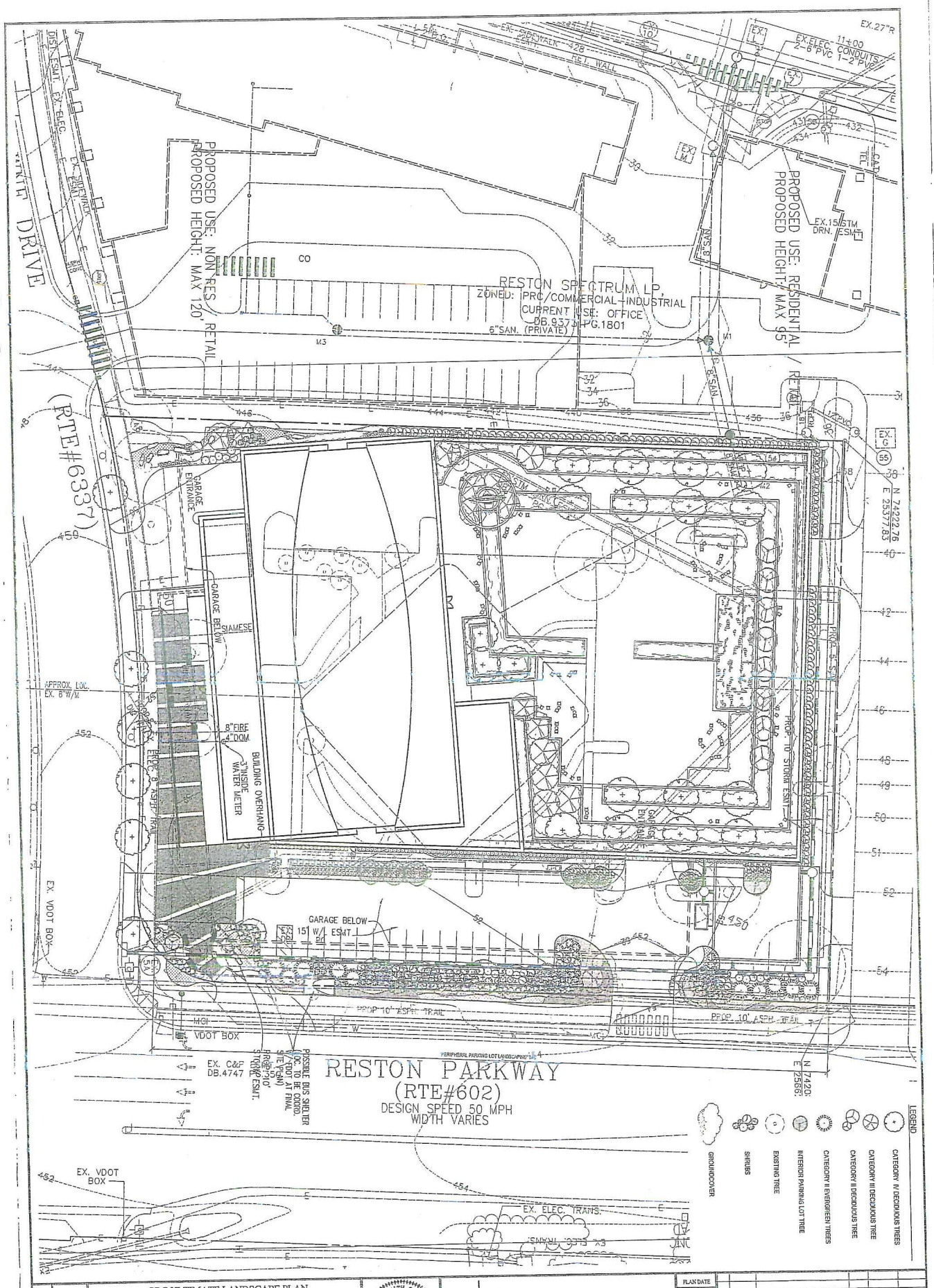

PRC ULTIMATE LANDSCAPE PLAN

RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20' C.I. N/A DATE: NOV., 2010

SHEET 13A OF 20

FILE NO. PRELL-2007

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MATTHEW E. HEDGEPETH
No. 0.3003
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6/11/12

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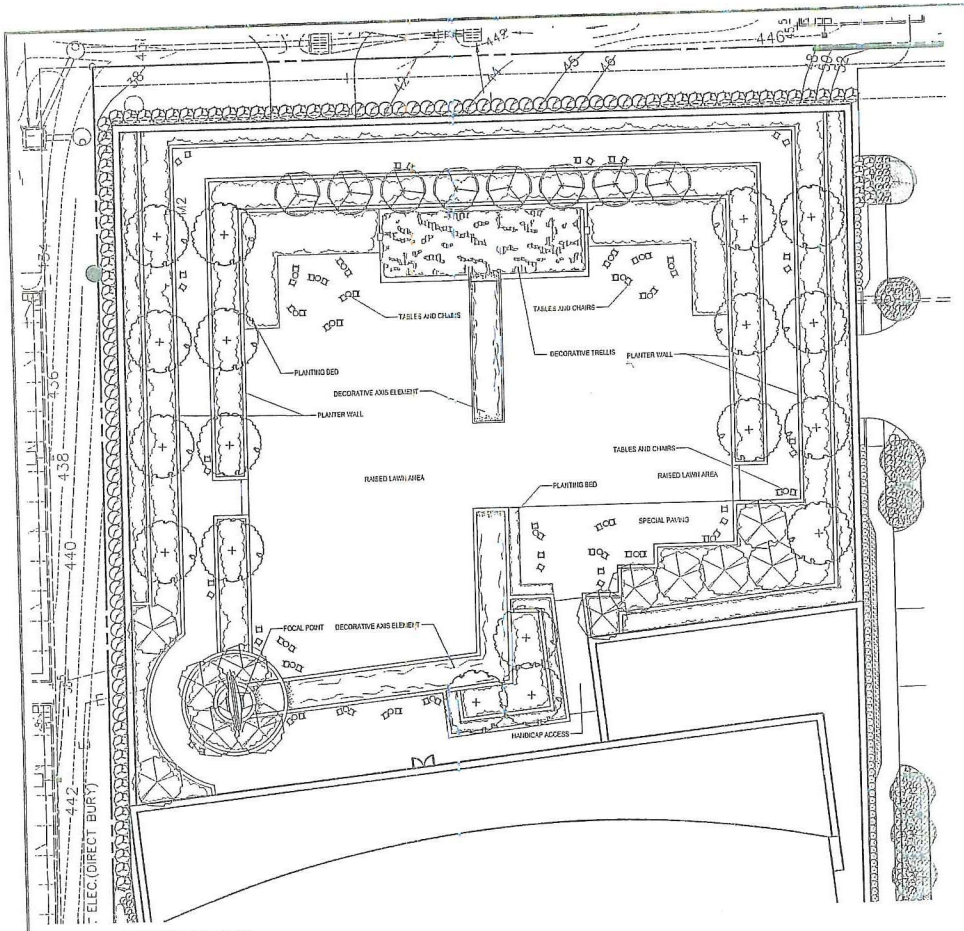
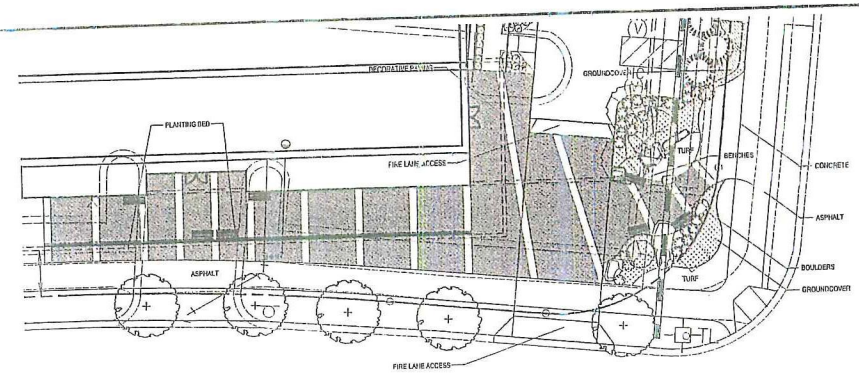
02-17-12

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



1 ROOFTOP PLAZA
1/16"=1'



2 ENTRY PLAZA
1/16"=1'

TYPICAL PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size	Type	Remarks	Multiplier	
	Cat. IV Deciduous Trees						
	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	B & B	Uniform branching pattern	Native	1.50
	Liriodendron tulipifera	Tulip Poplar	3" Cal.	B & B	Uniform branching pattern	Native	1.50
	Platanus x acerifolia 'Bloodgood'	London Planetree	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar	1.25
	Quercus phellos	Willow Oak	3" Cal.	B & B	Uniform branching pattern	Native	1.50
	Tilia americana	American Linden	3" Cal.	B & B	Uniform branching pattern	Native	1.50
	Ulmus parvifolia	Chinese Elm	3" Cal.	B & B	Uniform branching pattern	Air Quality	1.50
	Zelkova serrata	Japanese Zelkova	3" Cal.	B & B	Uniform branching pattern	Air Quality	1.50
	Cat. III Deciduous Trees						
	Betula nigra	River Birch	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Native	1.50
	Fagus sylvatica	European Beech	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Gleditsia x triacanthos 'Inermis'	Thornless Honeylocust	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Native	1.50
	Nyssa sylvatica	Black Gum	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Prunus yedoensis	Yoshino Cherry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Cat. II Deciduous Trees						
	Acer palmatum	Japanese Maple	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Amelanchier laevis	Allegheny Serviceberry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Native	1.50
	Cercis canadensis	Redbud	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Native	1.50
	Cornus kousa	Kousa Dogwood	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Magnolia x soulangiana	Saucer Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Native	1.50
	Magnolia virginiana	Sweetbay Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Prunus x incam 'Okame'	Okame Cherry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Cat. III Evergreen Trees						
	Picea abies	Norway Spruce	10' Ht.	B & B	Full to ground, Dense		
	Pinus echinata	Shortleaf Pine	10' Ht.	B & B	Full to ground, Dense	Native	1.50
	Pinus nigra	Austrian Pine	10' Ht.	B & B	Full to ground, Dense		
	Cat. II Evergreen Trees						
	Cryptomeria japonica	Japanese Cryptomeria	10' Ht.	B & B	Full to ground, Dense		
	Ilex opaca	American Holly	10' Ht.	B & B	Full to ground, Dense	Native	1.50
	Juniperus virginiana	Eastern Redcedar	10' Ht.	B & B	Full to ground, Dense	Native	1.50
	Pinus taeda	Loblolly Pine	10' Ht.	B & B	Full to ground, Dense		
	Cat. I Evergreen Trees						
	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10' Ht.	B & B	Full to ground, Dense		
	Juniperus chinensis 'Columnaris'	Chinese Juniper	10' Ht.	B & B	Full to ground, Dense		
	Taxus baccata 'Fastigiata'	Upright Irish Yew	10' Ht.	B & B	Full to ground, Dense		
	Shrubs						
	Aronia arbutifolia	Red Chokeberry	18"-36" Ht.	B & B	Dense		
	Cephalanthus occidentalis	Buttonbush	18"-36" Ht.	B & B	Dense		
	Cornus sericea	Redosier Dogwood	18"-36" Ht.	B & B	Dense		
	Ilex glabra	Inkberry	18"-36" Ht.	B & B	Dense		
	Lindera benzoin	Spicebush	18"-36" Ht.	B & B	Dense		
	Myrica cerifera	Wax Myrtle	18"-36" Ht.	B & B	Dense		
	Osmanthus americanus	Devilwood Osmanthus	18"-36" Ht.	B & B	Dense		
	Pieris floribunda	Evergreen Mountain Fetterbush	18"-36" Ht.	B & B	Dense		
	Rhododendron maximum	Rosebay Rhododendron	18"-36" Ht.	B & B	Dense		
	Spiraea x Vanhouttei	Vanhoutte Spirea	18"-36" Ht.	B & B	Dense		
	Taxus canadensis	Canadian Yew	18"-36" Ht.	B & B	Dense		
	Viburnum dentatum	Arrowwood Viburnum	18"-36" Ht.	B & B	Dense		

NOTE: FINAL SPECIES SELECTIONS TO BE DETERMINED AT SITE PLAN

RE: GENERAL PARKING LOT LANDSCAPING

Location	Required Width (l.f.)	Length (l.f.)	Required Landscaping	Provided Trees	
Reston Parkway (abutting ROW)	10 ft	348	8 Trees	10	Evergreen
				3	Large Deciduous
				9	Medium Deciduous
Total				22	Trees

TREE PRESERVATION ARBECI CALCULATION

Gross Site Area (s.f.)	102,937
Total Site Area (s.f.)	102,937
Pre-Development Area of Existing Tree Canopy (s.f.)	16,113
Total Tree Canopy (s.f.)	16,113
Percentage of Gross Site Area Covered by Existing Tree Canopy	15.7%
Tree Preservation Target	
10-Year Tree Canopy Requirement Percentage (per PFM Table 12.4)	10%
10-Year Tree Canopy Required (s.f.) (Use "10-Year Tree Canopy Calculations" Table)	10,294
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	16%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	1,646
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (Use "Tree Preservation Calculations" Table)	0
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	0%
Tree Preservation Target is met (%) 0% is not greater than...	16%
Tree Preservation Target is met (s.f.) 0 is not greater than...	1,646

Note: Tree Preservation Target will be met through planting of new trees.

TREE PRESERVATION CALCULATIONS

Tree Preservation Target (%)	16%
Tree Preservation Target (s.f.)	1,646
Total Tree Preservation Provided (s.f.)	0

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS

Gross Site Area (s.f.)	102,937
Total Site Area (s.f.)	102,937
Zone: PRC - Commercial/ Industrial	
Tree Canopy Required (%)	10%
Tree Canopy Required (s.f.)	10,294

10-YEAR TREE CANOPY PROVIDED

Total Canopy Area Provided Through Tree Preservation (s.f.)	0
Total Canopy Area Provided Through Planting (s.f.)	2,076
Total Proposed Canopy Area (s.f.)	2,076
Total Tree Canopy Provided (s.f.)	2,076

PER SECTION 12-0508.3A(3) OF THE PFM: CONSTRUCTION ACTIVITIES COULD BE REASONAILY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THESE WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10 YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN 12-0403 AND 12-0100 et seq.

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

PLAN DATE
12-09-10
03-22-11
02-23-12
02-17-12

Urban, Ltd.
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Planners Engineers Landscape Architects Land Surveyors

PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
Samuel E. Bostwick
No. 36 [illegible]
DESIGNED
DRAWN
CHECKED
APPROVED

PRC LANDSCAPE AMENITY PLAN
RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1/16"=1'
DATE: NOV., 2010
CL NA

SHEET 14 OF 20

FILE No. PREL-2007

PLANTING SPECIFICATIONS

1. **QUALITY ASSURANCE:**
   A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.
   B. Applicable Specifications and Standards:
      Fairfax County Zoning Ordinance,
      American Joint Committee on Horticultural Nomenclature
      American Standard for Nursery Stock, latest edition
      American Association of Nurserymen Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition, Landscape Contractors Association.

2. **SUBMITTALS:** Submit the following to the Owner's Representative prior to beginning work:
   A. Copies of manufacturer's data for all materials required.
   B. Samples of required mulch material.
   C. Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
   D. Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting season for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
   E. List of proposed sources for all plant material
3. **DELIVERY, HANDLING, AND STORAGE:**
   A. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.
   B. Dig balled and burlapped (B& B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.
   C. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.
   D. Plants shall be lifted and handled from the bottom of the ball only.
   E. Do not remove container-grown stock from containers until planting time.
4. **DRAINAGE:** Before planting, determine that areas to receive plant material have adequate subdrainage.
   A. The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.
   B. Dig planting pits to full depth and dimensions indicated on drawings.
   C. At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 16 inches deep. Quickly pour water into pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.
5. **PLANTING DATES:** Planting shall be done only within the following dates except as approved by Owner.
   A. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
   B. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
   C. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.
6. **MATERIALS FOR PLANTING:**
   A. Topsoil: shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of sustaining vigorous plant growth. Soil shall be harvested at a single source from the O and/or A horizons of the soil profile.
      1) Topsoil shall have a pH range of 5.5 to 7.5.
      2) Topsoil shall contain 1.5-5% organic matter by dry weight.
      3) Soil Texture: sandy loam, sandy clay loam with the following particle size distribution:

Gravel	Less than 10%
Silt	15-30%
Clay	20-35%

      Chemical Levels shall be:

Magnesium Mg	100+ units
Phosphorus P205	150+ units
Potassium - K20	120+ units

      4) Soluble Salts/ Conductivity - Not to exceed 900 ppm/0.9 mmhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)
      5) Cation exchange capacity shall be a minimum of 8 meq/100g.
   B. Clay Loam to Sandy Clay Loam Soil: shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of sustaining vigorous plant growth.
      1) Soil shall have a pH range of 5.5 to 6.5.
      2) Soil shall contain 2-5% organic content by volume.
      3) Soil Texture: Clay loam to sandy clay loam with the following particle size distribution:

Gravel	Less than 10%
Sand	20-50%
Silt	<35%%
Clay	20-40%

      4) Chemical Levels shall be:

Magnesium Mg	100+ units
Phosphorus P205	150+ units
Potassium - K20	120+ units

      5) Soluble Salts/ Conductivity - Not to exceed 900 ppm/0.9 mmhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)
      6) Cation exchange capacity shall be 20-35 meq/100g.
   C. Compost: Compost shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock shall be plant matter, such as high lignin forestry products or yard waste (leaves, brush and yard trimmings).
      1) The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry weight.
      2) Compost shall be sampled and tested as required by the Seal of Testing Assurance Program of the United States Composting Council (USCC) and shall meet the physical requirements for compost as determined by USCC.
      3) The product shall possess no objectionable odors. The product must meet all applicable USEPA CFR, Title 40, Part 503 Standards for Class A biosolids.
      4) The moisture level shall be such that no visible water or dust is produced when handling the material.
   D. Composted Pine Bark Fines: Shall be approved composted, ground pine bark having no particle with a dimension greater than 3/4 inch. No more than 10% shall be wood.
   E. Sand: Shall be quartz based sharp concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index between 2.8 and 3.2.
   F. Perlite: Coarse horticultural grade expanded, volcanic perlite. Maximum density shall be 8 lb./ft3.
      1) pH shall be 6.5 to 7.5.
      2) Perlite shall be meet the Perlite Institute's Standards for Gradation for Horticultural Perlite for Coarse Perlite with no more than 70% passing through a #16 Standard Sieve.
   G. Humus: Shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock shall be plant matter, such as high lignin forestry products or yard waste (leaves, brush and yard trimmings).
      1) Humus shall have a pH between 6 and 7.5.
      2) Soluble Salt Concentration shall be less than 10dS/m.
      3) Cation exchange capacity rate shall be 100-250.
      4) The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry weight.
      5) The product shall possess no objectionable odors. The product must meet all applicable USEPA CFR, Title 40, Part 503 Standards for Class A biosolids.
      6) The moisture level shall be such that no visible water or dust is produced when handling the material.
   H. Trace Elements: Shall be commercially available slow release materials containing zinc (Zn), Molybdenum (Mo), Copper (Cu), Boron (B), and Magnesium (Mn).
   I. Fertilizer: A commercial fertilizer for ornamental trees, shrubs and ground cover with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium shall be used. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form. 14-14-14-Osmocote (or approved equal) shall be applied at a rate of 10 lbs. per square foot, tilled to a depth of 8 inch, shall be used for perennials.
   J. Soil Separator: Shall be rot resistant non-woven polypropylene filter fabric, water permeable, and unaffected by freezing and thawing. Acceptable products include: Mirafi 140N, Mirafi Civil Engineering Co., or Stabilenka Type T-60, American Enka Co., Enka, N.C.
   K. Planter Drainage Fabric: Shall be prefabricated planter drainage fabric Miradrain 9000, a composite system consisting of a Mirafi drainage fabric bonded to a three-dimensional highly impact resistant plastic core. The core shall have the following attributes:
      1) Compressive Strength: (ASTM D-1621), 15,000 + PSF.
      2) Overlaps: Shall be capable of mechanically interlocking so as to prevent separation of the overlaps during backfill.
7. **PLANT MATERIALS:** (Refer to the PLANT LIST on the drawings for specific types and quantities of plants)
   A. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project.
   B. Plant material grown in sandy, well-drained soil will not be approved for this project. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and symmetry.
   C. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.
   D. Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.
   E. Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect or owner. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.
   F. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inches diameter, and at a point 12 inches above the natural ground line for trees over 4 inches diameter.
   G. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.
8. **SOIL MIXING PROCEDURES:**
   A. Topsoil used in sand/soil mixes shall be screened or shredded prior to mixing in sands. Maximum clod inclusion for soil mixes shall not exceed:

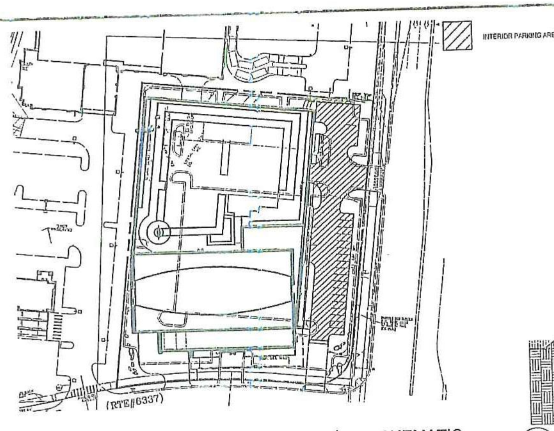
Clod size (largest dimension)	% of the soil mix volume
Less than 1"	Unlimited
1 to 3 inches	20%
3 to 6 inches	5%
>6 inches	Less than 2%

