



APPLICATION ACCEPTED: June 18, 2012
APPLICATION AMENDED: July 31, 2012
PLANNING COMMISSION: October 11, 2012

County of Fairfax, Virginia

SEPTEMBER 27, 2012

STAFF REPORT

APPLICATION CSP 86-C-119 & CSP 86-C-121-03

HUNTER MILL DISTRICT

APPLICANT: Discovery Square, LLC and
Reston VA 939, LLC & Discovery Square, LLC

PRESENT ZONING: PRC

PARCEL(S): CSP 86-C-119: 17-3 ((1)) 5H1
CSP 86-C-121-03: 17-3 ((1)) 5 & 35B

ACREAGE: CSP 86-C-119: 4.87 acres
CSP 86-C-121-03: 19.52 acres

PROPOSAL: Comprehensive Sign Plan for Discovery Square
and Reston Overlook

STAFF RECOMMENDATIONS:

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

Staff recommends approval of CSP 86-C-121-03 subject to the proposed development conditions in Appendix 3.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions, 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 recommendation of staff; it does not reflect the position of the Planning Commission.

Mary Ann Tsai

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

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

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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).

Comprehensive Sign Plan

CSP 86-C -121-03

Comprehensive Sign Plan

CSP 86-C -119

Applicant: RESTON VA 939, LLC & DISCOVERY SQUARE, LLC
Accepted: 06/08/2012- AMENDED 07/25/2012
Proposed: COMPREHENSIVE SIGN PLAN
Area: 19.52 AC OF LAND;
DISTRICT - HUNTER MILL

Located: 12010, 12011 & 12021 SUNSET HILLS ROAD, RESTON, VA 20190

Zoning: PRC

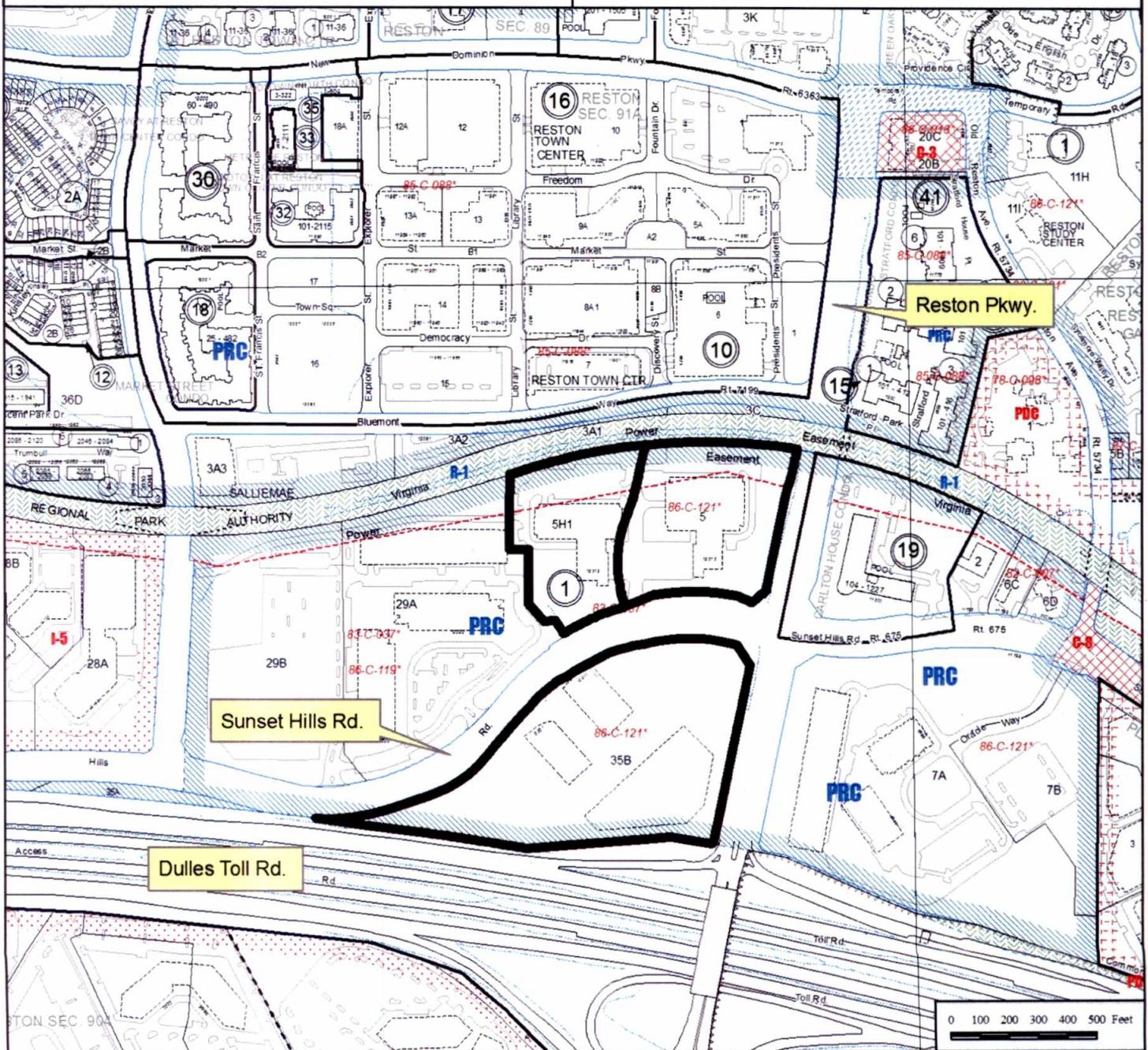
Map Ref Num: 017-3- /01/ /0005 /01/ /0035B

Applicant: DISCOVERY SQUARE, LLC
Accepted: 07/31/2012
Proposed: COMPREHENSIVE SIGN PLAN
Area: 4.87 AC OF LAND;
DISTRICT - HUNTER MILL

Located: 12012 SUNSET HILLS ROAD, RESTON, VA 20190

Zoning: PRC

Map Ref Num: 017-3- /01/ /0005H1



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

DESCRIPTION OF THE APPLICATIONS

The applicants, Reston VA 939, LLC and Discovery Square, LLC, request approval of a Comprehensive Sign Plan (CSP) for four existing office buildings located in two office developments known as Reston Overlook and Discovery Square. One Discovery Square and One and Two Reston Overlook are subject to RZ 86-C-121-03 and Two Discovery Square is subject to RZ 86-C-119. Since the area is subject to two different rezoning approvals, two separate CSP applications were filed to correspond with the respective rezoning approvals. The two concurrent CSP applications have been coordinated to provide a comprehensive sign plan to establish a unifying identity for the overall area.

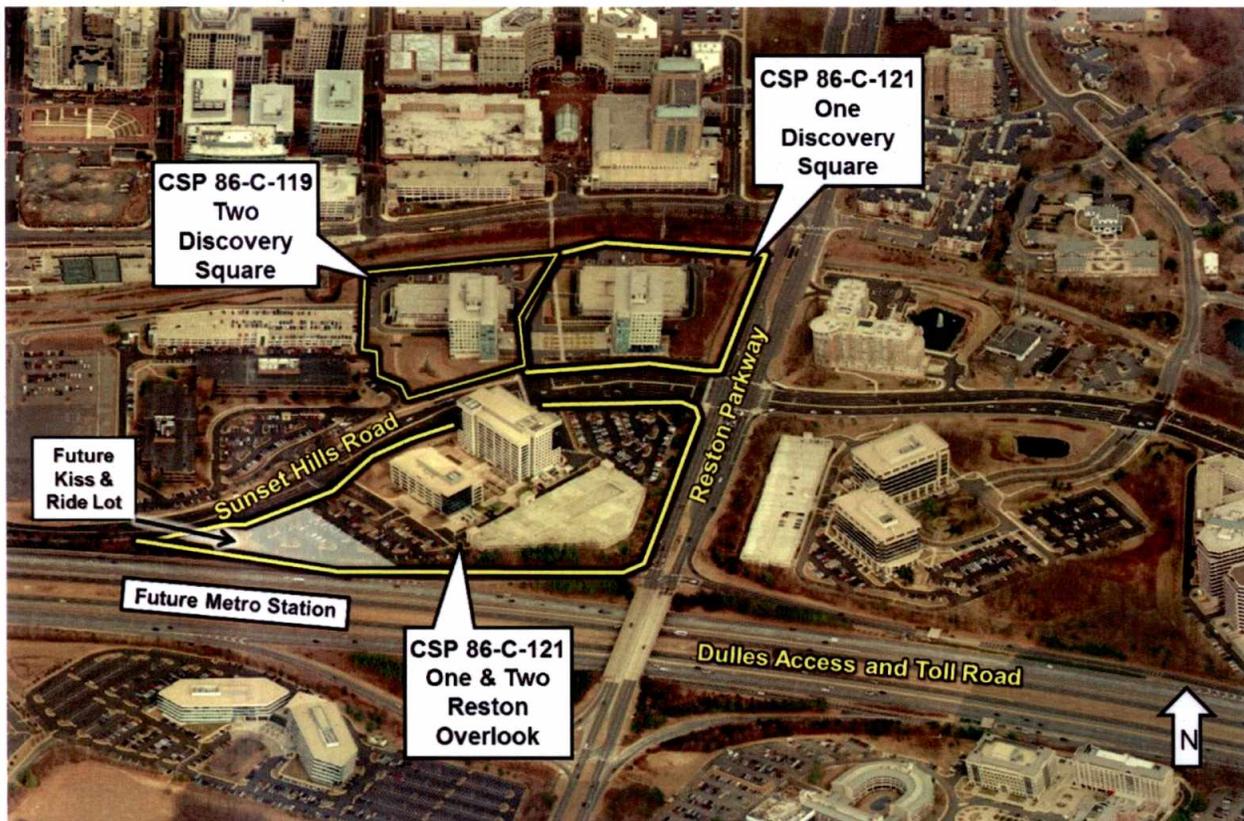


Figure 1: Aerial photograph of CSP application area

The application area is located in the PRC District, which allows for a mix of uses. Signage for such uses remain subject to Article 12 of the Zoning Ordinance, unless approved as part of a comprehensive sign plan. The applicants seek greater flexibility for existing and future tenant signage and to enhance the overall visibility to the area given its proximity to the future Reston Town Center metro station, the Dulles Corridor, and Reston Town Center.

Reston Overlook and Discovery Square are included in one comprehensive sign plan in order to provide a uniform and harmonious sign plan for an area that is uniquely located between the future metro rail station and Reston Town Center's urban core, where increased pedestrian activity is anticipated to occur between the two office developments. The proposed signs are modeled after similar signage in Reston Town Center's urban core to provide sign uniformity to the larger area.

The proposed signage includes additional sign area for building mounted (office and future retail tenant signs), freestanding monument, and freestanding office directory signs. A total of 1,457 SF of additional sign area is proposed for a total sign area of 2,748 SF of sign area for all four buildings. A total of 1,291 SF is permitted by-right for the four buildings.

A copy of the CSP proposed with this application is provided in Appendix 1. The proposed development conditions are provided in Appendix 2 and 3 and the applicants' statement of justification is provided in Appendix 4.

LOCATION AND CHARACTER

Site Description:

The application area is located at the northwest and southwest corners of the intersection of Sunset Hills Road and Reston Parkway.

Discovery Square

The Discovery Square office development contains two office buildings: One Discovery Square and Two Discovery Square, and is located at the northwest quadrant of Sunset Hills Road and Reston Parkway at 12010 and 12012 Sunset Hills Road, respectively. One Discovery Square contains 6.42 acres and is north of Reston Overlook, south of Reston Town Center, east of Two Discovery Square, and west of Reston Parkway. The site is developed with a nine-story office building containing 191,799 SF with frontage along Reston Parkway and Sunset Hills Road. An above-grade parking structure is located to the rear of the building and surface parking is provided along the northern property line. A large landscaped plaza is provided in front of the building and a shared vehicular entrance extends north from Sunset Hills Road.

Two Discovery Square contains 4.87 acres and is west of One Discovery Square. The site is developed with a nine-story office building containing 202,842 SF with an above-grade parking garage at the rear of the building. Surface parking is provided along the northern property line. Inter-parcel access is provided to the existing office development to the west. A stormwater management facility is located in the southwest area of the property. The site shares a vehicular entrance from Sunset Hills Road with One Discovery Square.

A pedestrian bridge provides pedestrian connectivity from the northern property line of the Discovery Square office development, crossing over the WO&D Trail, to Reston Town Center's urban core. Discovery Square lies within the ½ mile radius of the future Reston Town Center metro station.

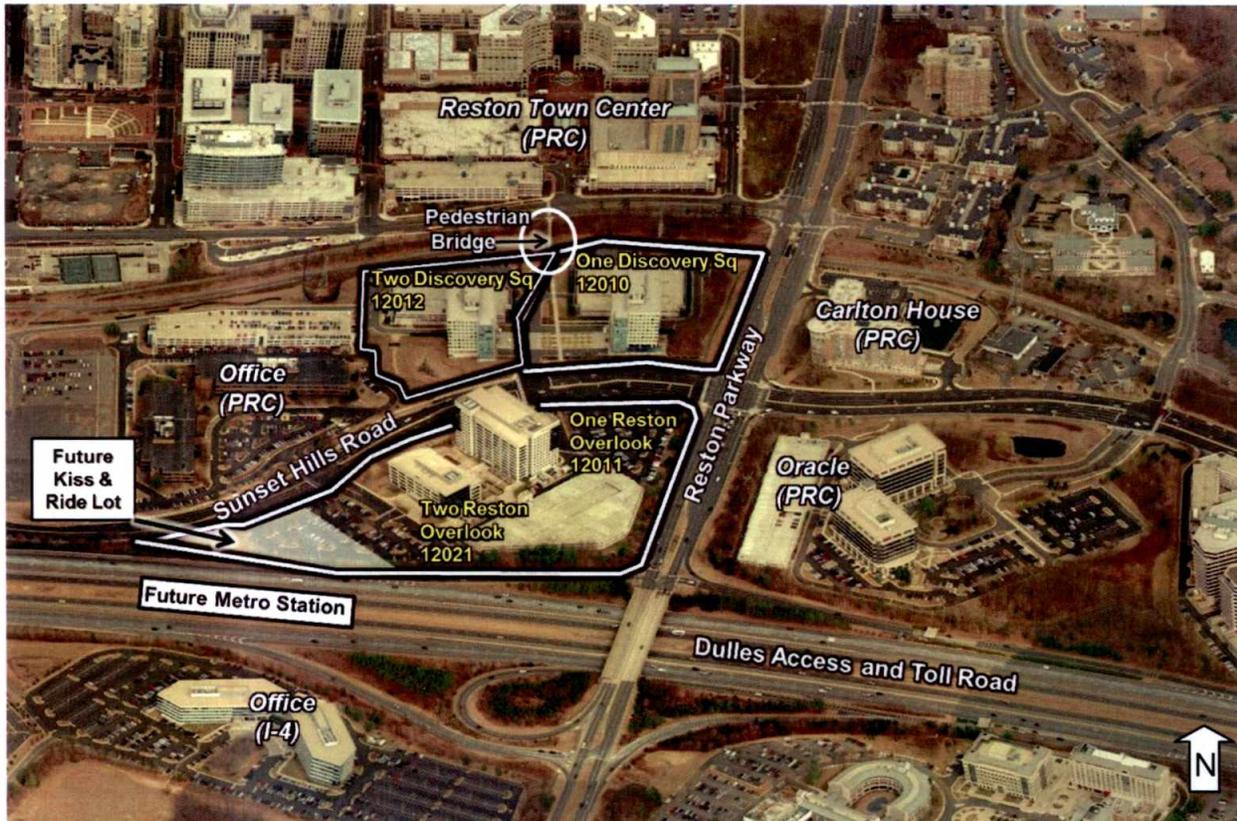


Figure 2: Aerial photograph with surrounding uses

Reston Overlook

The Reston Overlook office development is south of Discovery Square and is developed on approximately 13 acres with two office buildings called One Reston Overlook and Two Reston Overlook, located at the southwest quadrant of Sunset Hills Road and Reston Parkway. The site is adjacent to the future Reston Town Center metro station and is within the ¼ mile radius of the station. A portion of the site's western surface parking lot is proposed to be redeveloped as the future metro station's Kiss and Ride Lot.

One Reston Overlook has frontage along Reston Parkway and Sunset Hills Road and is developed with a 12-story office building with a ground floor financial institution. Two Reston Overlook is developed with a six-story office building. A landscaped plaza is located between the two office buildings. Access to the site is provided from two entrances off of Sunset Hills Road. The two office buildings share a four-story above-grade parking garage and surface parking is provided on the east and west sides of the property.

The surrounding uses are as follows:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Reston Town Center	PRC	Town Center
South	Office	I-4	Office
East	Office and Residential	PRC	Town Center
West	Office	PRC	Town Center

BACKGROUND

Site History:

Reston Overlook and One Discovery Square

On March 9, 1987, the Board of Supervisors approved RZ 86-C-121 to rezone property to the PRC District and the subject properties are shown on the approved development plan as Part 9 for Reston Overlook and Part 10 for One Discovery Square. The approved development plan generally shows the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR, and the maximum building heights. Details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space, or landscaping details were not shown.

It was anticipated that as each section of the Town Center was developed, the conceptual plan proffered for review by staff and review and approval by the Planning Commission would show more details to include traffic circulation, landscaping and screening, and building and parking lot location.

The Notes on the approved development plan for Reston Overlook and One Discovery Square indicate that uses shall include all of those permitted by-right within the PRC Town Center zoning category plus Group 3 and 5 special permit uses and Category 3 and 5 special exception uses. A copy of Parts 9 and 10 of the approved development plan is provided as Appendix 5.

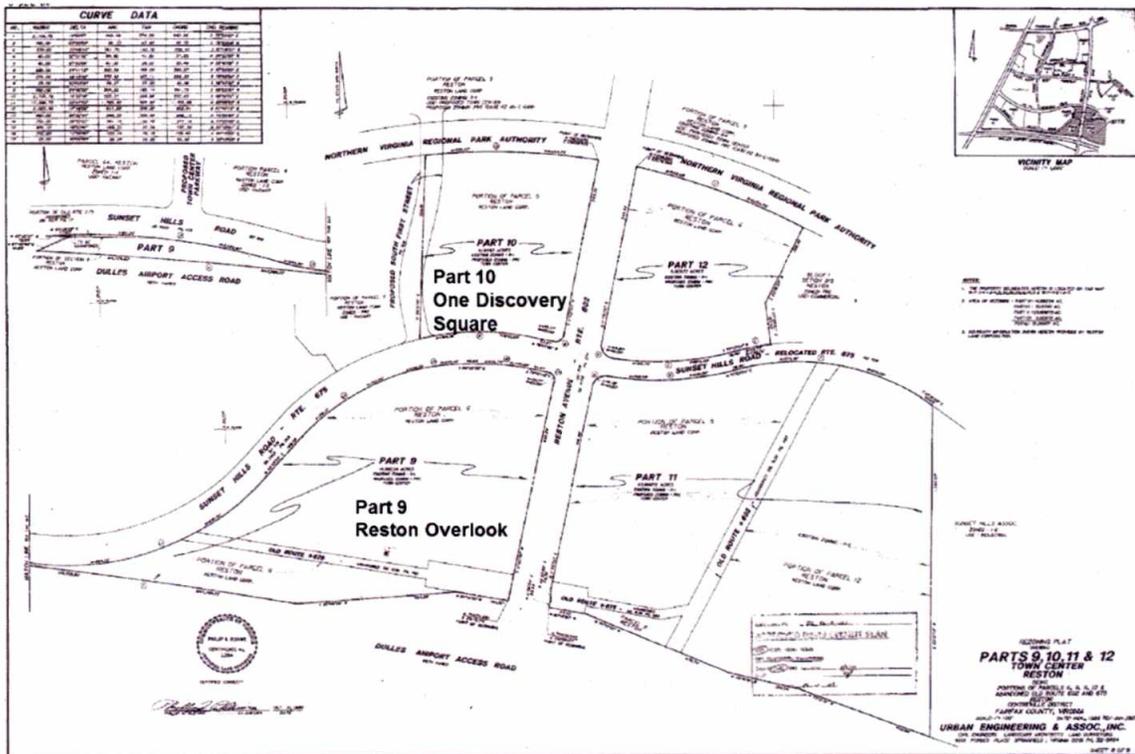


Figure 3: Parts 9 and 10 of the approved development plan associated with RZ 86-C-121 showing One Discovery Square and Reston Overlook

On October 2, 1989, the Board of Supervisors approved PCA 86-C-121.

On October 15, 1990, the Board of Supervisors approved PCA 86-C-121-2 to expedite construction of the Fairfax County Parkway and to revise the layout of the western portion of the Town Center Urban Core.

On February 26, 1997, the Planning Commission approved CP 86-C-121-9 to permit construction of two office buildings with structured parking (Reston Overlook). The Notes section of the Conceptual Plan states that office uses shall be the predominate use on the site but that the applicant reserves the right to include any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance. A copy of the approved Conceptual Plan is included as Appendix 6.

On November 3, 1999, the Planning Commission approved CP 86-C-121-11 to permit construction of an office building (One Discovery Square). The Notes section of the Conceptual Plan states that office uses shall be the predominate use on the site but that the applicant reserves the right to include any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance. A copy of the approved Conceptual Plan is included as Appendix 7.

Two Discovery Square

On March 9, 1987, the Board of Supervisors approved RZ 86-C-119 to rezone property to the PRC District and the subject property is shown on the approved development plan for office and/or research and development uses. A copy of the approved development plan is included as Appendix 8.

Likewise, as noted with RZ 86-C-121, the approved development plan associated with RZ 86-C-119 provides general information on the land use, permitted gross floor area, floor area ratio, and building height. The approved development plan is show below.

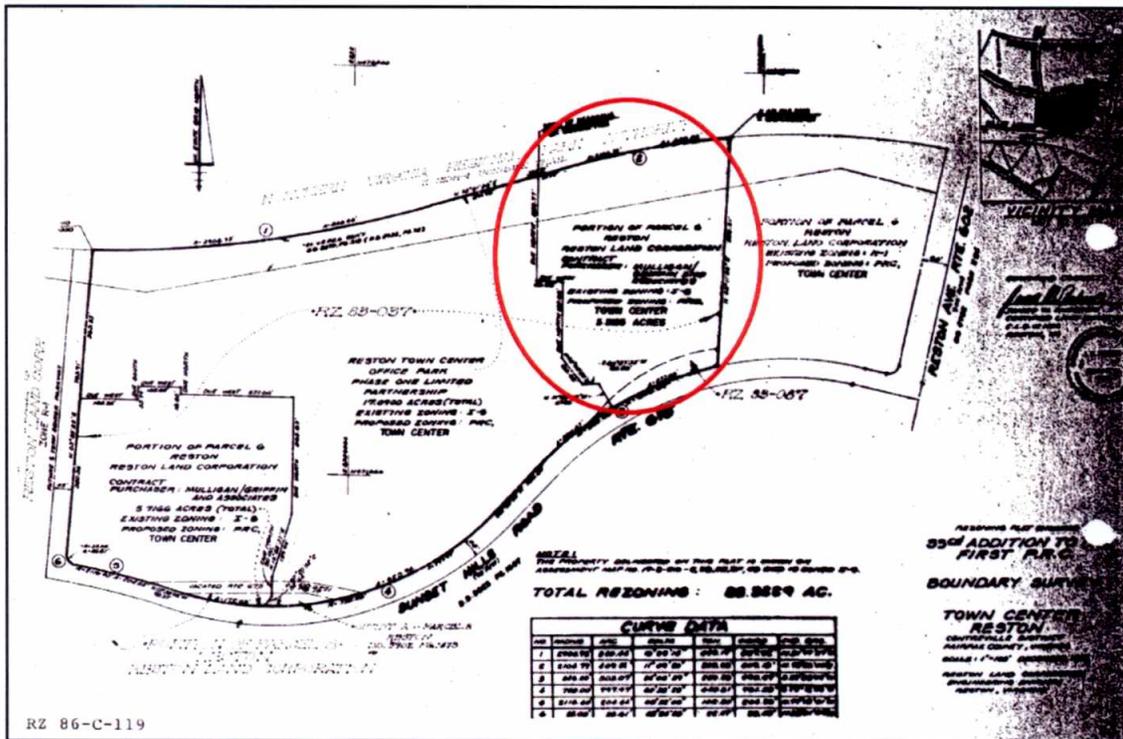


Figure 4: The approved development plan associated with RZ 86-C-119 showing Two Discovery Square

As noted earlier, conceptual plans were intended to show more development details to include traffic circulation, landscaping and screening, and building and parking lot location.

On November 3, 1999, the Planning Commission approved CP 86-C-119-2 to permit construction of an office building and included accessory uses and accessory service uses, as defined in Article 10 of the Zoning Ordinance and as permitted by the Town Center rezonings and approved development plan, to include a possible eating establishment. A copy of the approved Conceptual Plan is provided as Appendix 9.

COMPREHENSIVE PLAN PROVISIONS (Appendix 10)

Plan Area: Area III
Planning District: Upper Potomac Planning District
Planning Sector: Land Unit D, Sub-unit D-4 and Sub-unit D-5
Plan Map: Town Center

Reston Overlook: Sub-unit D-4

Fairfax County Comprehensive Plan, 2011 Edition Area III Upper Potomac Planning District, Amended through 6-19-2012, Reston-Herndon Suburban Center and Transit Station Areas, Pages 48-49

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

"Sub-unit D-4 is part of the Reston Town Center and is located south of the Town Center Urban Core. It is planned and approved for a variety of uses including office, retail, residential, and community-serving uses at intensities between .70 and 1.0 FAR. Parcels within Sub-unit D-4 may be appropriate for development as residential uses up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

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

Discovery Square: Sub-unit D-5

Fairfax County Comprehensive Plan, 2011 Edition Area III Upper Potomac Planning District, Amended through 6-19-2012, Reston-Herndon Suburban Center and Transit Station Areas, Pages 49-50

Sub-unit D-5 (part of Reston Parkway Transit Station Area)

"Sub-unit D-5 consists of Discovery Square, a two building office development in the northwest quadrant of Reston Parkway and Sunset Hills Road. A significant pedestrian link to the Reston Town Center Urban Core is planned from Sub-unit D-5 to Sub-unit D-2, connecting Sunset Hills Road to an overpass over the W&OD Trail and to the Town Center Core area.

The two parcels in this land unit are planned and approved for office use at .70 and 1.0 FAR. Residential use at up to 30 dwelling units per acre is also appropriate for this land unit. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

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

Urban Design Guidelines for Transit Station Areas

Fairfax County Comprehensive Plan, 2011 Edition Area III Upper Potomac Planning District, Amended through 6-19-2012, Reston-Herndon Suburban Center and Transit Station Areas, Pages 74-80.

“Urban design applies to the entire built environment, both physical and natural, and includes aspects such as the appearance of buildings, relationships between buildings, open spaces, roadways, pedestrian paths, vegetative plantings, and signage. In general terms, it includes anything that a person sees and uses to inform themselves about where they are, how to move about an area, and where various activities take place. These urban design guidelines apply specifically to the four Transit Station Areas located within the Dulles Corridor (the Wiehle Avenue, Reston Parkway, and Herndon-Monroe Transit Station Areas located in the Reston-Herndon Suburban Center and the Route 28/CIT Transit Station Area located in the Dulles Suburban Center and the UP 4 Greater Herndon Community Planning Sector). They encourage future projects to be designed to take advantage of the benefits associated with transit-oriented development. 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.”

ANALYSIS

Comprehensive Sign Plan (Appendix 1)

Title of CSP:	Discovery Square and Reston Overlook Comprehensive Sign Plan
Prepared By:	Boston Properties

Original and Revision Dates: March 15, 2012, as revised through
August 24, 2012

The submitted Comprehensive Sign Plan (CSP) consists of 27 pages:

- Page 1: Cover Sheet
- Page 2-3: Table of Contents
- Page 4: Building Photographs – One Discovery Square and Two Discovery Square
- Page 5: Building Photographs – One Reston Overlook and Two Reston Overlook
- Page 6: Existing Sign Location Plan – 12012 Sunset Hills
- Page 7: Potential Future Sign Location Plan – 12012 Sunset Hills
- Page 8: Existing Sign Location Plan – 12010 Sunset Hills
- Page 9: Potential Future Sign Location Plan – 12010 Sunset Hills
- Page 10: Existing Sign Location Plan – 12021 Sunset Hills
- Page 11: Potential Future Sign Location Plan – 12021 Sunset Hills
- Page 12: Existing Sign Location Plan – 12011 Sunset Hills
- Page 13: Potential Future Sign Location Plan – 12011 Sunset Hills
- Page 14: General Notes
- Page 15: Sign Matrix
- Page 16: High-Rise Office Building Tenant (Type O1 Signs)
- Page 17: Retail Tenant (Type R1, R2, and R3 Signs)
- Page 18: Retail Tenant (Type R1 Signs)
- Page 19: Retail Tenant (Type R2 Signs)
- Page 20: Retail Tenant (Type R3 Signs)
- Page 21: Retail Tenant Sign Examples
- Page 22: Potential Future Retail Sign – 12012 Sunset Hills
- Page 23: Potential Future Retail Sign – 12010 Sunset Hills
- Page 24: Potential Future Retail Sign – 12021 Sunset Hills
- Page 25: Potential Future Retail Sign – 12011 Sunset Hills
- Page 26: Office Directory (Type OD1 Signs)
- Page 27: Monument Entrance Signs (Type ME1 Signs)

The CSP proposes to increase the allowable sign area for building mounted signs, freestanding monument entrance signs, and office directory signs. Since some of the proposed building mounted signs are for future retail tenants, the CSP does not specify typography, corporate logos, or materials, but does provide limitations to the amount of sign area, quantity of signs, and location of these future signs on the building face.

The following is a summary of the proposed signage by sign type:

Building Mounted Signs

Office Tenant Signs

- Up to two building mounted office tenant signs are proposed above the top level window band for each of the four office buildings with a maximum sign area of 200 SF for each of the two signs.
- A total sign area of 400 SF of office tenant signage is proposed for allocation within each building.
- Existing building mounted signs are located at:
 - One Discovery Square: west facade (Scitor, 40.87 SF) and south facade (Scitor, 40.88 SF)
 - Two Discovery Square: west facade (Serco, 57.02 SF) and south facade (Microsoft, 61.25 SF)
 - One Reston Overlook: west facade (STG, 199.9 SF)
- Future building mounted signs are proposed at:
 - Two Reston Overlook: west and east facade (up to 200 SF each)



SIGN AREA: 199.9 SQ FT

Figure 5: Building mounted office tenant sign example

Retail Tenant Signs

- A maximum of 200 SF of building mounted retail sign area is proposed for each of the four buildings with the limitation that no more than 100 SF of retail sign area is permitted on any building face.
- Sign area will be restricted to identifying no more than four different retail tenants.
- Each retail tenant has the option to install two of the three types of retail signs proposed (storefront, blade, or awning/canopy).
 - *Storefront sign*: 40 SF, maximum height of 3 feet, located on storefront glass, the window base below windows, above the storefront, or on signage bulkhead designed as part of overall storefront design;
 - *Blade*: 10 SF, maximum height of 12 feet, one blade sign per building bay;
 - *Awning/canopy*: 10 SF, maximum height of 6 feet, signage on face and/or on each side of awning or above an awning/canopy.



Storefront sign



Blade sign



Canopy sign

Figure 6: Storefront, blade, and canopy sign examples

- A single retail tenant occupying more than two building bays is permitted up to four signs, of which only two sign types can be utilized and no more than two signs can be placed in a given building bay.
- A building bay is defined as the area from one building pier to the next building pier, the average length is 26 feet.