   B. Source material and soil mix stockpiles shall be protected from rain by covering with filter cloth.
9. **INSPECTION:**
   A. Examine the areas and conditions where soil mix is to be installed and notify the Architect of conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions are corrected to permit proper installation of the work.
   B. Cooperate with other Contractors and trades working in and adjacent to other work areas. Examine drawings which show development of entire project and become familiar with scope of other work required.
10. **SOIL INSTALLATION - GENERAL PROCEDURES:**
   A. If subgrade soil compaction exceeds 80%, existing soil shall be ripped to a depth of 12 inch to alleviate compaction which has taken place during construction. Prior to loosening of soil, Contractor must locate existing utilities and coordinate with Owner any underground electric lines, drainage pipes, conduits, etc.
   B. Prepare the subgrade by roughening the top 3" of the subsoil by dragging the teeth of a backhoe bucket across the surface.
   C. Begin soil installation as soon as subsoil is prepared. Use low impact equipment with track belts, large tires, or low tire pressure to lower compaction and soil damage during installation.
   D. Monitor compaction during installation and loosen soils as needed if compaction exceeds 80%.
   E. Install specified soil in 12"-18" thick lifts. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soils in each lift should feel firm to the foot in all areas and make only slight heel prints.
11. **INSTALLATION OF SOIL MIX FOR LAWN AREAS ON GRADE:**
   A. Soil Mix for Lawns on Grade: shall consist of 10% compost and 90% topsoil, by volume. These materials must meet specifications described in Section 2.00.
   B. Loosen subgrade lawn areas to a minimum of 3". Remove stones more than 1-1/2" in any dimension and sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
   C. Spread soil mix for lawn areas on grade to a minimum depth of 6" as required to meet grade and elevations shown on drawings, after lightly rolling and natural settlement. Allow for sod thickness in areas to be sodded.
12. **INSTALLATION OF SOIL MIX FOR TREE PITS ON GRADE**
   A. Confirm that native subsoil drains at a rate of at least ½" per hour. If drainage is less than ½" per hour, provide subsurface drainage lines.
   B. Install 30-36" of Soil Mix for Tree Pit Backfill on Grade
      1) Shall consist of clay loam to sandy clay loam soil, sand, and composted pine bark fines at a rate of 5.5:1 to 10.5:1.5 to achieve the following:
         (a) Clay content of Soil Mix shall be 10-20% of the soil mix, by volume.
         (b) Minimum amount of coarse to medium sand in the mix shall be 55%
         (c) Minimum infiltration rate at 80-85% compaction shall be 1-3 inches per hour.
   A. Composted pine bark fines shall not exceed 10% of the total soil mix by volume.
   B. Till 4" of compost into the top 6" of the installed Soil Mix for Tree Pit Backfill on Grade.
13. **INSTALLATION OF SOIL MIX FOR MULCHED SHRUB AND PERENNIAL BEDS:**
   A. Confirm that native subsoil drains at a rate of at least ½" per hour. If drainage is less than ½" per hour, provide subsurface drainage lines.
   B. Install 14" of Soil Mix for Mulched Shrub and Perennial Beds on Grade.
      1) Shall consist of clay loam to sandy clay loam soil, sand, and composted pine bark fines at a rate of 5.5:1 to 10.5:1.5 to achieve the following:
         (a) Clay content of Soil Mix shall be 10-20% of the soil mix, by volume.
         (b) Minimum amount of coarse to medium sand in the mix shall be 55%
         (c) Minimum infiltration rate at 80-85% compaction shall be 1-3 inches per hour.
      2) Composted pine bark fines shall not exceed 10% of the total soil mix by volume.
   C. Till 4" of compost into the top 6" of the installed Soil Mix for Tree Pit Backfill on Grade.
14. **INSTALLATION OF SILVA CELL PLANTING SOIL MIX:**
   A. Soil Mix shall be installed per Manufacturer's recommendations.
   B. Planting Soil Mix shall consist of Topsoil, Compost, and coarse sand mixed to the following proportion:

Material	% by volume
Compost	12-17%
Coarse Sand	35-50%
Topsoil	35-50%

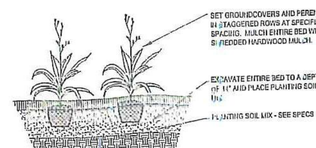
      1) Ratio shall be adjusted to achieve a water permeability between 0.75 and 1.75 inches per hour when compacted to 80-85% of maximum dry density. The permeability of the allowable topsoil material will vary the overall permeability of the final mix. Submit multiple mix ratios for permeability to establish the correct mix ratio for the available topsoil.
      2) Final Mix shall have a pH between 5.5 and 6.5.
      3) Final mix shall have an organic matter content of between 3 and 5%.
15. **INSTALLATION OF PLANTING SOIL MIX OVER STRUCTURE:**
   A. Soil Mix Over Structure shall consist of 33% Topsoil, 25% Composted Pine Bark Fines, 12% Perlite, 12% Sand, and 12% Humus.
      1) Final Mix shall have a pH of 5.5 to 6.5.
      2) Final Mix shall have an organic matter content of between 3 and 5%.
      3) Final Mix shall contain a maximum of 55% Sand.
      4) Maximum saturated density of the mix shall be 92 lbs./ft3. Testing shall be done in accordance with ASTM C29.
   B. Coordinate landscape fill work with installation of drains, drain pipes, waterproofing, protection board and drainage board, and filter fabric. Do not begin any backfilling operations until irrigation system specified elsewhere is installed. Do not place landscape fill until planters have been approved by Owner and authorization to proceed has been given. Do not damage drainage system while installing soil mix over structure.
   C. Install specified soil in 12"-18" thick lifts. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soils in each lift should feel firm to the foot in all areas and make only slight heel prints.
   D. During placement of soil mix in planters, contractor shall take great care to ensure proper drainage with said soil after placement and compaction.
16. **EROSION CONTROL MATERIAL AND PLANTING ON STEEP SLOPES:**
   A. Material meeting the requirements of the specifications shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.
   B. Lay erosion control material, with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 6 inches. Upgrade section shall be on top of all splices.
   C. The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items; the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.

17. **GENERAL PLANT INSTALLATION:**
   A. Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.
   B. Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.
   C. Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2" layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.
   D. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.
18. **Permanent Seeding or Sodding for Grass Areas:**
   A. Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.
   B. Refer to the Virginia Erosion and Sediment Control Handbook, for guidelines, specifications and installation techniques of seed and sod.
   C. Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.



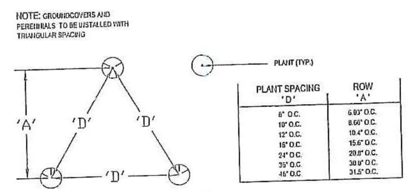
1 INTERIOR PARKING LANDSCAPING SCHEMATIC
1"=70'

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS		
Area to be Counted (s.f.)		13,621
[illegible]		[illegible]
Interior Landscaping Required (5%) (s.f.)		682
[illegible]		[illegible]
Interior Landscaping Provided: 6 Ornamental Trees at	125 s.f. each*	750
[illegible]		[illegible]
Requirement is met...	750 s.f. is greater than...	682



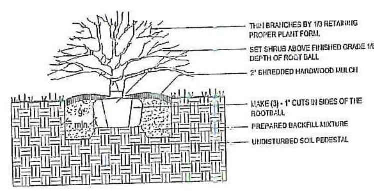
2 GROUNDCOVER PLANTING
N.T.S.

NOTE: GROUNDCOVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

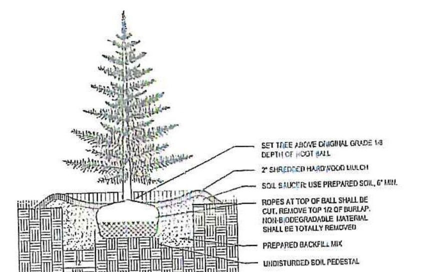


PLANT SPACING 'D'	ROW 'A'
6" O.C.	6.00" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
35" O.C.	30.0" O.C.
45" O.C.	31.5" O.C.

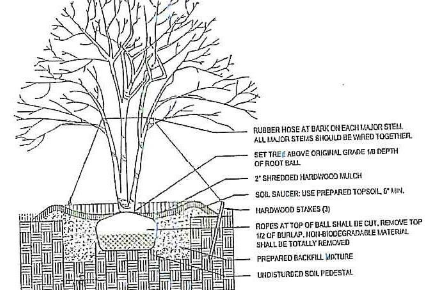
3 GROUNDCOVER SPACING
N.T.S.



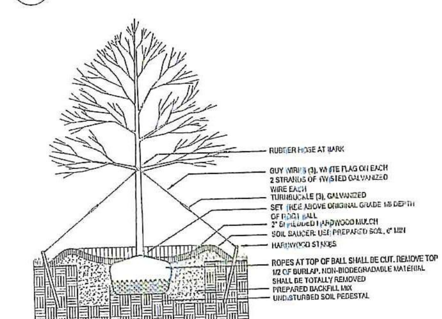
4 TYP. B&B SHRUB PLANTING
N.T.S.



5 EVERGREEN TREE PLANTING
NTS



6 ORNAMENTAL TREE PLANTING
NTS



7 DECIDUOUS TREE PLANTING
NTS

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MATTHEW E. ... Lic. No. 038623
02/17/12
PROFESSIONAL ENGINEER

PRC LANDSCAPE SPECIFICATIONS & DETAILS
RESTON SECTION 87-1 REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A | C.I. N/A | DATE: NOV., 2010

SHEET 15 OF 20

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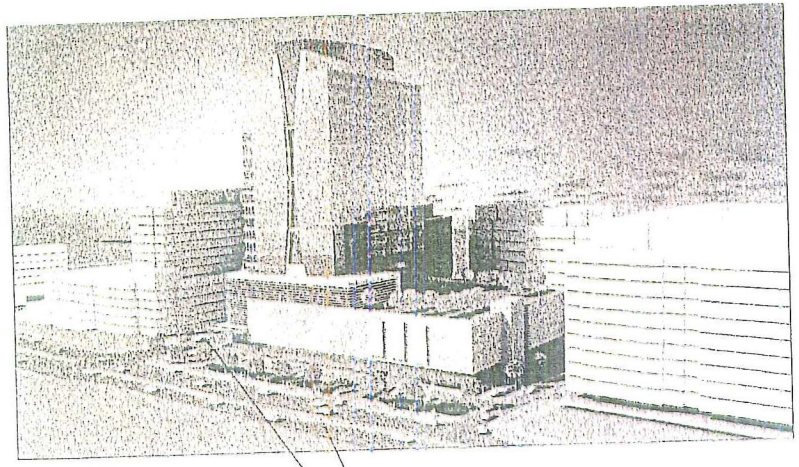
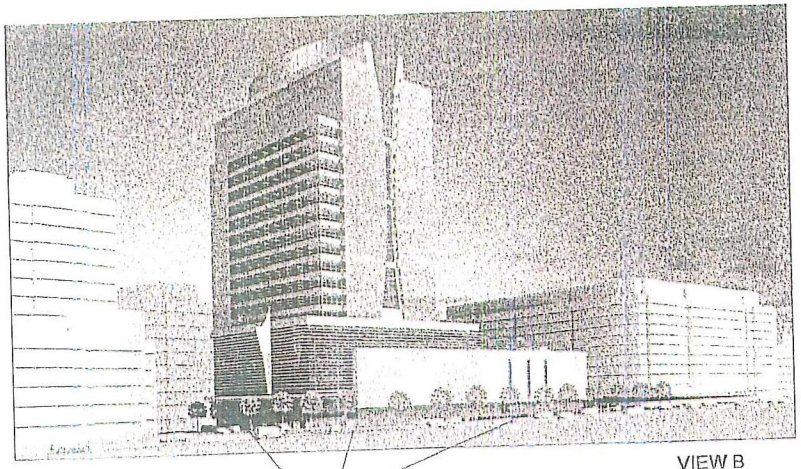
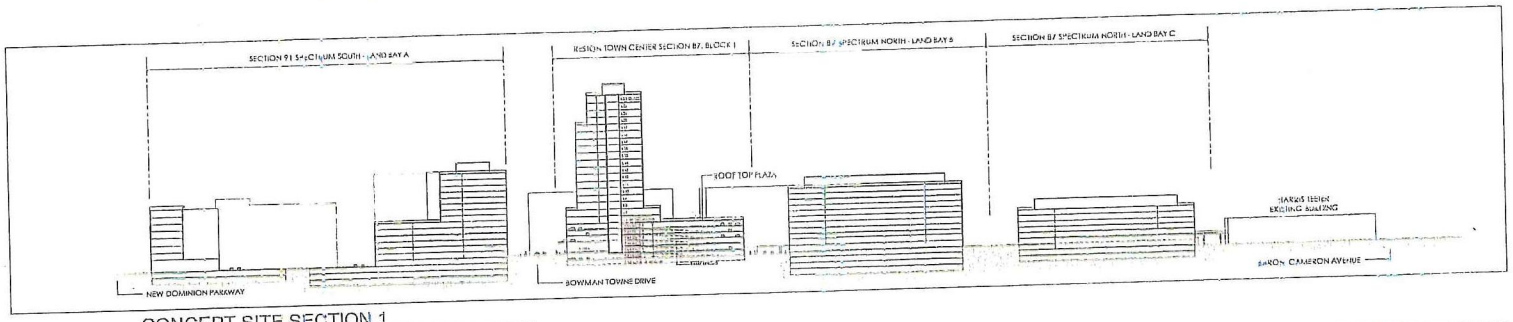


VIEW A

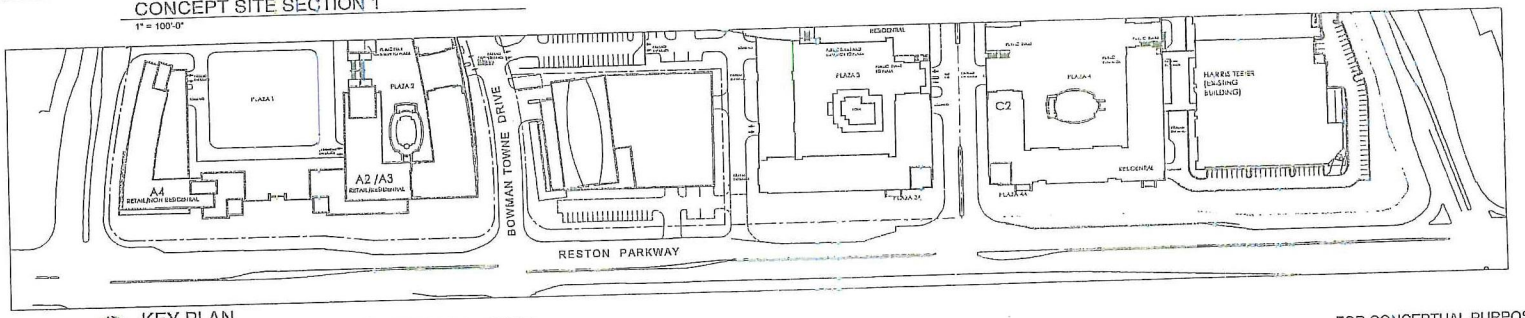


VIEW B



CONCEPT SITE SECTION 1

1" = 100'-0"



KEY PLAN

1" = 100'-0"

FOR CONCEPTUAL PURPOSES ONLY

FOR CONCEPTUAL PURPOSES ONLY

POLLEO GROUP
ARCHITECTURE - PLANNING
12700 Sunrise Valley
Suite 105
Reston, Virginia 20191
P-703 481 0077

CIVIL & LANDSCAPE
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7712 Little River Turnpike
Annandale, Virginia 22003
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F- 703 642 9251

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DATE: 02/17/12

RESTON SECTION 87 BLOCK 1

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RTC PARTNERS LLP
11130 MAIN STREET
SUITE 100
FAIRFAX, VA 22030

CONCEPT VIEWS

PROJECT NO 10 034 002

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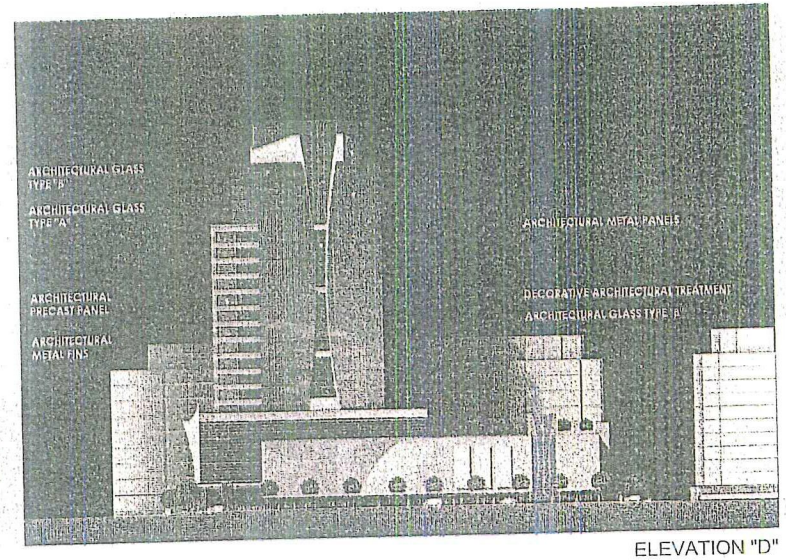
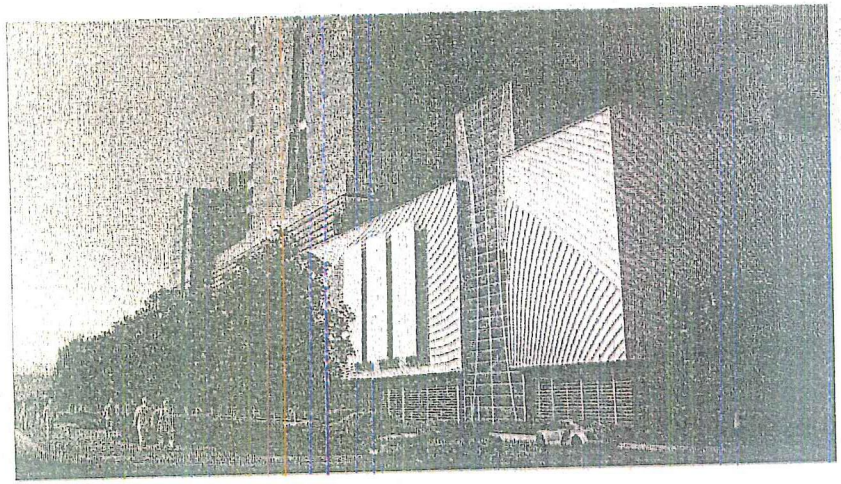
SHEET 15A OF 20

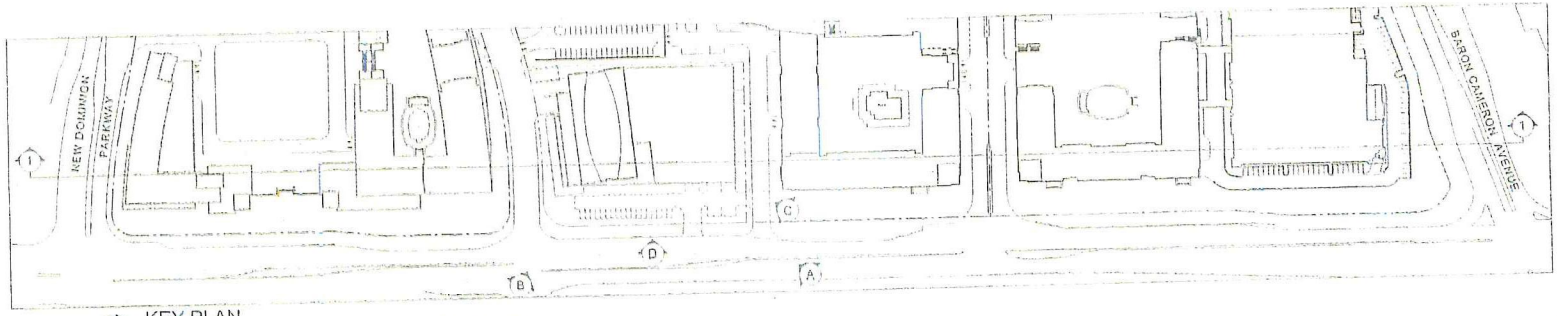
PREL-2007



ELEVATION "D"



EYE LEVEL VIEW "C"



KEY PLAN
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RESTON
SECTION 87
BLOCK 1

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RIC PARTNERSHIP
11130 MAIN STREET
SUITE 160
FAIRFAX, VA 22030

CONCEPT
VIEWS

PROJECT NO 10 034 001

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SHEET 15B OF 20

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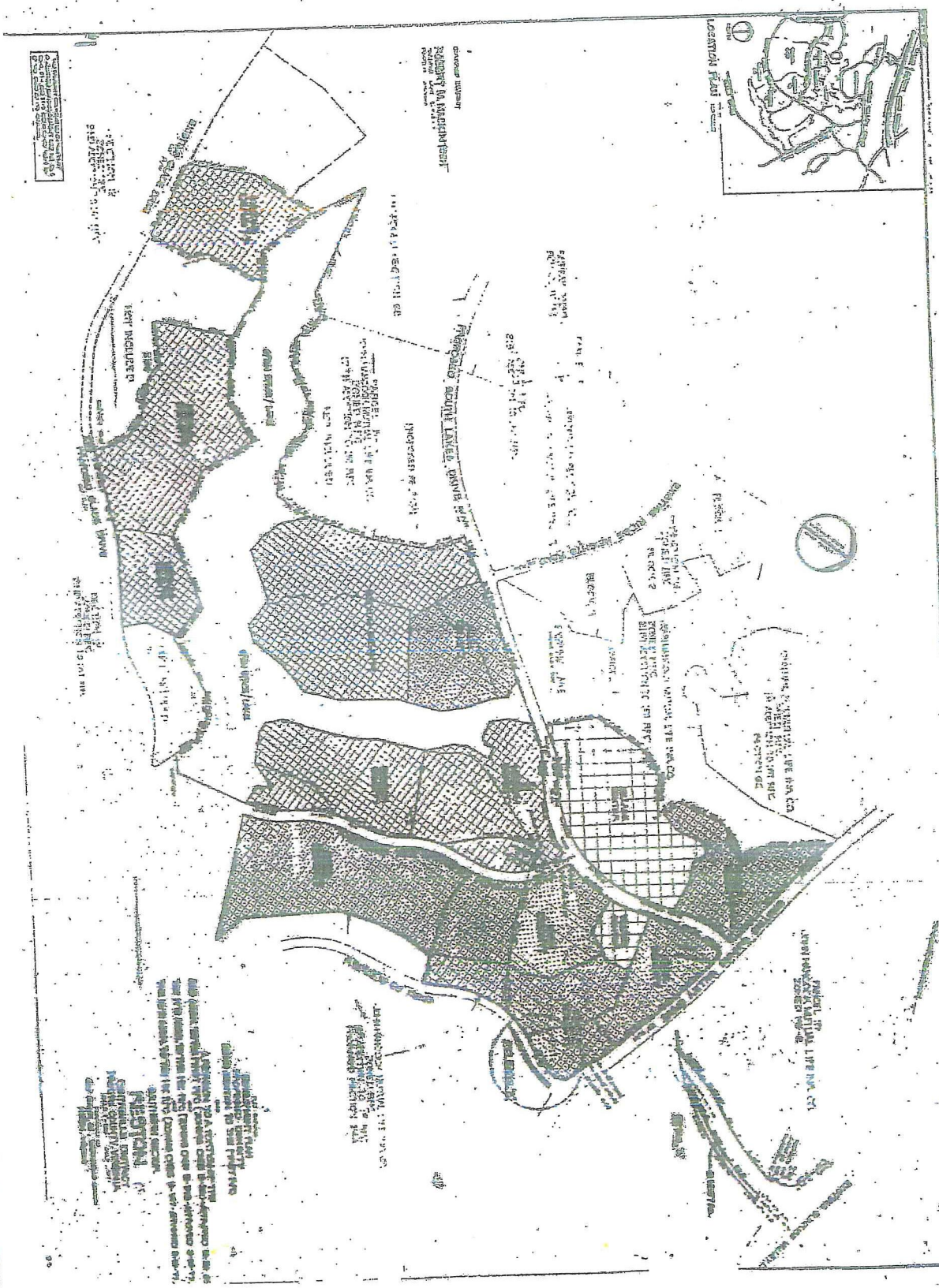

APPROVED DEVELOPMENT PLAN

RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: NOV., 2010

COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

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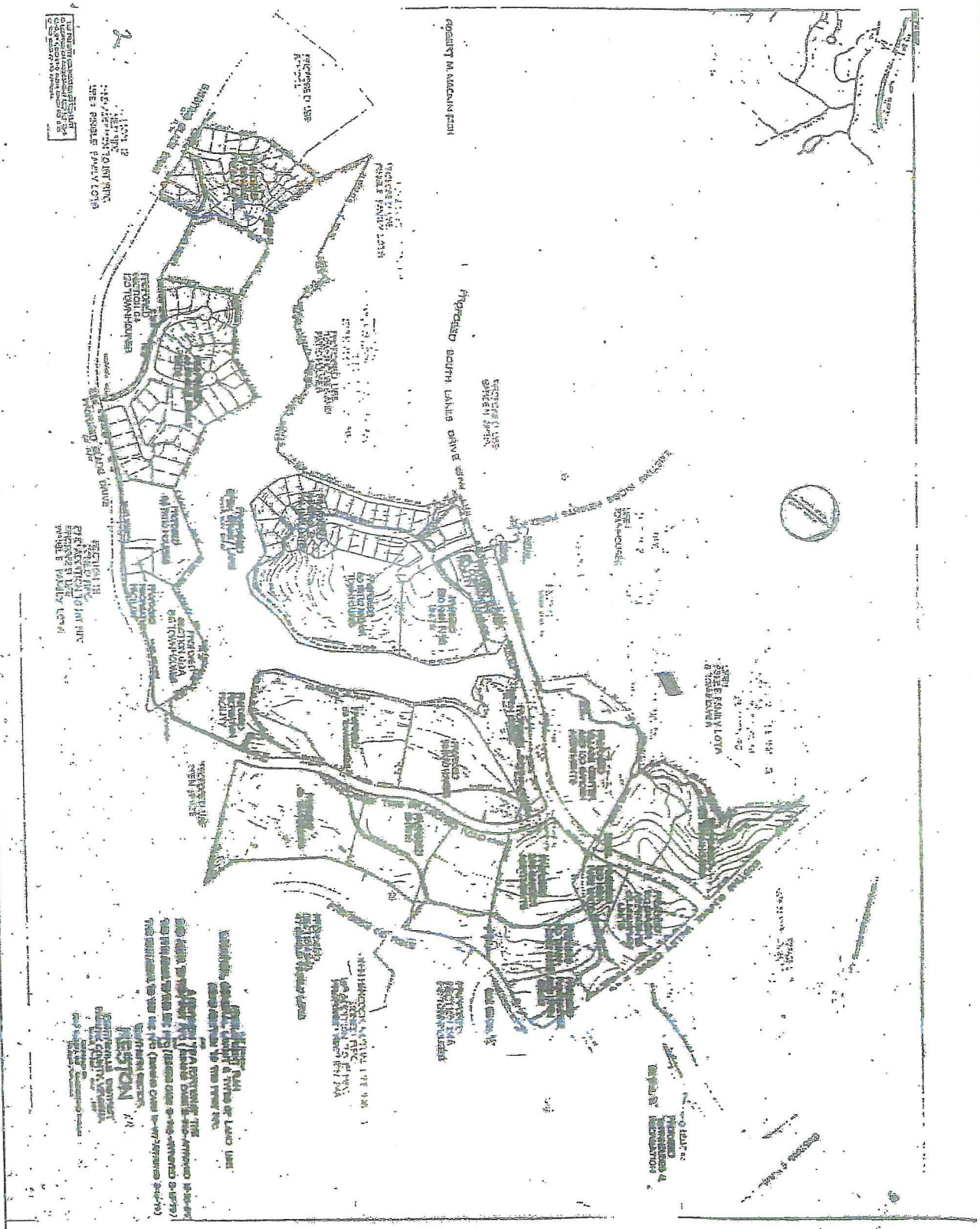

APPROVED DEVELOPMENT PLAN

RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: NOV., 2010

SHEET 17 OF 20

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APPROVED DEVELOPMENT PLAN

RESTON SECTION 87-1
REDEVELOPMENT

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A | C.I. N/A | DATE: NOV., 2010

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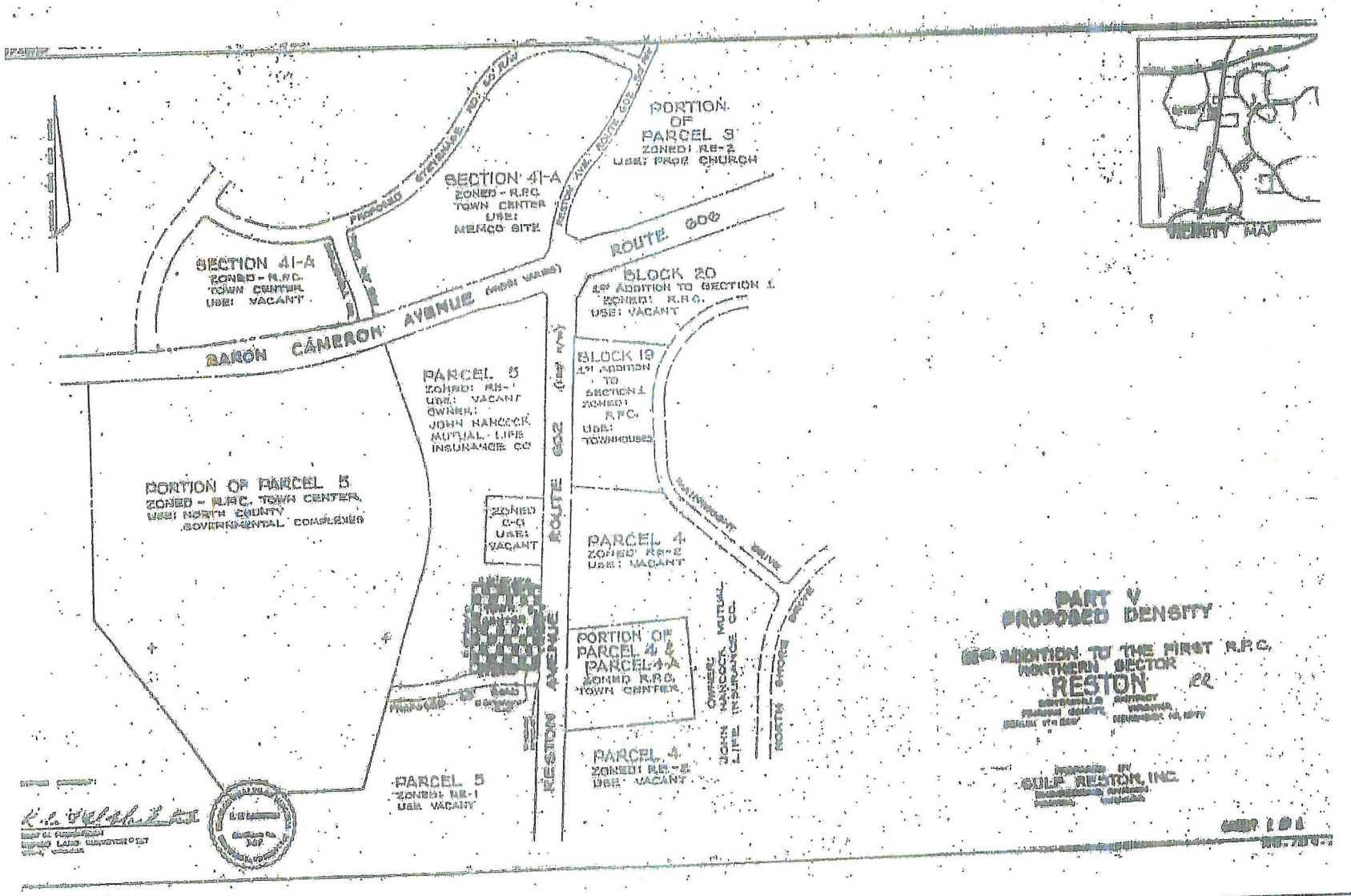

No.	DATE	DESCRIPTION	REVISIT APPROVED	DATE
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APPROVED DEVELOPMENT PLAN
RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
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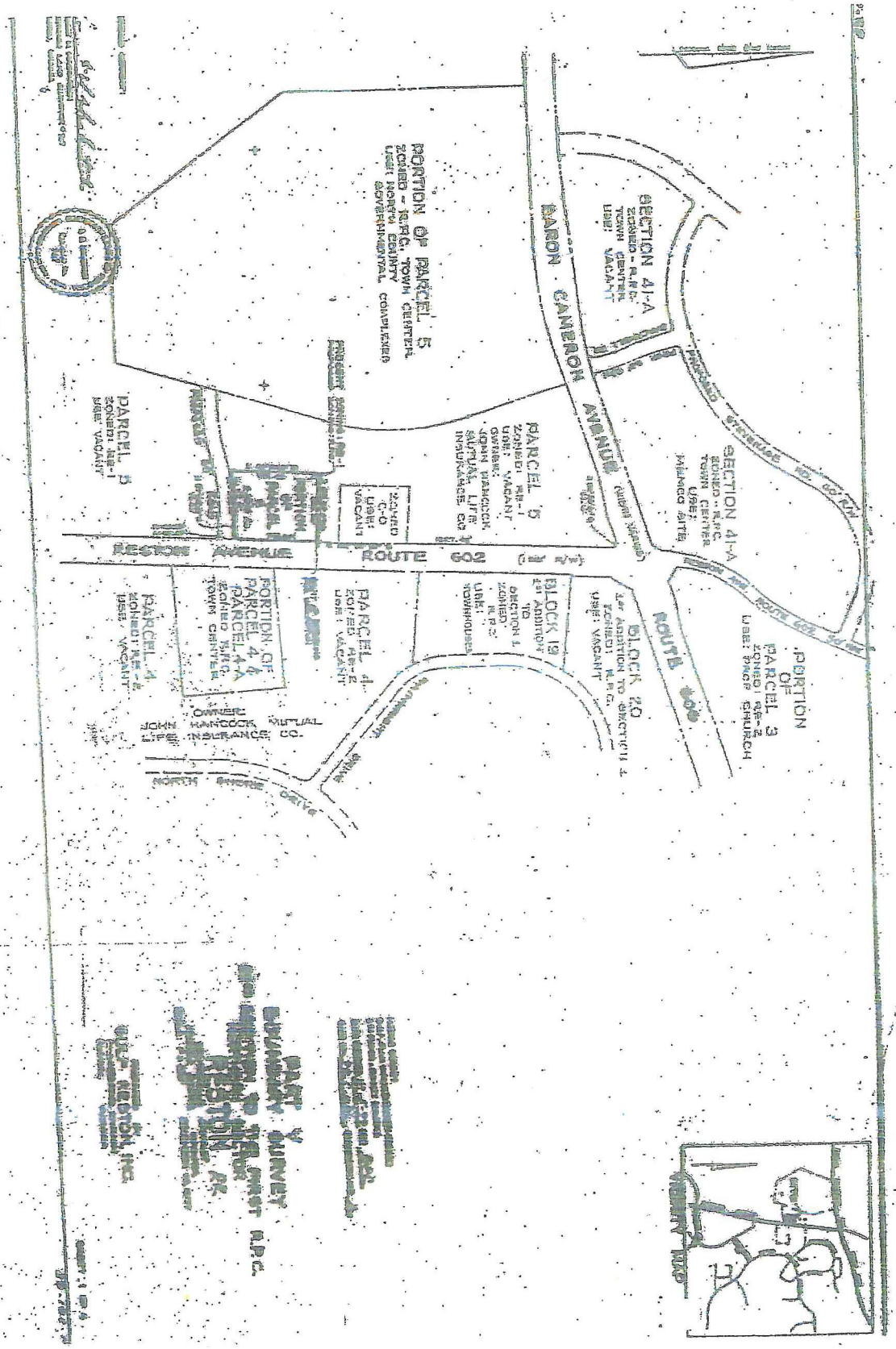

APPROVED DEVELOPMENT PLAN

RESTON SECTION 87-1
REDEVELOPMENT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A | C.I. N/A | DATE: NOV., 2010

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SHEET 20 OF 20

FILE No. PREL-2007

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

DESCRIPTION OF THE APPLICATION

The applicant, RTC Partnership, LLC, seeks approval of a PRC Plan for a portion of the site associated with rezoning application RZ 77-C-076. The applicant proposes to demolish an existing five-story office building in order to construct a 23-story, 418,900 square foot (SF) mixed-use office building, to include office (413,700 SF), retail uses (2,600 SF) and/or an eating establishment (2,600 SF). The PRC Plan also proposes a total of 1,105 parking spaces (1,084-structured parking spaces and 21 surface spaces) and approximately 1.1 acres (47%) of open space.

The applicant's statement of justification is contained in Appendix 2.

LOCATION AND CHARACTER

The site is located in the northwest quadrant of the intersection of Reston Parkway and Bowman Towne Drive. The site consists of 2.36 acres zoned PRC and is developed with a 5-story, 61,000 SF office building constructed in 1979, and associated surface parking. The property is immediately surrounded to the north, west and south by an existing shopping center containing retail, restaurant and low-rise office uses. The shopping center consists of twenty-five buildings totaling 275,000 SF, with a floor area ratio of 0.26. These buildings range in height from 40 to 47 feet. This area is proposed to be redeveloped with a higher intensity mixed-use development pursuant to a pending PRC application (PRC 86-121-04). The tallest building within that proposed redevelopment is 165'.The existing development to the east (across Reston Parkway) consists of garden-style apartment and townhouse development. A high-rise multi-family residential building at a height of 168' is approved to replace a portion of the garden-style units on the northeast corner of Reston Parkway and Temporary Road. The area surrounding the subject property is zoned PRC and planned as a Residential Planning Community.

North: Shopping Center (PRC) Plan: Residential Planned Community

West: Shopping Center (PRC)
Plan: Residential Planned Community

East: Residential; Multifamily & Single-family attached (PRC)
Plan: Residential Planned Community

South: Shopping Center (PRC)
Plan: Residential Planned Community

BACKGROUND

Site History

On January 30, 1978, the Board of Supervisors approved RZ 77-C-076, to rezone 163.63 acres from the R-E1 AND R-E2 Districts to the PRC District without proffers. The approved Development Plan (DP) showed the application site designated as "Town Center".

On January 5, 1981, the Board of Supervisors approved DPA 77-C-076, which changed the residential unit type designations shown on the previously approved development plan to reflect the unit type designations of the Zoning Ordinance. The application property was not affected by DPA 77-C-076.

On February 12, 1996, the Board of Supervisors approved DPA 77-C-076-02, to amend the development plan approved pursuant to RZ 77-C-076 to permit a change in the designation of Tax Map 27-1 ((7)) 3 from 230 high-rise residential units to 41 medium density residential units, to change the unit type to townhouses, and to reduce the density. The application property was not affected by DPA 77-C-076-02.

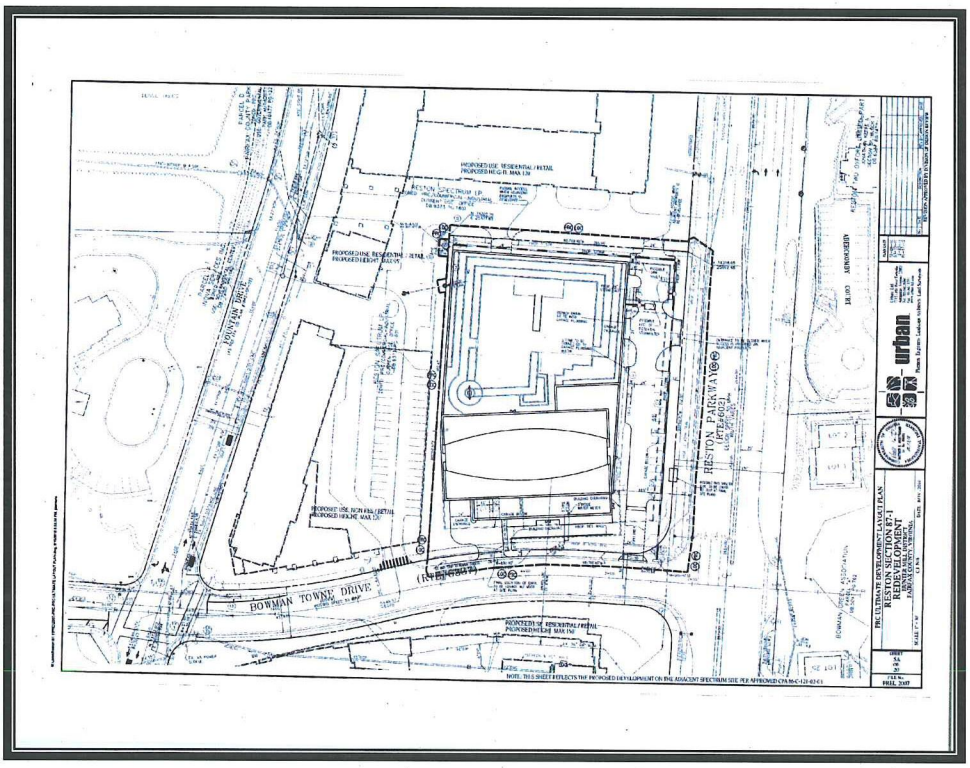
Reston Town Center Rezoning Applications

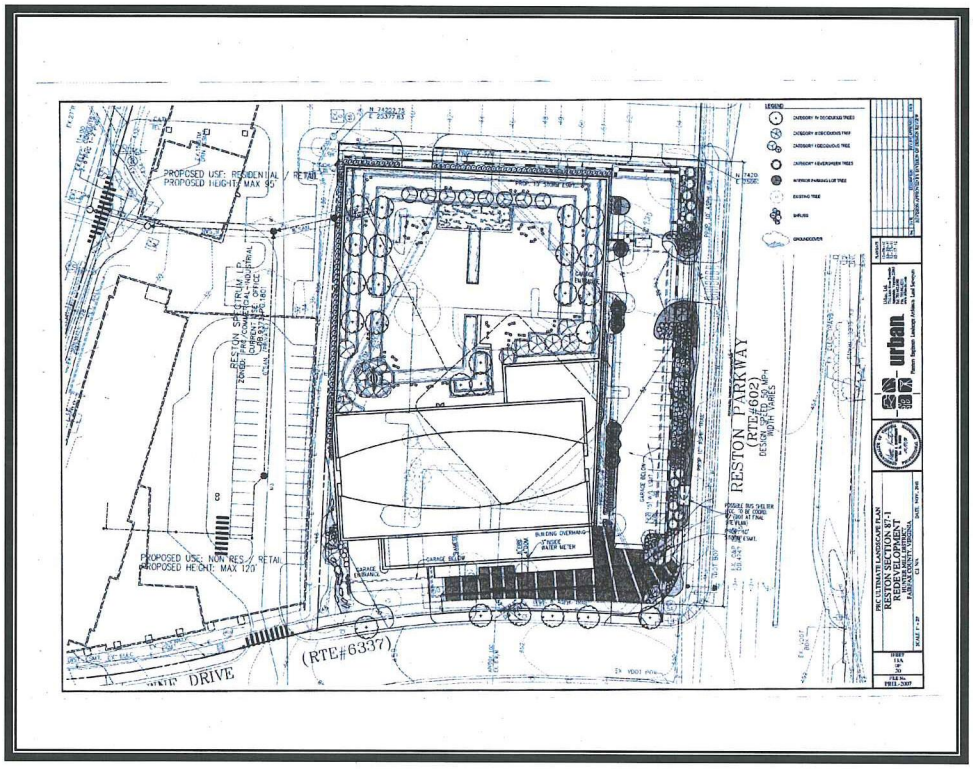
On March 9, 1987, the Board of Supervisors approved four rezoning applications (RZ 85-C-088, RZ 86-C-118; RZ 86-C-121; RZ 86-C-119) the "Reston Town Center rezonings," rezoning approximately 449 acres to the PRC District. These rezonings established the Town Center's Urban Core and designated the parcels immediately surrounding the application property as Town Center with height and intensity limits. The application property was not included the in the land area subject to the Reston Town Center rezonings as no change was contemplated to the then recently developed office building.