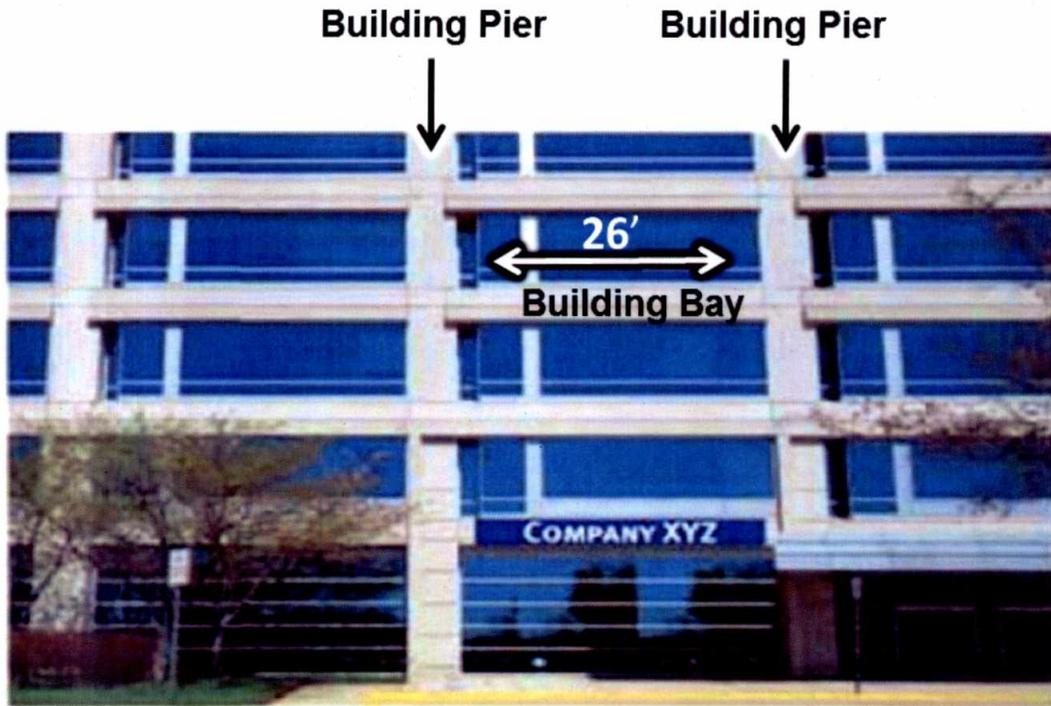


Figure 7: Illustration of a building bay

- Retail signage must be placed on the same level that the retail use actually occupies.
- Retail signage is proposed on the ground floor of:
 - One Discovery Square: south, east, and west facades.
 - Two Discovery Square: east facade.
 - One Reston Overlook: north, east, and west facades.
 - Two Reston Overlook: north, east, and west facades.

Freestanding Signs

Monument Entrance Signs

- Four freestanding monument entrance signs with up to four tenant name panels are proposed for each of the four buildings with a maximum sign area of 63 SF per sign.
- A maximum height of 7.10 feet is proposed for each sign, which does not include the sign base.

- Existing monument entrance signs are located at all four buildings.

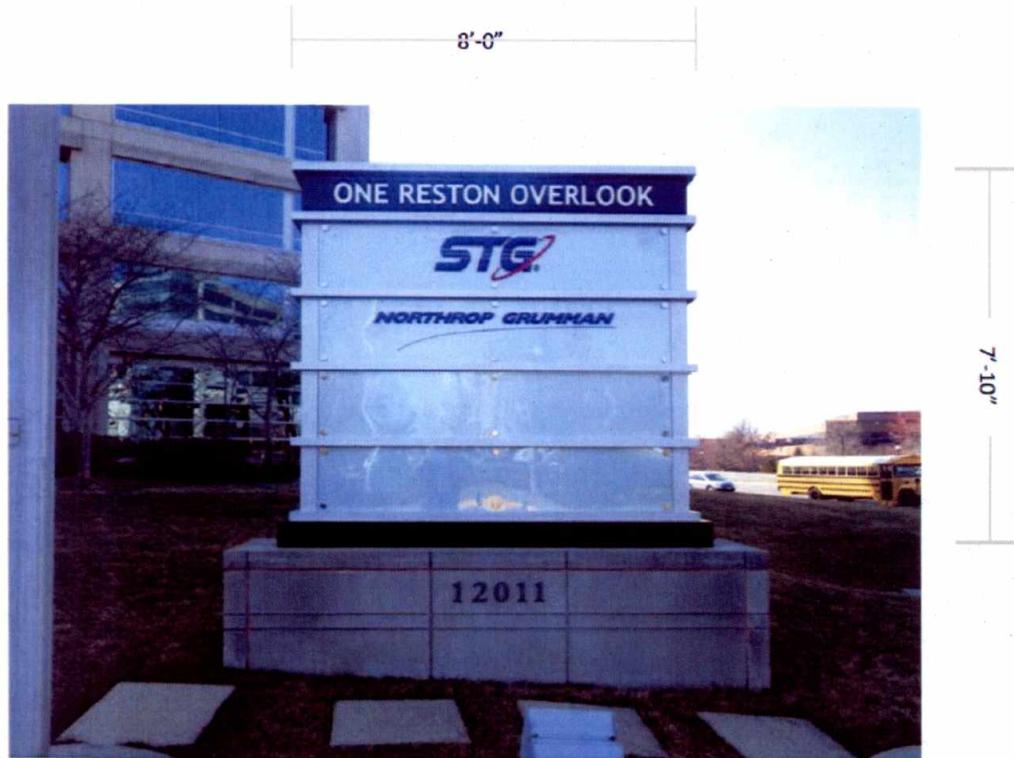


Figure 8: Existing monument entrance sign example

Office Directory Signs

- Four freestanding office directory signs are proposed at the entrance to each of the four office buildings with up to four tenant name panels, a maximum sign area of 24 SF, and a maximum height of 4 feet per sign.



Figure 9: Office directory sign example

In summary, an additional 1,457 SF of total sign area is proposed, as described above, which would exceed 1,291 SF of total sign area permitted under Article 12 of the Zoning Ordinance for Discovery Square and Reston Overlook. A total of 2,748 SF of total sign area is proposed. The staff developed sign chart below further details the allowable sign area permitted under Article 12 of the Zoning Ordinance for each sign type and shows the amount of sign area that would exceed the allowable sign area under Article 12 of the Zoning Ordinance.

Sign Chart

Below is a sign chart developed by staff to provide a summary by building address of the proposed signage.

	Signage Type	Existing Signage Area	Allowable Signage Area	Proposed Dimension (H X W)	Proposed Signage Area	Change in Allowable to Proposed Sign Area	
12010 Sunset Hills Road	Office & Retail Signs (Building Mounted)	40.88 SFx2 = 81.76 SF (office)	258 SF	Varies	Office: 400 SF Retail: 200 SF Total: 600 SF	+342 SF	
	One Discovery Square	Monument Entrance Sign (Freestanding)	54.5 SF	40 SF	7.10' x 8.0'	63 SF	+23 SF
		Office Directory Sign (Freestanding)	0	20 SF	6' x 4'	24 SF	+4 SF
Sub-Total			318 SF		687 SF	+369 SF	
12012 Sunset Hills Road	Office & Retail Signs (Building mounted)	57.02 SF + 61.25 SF = 118.27SF (office)	258 SF	Varies	Office: 400 SF Retail: 200 SF Total: 600 SF	+342 SF	
	Two Discovery Square	Monument Entrance Sign (Freestanding)	63 SF	40 SF	7.10' x 8.0'	63 SF	+23 SF
		Office Directory Sign (Freestanding)	0	20 SF	6' x 4'	24 SF	+4 SF
Sub-Total			318 SF		687 SF	+369 SF	
12011 Sunset Hills Road	Office & Retail Signs (Building Mounted)	200 SF (office) 17.5 SF (Eagle Bank) = 217.5 SF	270 SF	Varies	Office: 400 SF Retail: 200 SF Total: 600 SF	+330 SF	
	One Reston Overlook	Monument Entrance Sign (Freestanding)	63 SF	40 SF	7.10' x 8.0'	63 SF	+23 SF
		Office Directory Sign (Freestanding)	0	20 SF	6' x 4'	24 SF	+4 SF
Sub-Total			330 SF		687 SF	+357 SF	

	Signage Type	Existing Signage Area	Allowable Signage Area	Proposed Dimension (H X W)	Proposed Signage Area	Change in Allowable to Proposed Sign Area
12021 Sunset Hills Road	Office & Retail Signs (Building Mounted)	0	265 SF	Varies	Office: 400 SF Retail: 200 SF Total: 600 SF	+335 SF
	Monument Entrance Sign (Freestanding)	56.65 SF	40 SF	7.10' x 8.0'	63 SF	+23 SF
Two Reston Overlook	Office Directory Sign (Freestanding)	0	20 SF	6' x 4'	24 SF	+4 SF
Sub-Total			325 SF		687 SF	+362 SF
TOTAL			1,291 SF		2,748 SF	+1,457 SF

Land Use Analysis

The two office developments are predominantly developed with office uses with the exception of a ground floor financial institution at Reston Overlook. The Comprehensive Plan recommends a variety of uses including office, retail, residential, and community-serving uses for Reston Overlook and office uses for Discovery Square. The urban design guidelines for the transit station areas in Reston encourage future projects to be designed to take advantage of the benefits associated with transit-oriented development.

Future Comprehensive Plan changes are anticipated for the transit station areas in Reston. In 2010, the Board of Supervisors convened the Reston Master Plan Special Study Task Force to review and to make recommendations on changes to the Comprehensive Plan for the transit station areas in Reston. The subject CSP area is part of this special study. The study is still ongoing and while the work of the Task Force is not complete and no formal recommendations have been made, it is anticipated that given the location of the CSP area, within the ¼ and ½ mile radius of the transit station, additional transit-oriented development recommendations would be made.

The proposed CSP recognizes the potential for future transit-oriented development with the metro rail extension with future additions of ground floor uses in the office buildings, as provided for on the approved development and conceptual plans. Signage permitted under Article 12 of the Zoning Ordinance does not provide for additional flexibility and sign area that may be needed for signage at mixed use buildings. The P District standards, including the standards for signs in a P District, allow for the flexibility in the design of planned developments from the basic requirements of conventional districts. The additional sign area proposed would help to identify tenants within the building

and would provide for existing and future retail tenants that are anticipated with the metro rail extension. With the implementation of the development conditions, staff believes that the proposed signage will be compatible with the overall design and function of the development and would not create clutter to the buildings or area.

Environmental Analysis

There are no environmental issues with this application.

Transportation Analysis (Appendix 11)

All monument signs should be located outside of the Virginia Department of Transportation's (VDOT) right-of-way and outside VDOT's clear zone. Sight distance lines should not be obstructed. In addition, signs should not obstruct/impede the walkway space to less than 5 feet in width.

Fairfax County Water Authority (Appendix 12)

Permanent type signs and support structures with concrete footers are not allowed within Fairfax County Water Authority's (FCWA) easements. Any proposed work within existing water main easements will require review and prior approval from FCWA.

ZONING ORDINANCE PROVISIONS (Appendix 13)

In accordance with Sect. 12-101 of the Zoning Ordinance, signs within a given development should be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and structurally sound.

Existing and future signage have been coordinated to create a complementary signage plan for the area that is similar to those found in the urban core of Reston Town Center. Future signage will also be subject to the design guidelines of the Reston Town Center Design Review Board in order to further ensure that the design and appearance are in harmony with the area pursuant to the proposed development conditions.

Sect. 12-210 of the Zoning Ordinance permits the Planning Commission to approve a Comprehensive Sign Plan for developments within a P District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance for signs located within conventional zoning districts. This provision requires that a Comprehensive Sign Plan show the location, size, height, and extent of all proposed signs within the P District or section of the P District, as well as, the nature of the information to be displayed on the signs. In addition, all proposed

signs should be in scale and harmonious with the development and should be located and sized to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of the architectural and urban design elements.

The proposed CSP provides additional sign area to accommodate future uses within the existing buildings and provides greater visibility to the site. The CSP shows the location, size, and extent of the proposed signs and have been scaled for vehicular and pedestrian visibility. With the proposed development conditions, the signage plan would create a coordinated and harmonious signage plan that would not contribute to street clutter or detract from the planned nature of the development.

Par. 4 of Sect. 12-210 of the Zoning Ordinance provides that all signage shall be in accordance with the standards for all planned development as set forth in Part 1 of Article 16. Part 1 provides that the planned development shall substantially conform to the adopted Comprehensive Plan with respect to type and character. The Comprehensive Plan states that the planned development should enhance the stability of existing neighborhoods and provide high quality site and architectural design.

The CSP is in accordance with the standards for a planned development as the proposed signs do not detract from the nature of the planned development and helps to identify the development. The existing planned development conforms with the Comprehensive Plan with respect to type and character and the proposed signage plan would provide complementary signage for the area and the proposed signs are similar to those found in the urban core of Reston Town Center. With the implementation of the proposed development conditions, staff believes that the signage plan will satisfy the Zoning Ordinance provisions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

With the implementation of the staff proposed development conditions, the proposed Comprehensive Sign Plan is consistent with the Comprehensive Plan and meets the applicable provisions of the Zoning Ordinance.

Staff Recommendation

Staff recommends approval be subject to the draft development conditions contained in Appendix 1.

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

APPENDICES

1. Comprehensive Sign Plan, Revised Through August 24, 2012
2. Proposed Development Conditions: CSP 86-C-119
3. Proposed Development Conditions: CSP 86-C-121-03
4. Statement of Justification
5. Development Plan associated with RZ 86-C-121
6. CP 86-C-121-9
7. CP 86-C-121-11
8. Development Plan associated with RZ 86-C-119
9. CP 86-C-119-2
10. Comprehensive Plan Text
11. Transportation Analysis
12. Fairfax Water Analysis
13. Applicable Zoning Ordinance Provisions
14. Glossary of Terms