ANALYSIS

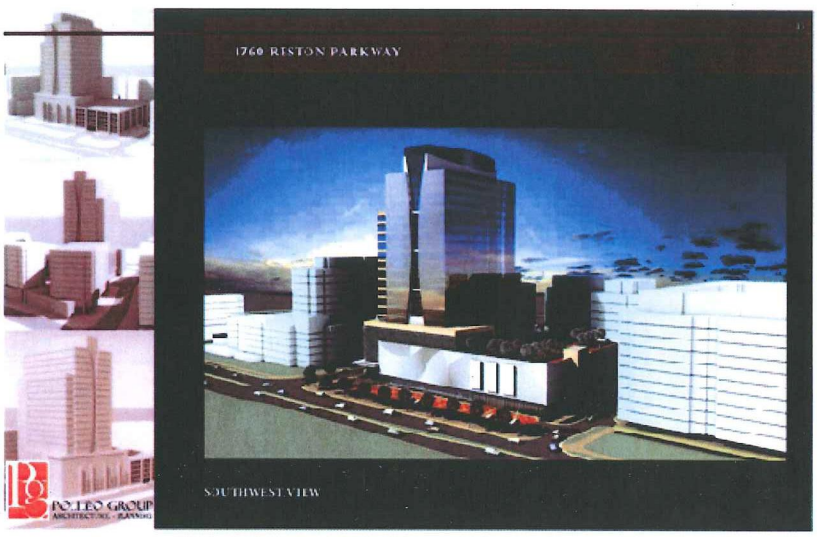
PRC Plan	(Copy at front of staff report)
Title of PRC Plan:	Reston Section 87-1 Redevelopment
Prepared By:	Urban, Ltd.
Original and Revision Dates:	November 2010 and revised through February 17, 2012

Below are excerpts and discussion of the proposed PRC Plan.





Site Design



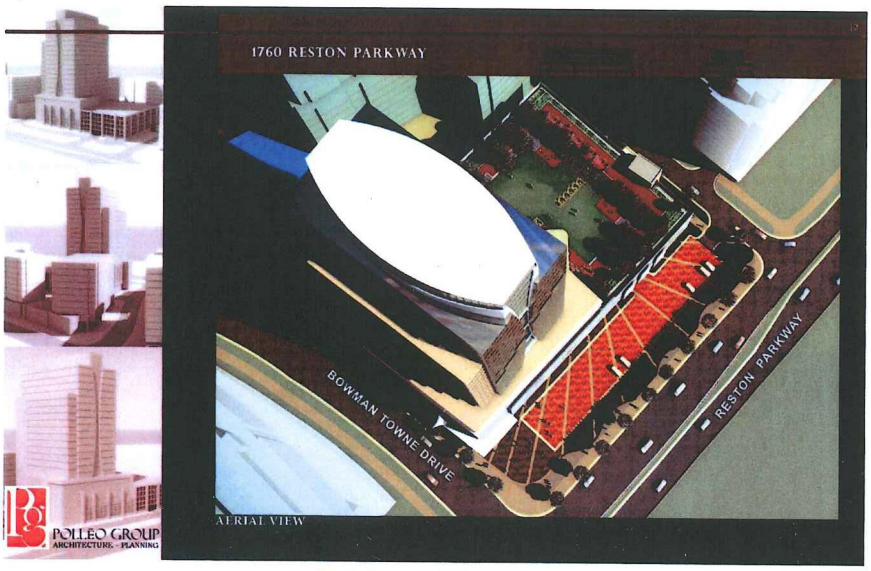
The PRC Plan depicts a 23-story, 418,900 SF building at the northwest corner of the intersection of Bowman Towne Drive and Reston Parkway. The proposed building is shown to be a maximum of 295 feet in height, not including the proposed penthouse. The resulting FAR proposed for the site is 4.08.

The first two levels of the proposed building would consist of both retail space and structured parking, levels three through five would consist of structured parking, and the remaining 18 levels would consist of office use. The ground level retail space would be located along the Bowman Towne Drive and Reston Parkway frontages of the site and may include a high-end restaurant with outdoor seating and valet parking.

Access to the site is proposed via two existing entrances on Bowman Towne Drive, and one entrance along Reston Parkway; the entrance along Reston Parkway is proposed to be closed permanently, when a planned private street "Street 1" along the northern boundary of the site to be constructed by others (Reston Spectrum development) is completed. At that time access to the site will be provided from the new private street, and the two entrances along Bowman Towne Drive.

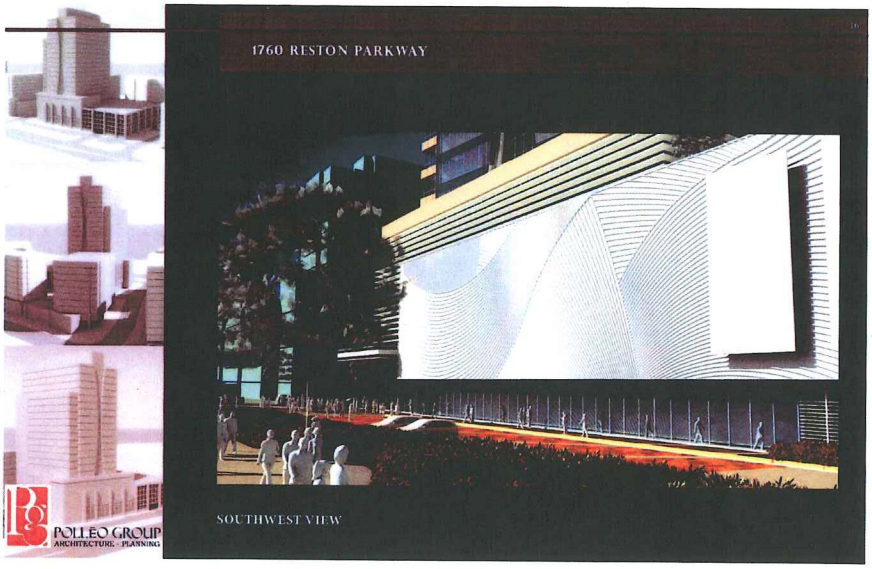
Open Space

Forty seven percent of the site is proposed to be public open space. Open space amenities proposed include an entry plaza as a focal point on the ground level (16%) and a rooftop park and plaza (31%) on top of the parking structure, which will consist of a "green roof".



Parking

The application proposes a total of 1,105 parking spaces, 1,084 of which would be located in the structured parking garage; 21 surface parking spaces would be located along the Reston Parkway frontage of the site. Architectural screening is proposed along the Reston Parkway frontage of the building to screen the view of the parking structure.



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

SWM and BMP for the subject site are currently provided and are proposed to be provided by offsite stormwater management facilities (Town Center Parkway pond and Reston Section 43 pond). A waiver to utilize the offsite facilities will be submitted by the applicant at final site plan review. An onsite undergound SWM vault is proposed under the parking structure to provide post-development runoff that is equal to or less than the pre-development runoff from the site in the event the requested waiver is not approved by DPWES.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

In the Fairfax County Comprehensive Plan, 2011 Edition, Upper Potomac Planning District, Reston-Herndon Suburban and Transit Station Areas, as amended through July 7, 2010, the Plan States:

Sub-unit D-1

Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital Center and associated medical office buildings, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center.

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through July 27, 2010, UP5-Reston Community Planning Sector, pages 145-150, the Plan states:

"Land Within the Planned Community of Reston

1. *Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)*, adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map. . . . On the periphery where development is not committed by zoning, land should be developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston). . . .*

**NOTE: The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston. . . ."*

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through July 27, 2010, UP5-Reston Community Planning Sector, Urban Design Guidelines for Transit Station Areas, pages 74-78:

Note: The subject property is not located in a transit station area. However, the Plan states: "In addition, these guidelines apply generally to the areas within the Reston-Herndon Suburban Center that are located outside of the Transit Station Areas to encourage continuity in design between the Transit Station Areas and adjacent areas in the Suburban Center."

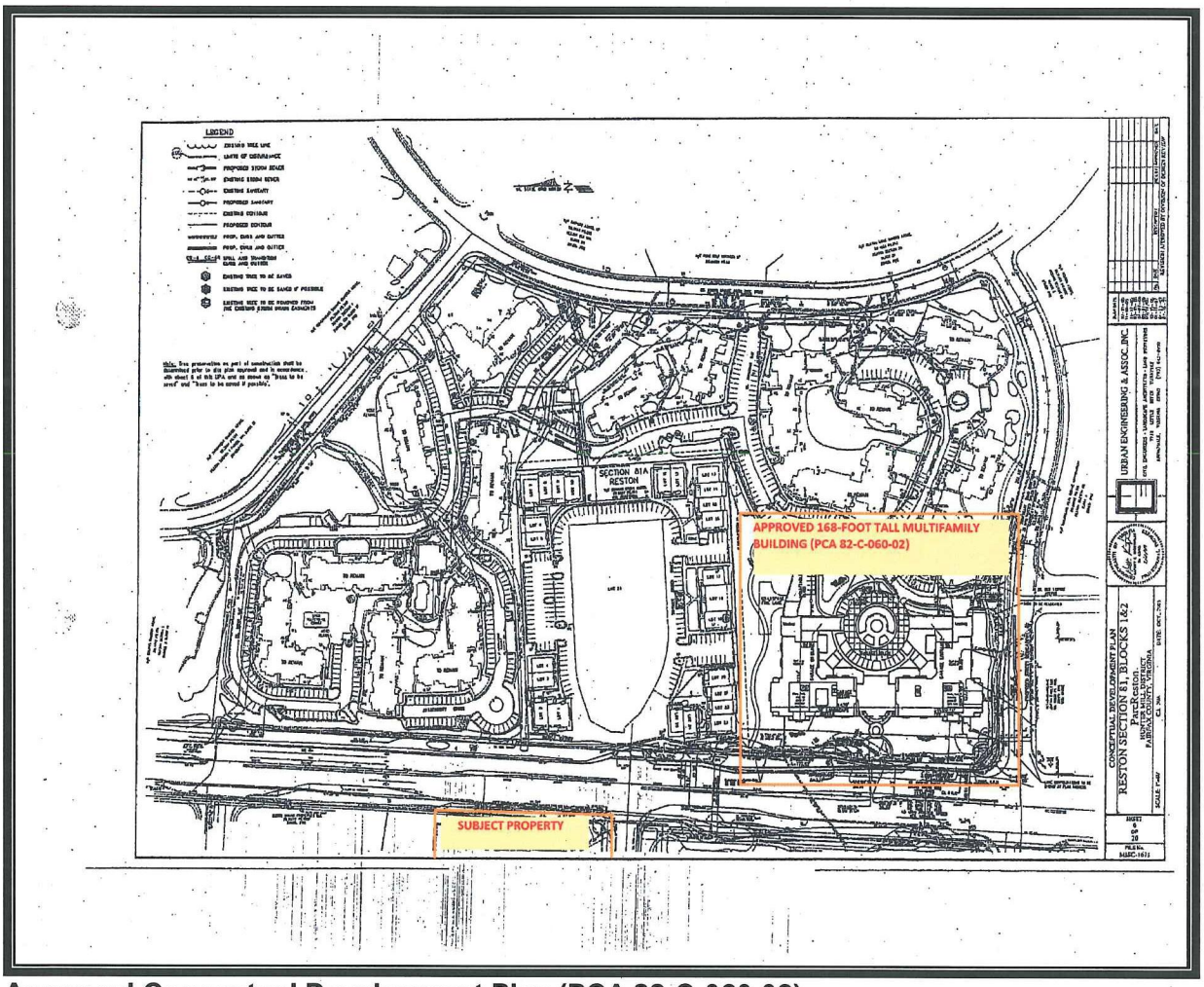
PRC Analysis

Issue: Compatibility

The subject site is located on the north side of Bowman Towne Drive, outside of the Reston Town Center Urban Core, which was established with the approval of the four "Town Center rezonings" in 1987. The Comprehensive Plan text for Reston encourages stepping down in height and intensity outside of the Town Center Urban Core. The subject site is also outside of the Reston Transit Station Area. PRC 77-C-076 proposes a development that is significantly greater in scale and mass than the surrounding existing and planned development. The applicant proposes a building 295 feet in height plus a penthouse. In contrast, the existing development to the north, west, and south is comprised predominantly of one-story commercial buildings. This approximately 24-acre area is proposed to be redeveloped with a mix of uses; the associated pending development plan for PRC 86-C-121-04 dated September 14, 2011, depicts 774,879 square feet of non-residential development at .66 FAR and 1,422 multi-family units. The pending application (see below) depicts buildings ranging in height from 95 feet to 165 feet.

Proposed Reston-Spectrum PRC Plan (PRC 86-C-121-04)

Existing development to the east (across Reston Parkway) consists of residential, garden-style apartments. As far as planned development to the east, one-high rise multifamily building was approved with PCA 82-C-060-02 (ParcReston development), which has a maximum height of 168 feet (or 14 stories). That building is shown on the approved development plan to be located along the periphery of the site abutting Reston Parkway. The approved site layout for PCA 82-C-060-02 retains the existing garden-style apartments as it moves further into the existing Lake Anne neighborhood. The applicant proposes a building that is much greater in height, scale and mass than the surrounding existing or planned developments.



Approved Conceptual Development Plan (PCA 82-C-060-02)

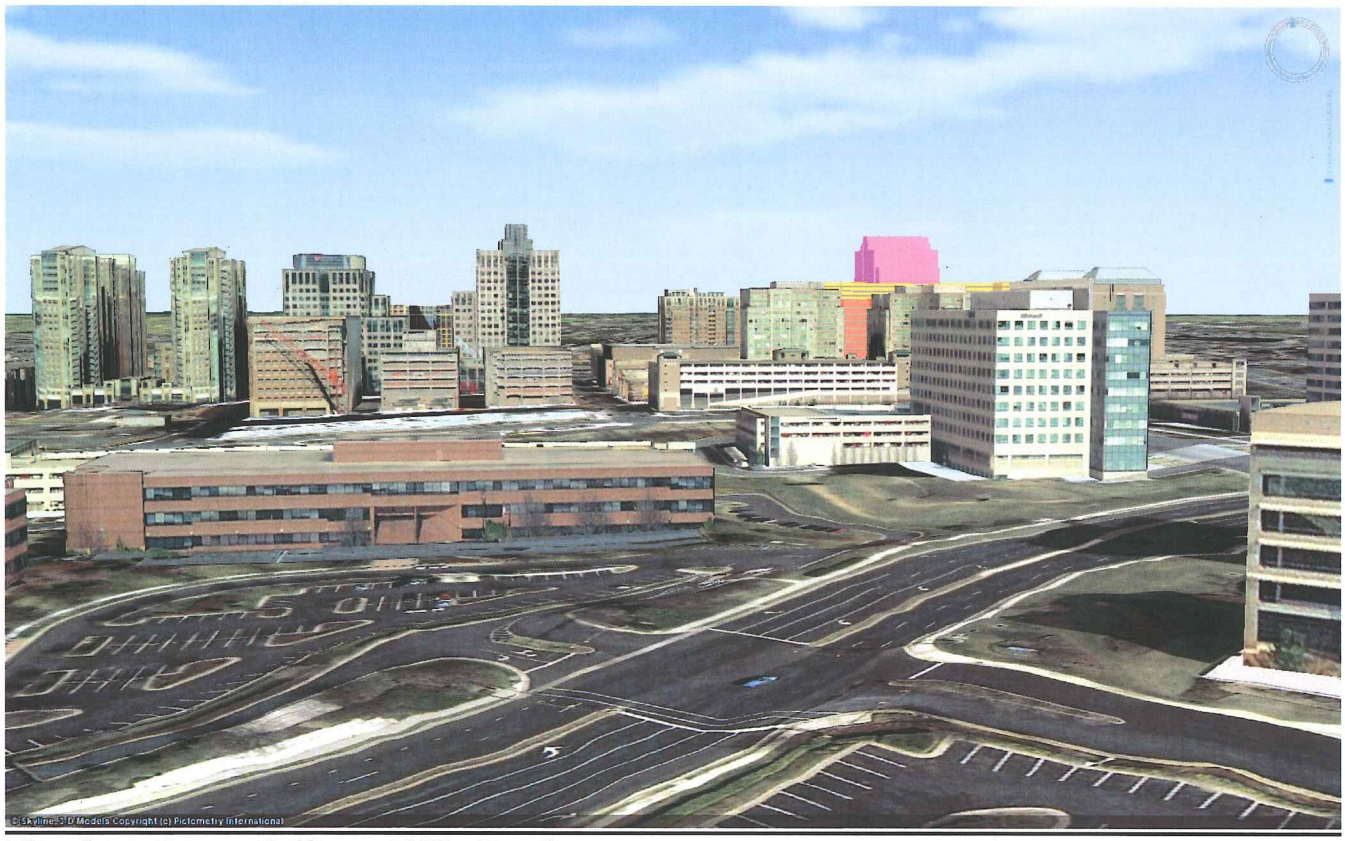
The proposed building would be more than 125 feet taller than any of the proposed surrounding buildings and taller than any of the existing buildings within the Reston Town Center Urban Core (see below).

As shown above, the proposed building would be greater in height than buildings located within the Reston Town Center Urban Core. As noted previously, the subject site is located outside of the Town Center Urban Core and is not located in a transit station area. Instead, the site is located in an area where such height (295 feet) is not compatible with the surrounding existing or proposed development. An appropriate site design and development at a lower height may be more in keeping with developments proximate to the subject site and in keeping with other objectives of the Plan with respect to organizing higher intensity development in centers.

Objective 2 of Section 6-301 of the Zoning Ordinance PRC standards calls for a development to achieve *'An orderly and creative arrangement of all land uses with respect to each other and to the entire community.'* The applicant proposes a building that is significantly taller and massive than the surrounding existing or planned development in order to maximize the level of intensity that can be placed on the subject site. The result would be a development disproportionate and incompatible in scale to the surrounding neighborhoods.