Discovery Square & Reston Overlook Comprehensive Sign Plan

REVISED: August 24, 2012

RECEIVED
Department of Planning & Zoning

AUG 24 2012

Zoning Evaluation Division

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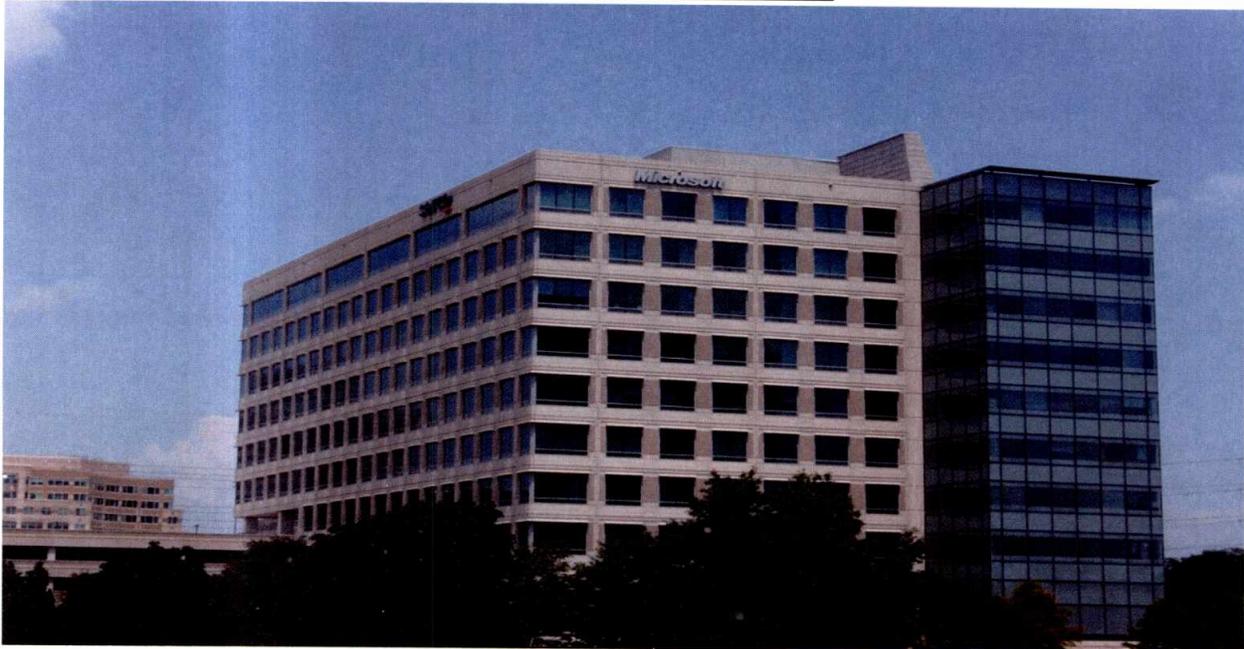
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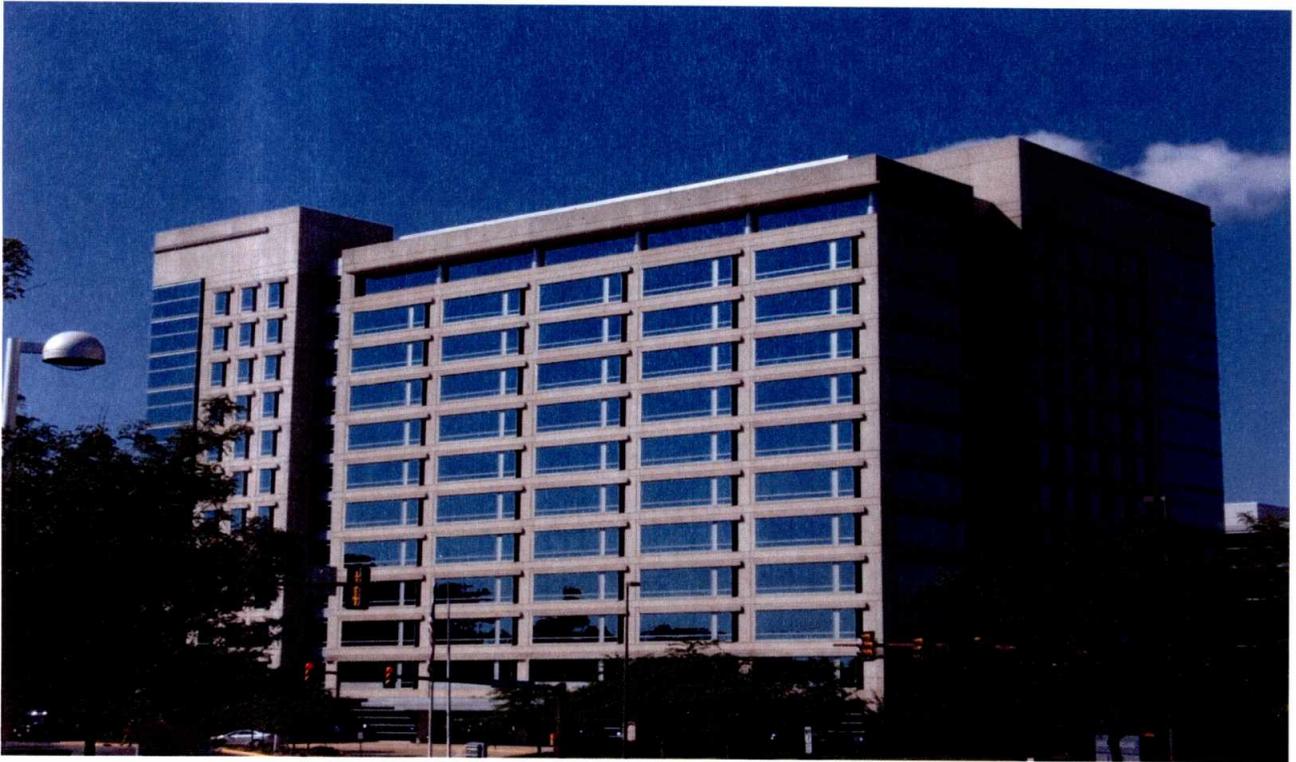
One Discovery Square



Two Discovery Square



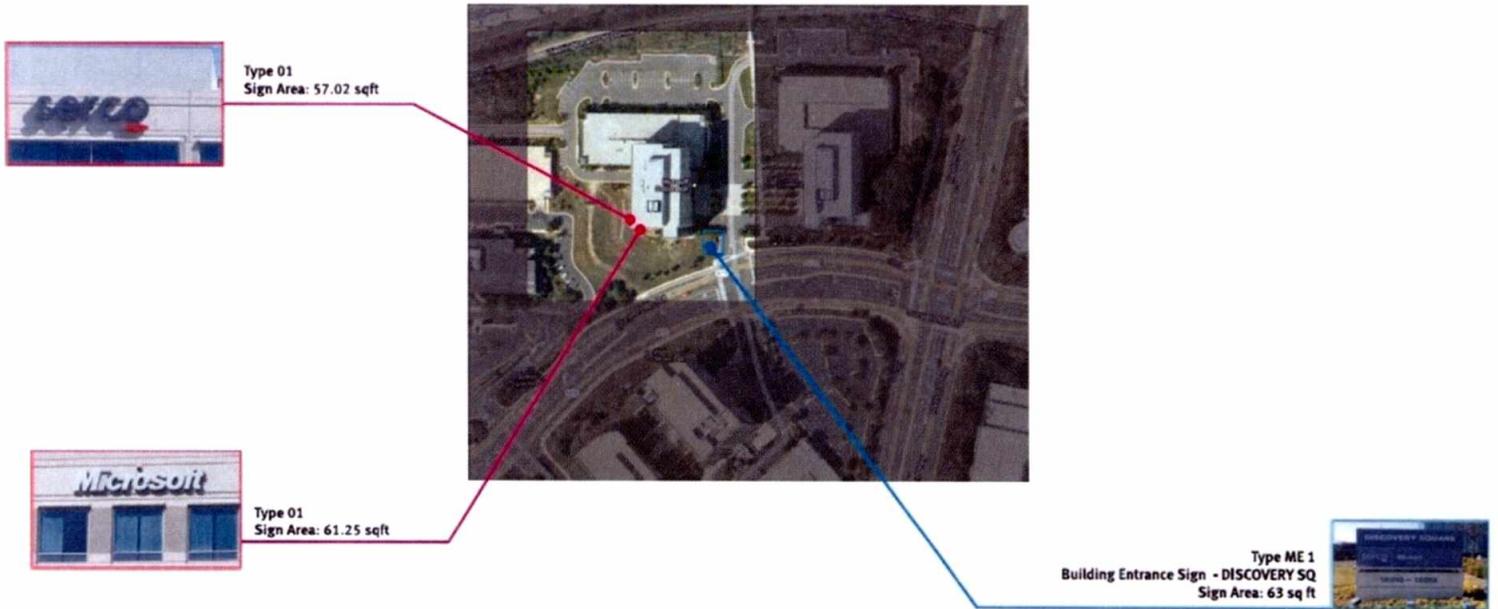
One Reston Overlook



Two Reston Overlook

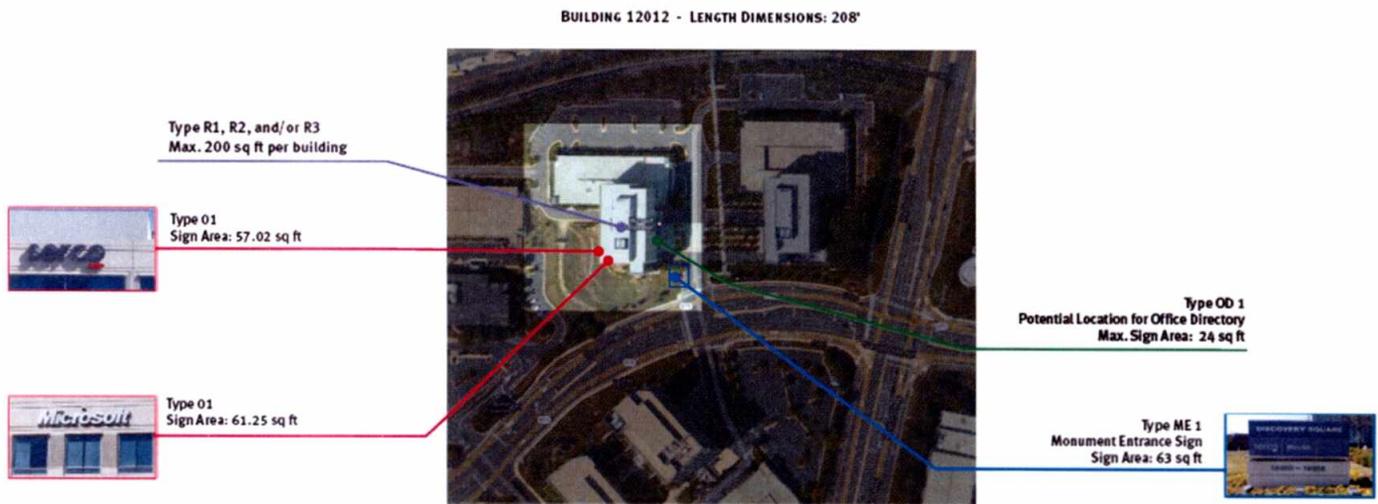


Existing Sign Location Plan – 12012 Sunset Hills



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Sign Location Plan – 12012 Sunset Hills

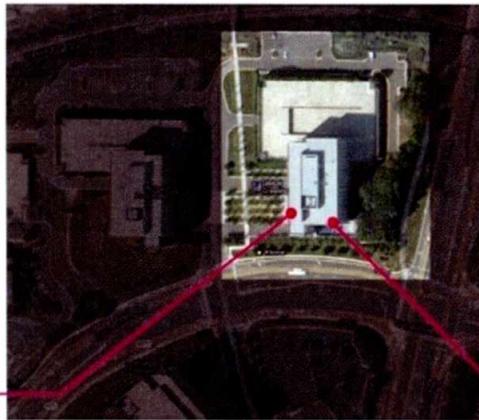


*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Existing Sign Location Plan – 12010 Sunset Hills



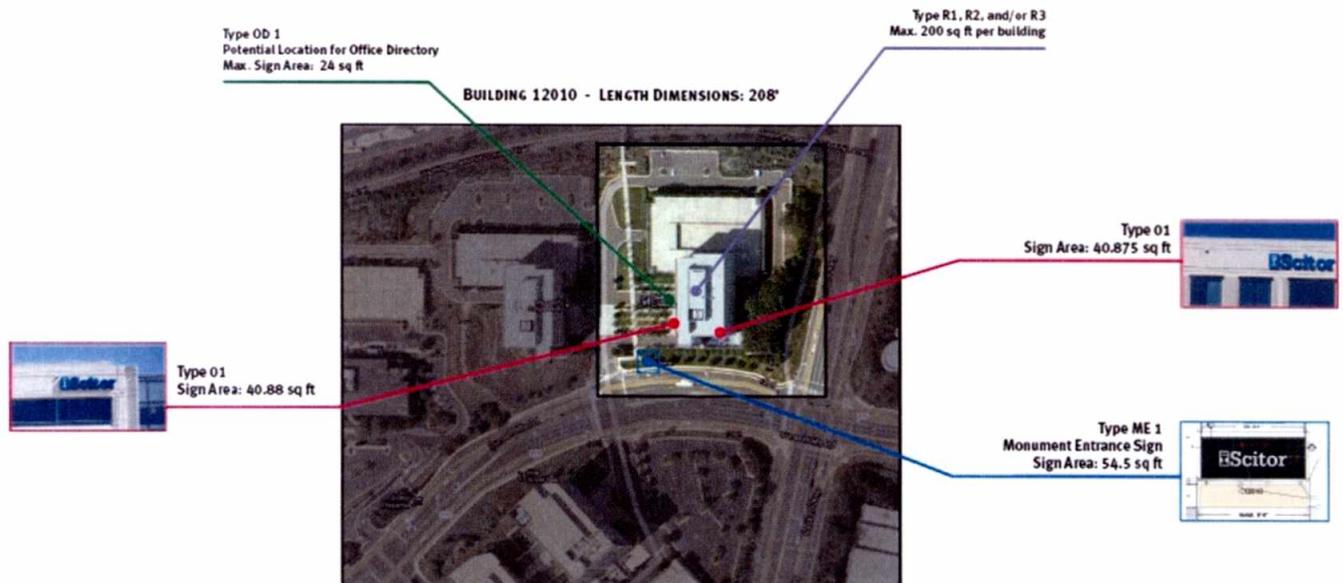
Type 01
Sign Area: 40.88 sqft



Type 01
Sign Area: 40.875 sqft

*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Sign Location Plan – 12010 Sunset Hills

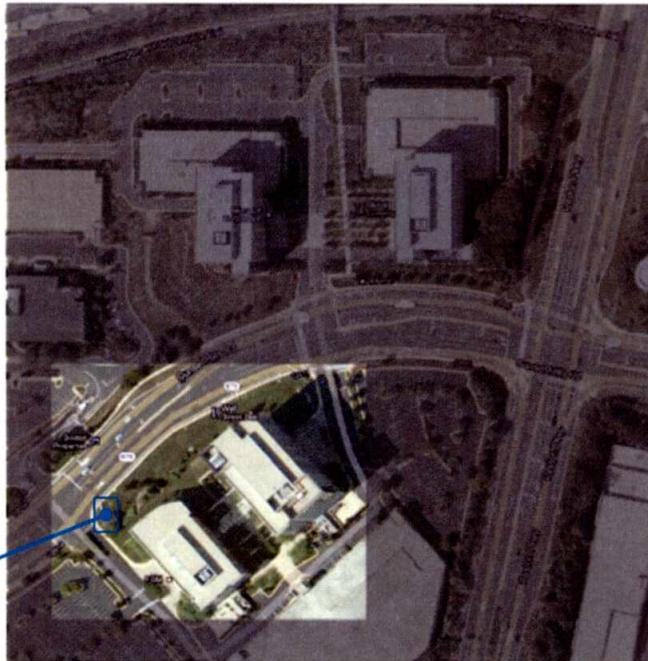


*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Existing Sign Location Plan – 12021 Sunset Hills



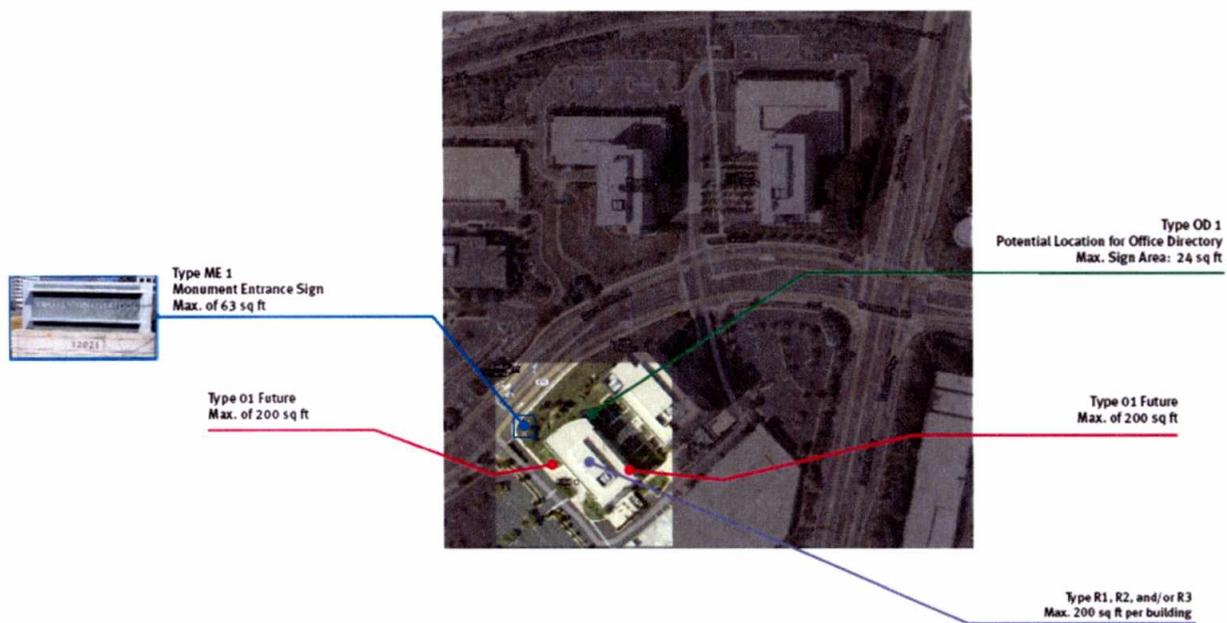
Type ME 1
Building Entrance Sign - RESTON ■
Sign Area: 56.65 sqft



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Sign Location Plan – 12021 Sunset Hills

BUILDING 12021 - LENGTH DIMENSIONS: 215'



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Existing Sign Location Plan – 12011 Sunset Hills



Type ME 1
Building Entrance Sign - RESTON I
Sign Area: 63 sqft



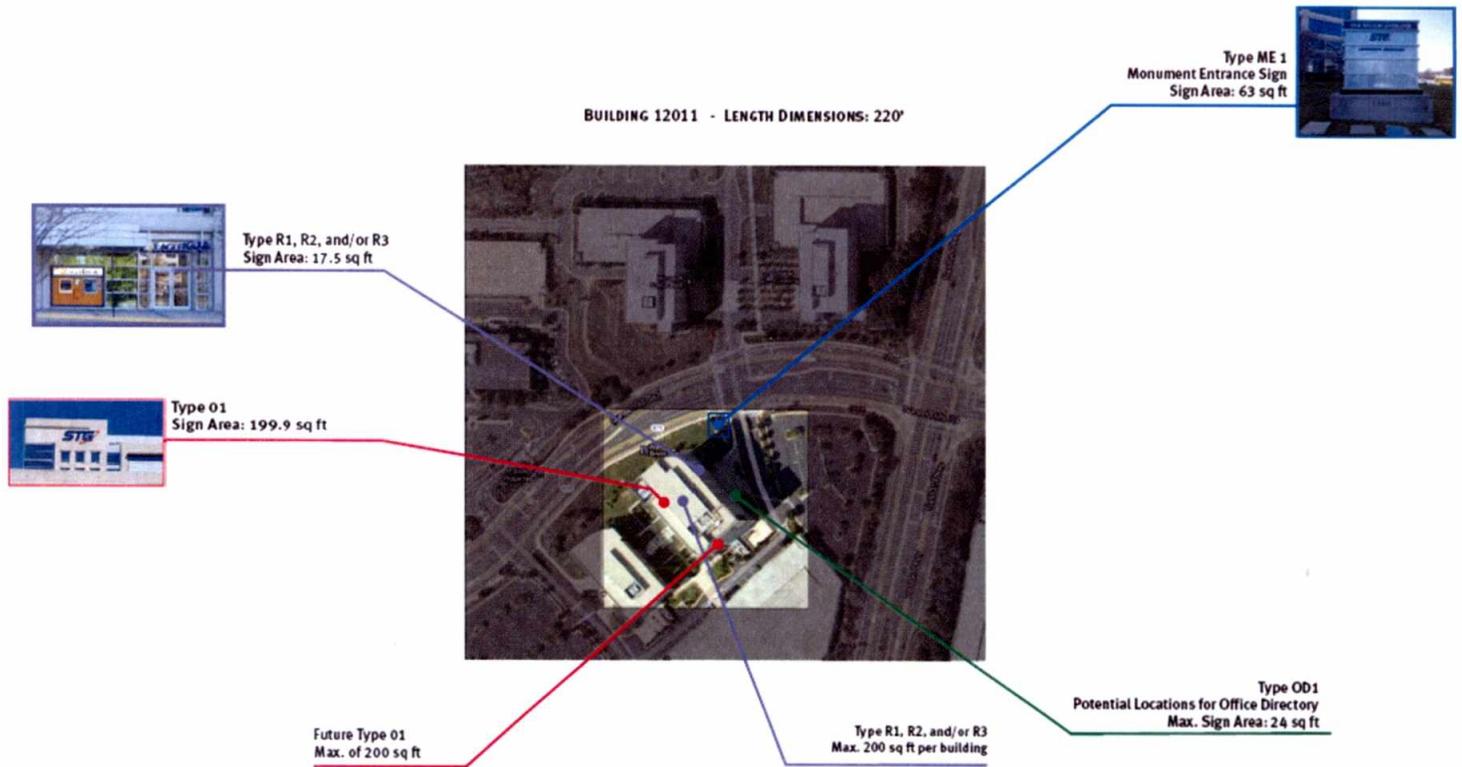
Type 01
Sign Area: 199.9 sq ft



Type R1
Sign Area: 17.5 sqft

*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Sign Location Plan – 12011 Sunset Hills



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

General Notes:

- Minor deviations to the design, size, and location of signage governed by this manual may be permitted if approved by the Town Center Design Review Board.
- Any specific messages used throughout the Comprehensive Sign Plan are for illustrative purposes only. Tenant names may change from time to time.
- In the event that a required sign is not specifically provided for by this Comprehensive Sign Plan, such sign shall conform with the provisions of the Fairfax County Zoning Ordinance.
- High-rise office buildings are defined as buildings of four stories or more.

Sign Matrix

Sign #	Sign Location	Sign Type	Overall Dimensions (h x w)	Calculated square footage	Permitted square footage	Requested difference in SF
O1	High-Rise Office Building Top of Building Signage	Building Mounted	varies	200 (per sign)	200	0
R1,R2, R3	Retail Signs (see below)	Building Mounted	see below	200 (per building)	depends on tenant frontage	
R1	<i>Retail Signage</i>	<i>Building Mounted</i>	<i>varies</i>	<i>40 (per sign)</i>	<i>200</i>	<i>(160)</i>
R2	<i>Retail Blade Sign</i>	<i>Building Mounted</i>	<i>varies</i>	<i>10 (per sign)</i>	<i>depends on tenant frontage</i>	
R3	<i>Retail Canopy Sign</i>	<i>Building Mounted</i>	<i>varies</i>	<i>10 (per sign)</i>	<i>depends on tenant frontage</i>	
OD1	Office Directory	Freestanding - Directional	4' tall x 6' wide	24	20	4
ME1	Monument Entrance Sign	Freestanding - Directional	7'-10" x 8'-0" (area of sign not including landscaped base)	63 (area of sign not including landscaped base)	40	23

High-Rise Office Building Tenant (Type O1 Signs):

Description:

Individual internally illuminated or non-illuminated letters mounted to building above top level window band. One sign location will be available on each side of the building as long as there are no more than 2 office signs per building and one per elevation.

Messages:

Limited to tenant logo-type, name, and/or symbol.

Area:

Up to 200 SF per sign within area indicated. 400 SF total requested per building.

Example:



Retail Tenant (Type R1, R2, & R3 Signs):

Description:

Each retail tenant may select any combination of two of the three following types of signs: (i) storefront, (ii) blade, and (iii) awning signs. It is the intent of this sign plan to allow for adequate identification of both the large and the small tenants and to allow for the flexibility needed if, for example, a tenant vacate a large space with one sign and is replaced by four or five tenants requiring four or five signs total along the same building frontage.

Area:

Each building is permitted a maximum of **200 SF** of type R1, R2, and R3 retail signage with no more than **100 SF** of retail signage located on any one given building face. Each retailer is permitted to use any combination of two of the three retail sign types outlined below (type R1, R2, and R3). A single retailer occupying more than 2 building bays, however, is permitted a total of four signs (of which only two sign types can be utilized and no more than two signs can be placed in a given building bay) so long as the total retail signage square footage falls within the previously described retail signage square footage caps for the overall building and the given building face signage. Retail signage must be placed on the same level (or top building face that defines the level) that the retail use actually occupies (i.e. a ground level retailer is prohibited from placing signage on the 4th level of the building). A building bay is defined as the area from one building pier to the next building pier, the average length of which is approximately 26'.

Type R1 Sign: A maximum signage area per type R1 sign of **40 SF** is permitted. (dimensions can vary)

Type R2 Sign: A maximum signage area per blade sign of **10 SF** is permitted. (dimensions can vary)

Type R3 Sign: Signage is allowed once on the face and each side of awnings, or above an awning/canopy. Sign area is computed on the basis of lettering plus logo only. Maximum sign area of **10 SF** per type R3 sign is permitted. (dimensions can vary)

Retail Tenant (Type R1 Signs):

Description:

Wall-mounted letters and/or logo signage is allowed on storefront glass, on the base below windows, on brick building fascia above storefront, or on signage bulkhead designed to be part of the overall storefront design.

Messages:

Type R1 is limited to tenant logotype, trade name, or special design element.

Area:

See pg. 6 for permitted area.

Example:



Retail Tenant (Type R2 Signs):

Description:

Blade-type signage is allowed on building piers between storefront sections and projecting perpendicular from the storefront. No more than one blade sign occurs per building bay. Decorative banners are also allowed but must be maintained.

Messages:

Copy may be trade name, logo, decorative, ornamental, or illustrative image.

Area:

Maximum projection off of building or pier is 3'-4" and blade sign must be at least 8'-0" off finished ground. One blade sign is allowed per bay. See pg. 6 for permitted sign area.

Example:



Retail Tenant (Type R3 Signs):

Description:

Signage on awnings or canopies is encouraged. Tenant name or logo may appear on front or sides of awnings. Signage on top of canopies may not project more than 30" from the canopy.

Messages:

Copy may be trade name, logo, decorative, ornamental, or illustrative image.

Area:

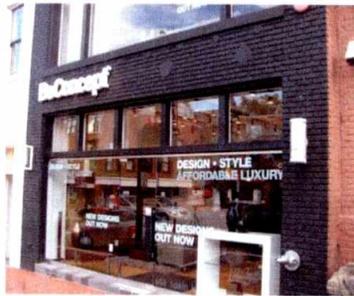
Signage is allowed once on the face and each side of awnings, or above an awning/canopy. The sign area shall be computed on the basis of the typeface plus logo area only. See pg. 6 for permitted sign area.

Example:

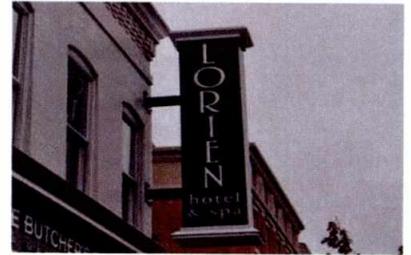
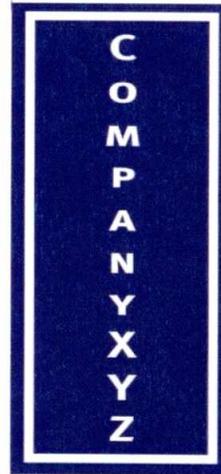


Retail Tenant Sign Examples:

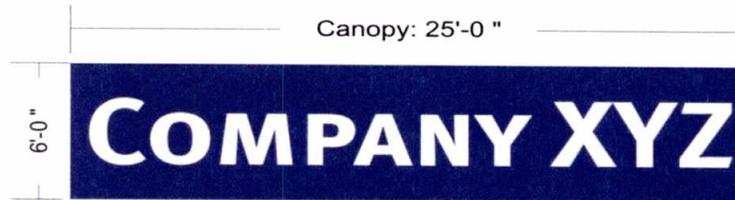
Type R1:



Type R2:



Type R3:

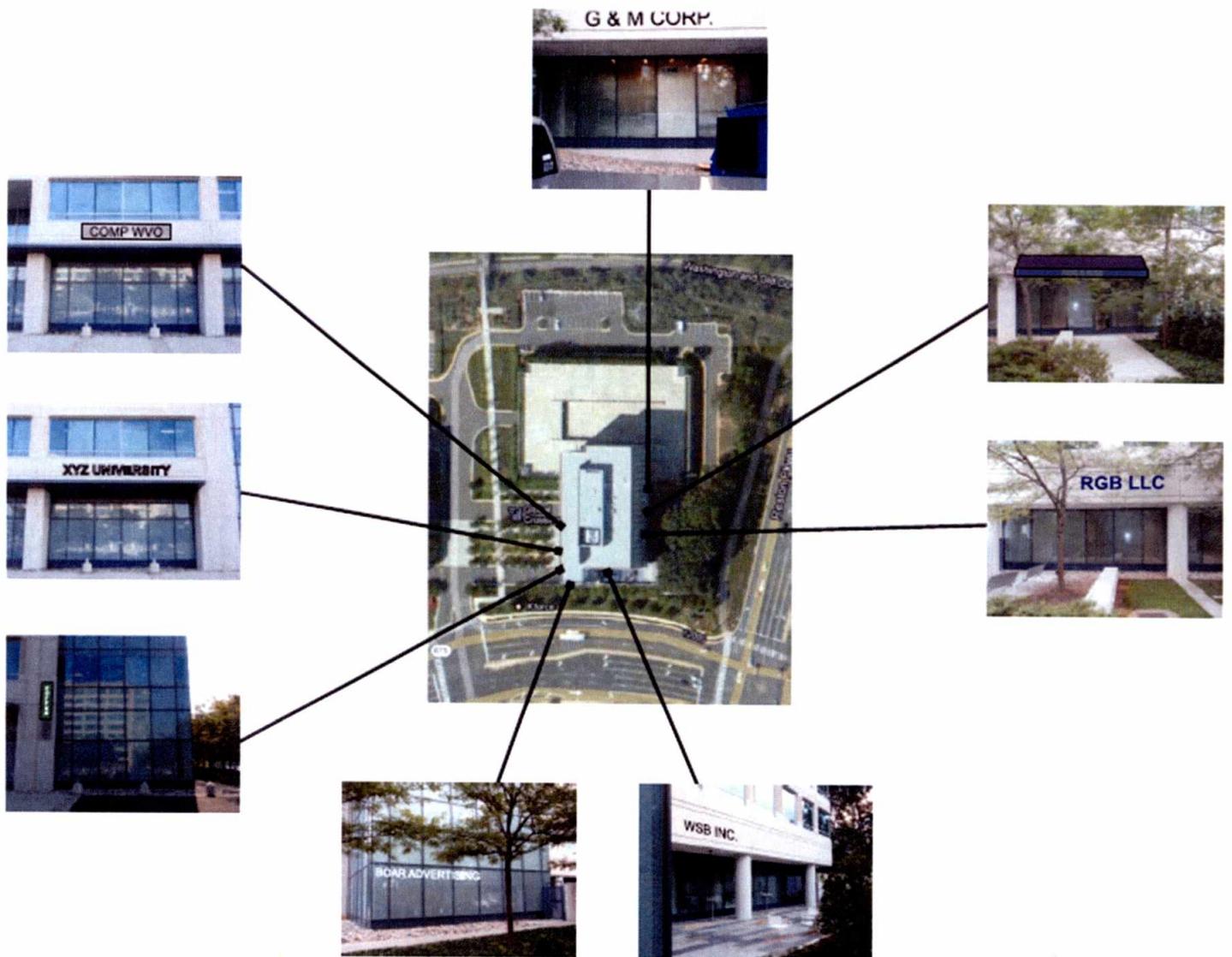


Potential Future Retail Sign – 12012 Sunset Hills



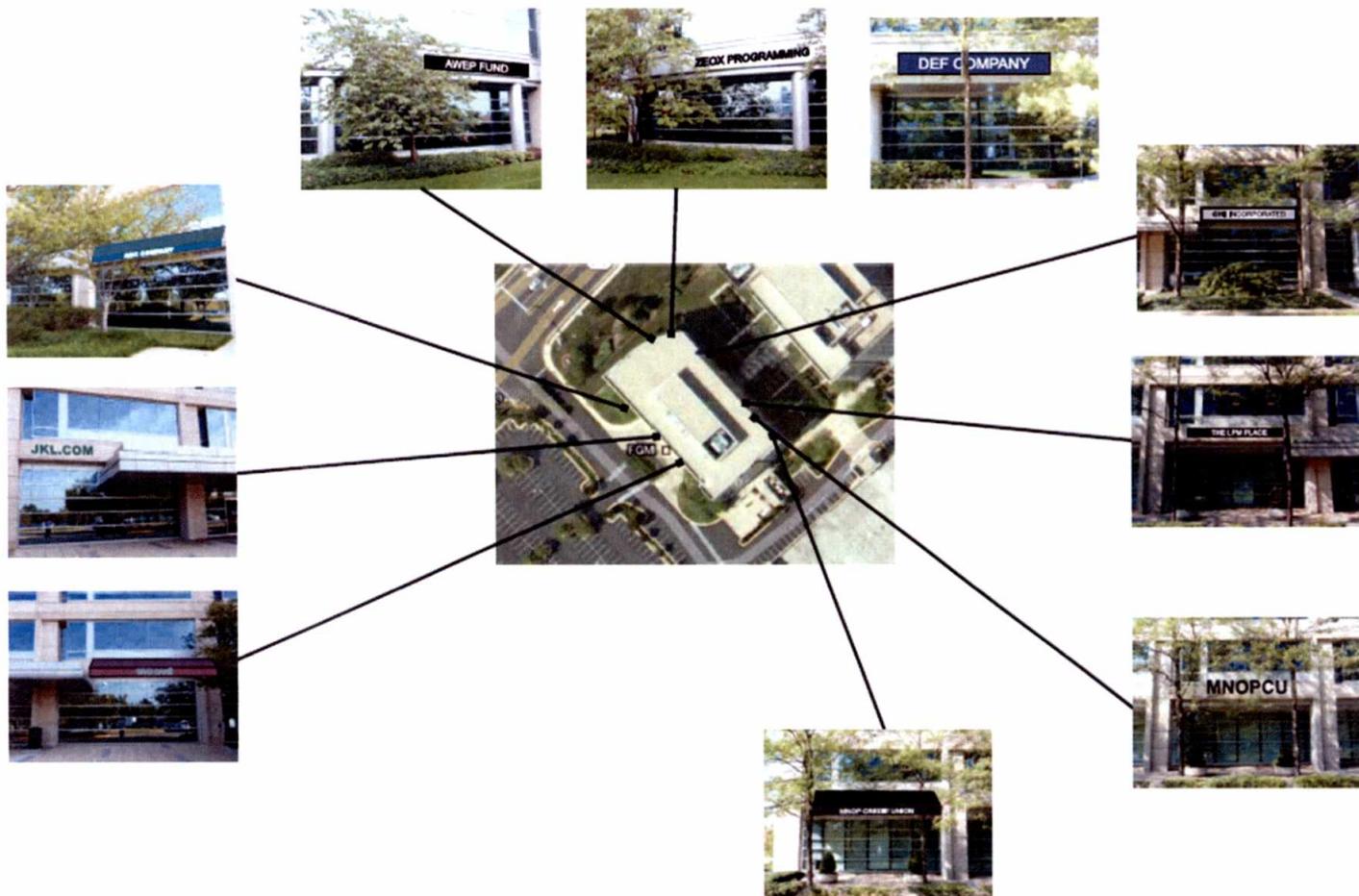
*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Retail Sign – 12010 Sunset Hills