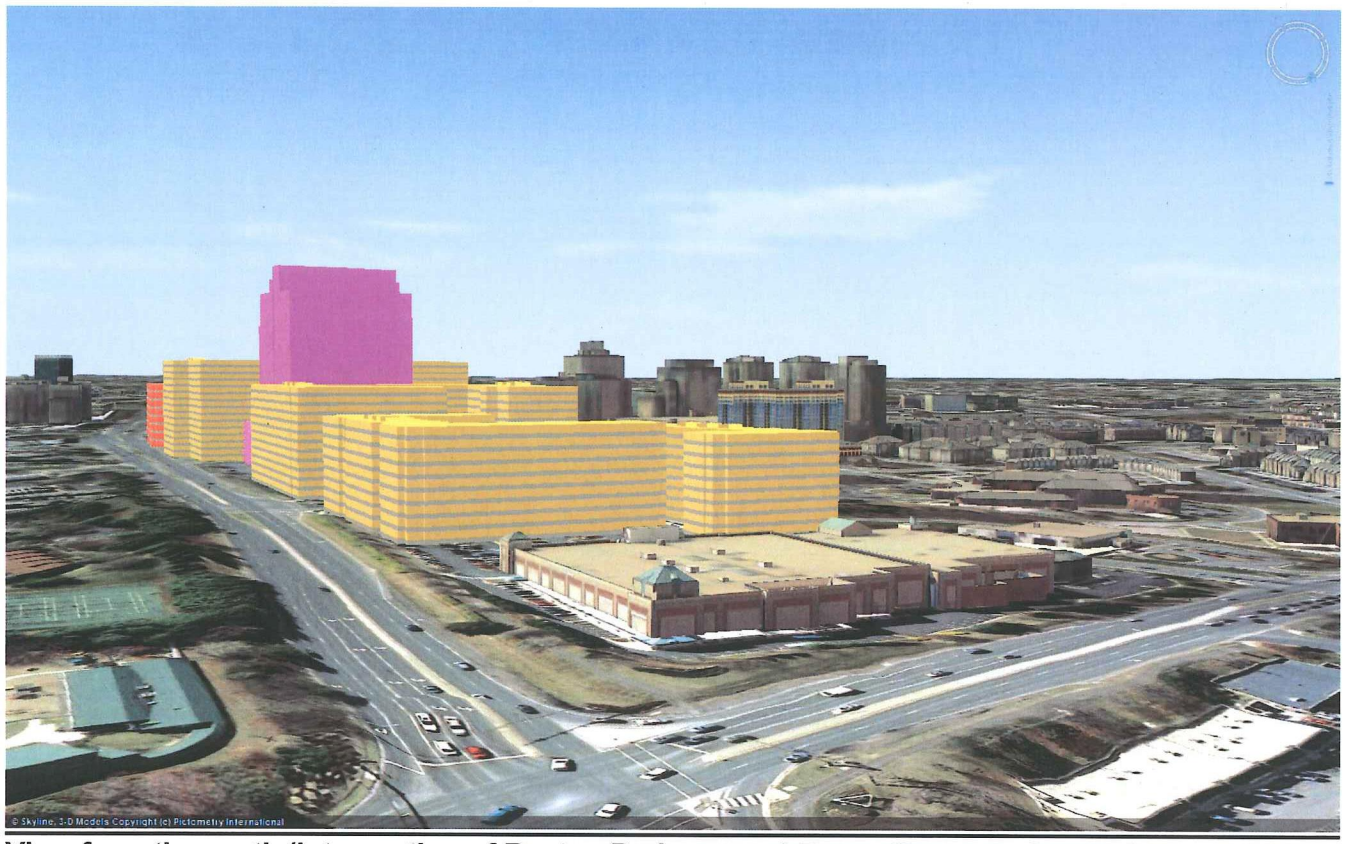
In order to help understand the relationship between the proposed building and the surrounding area, staff has composed three dimensional massing illustrations based on the latest PRC Plan submitted by the applicant. These illustrations are provided below.

View from the west (near intersection of New Dominion Parkway and Town Center Parkway)

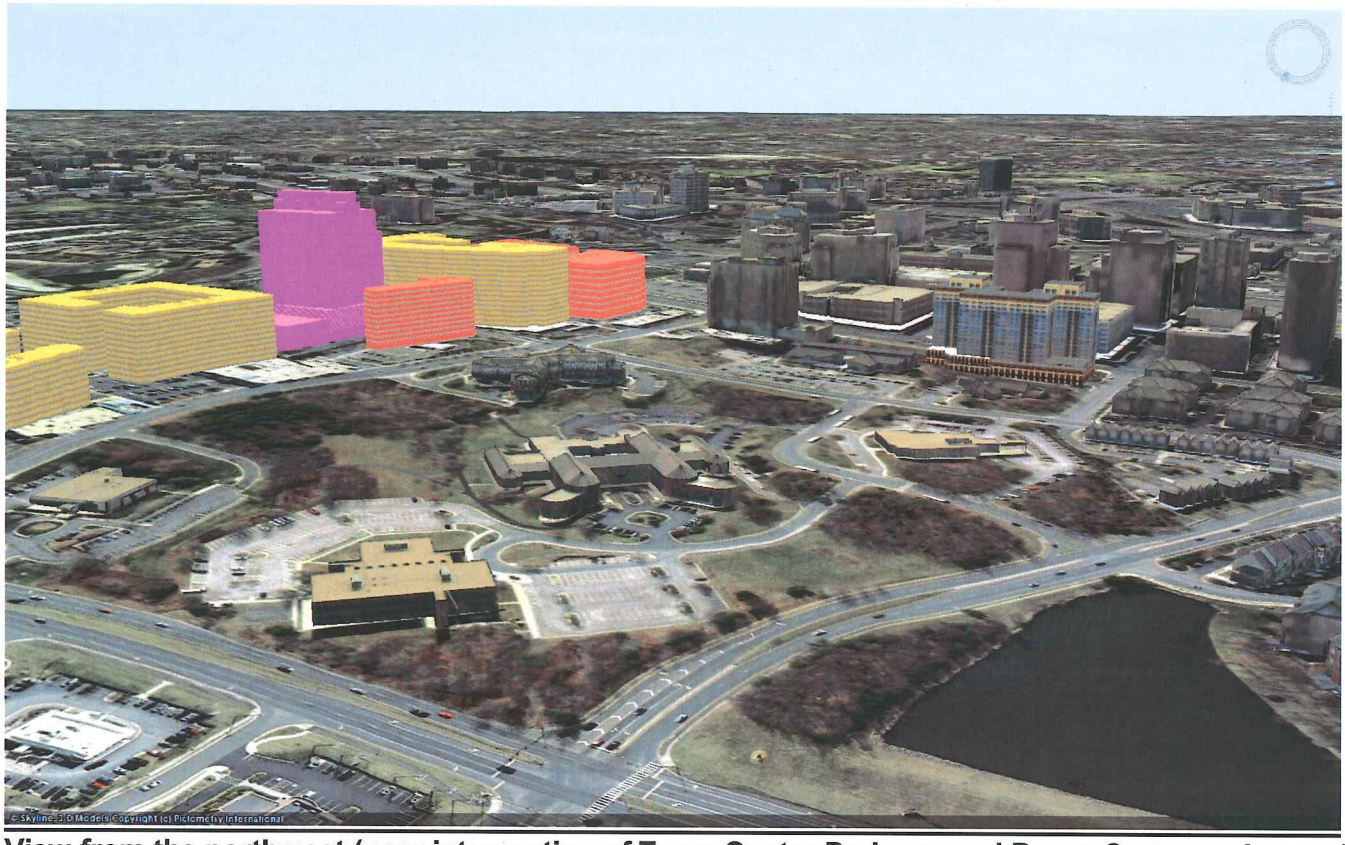


View from the south (Sunset Hills Road)

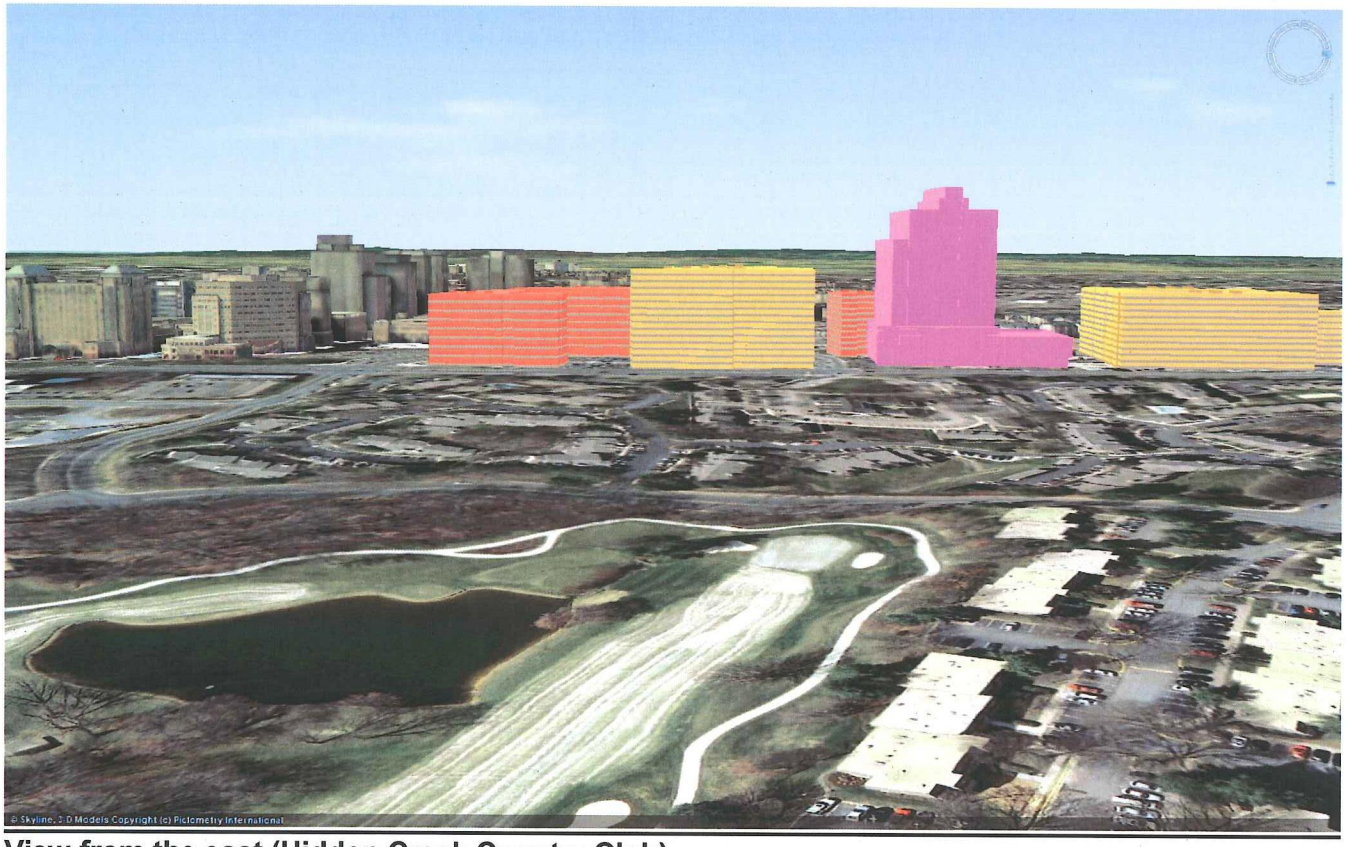
View from the southwest (near intersection of Town Center Parkway and Bluemont Way



View from the north (intersection of Reston Parkway and Baron Cameron Avenue)



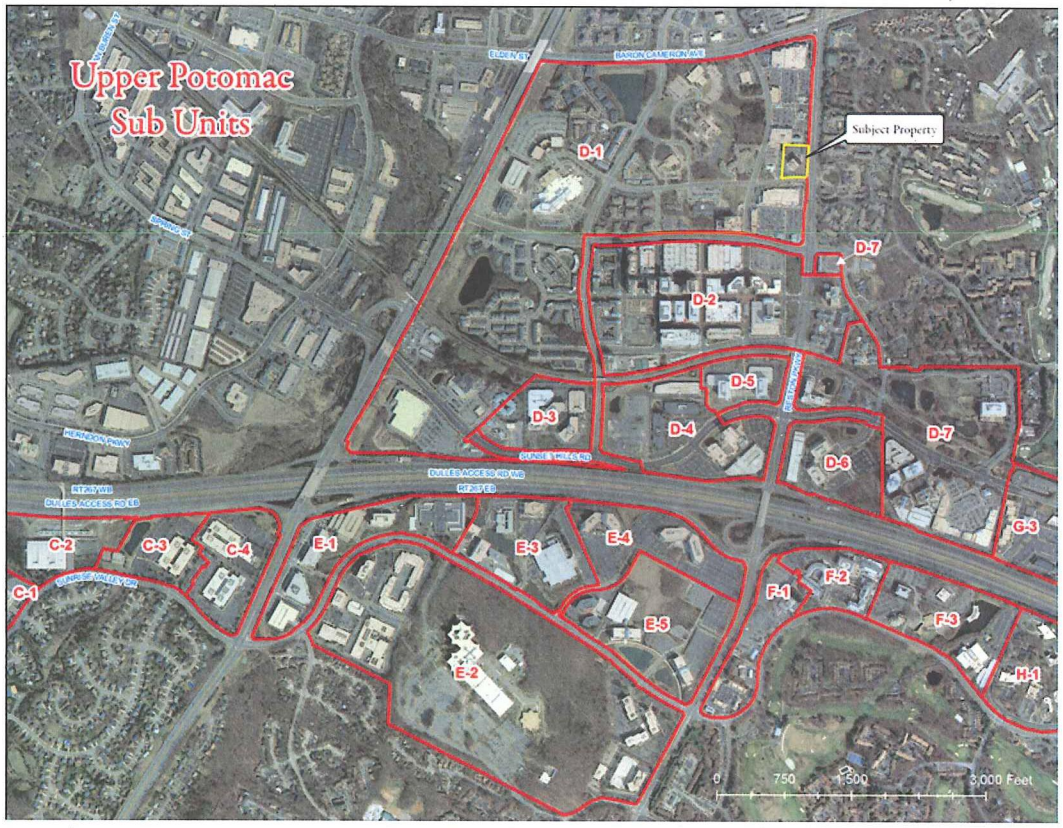
View from the northwest (near intersection of Town Center Parkway and Baron Cameron Avenue)



View from the east (Hidden Creek Country Club)

Issue: Intensity

As previously mentioned, the subject site is located within sub-unit D1 of the Reston-Suburban Center within the Comprehensive Plan. The subject property is located beyond the "Reston Parkway Transit Station Area" where there are Plan options for more intense mixed-use development. The Plan language for the portion of sub-unit D-1 in which the site is located, states that it is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. The subject application proposes an FAR of 4.08, which far exceeds the intensity recommended by the Plan. The proposed non-residential development in this application is approximately 5.8 to 8 times greater in mass than envisioned under the Comprehensive Plan with respect to intensity of use. To be in conformance with the Plan recommended intensity range, the subject site should be developed with approximately 51,400 to 72,000 gross square feet of development and the proposed intensity should be reduced by at least 346,900 SF of development.



Stormwater Management (SWM)/Best management Practices (BMP) (Appendix 5)

SWM and BMP measures for the subject property are currently provided by the Town Center Parkway pond and Reston Section 43 pond, both located northwest of the site.

The SWM/BMP narrative included in the PRC Plan states that an existing on-site infiltration system would be removed and replaced with an underground SWM vault to be located below the proposed parking structure. The narrative further states that the post development runoff will be equal to or less than the pre development runoff.

The applicant will request a waiver to utilize the off-site ponds identified above, at the time of final site plan review. The final determination on the waiver request shall be made by DPWES during site plan review.

Transportation Analysis (Appendix 6)

Fairfax County Department of Transportation staff has reviewed the subject application and provided the following comments:

Issue: Widening of Reston Parkway

Per the Comprehensive Plan, Reston Parkway is to be widened to a six-lane facility. FCDOT recommends that the Applicant should construct the third southbound through-lane along the site's Reston Parkway frontage. An addendum to the traffic analyses of July 29, 2011 and November 30, 2010 was reviewed by VDOT and FCDOT to re-examine the timing and/ or the need for the third lane. FCDOT continues to recommend the third southbound through lane be constructed along the site's Reston Parkway frontage to alleviate queuing onto westbound New Dominion Parkway that could affect ingress and egress onto Private Street One.

Resolution:

The proffers associated with the four "Town Center rezonings" (RZ 85-C-088, RZ 86-C-118; RZ 86-C-121; RZ 86-C-119) included several commitments for the provision of transportation improvements. Transportation improvements are triggered by the phased development of Reston Town Center. Proffer B. 20 requires construction of two additional lanes of Reston Parkway between New Dominion Parkway and Baron Cameron Avenue during Phase II which is triggered once 5,500,00 square feet of office/R&D space has been constructed. The subject property was not included in the land area subject to the above referenced rezoning applications. The planned improvements identified in the Comprehensive Plan are to be constructed by development subject to the Town Center rezonings when the proffered triggers are met.

Issue: Closing Direct Access to Reston Parkway

The existing site has direct access to Reston Parkway. FCDOT staff recommended that the applicant close the existing direct access to Reston Parkway and relocate the access to the planned "Street One", to be constructed with the Reston-Spectrum Development along the northern boundary of the site. FCDOT staff noted that language should be provided to initiate and secure such an access.

Resolution:

The applicant proposes to close the subject site's Reston Parkway access once proposed street one is constructed for the Spectrum Development. This issue has been addressed in the proposed PRC development conditions.

Issue: Reston-Spectrum Proposed Development

FCDOT staff noted that the applicant should overlay the proposed Reston Spectrum site on the revised PRC plan. This will demonstrate the location and alignment of future site access points. The site access to Street One should be designed to align with the Reston Spectrum access

Resolution:

The PRC Plan includes an ultimate site layout (Sheet 5A), which depicts the proposed Reston Spectrum development along the boundaries of the site. The plan demonstrates that the future site access will align with the proposed Spectrum development.

Issue: Reston Parkway Trail

The PRC Plan previously depicted an eight-foot wide along the Reston Parkway Frontage of the site. FCDOT staff recommended that the applicant provide a 10ft. wide trail along the site on Reston Parkway to match the trail that is to be provided along Reston Parkway to the north and south of the property.

Resolution:

The PRC Plan has been revised and a ten-foot wide pedestrian trail is now proposed along the Reston Parkway frontage of the site.

Issue: Transportation Demand Management

FCDOT staff determined that based on the uses and intensity proposed with this application, there would be a daily increase of 3000 trips during the AM and PM peak hours (see below).

Trip Generation (Existing 2.36 acre development-vehicular trips per)

	AM Peak Hour	PM Peak Hour	Daily
Existing			
Office 61,000 sq.ft.	95	90	670
Proposed:			
Office 413,700 sq.ft.	583	540	3420
Retail 5,200 sq.ft.	10	26	250
Total Trips Proposed --Retail and Office	593	566	3670

Net Increase (Proposed minus existing)

AM Peak Hour	PM Peak Hour	Daily
498	476	3000

As a result of the proposed increase in vehicle trips associated with the application, FCDOT staff has recommended that Transportation Demand Management strategies be implemented for the site, including initiating a Reston Town Center shuttle service in cooperation with the LINK program or provide shuttle service for the office site; and providing Parking Management Strategies, that among others tasks could prioritize parking for delivery and service vehicles, handicap spaces, car pool spaces, etc.

Resolution:

The application has proposed Transportation Demand strategies that include all of the measures recommended by FCDOT. Staff has proposed a draft development condition to reflect the proposal made by the applicant. With the adoption of the draft development conditions, this issue will be resolved.

ZONING ORDINANCE PROVISIONS (Appendix 7)

P-District Standards

The PRC District regulations are designed to permit greater flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. According to the Purpose and Intent of the PRC District as contained in the Zoning Ordinance, the flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning. Once a rezoning to the PRC District is approved, a PRC Plan is required for each proposed development. With every step of the planning, design and development within the PRC District (including the review of the PRC Plan), the applicant must demonstrate the achievement of the PRC objectives, which are contained in the Purpose and Intent of the PRC District (Sect. 6-301), as well as the P-District Design Standards (Sect. 16-102), and the PRC Plan submission requirements (Sect. 16-303).

6-301 PRC District Purpose and Intent

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

The subject property is located to the north of the Reston Town Center, where there are a variety of housing types, including mid and high-rise multifamily dwellings and townhouses. Employment opportunities and commercial services are also located within the area. The application proposes a 23-story mixed-use building that will include office, retail uses and an eating establishment. The proposed uses are in accordance with this objective.

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

As previously discussed in this report, the proposed scale and mass of the building is not compatible with the existing and planned development for the surrounding area. The proposed height of 295 feet (plus penthouse) would even be greater than existing development within the Reston Town Center Urban Core. Any redevelopment of the proposed site should provide a design that respects the character of the surrounding neighborhood. Furthermore, the proposed intensity of 4.08 FAR, far exceeds the non-residential intensity proposed with the Reston Spectrum PRC Plan (0.66 FAR) currently under review, which proposes a mixed-use development consisting of buildings ranging in height from 95 feet to 165 feet. Therefore, this objective has not been met.

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

The subject application proposes an eight-foot wide pedestrian trail along the Bowman Towne Drive frontage of the site, a ten-foot wide pedestrian trail along the Reston Parkway frontage of the site, and a five-foot wide pedestrian trail along the future private street along the northern boundary of the site. The application also proposes bicycle storage facilities within the structured parking garage, and a proposed bus shelter along the Reston Parkway frontage of the site. Pedestrian linkages to the rooftop plaza above the parking structure will be provided. Therefore, this objective has been met.

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

The subject site is proximate to the Reston Town Center, which provides cultural, educational, medical and recreation facilities for the community, including Reston Hospital Center, the Reston Regional Library, and the Greater Reston Arts Center. The application provides another public park and would also be served by the existing facilities in the area. Therefore, this objective has been met.

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

The site is currently developed with a five-story office building constructed in 1979, which is surrounded by surface parking. While there are no significant natural or manmade environmental features for the applicant to take advantage of, more could be done to provide a structure that is compatible with the existing and planned environment around the site, including reducing the non-residential intensity proposed with this development by at least 346,900 SF. As previously discussed, the proposed building will be significantly taller and greater in scale and mass than any of the existing or planned development on all boundaries of the site. A building at a lower height and scale would be more fitting with the character of the area.

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

According to the tabulations included on the PRC Plan, approximately 1.1 acres (47%) of the site will be open space, which includes a ground level entry plaza along the Reston Parkway frontage of the site and a green roof/rooftop park and plaza on top the proposed parking structure. The open space areas will be available for use by the public via a proposed elevator at the northeastern corner of the building. Therefore, this objective has been met.