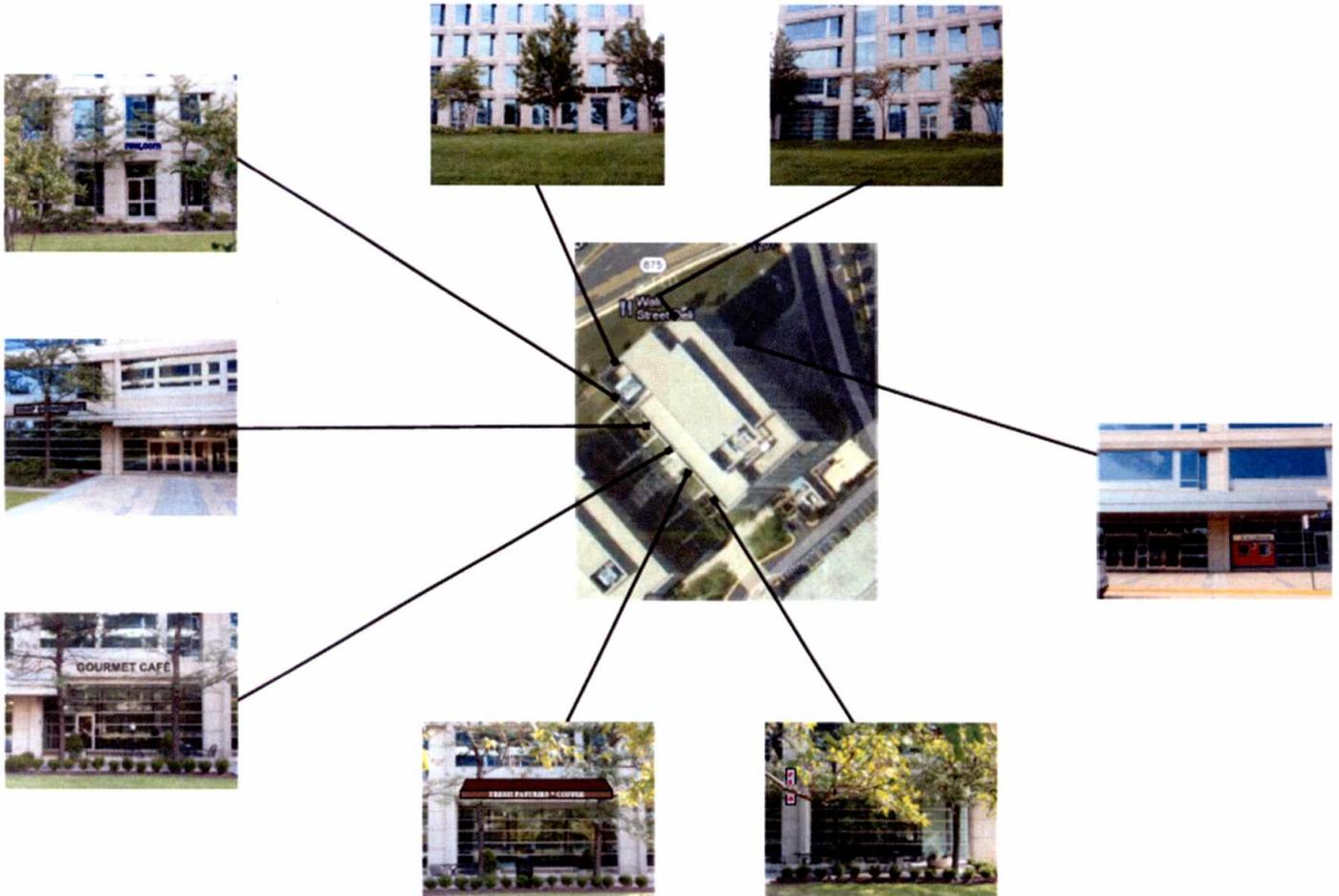
*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Retail Sign – 12021 Sunset Hills



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Retail Sign – 12011 Sunset Hills



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Office Directory (Type OD1 Signs):

Description:

Sign will identify building name/address along with up to four tenant names per building.

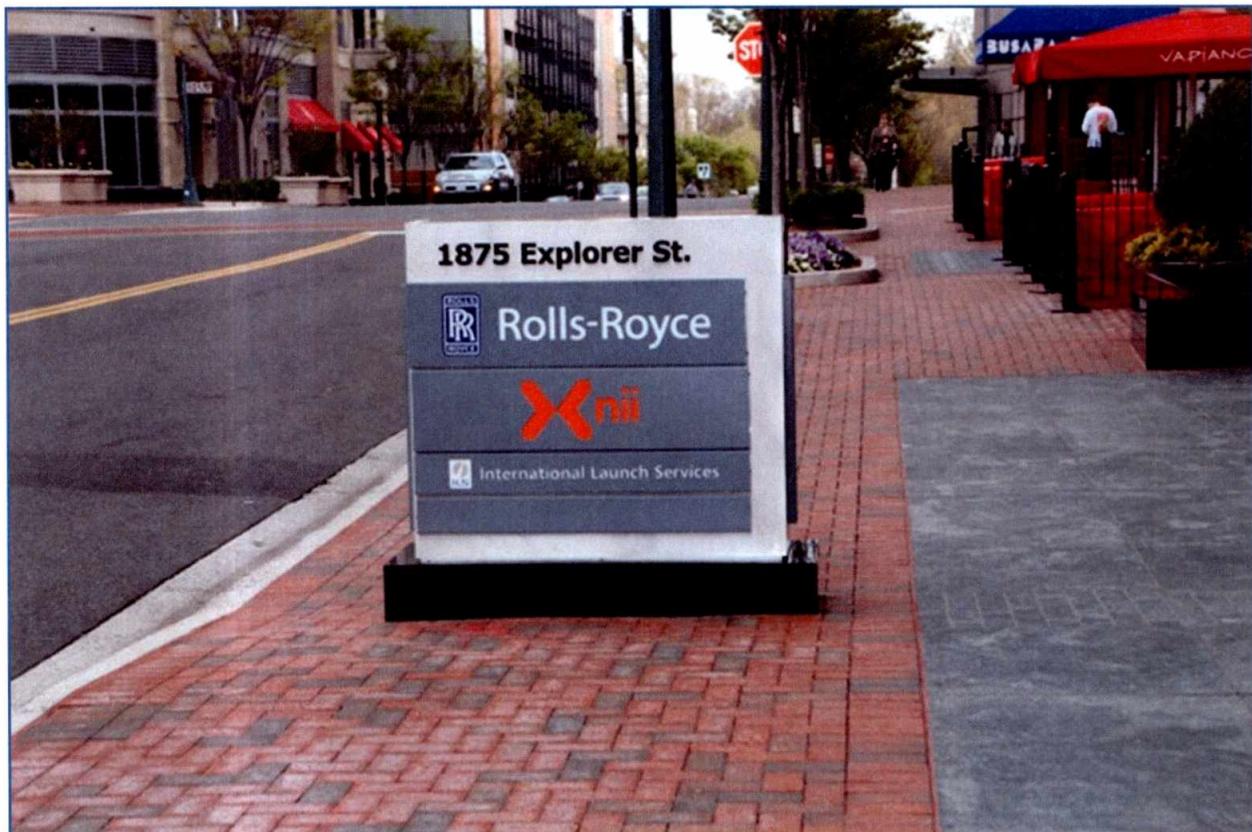
Messaging:

Building name/address along with tenant names/logos if desired. Note that messaging doesn't have to include any tenant names/logos and can instead include only the building name/address.

Area:

No larger than 24 SF per directory. 1 directory per building.

Example:



Monument Entrance Signs (Type ME1 Signs):

Description:

Sign will identify building name/address along with up to four tenant names per building.

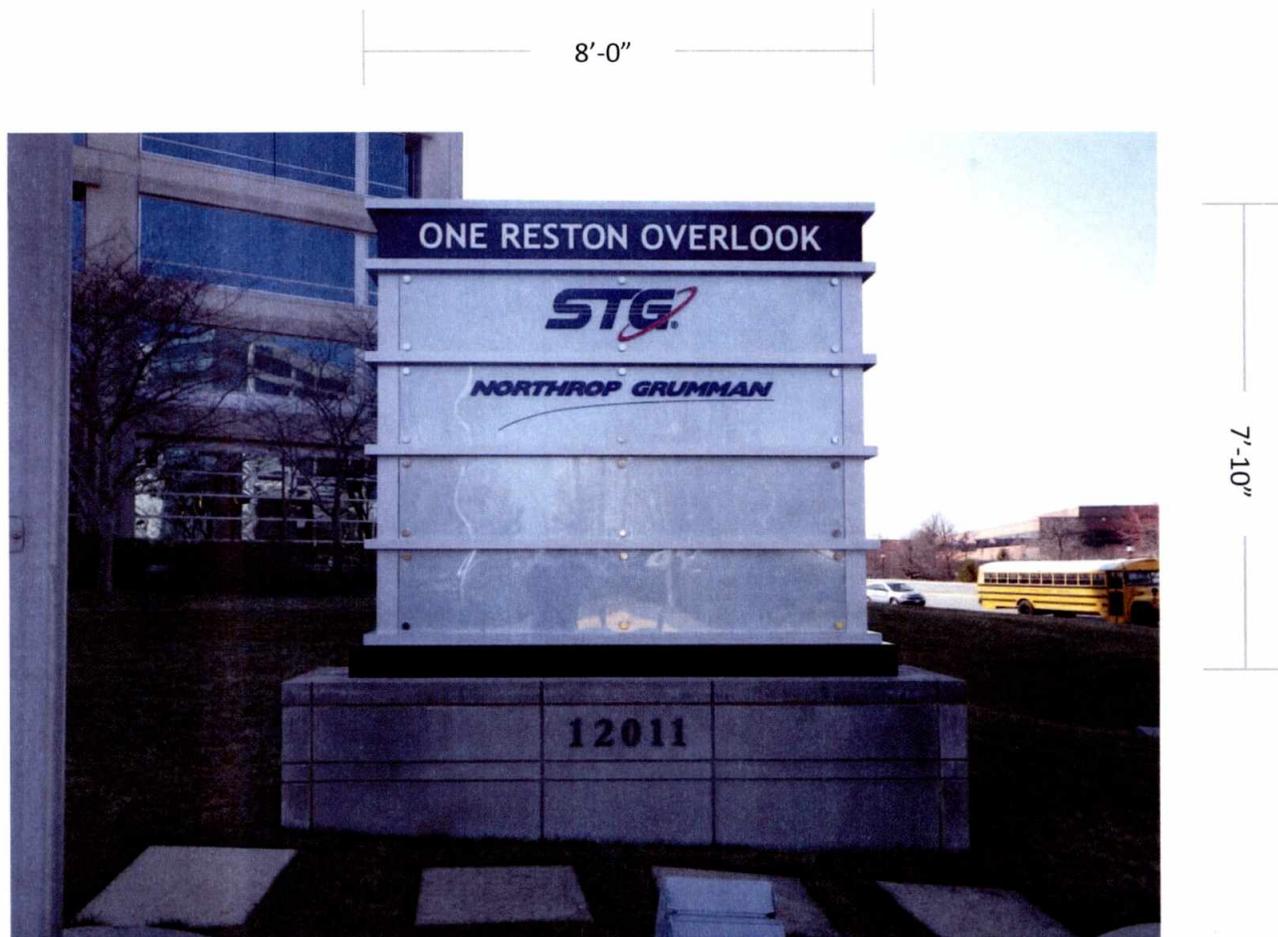
Messaging:

Building name/address along with tenant names/logos if desired. Note that messaging doesn't have to include any tenant names/logos and can instead include only the building name/address.

Area:

No larger than 63 SF per monument entrance sign. 1 entrance sign per building.

Example:



PROPOSED DEVELOPMENT CONDITIONS

CSP 86-C-119

September 27, 2012

If it is the intent of the Planning Commission to approve CSP 86-C-119 located at Tax Map Parcel 17-3 ((1)) 5H1 to allow a Comprehensive Sign Plan (CSP) pursuant to Sect. 12-210 of the Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The Comprehensive Sign Plan is granted for and runs with the land indicated in these applications and is not transferrable to other land. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. The Comprehensive Sign Plan, entitled "Discovery Square & Reston Overlook Comprehensive Sign Plan" and dated August 24, 2012, is approved for those signs in substantial conformance with those that are shown on the Comprehensive Sign Plan.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager, and/or agent of the property acknowledging that the requested sign has been reviewed for compliance with this approval.
4. Any required approval from the Reston Town Center Design Review Board (DRB) shall be obtained prior to the issuance of a sign permit for a sign not already approved by the DRB. A copy of the DRB approval shall be included with any sign permit application.
5. Up to two building mounted signs may be located above the top level window band on each of the four office buildings. Such signage shall be permitted with a maximum sign area of 200 SF each for a total sign area of 400 SF on each building.
6. A maximum of 200 SF of building mounted retail signage may be located on each of the four buildings with the limitation that no more than 100 SF of retail sign area shall be permitted on a building face. Each retail tenant has the

option to install two of the three types of retail signs (storefront, awning/canopy, or blade). A single retail tenant occupying more than two building bays is permitted up to four signs, of which only two sign types can be utilized and no more than two signs can be placed in a given building bay. A building bay is defined as the area from one building pier to the next building pier, the average length is 26 feet.

7. Up to 65 SF of sign area shall be permitted for each freestanding monument entrance sign with up to four tenant panels located at the driveway entrance to each of the four office buildings.
8. Up to 25 SF of sign area shall be permitted for each office directory sign with up to four tenant panels located at the entrance of each of the four office buildings.
9. Except for address identification, all building mounted signs shall be for tenant identification only.
10. Illumination of signs shall be in conformance with Article 12, Signs, of the Zoning Ordinance and with the performance standards for glare as set forth in Part 9, Outdoor Lighting Standards, of Article 14 of the Zoning Ordinance.
11. All signage shall be placed in a location that does not conflict with sight distance requirements. Pursuant to Sect. 2-505, Use Limitation on Corner Lots, of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersection, aisles, or driveways. All freestanding permanent signs shall be located so as not to block any pedestrian walkway or travel way.
12. Any signs proposed to be located in the Virginia Department of Transportation's (VDOT) right-of-way shall obtain all required approvals from VDOT prior to installation.
13. Freestanding signs shall not be permitted within Fairfax County Water Authority's easements.
14. All other signage not identified in the CSP shall conform with the requirements of Article 12 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

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. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan.

PROPOSED DEVELOPMENT CONDITIONS

CSP 86-C-121-03

September 27, 2012

If it is the intent of the Planning Commission to approve CSP 86-C-121-03 located at Tax Map Parcels 17-3 ((1)) 5 and 35B to allow a Comprehensive Sign Plan (CSP) pursuant to Sect. 12-210 of the Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The Comprehensive Sign Plan is granted for and runs with the land indicated in these applications and is not transferrable to other land. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. The Comprehensive Sign Plan, entitled "Discovery Square & Reston Overlook Comprehensive Sign Plan" and dated August 24, 2012, is approved for those signs in substantial conformance with those that are shown on the Comprehensive Sign Plan.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager, and/or agent of the property acknowledging that the requested sign has been reviewed for compliance with this approval.
4. Any required approval from the Reston Town Center Design Review Board (DRB) shall be obtained prior to the issuance of a sign permit for a sign not already approved by the DRB. A copy of the DRB approval shall be included with any sign permit application.
5. Up to two building mounted signs may be located above the top level window band on each of the four office buildings. Such signage shall be permitted with a maximum sign area of 200 SF each for a total sign area of 400 SF on each building.
6. A maximum of 200 SF of building mounted retail signage may be located proposed on each of the four buildings with the limitation that no more than 100 SF of retail sign area shall be permitted on a building face. Each retail tenant

has the option to install two of the three types of retail signs (storefront, awning/canopy, or blade). A single retail tenant occupying more than two building bays is permitted up to four signs, of which only two sign types can be utilized and no more than two signs can be placed in a given building bay. A building bay is defined as the area from one building pier to the next building pier, the average length is 26 feet.

7. Up to 65 SF of sign area shall be permitted for each freestanding monument entrance sign with up to four tenant panels located at the driveway entrance to each of the four office buildings.
8. Up to 25 SF of sign area shall be permitted for each office directory sign with up to four tenant panels located at the entrance of each of the four office buildings.
9. Except for address identification, all building mounted signs shall be for tenant identification only.
10. Illumination of signs shall be in conformance with Article 12, Signs, of the Zoning Ordinance and with the performance standards for glare as set forth in Part 9, Outdoor Lighting Standards, of Article 14 of the Zoning Ordinance.
11. All signage shall be placed in a location that does not conflict with sight distance requirements. Pursuant to Sect. 2-505, Use Limitation on Corner Lots, of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersection, aisles, or driveways. All freestanding permanent signs shall be located so as not to block any pedestrian walkway or travel way.
12. Any signs proposed to be located in the Virginia Department of Transportation's (VDOT) right-of-way shall obtain all required approvals from VDOT prior to installation.
13. Freestanding signs shall not be permitted within Fairfax County Water Authority's easements.
14. All other signage not identified in the CSP shall conform with the requirements of Article 12 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

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. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan.

**RESTON OVERLOOK AND DISCOVERY SQUARE
COMPREHENSIVE SIGN PLAN****STATEMENT OF JUSTIFICATION****June 2012**RECEIVED
Department of Planning & Zoning

JUN 08 2012

Zoning Evaluation Division

I. INTRODUCTION

The properties known as Reston Overlook and Discovery Square are located in the northwestern and southwestern quadrants of the intersection of Reston Parkway and Sunrise Valley Drive in Reston. They are more particularly identified as Fairfax County Tax Map 17-3 ((1)), Parcels 35B (owned by Reston VA 939, LLC) and 5 and 5H1 (owned by Discovery Square, LLC) (the "Property"). Reston VA 939, LLC and Discovery Square, LLC, (collectively referred to as the "Applicant") seek approval of a Comprehensive Sign Plan ("CSP") for the Property.

Like the remainder of Reston Town Center, the Property is zoned Planned Residential Community. It has been developed with four office buildings and associated parking structures. The PRC zoning district also permits retail and service uses on the Property.

Reston Overlook has recently been selected by California-based Bechtel Corporation ("Bechtel") as an important base for its expanding presence in the Washington DC region. Bechtel intends to relocate over 600 of its employees from Maryland to the Property. Part of Bechtel's motivation for this relocation was to establish a presence in the Dulles Corridor. As such, the visibility of the Property from the Dulles Greenway is essential to Bechtel. The Applicant seeks additional signage options for the Property to better serve Bechtel and other existing and future tenants on the Property.

II. BACKGROUND

In 1992, the Board of Supervisors approved the 'Reston Town Center Urban Core Comprehensive Signage Plan Manual' (the "Signage Plan"). The intent of the Signage Plan was to "provide the framework for a distinctive, attractive, orderly and flexible signage system." Only the Town Center's urban core (the "Urban Core") was covered by the Signage Plan. The Urban Core is framed by Reston Parkway to the east, Bluemont Way to the south, Town Center Parkway to the west and New Dominion Parkway to the north. The Property lies south of Bluemont Way and immediately south of the Urban Core.

The Signage Plan provides a cohesive framework to implement signage for the uses existing at the time and for future development within the Urban Core in a manner supportive of the signage needs for a mixed-use community.

III. SIGNAGE PROPOSAL

The Signage Plan was designed to ensure consistent and coordinated signage throughout the Town Center's urban core. The Town Center is unique in that office, hotel and retail uses are mixed horizontally and vertically and the Signage Plan was necessary to adequately identify the various types of tenants and uses to be accommodated within the Urban Core. While the Urban Core was the focus of the Signage Plan, the core's boundaries have become less defined with the Town Center's gradual development and the Urban Core development pattern will continue to expand with new transit-oriented development near the Reston Town Center Metro Station. Coordinated architecture, excellent pedestrian connectivity, construction of mixed-use buildings and the Town Center parcels sharing the same zoning classification will continue to contribute to the extension of the Urban Core beyond its original boundaries.

The Applicant has determined that by-right signage permitted by the Zoning Ordinance does not adequately provide for the Property's existing and future tenants. The Ordinance does not anticipate buildings accommodating a vertical mix of uses and so does not appropriately provide signage for a variety of tenants. Further, the Ordinance focuses on office parks and provides signs typically found within automobile-oriented locations. Instead, given its proximity to the planned Reston Town Center Metro Station, the Property will become much more accessible by pedestrians walking between the Town Center and the Station.

The Applicant, therefore, requests approval of a CSP for the Property. To reflect the Property's location within the Reston Town Center, the changes in pedestrian connectivity that will come with Metrorail's arrival, and to ensure consistency with signage already found in the Town Center, the Applicant seeks to apply consistent signage provisions from the Signage Plan to the Property through this CSP application.

The CSP includes those signs provided for in the Urban Core by the Signage Plan that are proposed for the Property. Clearly, given the scale of the Property and uses permitted, not all signs provided for by the Signage Plan would be relevant. The CSP includes guidance from the Signage Plan that refers to a range of signage including that serving high-rise office tenants, retail tenant and retail tenant project identity, office tenant directories and project identity.

The Property currently includes several signs that are to be retained through approval of the proposed CSP. Exhibit A indicates the location and sizes of these existing signs. As confirmed by Exhibit A, these existing signs would conform with the provisions of the proposed CSP.

IV. JUSTIFICATION

For the following reasons, sign guidelines and standards within the Signage Plan already approved for the Town Center's Urban Core should be applied to the Property through approval of the proposed CSP.

A. Economic Development

As reflected by Bechtel's relocation to the Property, high-profile commercial tenants desire a presence in the Dulles Corridor and bring jobs to this dynamic area. However, a location adjacent to the Dulles Toll Road is only attractive if appropriate signage is available. It is essential for Reston and Fairfax County to be able to continue to attract major office tenants, such as Bechtel, and the jobs and spending that they bring. The proposed sign plan will provide Bechtel and other major office tenants with the signage they need and which is consistent with signage serving other tenants in the Town Center.

B. The Property is part of the Reston Town Center

The existing Signage Plan for the Town Center's Urban Core only applied to the central portion of the Town Center. However, the Town Center has developed on strong urban design principles including urban structure and typology, accessibility, continuity and a complementary mix of uses. There is no longer a definitive Urban Core, only an urban Town Center. As such, it is appropriate for signage to be coordinated across the Town Center. The approval of the proposed CSP for the Property based on signage already existing within the Town Center is a logical step to ensuring a coordinated approach to signage.

C. The Zoning Ordinance does not accommodate signage for mixed-use properties

Signage permitted for the Property under the Zoning Ordinance is more appropriate for an office campus than an integrated mix of uses within a town center setting. With the arrival of rail to Reston, significant numbers of pedestrians will walk alongside and through the Property when travelling between the Town Center and the Station. This increased foot traffic will improve the potential for and viability of retail and service uses being provided on the Property within ground floor portions of the buildings and increase the demand for signage options. The Zoning Ordinance provisions do not provide sufficient signage for major office tenants and ground floor retailers.

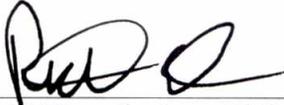
D. Future Transit-Oriented Development

It is also important to note that the arrival of Metro could trigger the redevelopment of the Property and adjacent properties (such as Reston Gateway) with a higher density and greater mix of uses, ensuring an even closer resemblance to buildings and uses in the Town Center Urban Core and reinforcing the appropriateness of coordinated signage. It is important and appropriate for the Property to be able to utilize the same signage options that exist for properties in the Urban Core. This is especially important for the future development of the Town Center following arrival of Metrorail.

V. **CONCLUSION**

The proposed CSP will provide much-desired and needed signage to both assist in the identification of the building's tenants from the Dulles Toll Road and to provide signage

appropriate and necessary for the Property and the permitted mix of uses. The Applicant's proposed signs would be consistent with the signage provided within the proximate Town Center Urban Core and will facilitate future mixed-use development in the Town Center. Accordingly, the Applicant respectfully seeks approval of its CSP package.



Richard Ellis, 6 June 2012

511636 v2/RE

EXHIBIT A

Existing Site Signage Plan

DISCOVERY SQUARE & RESTON OVERLOOK

SIGNS (TYPE OD1)

POSSIBLE LOCATIONS FOR OFFICE DIRECTORY



Type 01
Sign Area: 57.02 sqft

200 SQFT MAX SIGN AREA PROPOSED



Type 01
Sign Area: 61.25 sqft

200 SQFT MAX SIGN AREA PROPOSED



Type ME 1
MONUMENT ENTRANCE SIGN - DISCOVERY SQ
Sign Area: 70.44 sqft

110 SQFT MAX SIGN AREA PROPOSED



Type ME 1
MONUMENT ENTRANCE SIGN - RESTON II
Sign Area: 56.65 sqft

110 SQFT MAX SIGN AREA PROPOSED



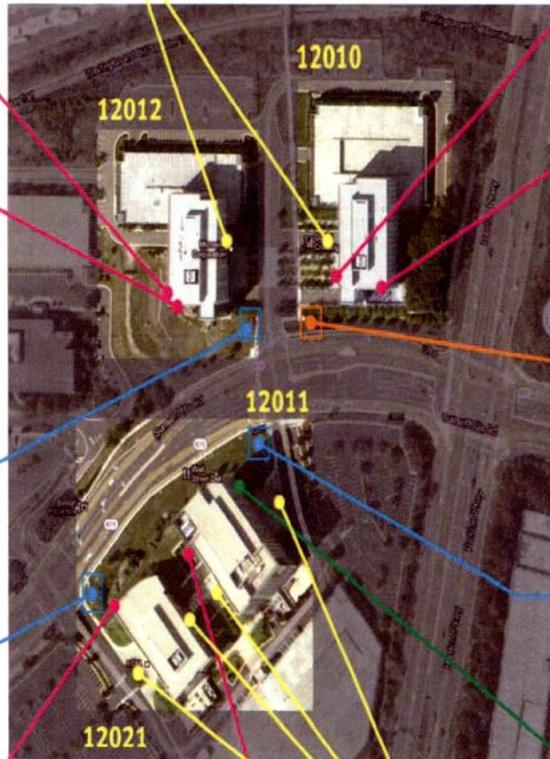
Type 01
Sign Area: 72.35 sqft

200 SQFT MAX SIGN AREA PROPOSED



Type 01
Sign Area: 199.9 sqft

200 SQFT MAX SIGN AREA PROPOSED



Type 01
Sign Area: 40.88 sqft

200 SQFT MAX SIGN AREA PROPOSED



Type 01
Sign Area: 40.875 sqft

200 SQFT MAX SIGN AREA PROPOSED



Type ME 1
MONUMENT ENTRANCE SIGN - SCITOR
Sign Area: 54.5 sq ft

110 SQFT MAX SIGN AREA PROPOSED



Type ME 1
MONUMENT ENTRANCE SIGN - RESTON I
Sign Area: 103.306 sqft

110 SQFT MAX SIGN AREA PROPOSED



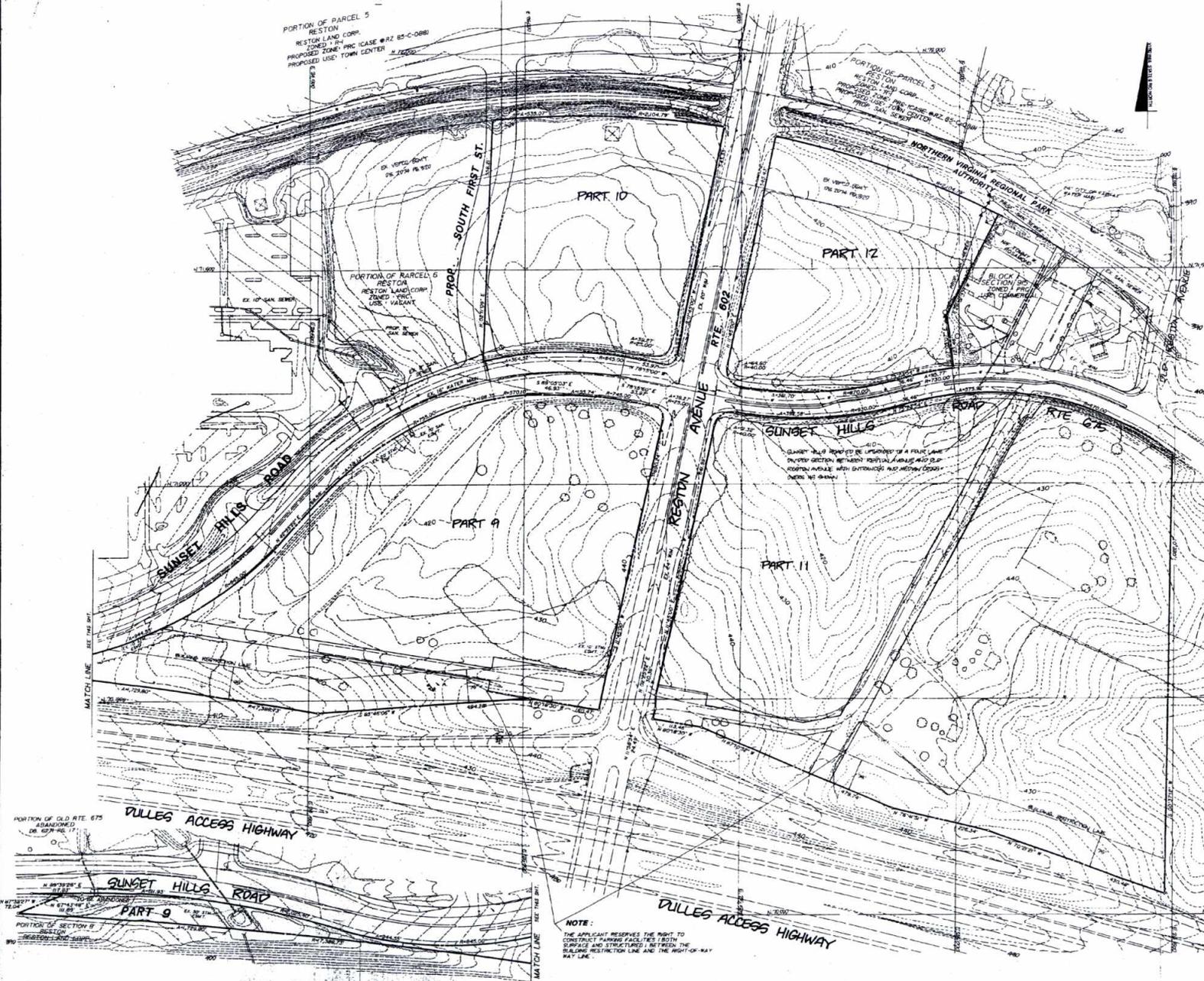
Type R1
Sign Area: 17.5 sqft

60 SQFT MAX SIGN AREA PROPOSED



SIGNS (TYPE OD1)

POSSIBLE LOCATIONS FOR OFFICE DIRECTORY



- NOTES**
- Part 9
 - 1) The maximum gross floor area of commercial space shall not exceed 457,000 square feet.
 - 2) Maximum building height shall not exceed 15 stories (180 ft.)
 - Part 10
 - 1) The maximum gross floor area of commercial space shall not exceed 189,000 square feet.
 - 2) Maximum building height shall not exceed 10 stories (120 ft.)
 - Part 11
 - 1) The maximum gross floor area of commercial space shall not exceed 725,000 square feet.
 - 2) Maximum building height shall not exceed 15 stories (180 ft.)
 - Part 12
 - 1) The maximum gross floor area of commercial space shall not exceed 181,000 square feet.
 - 2) Maximum building height shall not exceed 10 stories (120 ft.)