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

The subject site is located in an area where all public utilities and services are located and adequate, including fire service, sanitary sewer, and water service. Therefore, this objective has been met.

Section 16-102 Design Standards

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

The subject property is not located near the boundary of the PRC District; all of the surrounding properties are zoned PRC. Accordingly, screening would not be appropriate for the application property.

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

The proposed application generally satisfies these regulations. Based on the proposed uses on the site, 1,105 parking spaces are required per Zoning Ordinance standards. The PRC Plan proposes to provide 1,105 parking spaces, including 1,084 structured parking spaces, 21 surface parking spaces. The PRC Plan depicts five loading spaces, in accordance with the Zoning Ordinance. The applicant has provided a note on the PRC Plan stating that all signage on the site will be provided in accordance with Article 12 of the Zoning Ordinance and in compliance with the Reston Association Design Guidelines.

There is no open space requirement in the PRC District; however, the site layout depicts forty seven percent (47%) of the overall site as open space (1.1 acres), including an entry plaza as a focal point on the ground level and a rooftop park and plaza on top the parking structure, which will consist of a "green roof". Therefore, this standard has been met.

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

Access to the site proposed via two existing entrances on Bowman Towne Drive, one entrance along Reston Parkway. The entrance along Reston Parkway is proposed to be closed permanently, when a planned private street "Street 1" along the northern boundary of the site to be constructed by others (Reston Spectrum development) is completed. At that time access to the site will be provided from the new private street. Pedestrian trails are proposed along the Reston Parkway and Bowman Towne Drive frontages of the site, as well as along the planned "Street 1", and a bus shelter is proposed along the Reston parkway frontage of the site.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Based on the discussions above regarding the height and intensity proposed with the subject application, staff believes the proposal is not compatible with the existing and planned development in the vicinity of the site. Staff strongly recommends a reduction in intensity and building height that is more in character with the surrounding development.

Recommendations

Staff recommends denial of PRC 77-C-076. However, if it is the intent of the Board of Supervisors to approve PRC 77-C-076, staff recommends that the approval be made subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

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

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. RZ 77-C-076 Clerk's Letter and Development Plan
4. Comprehensive Plan Citation/Land Use/Environmental Analysis
5. Stormwater Management Analysis
6. Transportation Analysis
7. Applicable Zoning Ordinance Standards
8. Glossary

PROPOSED DEVELOPMENT CONDITIONS

PRC 77-C-076

March 7, 2012

If it is the intent of the Board of Supervisors to approve PRC 77-C-076, located at Tax Map 17-1 ((1)) 2C, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Reston Section 87-1 Redevelopment," prepared by Urban Ltd., consisting of 23 sheets, and dated November 2012 as revised through February 17, 2012. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

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

3. The subject property shall be developed with office, retail, restaurant, and civic/public open space uses. Development on the subject property shall include a maximum of 418,900 square feet of gross floor area ("GFA") in total.

4. All signage of the subject property shall be in conformance with Article 12 of the Zoning Ordinance. The Applicant may design, submit, and process a Comprehensive Sign Plan to ensure that all signs, including entrance, directional, traffic, and building mounted signs, are coordinated and consistent with the quality of the architecture of the building and the Reston Town Center area, generally.

5. Surface parking spaces on site shall be limited to a maximum of 21, as shown on the PRC Plan.

6. A landscape plan shall be submitted as part of the first and all subsequent site plan submissions that is in substantial conformance with the landscaping shown on Sheets 13 and 13A of the PRC Plan for the review and approval of the Urban Forest Management Division (UFMD), DPWES.

7. The maximum height of the residential buildings shall not exceed 295 feet in height (23 stories).

8. The principal façade building materials for the building, parking garage and mechanical systems shall consist of metal, pre-cast concrete, or other cementitious or masonry finish, and glass. In addition, additional "accent"

materials may be included as approved by the DRB. Use of exterior finishing system ("EFIS") materials shall be prohibited.

9. The Applicant shall use commercially reasonable efforts to incorporate sustainable design elements into the building consistent with LEED Certification standards for high-rise commercial office buildings. The Applicant shall utilize the services of a Leadership in Energy and Environmental Design ("LEED")-accredited professional in the design of the building. In addition, the Applicant shall register the project with the United States Green Building Council ("USBGC") and pursue a goal of attaining a minimum of "Silver" certification level under the LEED program or the applicable program at the time of certification.

   Concurrent with its submission of its first building plan, the Applicant shall submit to the Department of Planning and Zoning a listing of specific anticipated sustainable features and facilities incorporated into the building's design, including specific anticipated credits within the project's registered version of the USGBC rating system, or other similar LEED rating system determined to be equivalent of the USGBC rating system as determined jointly by the Applicant and Fairfax County. In addition, the Applicant shall have the option to consider the inclusion of additional green building technologies in the future. Any mechanical equipment shall be subject to Section 2-506 of the Zoning Ordinance.

10. The Applicant shall provide an assessment of the feasibility and costs that would be associated with the provision of space and infrastructure required for the future provision of electric vehicle charging stations that would become accessible to all future users of parking facilities on the subject property, prior to approval of each building plan to promote efficient, renewable, and sustainable energy practices. Based on the results of this assessment, the Applicant will consider the provision of space and infrastructure to support the future provision of electric vehicle charging stations.

11. The Applicant shall submit stormwater quantity and quality calculations concurrent with the submission of the first site plan for the building, to DPWES for review and approval, demonstrating that adequate stormwater quantity and quality controls are provided for the subject property. At the time of Site Plan review, the Applicant shall utilize the existing capacities in the off-site ponds, subject to the approval of a waiver of on-site stormwater management. If a waiver is not approved, the Applicant shall provide adequate SWM and BMP measures on-site. The Applicant shall make/install any necessary improvements prior to issuance of a Non-RUP for the building, as determined necessary by DPWES.

12. The Applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The Applicant shall coordinate with IPAR to obtain its recommendations on the type and location of

public art to be provided on site. The Applicant shall make the final selection of the public art features and their location after consultation with IPAR and shall incorporate such features into the development prior to issuance of the first Non-RUP for the proposed building. The Applicant shall provide a one-time contribution of $25,000.00 to ("IPAR") or the other entity, as designated, for use in the procurement, installation, and/or maintenance of said public art at the time of issuance of the first Non-RUP for the property.

13. The applicant shall permanently close the subject site's existing Reston Parkway access upon completion by others, of "Street 1" proposed between Reston Parkway and Fountain Drive as shown on PRC 86-C-121-04 (Reston Spectrum) or as may be modified by VDOT. The applicant shall convey upon demand of Fairfax County, all necessary temporary and/or permanent easements to permit construction and use of that portion of "Street 1" needed to connect the proposed building.

14. The applicant shall submit the final architectural and landscape plans for the building to the Reston Association Design Review Board ("DRB") for review and approval, prior to the issuance of a building permit for the building.

15. A Transportation Demand Management plan (the "TDM Plan") shall be implemented by the Applicant, and subsequently, as appropriate, the commercial condominium association, to encourage the use of transit, including Metrorail, RIBS and/or Fairfax Connector bus, other high-occupancy vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the proposed development.

    a. <u>TDM Goal</u>. TDM strategies, as detailed below, shall be implemented by the Applicant in an effort to reduce the P.M. peak hour trips by a minimum of twenty-five percent (25%) from the total number of vehicle trips that would be expected from the 418,900 square feet of office and retail space included in the Proposed Development (the "Baseline Trips") under the Institute of Traffic Engineers ("ITE") Trip Generation Manual, 8th Edition (the "TDM Goal"). In the event the Applicant constructs less than 418,900 total square feet as part of the proposed development, then the Baseline Trips shall be calculated as if the full 418,900 square feet of the Proposed Development actually had been constructed as reflected on the PRC Plan. Tenants of the building shall be advised of the TDM Goal and the TDM strategies by the PM (as defined hereunder in this note) through the annual dissemination of written materials summarizing the availability of the TDM strategies. Further, written materials will also be included in the lease documents for future tenants.

    b. <u>Program Manager</u>. Within three (3) months following approval of the first building permit for the first Nonresidential square foot, the Applicant (and thereafter, as applicable, the Owner) shall designate an individual to act as the Program Manager ("PM") for the Property, whose responsibility will be to

implement the TDM strategies, with on-going coordination with the Fairfax County Department of Transportation ("FCDOT"). The PM duties may be a part of other duties assigned to the individual(s), but the PM should be a full-time, on-site employee.

c. TDM Plan. This note sets forth a program for a transportation demand management plan (the "TDM Plan") to meet the TDM goals set forth hereunder. A copy of this TDM plan shall be provided to FCDOT for review and comment prior to the issuance of the first building permit for the proposed development Should FCDOT seek modifications to the TDM Plan, the Applicant shall work in good faith with FCDOT and shall amend the TDM Plan as mutually agreed to by the Applicant and FCDOT. If FCDOT does not comment on the TDM Plan within sixty (60) days following its submission, the TDM Plan shall be deemed "approved." Once the TDM Plan is approved by FCDOT, the Applicant shall implement the TDM Plan. Because the TDM Plan represents the strategy to be employed by the PM to meet the TDM Goal, the TDM Plan may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a CPA; provided, however, that the TDM Goal shall not be amended absent approval of the Planning Commission. The TDM Plan, and any amendments thereto, shall include provisions for the following with respect to the office and retail uses:

i. Integration of transportation information, including Metro maps, schedules and forms, ride-sharing and other relevant transit option information into leasing and marketing materials;

ii. Regular distribution of transit, ride-sharing, and other relevant transit option information provided by Commuter Connections, Reston's "LINK" program, FCDOT, or others to all building tenants;

iii. Coordination/Assistance with vanpool and carpool formation programs, including Reston's LINK program, ride matching services, adjacent office buildings and homeowners associations, and established guaranteed ride home programs;

iv. A parking management plan, which shall include: (i) reservation of preferential parking for registered vanpools and carpools; (ii) reservation of parking spaces equipped for electric and plug-in hybrid vehicles; and (iii) consideration of dedicated parking spaces for car sharing services, if requested by a service operator;

v. Assistance to tenants in the set-up of tax-free commuter benefits programs for their employees, and the marketing of these programs to tenants;

vi. Provision of relevant real-time traveler information within the building, through either a website, email list, or informational kiosk/display in the lobby; and

vii. Establishment of a phasing strategy, coordinated with FCDOT as provided herein, to address which TDM strategies are implemented at what time.

d. No later than one (1) year following the issuance of the final Non-RUP on the Property, the effectiveness of the TDM Plan shall be evaluated using surveys and/or traffic counts prepared by the Applicant in cooperation with FCDOT. The Applicant shall coordinate with FCDOT regarding the scope of the traffic counts. The Applicant shall submit the results of the surveys and traffic counts to FCDOT to permit the Applicant and FCDOT to determine if the TDM goals have been met. If FCDOT has not responded to such submission within sixty (60) days, the survey and count data for that year shall be deemed approved. Such TDM surveys shall be conducted annually for two (2) years following the initial survey. If the TDM surveys show that the trip reduction objective is being met after a total of three (3) annual surveys, the Applicant shall proceed with the TDM strategies as implemented and be forever relieved of its obligations under this Note.

e. In the event any TDM survey and traffic count indicates that the TDM Goal has not been met, the Applicant shall meet with FCDOT to review the strategies in place and to develop modifications to the TDM strategies, adopt additional TDM strategies and/or conduct additional traffic counts, as deemed appropriate by FCDOT, that will facilitate meeting the TDM Goal. If the TDM goal is not met for two (2) consecutive surveys and traffic counts, then the Applicant, or successor Owner, shall contribute five cents ($0.05) per square foot constructed on the Subject property to the TDM account to be utilized on supplemental TDM strategies approved in cooperation with FCDOT.

16. The Applicant shall work with the Reston Internal Bus System ("RIBS") and the Fairfax Connector bus service to encourage the installation of a bus stop on the subject property to take advantage of existing RIBS services. In the event RIBS is unable to locate a bus stop on the subject property, the Applicant will work with other neighboring property owners to develop a circulator that meets the subject property's needs or, alternatively, shall provide shuttle service for tenants and visitors to the subject property to the planned Reston Parkway Metrorail station.

17. The Applicant shall relocate existing and/or construct bus shelters along Reston Parkway and/or Bowman Towne Drive, either on the subject property or within the right-of-way, as mutually agreed by the Applicant, VDOT, and FCDOT in conjunction with site plan approval of the proposed development.

18. The Applicant shall provide infrastructure to promote cycling and pedestrian access to the subject property, including easily accessible bicycle racks, bicycle

lockers, bicycle storage areas, change rooms, general lockers, and showers on the subject property. The specific locations of these facilities shall be designated by the applicant at the time of issuance of the first Non-RUP for the subject property and shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking. The applicant shall also provide infrastructure and infrastructure integration to support a community and/or government-sponsored bicycle sharing program at the time such program is made available in the vicinity of the Subject Property.

19. All on-site, outdoor and parking garage lighting shall comply with Article 14 of the Fairfax County Zoning Ordinance.

    a. Street Lights. All street lights shall be semi-cutoff.

    b. Plaza Street Lights. All lighting provided in plaza and parking areas shall be fully-shielded, cut-off fixtures directed inward and downward to reduce glare on adjacent properties.

    c. Security Lighting. All building-mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.

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

PRC PLAN STATEMENT OF JUSTIFICATION

PRC 77-C-076
RTC Partnership, LLC
Tax Map #17-1((1)), Parcel 2C

December 22, 2011

I. Background

1760 Reston Parkway, commonly referred to as the "Town Center Office Building," is an existing 61,000-square foot office building located on approximately 2.36 acres at the northwestern quadrant of Bowman Towne Drive and Reston Parkway. The Property is located within Land Unit D, Sub-unit D1 of the Reston Town Center District and is zoned Planned Residential Community ("PRC").

A PRC Development Plan for the Property was originally approved by the Fairfax County Board of Supervisors in 1978 pursuant to a PRC rezoning (RZ 77-C-076) and proffered PRC Development Plan (DP-121) ("Gulf Reston, Inc."), both of which called for commercial retail and office uses without height or development intensity ("FAR") restrictions. Constructed more than three decades ago, the existing office structure is approaching the end of its useful life and redevelopment is increasingly appropriate considering both changes in area conditions and, more specifically, the development program proposed in the 2008 Reston Spectrum application (CPA-86-C-121-2-3 ("Reston Spectrum, LLLP")), which surrounds the Property on three sides.

This PRC Plan calls for the Property to be redeveloped to create a more vibrant and architecturally-significant structure that will become one of the preeminent, landmark office locations in the Reston Town Center area. The PRC Plan proposes removal of the existing office building and redevelopment of the Property into a 23-story, "Class A" signature mixed-use office and retail building.

The proposed use will provide a critical "missing link" in the future development of the Town Center North area and will consist of approximately 418,900 square feet of office, retail, and restaurant uses at a Floor-Area Ratio ("FAR") of 4.08. This PRC Plan application is in complete accordance with the previously-approved PRC rezoning (RZ 77-C-076) and proffered PRC Development Plan (DP-121).

II. Design

Given the Property's highly visible location along Reston Parkway, particular attention to quality architectural and urban planning design are paramount. The Property has been envisioned since the original 1962 Reston Master Plan as a site for a signature office structure, and, consequently, an innovative, mixed-use design should be the focus

of redevelopment efforts that not only meets the needs of Reston's future office and retail users, but will provide a visual amenity for the northern Town Center District well into the 21st century.

The proposed layout calls for high quality urban design features between the retail and office uses. The first five levels of the structure will consist of the retail space and structured parking, while the remaining 18 levels will be designed for office use. The building's ground level retail space will be located along the frontage of both Bowman Towne Drive and Reston Parkway and may accommodate a high-end restaurant use with outdoor seating and valet parking.

The owner proposes a 10,380-square foot entry plaza as a focal point on the ground level as well as a 36,000-square foot rooftop plaza on top of the parking structure, which will consist of a "green roof" that will provide a unique amenity for the visitors and users of the office building and the public. Special attention has been made to enhance the plaza's accessibility and functionality by the public. A minimum of LEED-silver architecture will be included within the building's design and all storm water detention will be handled through on-site detention and Best Management Practices. Additional site amenities contemplated include extensive landscaping along Reston Parkway and along Bowman Towne Drive. Though no open space is required under this PRC Plan, the total amount of open space associated with this redevelopment is approximately 54,840 s.f., or approximately 53.3 percent of the total footprint of the 2.36-acre Subject Property.

Access to the Property will continue to be provided by two entrances on Bowman Towne Drive, one entrance onto Reston Parkway, and, once completed, one entrance onto planned "Street 1," as planned to be constructed through the approved Reston Spectrum application. Parking for the proposed building will include a minimum number of parking spaces fronting along Reston Parkway for the proposed retail or high-end restaurant use, as well as a parking structure which will feature both below and above-grade parking spaces. Similar to the existing Democracy Tower office building in Reston Town Center, the above-ground portion of the parking structure will sit atop retail uses and will be screened with a context-sensitive façade treatment that will be harmoniously integrated in the office structure.

In order to provide safe and inviting access for pedestrians who travel along the Property's perimeter, on-site pedestrian circulation will be designed to promote connectivity between the approved Reston Spectrum development and the Property, with a focus on improving pedestrian connections within the Reston Town Center. The proposed layout honors the grid street pattern envisioned by the adjacent Spectrum development and provides pedestrian connections to surrounding properties, Reston's trail system, and easy pedestrian access to the planned Reston Parkway Metrorail station. This application provides substantially improved sidewalks that will be 10 feet wide along the site's frontage and will be complimented by significant landscaping and benches. The Applicant notes that the Subject Property offers a safe, convenient, and direct 10-minute pedestrian connection to the Reston Town Center Transit Station via

Reston Parkway and a similar 15-minute pedestrian connection to the planned Reston Parkway Metrorail station. The Applicant has also included a bus stop shelter and bicycle facilities to afford convenient access to mass transportation facilities.

III. Density

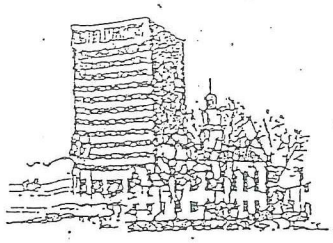
The density proposed with this application is in accordance with the previously-approved PRC rezoning (RZ 77-C-076) and proffered PRC Development Plan (DP-121). Unlike other areas of Reston which feature lower-density residential communities, the Subject Property is located in an area of Reston which has not only seen increased development activity over the past decade, but has also long been identified with mixed-use, high-density urban development. Reston Parkway, a major thoroughfare, forms the Subject Property's eastern front and provides a gateway for travelers from the north visiting the Town Center area.

The Applicant believes that the changing conditions of the surrounding area and the quality of this proposal merit higher densities. The proposed building would be similar in height and bulk to other high-rise buildings in the Town Center urban core and will provide a gateway focal point for development in the Town Center North area. Not only will the proposed redevelopment compliment the planned high rise multi-family residential building approved pursuant to PCA/DPA 82-C-060-02 ("Athena/Renaissance Reston, LLC"), but the proposed 4.08 FAR corresponds to densities approved immediately adjacent to the Property in the approved Reston Spectrum project, which has densities ranging from 3.0 to 4.2 FAR.

IV. Summary

The proposed redevelopment will deliver a "Class A" office building of over 400,000 square feet as a major employment center for Reston. As noted in the conceptual renderings proposed with this PRC plan, the proposed structure will be one of the most architecturally significant buildings in Reston Town Center, with appropriate landscaping and roof top green space that will provide an example for other redevelopment projects in the area. The proposed PRC Plan is in conformance with the PRC zoning district and the proposed redevelopment of the approved Reston Spectrum project.

APPENDIX 3



COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

February 2, 1978

Mr. E. A. Prichard
4085 University Drive
Fairfax, Virginia 22030

Re: Proposal No. 77-C-076

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at its meeting on January 30, 1978, granting, as proffered, Proposal No. 77-C-076 in the name of Gulf-Reston, Inc., to rezone certain land in Centreville District from RE-1 and RE-2 District to RPC District, subject parcels 26-2 ((1)) Part 5, 27-1, 27-3, 26-4 and 17-1 ((1)) Part 3 on 161.1727 acres (South-Lakes) and 2.4578 acres (Town Center).

In addition, the Board of Supervisors approved, as proffered, DP-121 in the name of Gulf-Reston, Inc.

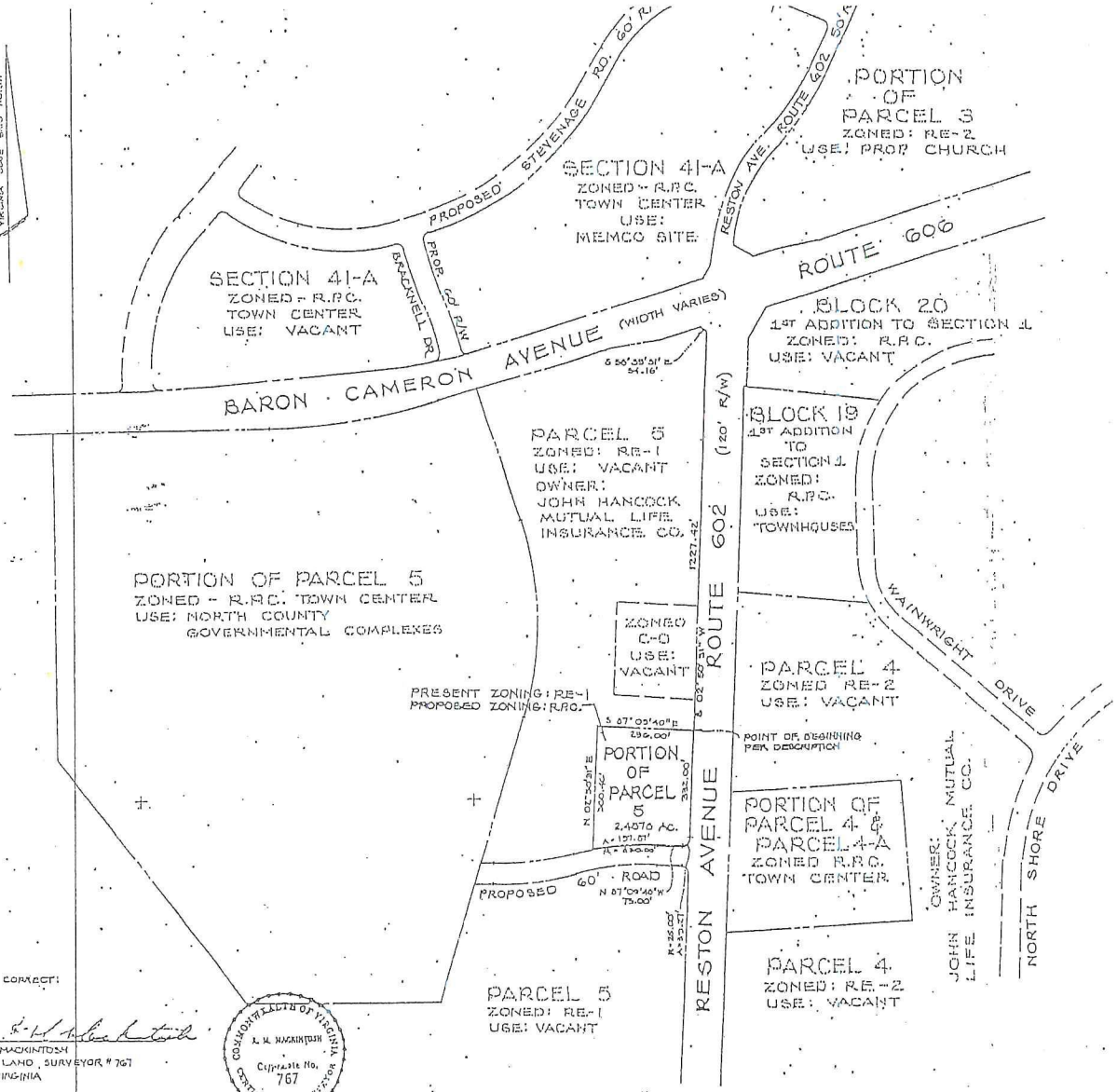
Very truly yours,

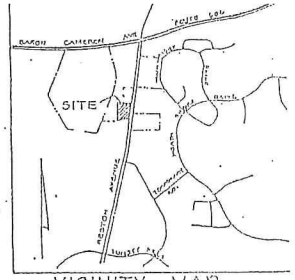
Ethel Wilcox Register

Ethel Wilcox Register
Clerk to the Board

EWR/mmg

cc: Mr. Patteson
Mr. Yates
Mr. Knowlton
Mr. Beales





VICINITY MAP

FAIRFAX COUNTY
O.C.P.-PLAN IMPLEMENTATION BRANCH
5TH FLOOR, MASSEY BUILDING
DATE RECEIVED 12-5-77 FOR RPC
CASE NO. 77-C-076 SUBMISSION NO. 2

PART V
BOUNDARY SURVEY

22ND ADDITION TO THE FIRST R.P.C.
NORTHERN SECTOR
RESTON RR
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 200'
NOVEMBER 10, 1977

PREPARED BY
GULF RESTON, INC.
ENGINEERING DIVISION
RESTON, VIRGINIA

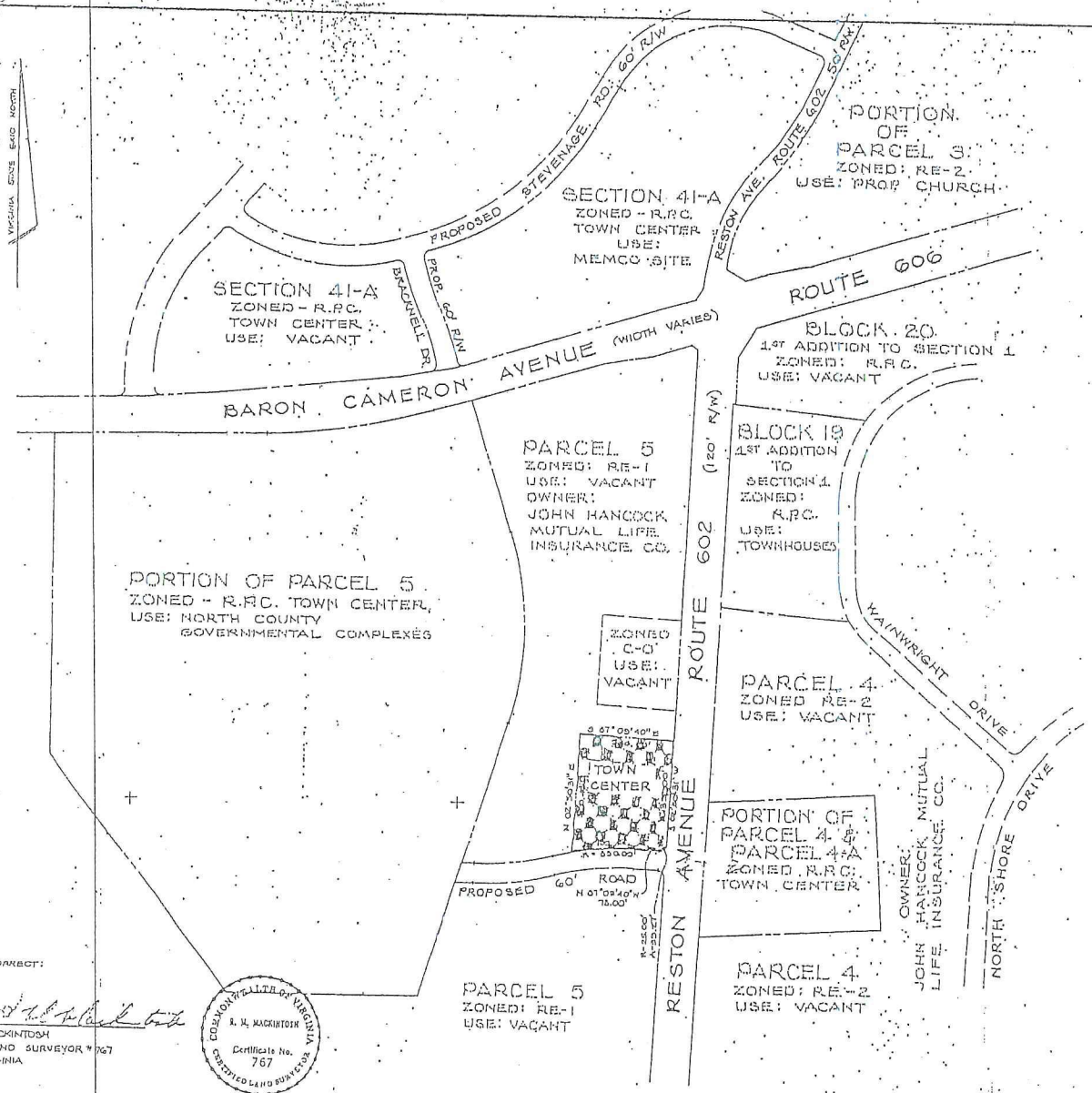
CERTIFIED CORRECT:

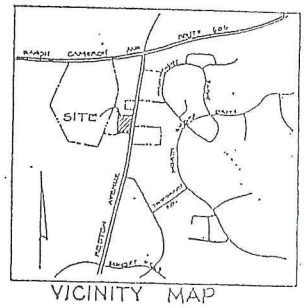
ROBERT H. MACKINTOSH
CERTIFIED LAND SURVEYOR # 767
RESTON, VIRGINIA

COMMONWEALTH OF VIRGINIA
R. H. MACKINTOSH
Certificate No.
767
CERTIFIED LAND SURVEYOR

SHEET 1 OF 4

89-192-F





PART V
PROPOSED DENSITY

22ND ADDITION TO THE FIRST R.P.C.
NORTHERN SECTOR
RESTON RR
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 200'
NOVEMBER 10, 1977

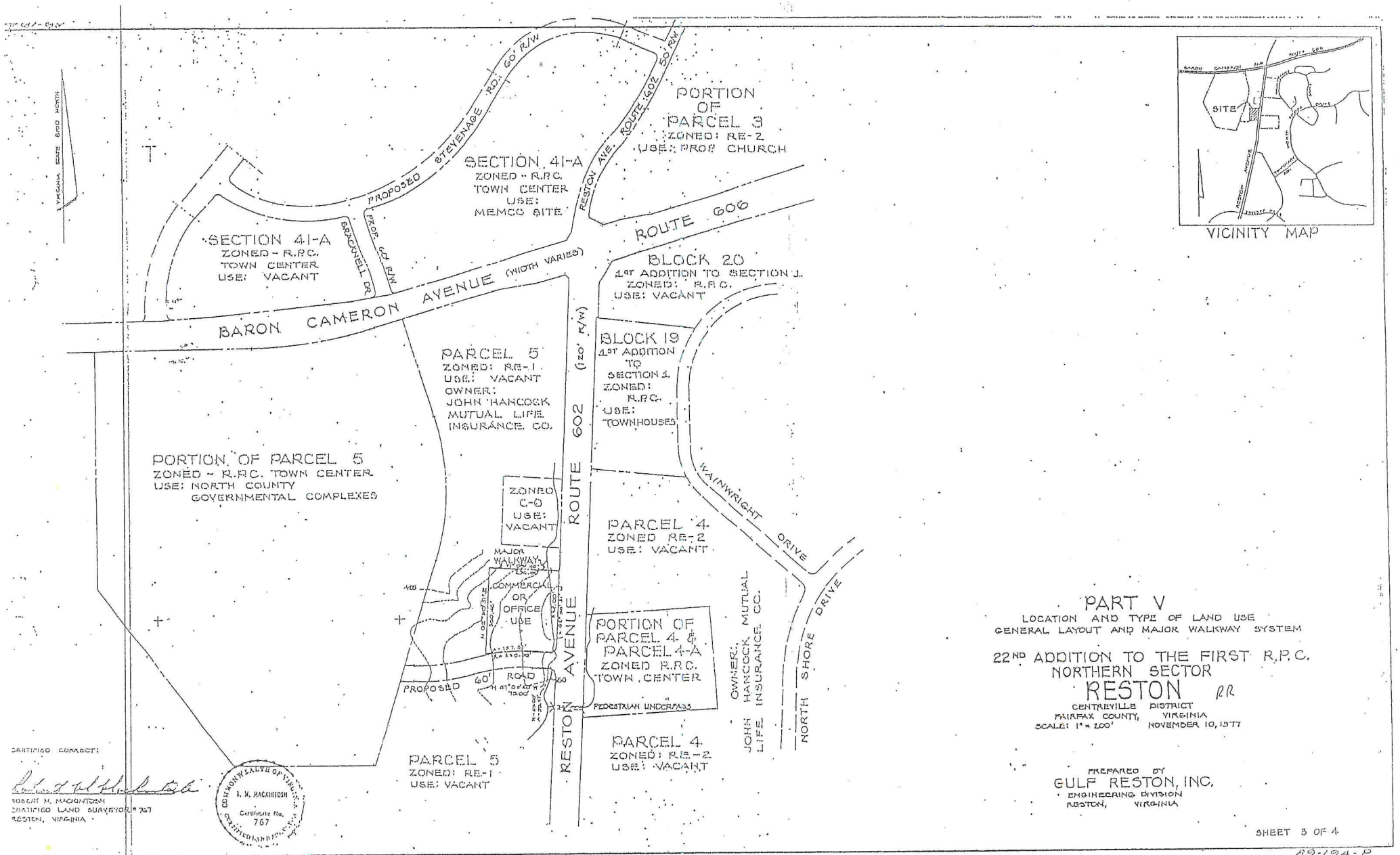
PREPARED BY
GULF RESTON, INC.
ENGINEERING DIVISION
RESTON, VIRGINIA

COMMONWEALTH OF VIRGINIA
R. M. MACKINTOSH
Certificate No. 767
CERTIFIED LAND SURVEYOR

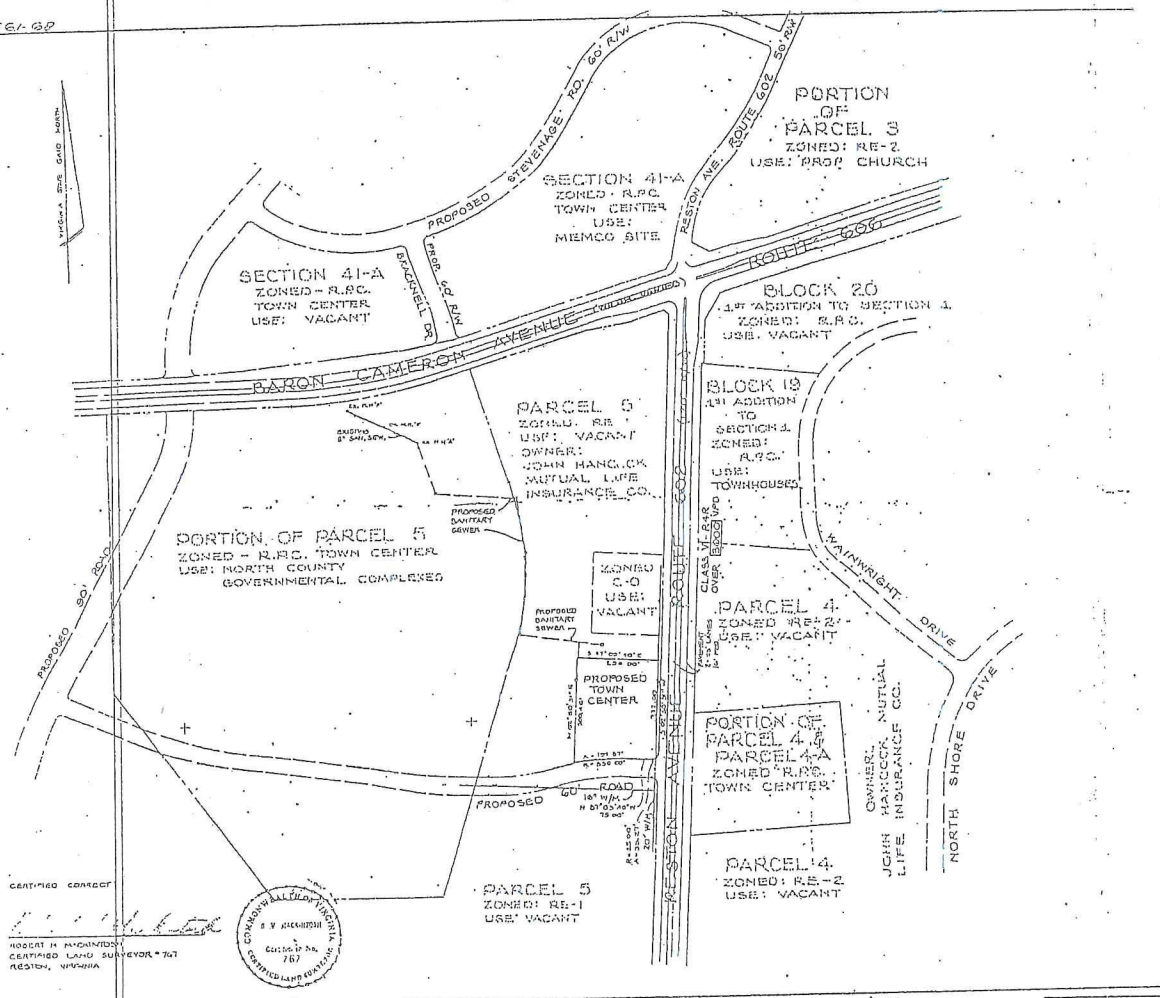
ITIFIED CORRECT:
ERT M. MACKINTOSH
ITIFIED LAND SURVEYOR # 767
STON, VIRGINIA

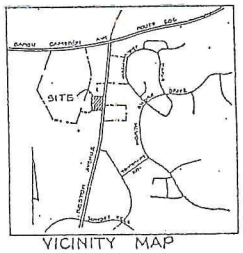
SHEET 2 OF 4

A9-10.3-P


VIRGINIA STATE PLANE NORTH
PROPOSED STEVENAGE RD. 60' R/W
RESTON AVE. ROUTE 602 50' R/W
PORTION OF PARCEL 3
ZONED: RE-2
USE: PROP. CHURCH
SECTION 41-A
ZONED - R.P.C.
TOWN CENTER
USE:
MEMCO SITE
SECTION 41-A
ZONED - R.P.C.
TOWN CENTER
USE: VACANT
BRACKNELL DR.
PROP. 60' R/W
ROUTE 606
BLOCK 20
1ST ADDITION TO SECTION 1.
ZONED: R.P.C.
USE: VACANT
BARON CAMERON AVENUE (WIDTH VARIES)
BLOCK 19
1ST ADDITION TO SECTION 1
ZONED: R.P.C.
USE: TOWNHOUSES
PARCEL 5
ZONED: RE-1
USE: VACANT
OWNER:
JOHN HANCOCK MUTUAL LIFE INSURANCE CO.
ROUTE 602 (120' R/W)
PORTION OF PARCEL 5
ZONED - R.P.C. TOWN CENTER
USE: NORTH COUNTY GOVERNMENTAL COMPLEXES
ZONED C-O
USE: VACANT
WAINWRIGHT DRIVE
PARCEL 4
ZONED RE-2
USE: VACANT
MAJOR WALKWAY
COMMERCIAL OR OFFICE USE
PROPOSED 60' ROAD
RESTON AVENUE
PORTION OF PARCEL 4 & PARCEL 4-A
ZONED R.P.C.
TOWN CENTER
PEDESTRIAN UNDERPASS
OWNER:
JOHN HANCOCK MUTUAL LIFE INSURANCE CO.
NORTH SHORE DRIVE
PARCEL 5
ZONED: RE-1
USE: VACANT
PARCEL 4
ZONED: RE-2
USE: VACANT
CERTIFIED CORRECT:
ROBERT H. MACKINTOSH
CERTIFIED LAND SURVEYOR # 767
RESTON, VIRGINIA
COMMONWEALTH OF VIRGINIA
R. H. MACKINTOSH
Certificate No. 767
CERTIFIED LAND SURVEYOR
VICINITY MAP
SITE
PART V
LOCATION AND TYPE OF LAND USE
GENERAL LAYOUT AND MAJOR WALKWAY SYSTEM
22ND ADDITION TO THE FIRST R.P.C.
NORTHERN SECTOR
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 200'
NOVEMBER 10, 1977
PREPARED BY
GULF RESTON, INC.
ENGINEERING DIVISION
RESTON, VIRGINIA
SHEET 3 OF 4

23-194-P





VICINITY MAP

PART V

MAJOR THOROUGHFARE PLAN
MAJOR PUBLIC UTILITIES &
STORM DRAINAGE SYSTEM &
TRAFFIC VOLUME STUDY

22ND ADDITION TO THE FIRST R.P.C.
NORTHERN SECTOR

RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 200' NOVEMBER 10, 1971

PREPARED BY
GULF RESTON, INC.
ENGINEERING DIVISION
RESTON, VIRGINIA.

CERTIFIED CORRECT

HOBART H. MCINTOSH
CERTIFIED LAND SURVEYOR #767
RESTON, VIRGINIA

COMMONWEALTH OF VIRGINIA
H. H. MCINTOSH
LICENSE NO. 767
CERTIFIED LAND SURVEYOR

SHEET 4 OF 4

County of Fairfax, Virginia

MEMORANDUM

DATE: February 23, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: PRC 77-C-076
RTC Partnership

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject application Planned Residential Community (PRC) 77-C-076, Reston Section 87, Block 1, and development plan dated December 9, 2010 revised through February 17, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The applicant, RTC Partnership, LLC, seeks to redevelop an approximately 2.36-acre parcel which is developed with a 61,000 square foot (SF), 5-story office building with a floor area ratio (FAR) of .59, known as Towne Center Office Building, and replace it with a 23-story, 418,900 SF mixed-use office building with secondary retail uses (2,600 SF) and/or eating establishment (2,600 SF) at an overall 4.08 FAR. The development plan depicts 1,105 parking spaces (1,084 structured spaces and 21 surface spaces). 1.1 acres (47%) of the site is proposed to be open space. Access points to the site are from Bowman Towne Drive and Fountain Drive.

LOCATION AND CHARACTER OF THE AREA

The subject property is located west of Reston Parkway and north of Bowman Towne Drive. The property is immediately surrounded to the north, west and south by an existing regional shopping center containing retail, restaurant and low rise office uses. This approximately 24-acre area is proposed to be redeveloped with a mix of uses known as the Spectrum; the associated pending development plan for PRC 86-C-121-04 dated September 14, 2011, depicts 774,879 square feet of non-residential development at .66 FAR and 1,422 multi-family units. Building heights within the proposed Spectrum redevelopment range from 8 (95 feet) to 15

stories (165 feet). To the east across Reston Parkway are garden-style dwellings. A high rise multi-family residential building at a height of 168 feet is approved to replace a portion of the garden-style units in the northeast corner of Reston Parkway and Temporary Road. The area surrounding the subject property is zoned PRC and planned as a Residential Planning Community.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through July 27, 2010, Reston-Herndon Suburban Center and Transit Station Areas, Sub-unit D-1, page 46, the Plan states:

> "Sub unit D1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital Center and associated medical office buildings, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center.... "

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through July 27, 2010, UP5-Reston Community Planning Sector, pages 145-150, the Plan states:

> **"Land Within the Planned Community of Reston**
>
> 1. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)*, adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map. . . . On the periphery where development is not committed by zoning, land should be developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston). . . .
>
> *NOTE: The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston. . . ."

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through July 27, 2010, UP5-Reston Community Planning Sector, Urban Design Guidelines for Transit Station Areas, pages 74-78, see:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf

Note: The subject property is not located in a transit station area. However, the Plan states: "In addition, these guidelines apply generally to the areas within the Reston-Herndon Suburban

Center that are located outside of the Transit Station Areas to encourage continuity in design between the Transit Station Areas and adjacent areas in the Suburban Center."

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

Note: Figure 39, Reston Master Plan, Land Use Map, is included at the end of this report.

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use, as amended through September 22, 2008, page 5, the Plan states:

"**Objective 9:** **Non residential redevelopment should be in accord with the recommendations of the Comprehensive Plan.**

Policy a. Ensure that the general use(s) and density/intensity approved during the zoning process are in accordance with those identified in the Comprehensive Plan. . . .

Policy c. Ensure that the redevelopment of existing uses is consistent with the provision of adequate transportation and public facilities."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use, as amended through September 22, 2008, page 8, the Plan states:

"**Objective 12:** **The location and level of development intensity should be utilized as a means of achieving a broad range of County goals.**

Policy a: Concentrate the highest level of development intensity in areas of transportation advantage, i.e., the Tysons Corner Urban Center, cores of Suburban Centers and Transit Station Areas.

Policy b: Limit development intensity to that which can be accommodated at acceptable levels of service with consideration of the cumulative, long term impacts of development on the adequacy of public facilities and transportation systems.

Policy c: Assign development intensity in the Tysons Corner Urban Center, cores and areas of redevelopment within Suburban Centers and Transit Station Areas based upon the ability to offset impact on public facilities and transportation systems and the long-term capacity of these systems.

Policy d: Locate development intensity in a manner which assists in achieving appropriate community character."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use, as amended through September 22, 2008, pages 9 and 10, the Plan states:

"Objective 14: **Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses. . . .**

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 7-9, the Plan states:

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

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

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

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

- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.

- Encourage shared parking between adjacent land uses where permitted. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 10, the Plan states:

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

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

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 18, the Plan states:

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

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

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 17-19, the Plan states:

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

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

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

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

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

LAND USE ANALYSIS

Use and Intensity

The subject property is located within Sub-unit D1 of the Reston-Suburban Center and is planned for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. The subject property is located beyond the "Reston Parkway Transit Station Area" and the Reston Town Center Urban Core, designated as Sub-unit D2 of the Reston-Suburban Center, where more intense mixed use development is planned.

The proposed primary office use with secondary uses including retail and/or eating establishment conforms to the Comprehensive Plan's basic land use recommendation for a mix of uses in this area. However, the proposed intensity of 418,900 square feet of development at a FAR of 4.08 grossly exceeds the Comprehensive Plan recommended intensity range of .50 to .70 FAR. To be in conformance with the Plan recommended intensity range, the subject site should ideally be developed with approximately 51,400 to 72,000 gross square feet of non-residential development and the proposed non-residential intensity should be reduced by at least 346,900 square feet of development. The proposed non-residential development under this application is approximately 5.8 to 8 times greater in magnitude than envisioned under the Comprehensive Plan. The proposed development does not conform to the Comprehensive Plan with respect to intensity of use. This issue remains outstanding.

Compatibility

This site is outside of the Reston Town Center Urban Core, which was established with the approval of the four "Towne Center rezonings" in 1987. The Comprehensive Plan for Reston encourages stepping down in height and intensity outside of the Town Center Urban Core.

The proposed development under this application is much greater in scale than the surrounding existing and planned development. The building height is proposed to be 295 feet (23 stories), excluding the height of the proposed penthouse. In contrast, the existing development to the

north, west, and south is comprised predominantly of low rise commercial buildings. Future development planned for those properties to the north, west, and south depicts buildings ranging in height from 95 feet to 165 feet. Furthermore, existing development to the east (across Reston Parkway) consists of residential, garden-style dwellings. As far as planned development to the east, one high-rise multifamily building was approved with PCA 82-C-060-02 (ParcReston development), which has a maximum height of 168 feet (or 14 stories). That building is shown on the approved development plan to be located along the periphery of the site abutting Reston Parkway. The approved site layout for PCA 82-C-060-02 retains the existing garden-style apartments as it moves further into the existing Lake Anne neighborhood.

The applicant proposes a building which is much greater in height, scale and mass than the surrounding existing or planned developments. The proposed building would be more than 125 feet taller than any of the surrounding buildings. In staff's opinion, the size of the building would be more comparable to buildings located within the Reston Town Center's Urban Core. However, the subject site is located outside of the Town Center Urban Core, where such height is not compatible with the surrounding development. An appropriate site design and development at a lower height would be more in keeping with developments proximate to the subject site and in keeping with other objectives of the Plan with respect to organizing higher intensity development in centers. This issue remains outstanding.

ENVIRONMENTAL ANALYSIS

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

Stormwater Management/Best Management Practices (SWM/BMP): The 2.36 acre subject property falls within the Sugarland Run Watershed. The stormwater management narrative for this application indicates that the stormwater quality and quantity control requirements for the existing development, as well as for the proposed redevelopment are accommodated by two existing regional facilities including the "Town Center Parkway" and "Reston Section 43" stormwater facilities. A waiver to use the offsite pond storage will be provided with the final development plan submission. The narrative also indicates that an existing infiltration facility on site will be removed and replaced with a new underground vault.

Outfall Analysis: The outfall narrative indicates that stormwater runoff from the property is collected in catch basins and swales which drain into the existing storm drainage conduit system. The site runoff is then directed west and north of the subject property into the two stormwater facilities described previously as the "Town Center Parkway" and "Reston Section 43". The consulting engineer for this application indicates that based on his visual observation, outfall for this property is adequate.

In the event that the offsite waivers are not granted, the revised PRC plan notes that a stormwater vault is proposed for detention and a possible stormfilter is proposed to meet water quality control requirements. In addition, staff recommends that applicant consider proposing a series of low impact development techniques to promote water quality protection and to manage runoff onsite, as much as possible. The revised narrative also indicates that this application will qualify as a redevelopment activity under the County's Chesapeake Bay Preservation Ordinance (CBPO) requirements. The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services.

Tree Restoration: Except for peripheral site landscaping and landscaping islands within the parking lot, the subject property is almost entirely covered with impervious surface. This redevelopment provides an opportunity to reduce the total amount of existing impervious surface. Additional landscaping and tree cover on the subject property would provide a water quality benefit by increasing the area of natural infiltration for stormwater runoff, as well as a visual enhancement for this site.

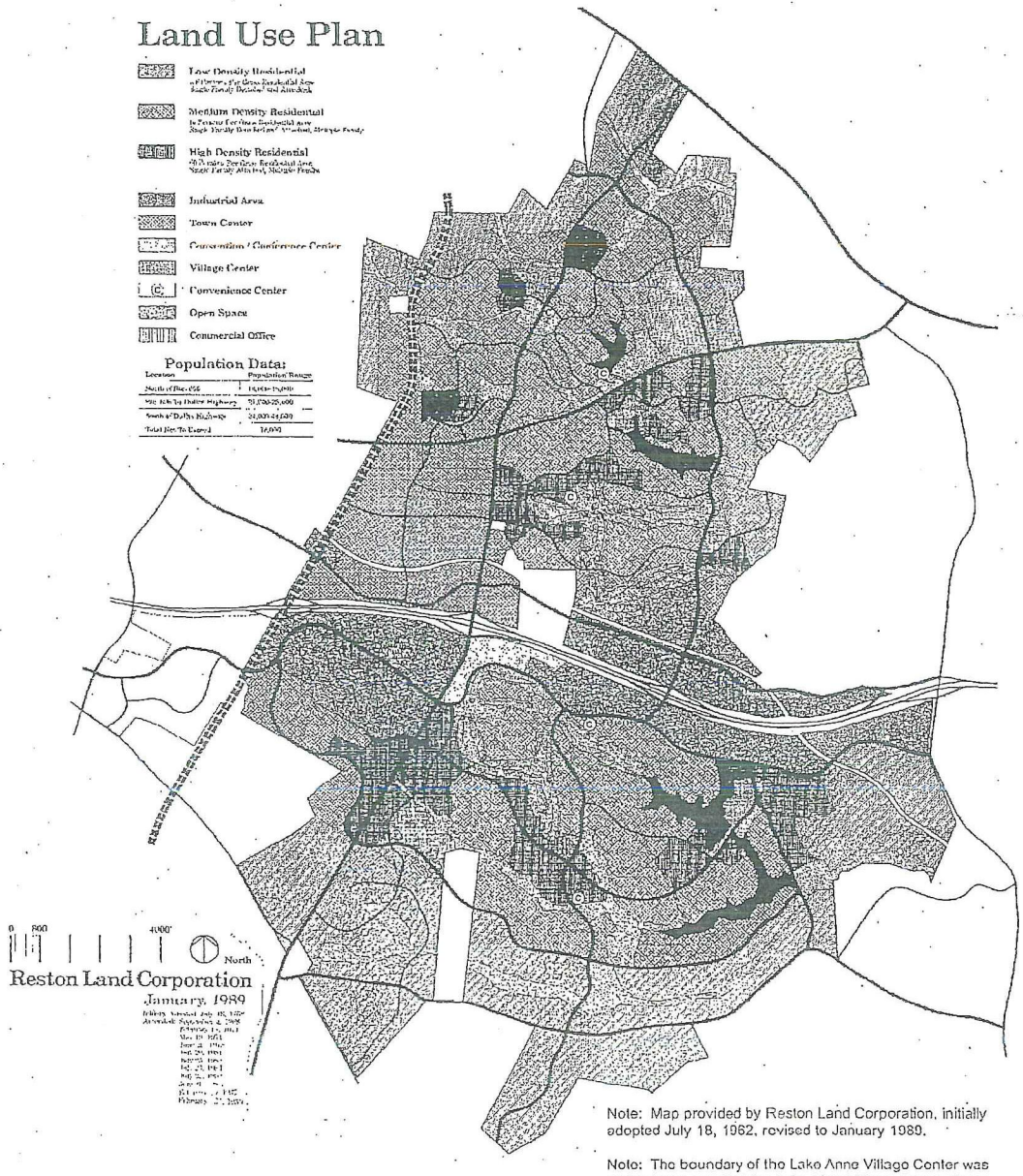
The amount of open space (47%) proposed with this redevelopment is an improvement over the existing amount of open space on the site.

Green Building: The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. This project provides an excellent opportunity for incorporation of green building measures. The revised statement of justification, dated December 22, 2011 indicates that a "green roof" is proposed as part of 36,000 square foot rooftop plaza to be situated atop the parking structure. Staff commends the applicant's commitment to achieve a minimum of LEED Silver certification for this redevelopment proposal as noted in the revised statement of justification.

COUNTYWIDE TRAILS MAP:

The Countywide Trails Plan depicts a major paved trail defined as asphalt or concrete, 8' or more in width along the west side of Reston Parkway immediately adjacent to the subject property. An eight foot wide asphalt trail currently exists along Reston Parkway in this location, as does an eight foot wide trail along Bowman Towne Drive. The revised PRC Plan proposes a 10' wide asphalt trail to replace the existing 8' asphalt trail along Reston Parkway.

PGN: MAW/SW



Note: Map provided by Reston Land Corporation, initially adopted July 18, 1962, revised to January 1989.

Note: The boundary of the Lake Anne Village Center was revised as a result of the Lake Anne Village Center Study, Amendment No. 2007-13, adopted on March 30, 2009.

RESTON MASTER PLAN
LAND USE PLAN

FIGURE 39

County of Fairfax, Virginia

MEMORANDUM

DATE: May 27, 2011

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: PRC Development Plan Application # PRC 77-C-076, Reston Section 87-1, Lot 2C, Reston Town Center, Plat dated March 15, 2011, LDS Project # 7842-ZONA-004-1, Tax Map #017-1-01-0002-C, Hunter Mill District

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

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site. Water quality controls (BMP) are required for this redevelopment project (PFM 6-0401.2B, CBPO 118-3-2(f)(2)). Applicant intends to provide BMP requirement using existing off-site ponds. It is not clear from the plan what percentage of phosphorus removal is achieved with the off site ponds. Applicant needs to demostrate on the site plan that the off-site ponds were designed to control BMP from the subject site for the proposed development. A maintenance agreements between the owner of the off site ponds and owner of the subject site will be required prior to final site plan approval (PFM 6-0303.2).

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
There are no downstream drainage complaint on file.

Stormwater Detention
Stormwater detention is required, if not waived (PFM 6-0301.3). The applicant has indicated to provide the stormwater detention requirement using off-site ponds and on site underground vault. Applicant needs to provide the approximate sizing calculation of the on-site stormwater vault on the PRC plat. Applicant needs to clearly demostrate how the detention requirements of the site are met using on site valuts and off-site ponds.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

Applicant needs to demostrate on the site plan that the off-site pond was designed to detain flow from the subject site for the proposed development. An approved off site detention waiver from DPWES and a maintenance agreement between the owners of the off site pond and owner of the subject site will be required prior to final site plan approval (PFM 6-0303.2).

Site Outfall

An outfall narrative has been provided.

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: February 29, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief MAT for AKR
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 77-C-076)

SUBJECT: Transportation Impact

REFERENCE: PRC 77-C-076; RTC Partnership (1760 Reston Parkway)
Traffic Zone: 1742
Land Identification Map: 17-1 ((01)) 2C

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated March 22, 2011.

The applicant proposes retention of the existing PRC zoning, the removal of the existing 61,000 square foot office building and the redevelopment of the 2.36 acre lot for a 23 story mixed-use office building (413,700 sq. ft.) along with retail proposed at 5,200 square feet. The total Floor Area Ratio (FAR) proposed is 4.08.

Trip Generation (Existing 2.36 acre Development-vehicular trips per)

	AM Peak Hour	PM Peak Hour	Daily
Existing			
Office 61,000 sq.-ft.	95	90	670
Proposed:			
Office 413,700sq.-ft.	583	540	3420
Retail 5,200 sq. ft.	10	26	250
Total Trips Proposed --Retail and Office	593	566	3670

Net Increase (Proposed minus existing)

AM Peak Hour	PM Peak Hour	Daily
498	476	3000

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, Virginia 22033-2898
Phone: (703) 877-5600 TTY: 771
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

This department has reviewed the subject application and offers the following:

- The Comprehensive Plan for the site is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. The application proposes a 4.08 FAR, well above that in listed in the Comprehensive Plan. This significant deviation from the planned density is a strong concern

The following comments listed demonstrate issues that further pertain to the proposal:

- Per the Comprehensive Plan the applicant should provide the third southbound through lane along their site on Reston Parkway.

- The applicant should close the existing direct access to Reston Parkway and relocate the access to Spectrum's Street One. Language should be provided to initiate and secure such an access.

- The applicant should overlay the proposed Reston Spectrum site on the revised PRC plan. This will demonstrate the location and alignment of future site access points.

- The Applicant should provide a 10ft. wide trail along the site on Reston Parkway.

- An additional left turn lane should be provided on northbound Reston Parkway at Bowman Town Drive. The anticipated queue with the additional site traffic is expected to extend past the existing single left turn lane. A projected total of 500 northbound left turns are anticipated at the subject intersection.

- There are concerns regarding the proposed elevated jump in proposed FAR to 4.0 outside the Reston Town Center core area. Anticipated vehicular queues for the westbound left-thru lane on Bowman Town Drive at Reston Parkway on occasion will block the proposed site access to Bowman Town Drive, as well as the proposed access points for the Reston Spectrum site.

- The Applicant should participate with the LINK program to initiate a Reston Town Center shuttle service.

- The Applicant should propose a TDM Program that includes, but not limited to, the General TDM Elements, Bicycle and Pedestrian Programs, Transit Programs, Marketing Programs, Parking Programs, Rideshare Programs, Alternate Programs, and Survey Monitoring.

- The applicant should consider a parking reduction plan for the garage.

- Bus shelter pads with easements and sidewalk connections should be provided along both Reston Parkway and Bowman Towne Drive.

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES

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.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

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

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

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

6-303 PRC Plan

A PRC plan shall be filed with the Zoning Administrator in twenty-three (23) copies, and shall include the information set forth below. A PRC plan or portion thereof involving engineering, architecture, landscape architecture or land surveying shall be respectively certified by an engineer, architect, landscape architect or land surveyor authorized by the State to practice as such. All maps, plans, sketches and illustrations submitted as part of a PRC plan shall be presented on a sheet having a size of 24" x 36". If presented on more than one (1) sheet, match lines shall clearly indicate where several sheets join. One 8 ½" x 11" reduction of the PRC plan and supporting graphics shall also be submitted. The submission requirements for any amendment to an approved PRC plan shall be those requirements deemed necessary for a review of such amendment as determined by the Zoning Administrator. All submission requirements shall become the property of the County.

1. A plan at a scale of not less than one inch equals one hundred feet (1" = 100') showing:

   A. A vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').

B. A boundary survey of the property, with an error of closure within the limit of one (1) in twenty thousand (20,000) related to true meridian, and showing the location and type of boundary evidence. The survey may be related to the U.S.C. & G.S., State grid north, if the coordinates of two (2) adjacent corners are shown. Such information may be obtained from recorded plats in the case of lots and subdivisions recorded subsequent to September 1, 1947.

C. Total area of the property.

D. Scale and north arrow.

E. Existing topography with a maximum contour interval of two (2) feet.

F. The general location and arrangement of all existing or proposed buildings and uses on the site and, if known, on adjacent properties.

G. The approximate height in feet of all buildings and number of floors of all buildings other than single family dwellings on the site and, if known, on adjacent properties.

H. The approximate distances of all structures from the development boundaries as shown on the PRC plan and abutting streets.

I. The traffic circulation system showing the location of existing, platted and proposed streets and easements including names and route numbers, the approximate width and typical cross sections including acceleration, deceleration and turn lanes, service drives, entrances to parking areas and parking structures, the location and width of pedestrian walkways, bicycle paths and/or bridle paths, and all trails required by the adopted comprehensive plan.

J. The off-street parking and loading areas and structures with typical space and aisle dimensions.

K. The open space areas, identifying the proposed general treatment or improvement of all such areas, delineating those areas proposed for recreational facilities and delineating any Resource Protection Area and Resource Management Area.

L. Approximate delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or Fairfax County.

M. General location and anticipated types of recreational facilities.

N. A plan or statement showing how public utilities are or will be provided. In addition, the approximate location of existing and proposed storm and sanitary sewer lines shall be shown.

O. Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:

(1) A graphic depicting:

(a) The approximate footprint of the stormwater management facility and, where applicable, the height of the dam embankment and the location of the emergency spillway outlet for each stormwater management facility.

(b) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.

(c) A preliminary layout of all on-site drainage channels, outfalls and pipes, including inlet and outlet pipes within the stormwater management facility.

(d) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.

(e) Proposed landscaping and tree preservation areas in and near the stormwater management facility.

(f) The approximate limits of clearing and grading on-site and off-site for the stormwater management facility, storm drainage pipes, spillways, access roads and outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures.

(2) A preliminary stormwater management narrative setting forth the following:

(a) Description of how the detention and best management practice requirements will be met.

(b) The estimated area and volume of storage of the stormwater management facility to meet stormwater detention and best management practice requirements.

(c) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.

(d) Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.

P. The location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.

Q. Approximate delineation of any grave, object or structure marking a burial site if known, and a statement indicating how the proposed development will impact the burial site.

2. A statement in tabular form which sets forth the following data, when such data is applicable to a given PRC plan:

A. Total number of dwelling units by type to include the corresponding population totals and density type based on the computation factors set forth in Sect. 6-308 and the maximum density provisions of Sect. 2-308.

B. Approximate total gross floor area and FAR for all uses other than dwellings.

C. Approximate total area in open space.

D. A schedule showing the total number of parking and loading spaces provided and the number required by the provisions of Article 11.

3. A map identifying classification of soil types at a scale of not less than one inch equals five hundred feet (1" = 500'), based upon information available on the County of Fairfax Soils Identification Maps.

4. A statement of the architectural concepts and typical bulk of the proposed structures, and if available, schematic architectural sketches.

5. A statement indicating the landscaping concepts, proposed screening measures and compliance with the tree conservation provisions of the Public Facilities Manual.

6. When the development is to be constructed in sections, a proposed sequence of development schedule showing the order of construction of such sections, and an approximate completion date for the construction of each section.

7. Identification of the necessity for floodplain studies, drainage studies, soil reports and for easements and/or letters of permission for off-site construction.

8. Where applicable, any other information as may be required by the provisions of Article 7.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

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