- GENERAL NOTES**
- Parts 9, 10, 11 and 12
- 3) Maximum overall non-residential FSI shall not exceed .7.
 - 4) Parking will be provided in accordance with Fairfax County zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.
 - 5) A comprehensive pedestrian circulation system shall be provided within Town Center (including this property with the balance of Town Center). This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.
 - 6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.
 - 7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.
 - 8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.
 - 9) The proposed right-of-way width of major public streets shall be as follows:

East West Parkway	90'
Town Center Parkway	90'
Hill Avenue	90'
Sunset Hills Road	90'

- PART 9, 10, 11 and 12 USES**
- Uses will include all of those permitted by right within the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:
- Category 5 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking and service stations.
 - Group 5 commercial recreation uses such as health clubs and other similar commercial recreation uses.
 - Group 3 institutional uses such as churches, temples or other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily, private schools of general or special education which have an enrollment of less than 100 students daily.
 - Category 3 quasi-public uses such as conference centers, cultural centers, museums, private clubs, quasi-public care, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.

APPROVED DEVELOPMENT PLAN

DATE: 11/17/88

FOR PROFESSIONAL CONSTRUCTION

DATE: 11/17/88

SUNSET HILLS ASSOC. ZONING USE INDUSTRIAL PD-C7

DEVELOPMENT PLAN
PROPOSED REZONING OF
PARTS 9, 10, 11 & 12
TOWN CENTER
RESTON

BEING
A PORTION OF PARCELS 6, 9, 12, &
ABANDONED OLD ROUTE 602 AND 675
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' DATE: NOV, 1988 REV. JAN, 1988

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS LAND ARCHITECTS LAND SURVEYORS
200 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 PH. 337-9564

SHEET 3 OF 3

NOTE:
THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT PARKING FACILITIES BOTH SURFACE AND STRUCTURED BETWEEN THE BALDING RESTRICTION LINE AND THE RIGHT-OF-WAY PAT LINE.

Enlargement of the Notes regarding permitted uses on the Development Plan associated with RZ 86-C-121

PART 9, 10, 11 and 12 USES

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

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

420

420

410

70,000

APPLICANT NO. RZ 86-C-121

APPROVED DEVELOPMENT PLAN

(AP) (GDP) (CDP) (JOP)

SEE FRONTIER CONDITIONS

DATE OF APPROVAL 5/9/87

SUNSET HILLS ASSOC. cjp

ZONED: I-6

USE: INDUSTRIAL 01 - 69





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

COMMONWEALTH OF VIRGINIA COUNTY OF FAIRFAX

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

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

PLANNING COMMISSION
 Peter F. Murphy, Jr., Chairman
 John R. Byers, Vice Chairman
 Suzanne F. Harsel, Secretary
 Alvin L. Thomas, Parliamentarian

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

February 28, 1997

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

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

Dear Tony:

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

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

For your information, a copy of the verbatim excerpts from the Planning Commission's actions on these applications is also attached. Should you need any additional information on these cases, please do not hesitate to contact me at 324-2865.

Sincerely,

Barbara J. Lippa
 Deputy Director

Attachment (a/s)

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

RESTON TOWN CENTER CONCEPT PLAN
BDM - SECTION 939
February 14, 1997

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 939, Reston. The Tax Map references for the parcels are 17-3-((1)), parcels 4, part of 5, 5D, 5G, 5J and 14.
2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated November 1, 1996 and revised through February 3, 1997, prepared by Davis-Carter-Scott; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").
3. The application property consists of approximately 14.816 acres. Westerra Reston, L.L.C. ("Westerra") is the owner of the property and shall hereinafter be referred to as the "Applicant."
4. The proposed office buildings shall consist of a maximum of 457,000 gross square feet, as approved by the Town Center rezonings (RZ 86-C-121 and subsequent PCAs).
5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.
6. Upon build out, a minimum of 20% open space shall be provided.
7. Upon build out, a minimum of 10% tree cover shall be provided.

PHASING

8. As depicted, the Applicant is proposing up to two (2) office buildings. The Applicant will construct this project, its office buildings and the associated parking in phases. The Applicant currently anticipates a phasing schedule as follows:

Phase	Square Feet	Opening
Building I	326,000	January, 1999
Building II	<u>131,000</u>	January, 2000
	457,000	

9. The Applicant reserves the right to modify the order and timing of the opening of each building. Applicant anticipates exclusively surface parking during Phase I and constructing structured parking during Phase II. Applicant reserves the right to vary the timing and implementation of structured parking, as needed, including the construction of a portion of the structured parking with Phase I. Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking or buildings, unless and until structured parking is required or buildings are constructed.

LANDSCAPING

10. The Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by DEM. The Applicant has attached a more detailed Landscape Plan (prepared by Lewis, Scully, Gionet) which is representative of the quality and quantity of Applicant's final landscaping plan and is subject to final review, modification and approval by the Reston Town Center Design Review Board.
11. All supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") rights-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicant shall relocate the trees within the application property, subject to review and approval by DEM.
12. All tree save areas and supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by DEM.
13. Certain tree save areas are shown within the VDOT Dulles Toll Road right-of-way. Should said trees be cleared, the Applicant shall, subject to VDOT approval, provide reasonable, supplemental landscaping in the affected area(s) (both within the VDOT right-of-way and/or, if feasible, on the Applicant's site).
14. The Applicant will adhere to the limits of clearing and grading as shown. During site plan review, if it is determined necessary by DEM to remove any trees previously designated to be preserved in order to locate additional necessary utility lines or trails, then an area of additional tree save of equivalent value as determined by DEM shall be substituted at an alternate location on the Property. If a suitable alternate location cannot be identified on site, the Applicant shall plant supplemental trees according to the directions of DEM, pursuant to the PFM.

TRANSPORTATION

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

15. If warranted by VDOT, the Applicant (as provided for in the Town Center proffers) shall install traffic signals at either or both entrances to the site on Sunset Hills Road. Subject to timely approval by VDOT, the Applicant shall complete installation of said traffic signal(s) prior to the issuance of a non-RUP for the first office building.

16. The Applicant shall dedicate right-of-way along the Sunset Hills Road frontage, as shown on the Plan. This area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at site plan approval for the first phase of the project, or upon earlier written demand from the County or VDOT.
17. The Applicant shall construct a third thru lane across the frontage of its site from its western most entrance to Reston Parkway.
18. The Applicant shall construct right turn lanes into both of its entrances, as well as a right turn lane from east bound Sunset Hills Road to south bound Reston Parkway.
19. The Applicant shall construct dual left turn lanes on east bound Sunset Hills Road to north bound Reston Parkway.
20. The Applicant shall work with the County and VDOT to extend the stacking distance of its left turn lane into the western entrance, and shorten the stacking distance of its left turn lane into the eastern entrance.
21. The Applicant shall not be responsible for constructing a third thru lane west of its western entrance; however, the Applicant shall convey such right-of-way as may be necessary for said improvement by others, consistent with Note #16.
22. The Applicant shall have the noted Sunset Hills Road improvements substantially completed (such that the improved and widened road is available for use by the traveling public) by the issuance of the first non-Residential Use Permit for occupancy of the first office building.
23. The Applicant shall dedicate the westernmost portion of the Property (consisting of 0.88 acres), at its intersection with Town Center Parkway, for use as a potential transit drop-off point. This area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at site plan approval for the first phase of the project. Applicant shall not be responsible for constructing any improvements to said area.
24. The Applicant shall have completed the Sunset Hills Road/Reston Parkway intersection improvements (as shown on the Town Center Concept Plan) (such that the improved and widened intersection is available for use by the traveling public) by August 1, 1999.

TRANSPORTATION MANAGEMENT PROGRAM

25. The Applicant will appoint a Transportation System Management ("TSM") program coordinator for its development. Said TSM manager will be responsible for coordinating with LINK and the Reston Town Center TSM programs. Said TSM's will be designed to reduce single occupancy vehicle trips and encourage ride-sharing, the use of mass transit and reduced reliance on single occupancy vehicle travel, all pursuant to the Town Center Proffers.
26. As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.
27. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.

28. The TSM coordinator will promote staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.
29. The TSM coordinator will work with LINK, the Office of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

LAND USES

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

SITE DESIGN

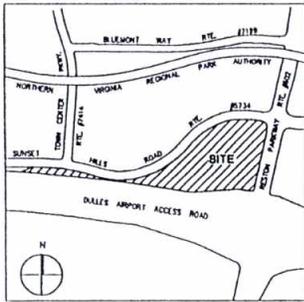
31. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").
32. The two buildings' architecture generally will be consistent in design and materials used and will complement one another, subject to Reston Town Center Design Review Board review and approval.
33. The design of the plaza area and its amenities will be determined at the Phase 2 site plan review stage. This area will serve as the focal point of the site and will be landscaped and designed accordingly.
34. The parking structure will incorporate architectural treatments to visually break up the horizontal expanses and will include materials compatible with the buildings.
35. The top parking level will incorporate planting(s) to visually soften the structure's appearance and to break- up the top level of parking.
36. The maximum height of the parking structure will be four (4) levels. The parking structure shall be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 4 and 5).
37. The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berming and fencing or walls.
38. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.
39. Applicant shall provide BMP/storm water management on and off site, as depicted, subject to DEM review and approval.
40. Should future mass transit/rail stations become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connection(s) on its site to said mass transit facilities.

TOWN CENTER CONCEPT PLAN AMENDMENTS

41. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.
42. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the other land areas, provided that such application does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not the subject of such an application shall otherwise remain in full force and effect.

VICINITY MAP

SCALE 1" = 500'

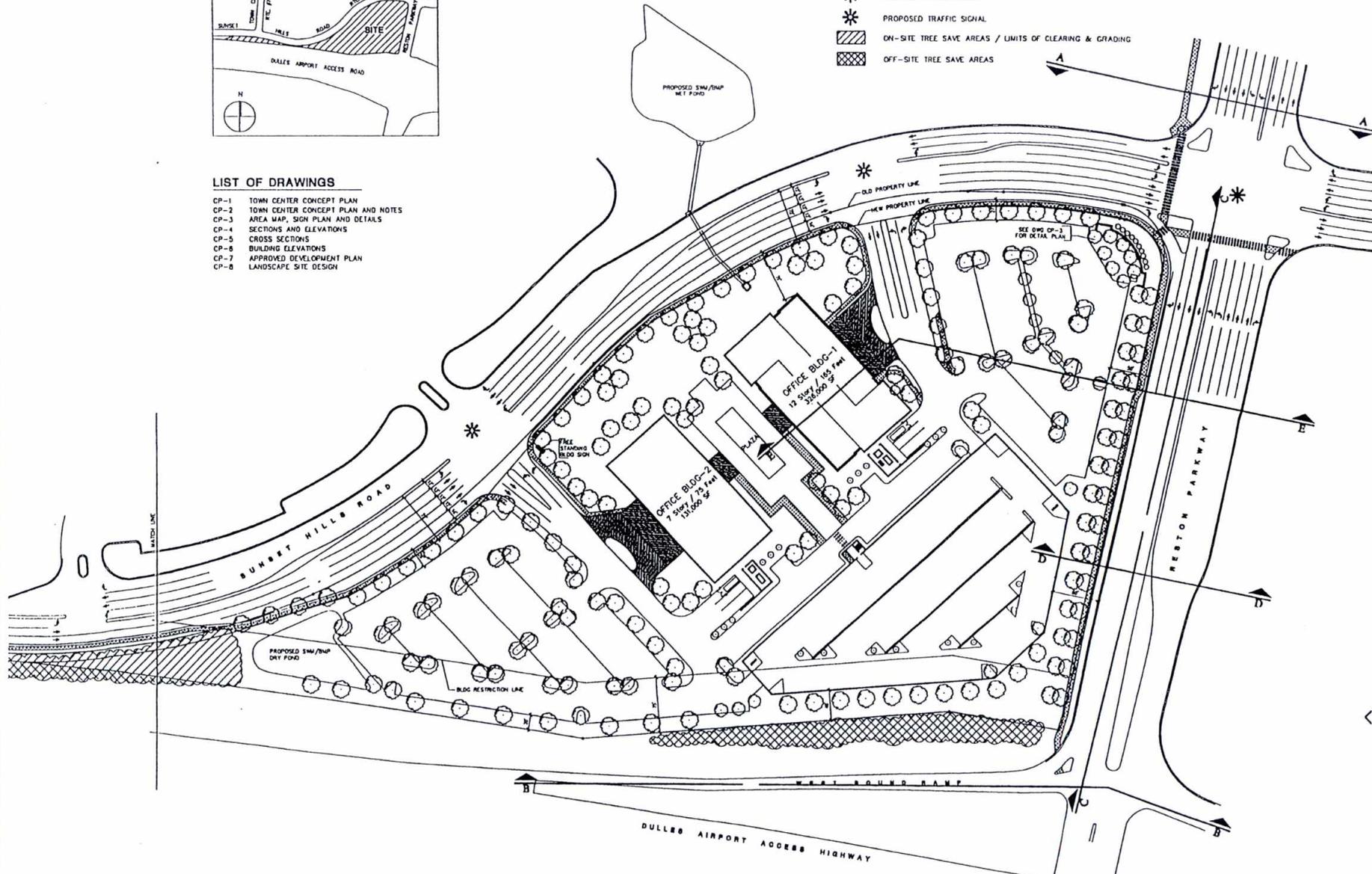


SYMBOLS

- TRAILS/SIDEWALKS
- TREES (3" CAL. @ STREET, 2 1/2" CAL. INTEGRAL & 6" DIA. WH. EVERGREEN)
- SHRUBS
- CROSSWALK
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- ON-SITE TREE SAVE AREAS / LIMITS OF CLEARING & GRADING
- OFF-SITE TREE SAVE AREAS

LIST OF DRAWINGS

- CP-1 TOWN CENTER CONCEPT PLAN
- CP-2 TOWN CENTER CONCEPT PLAN AND NOTES
- CP-3 AREA MAP, SIGN PLAN AND DETAILS
- CP-4 SECTIONS AND ELEVATIONS
- CP-5 CROSS SECTIONS
- CP-6 BUILDING ELEVATIONS
- CP-7 APPROVED DEVELOPMENT PLAN
- CP-8 LANDSCAPE SITE DESIGN



TOWN CENTER CONCEPT PLAN



DAVIS ■ CARTER ■ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

REVISIONS
1/15/96 STAFF COMMENTS
1/20/96 STAFF COMMENTS
2/20/96 STAFF COMMENTS
3/14/96 STAFF COMMENTS

PROJECT TITLE
RESTON
Section &
Reston, VA

PROJECT NO. 3-3-278.00

DRAWING TITLE
TOWN CENTER
CONCEPT PLAN

SCALE 1"=50'-0"
DATE 10/15/96
DRAWN BY ES
CHECKED BY TJS

DRAWING NUMBER
CP-1
SHEET 1 OF 7

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Dept. of Planning and Zoning

DATE: November 9, 1999

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

SUBJECT: Planning Commission Action Re: CP-86-C-121-11 and CP-86-C-119-2,
Westerra Reston, L.L.C., Hunter Mill District

On Wednesday, November 3, 1999, the Planning Commission voted unanimously (Commissioners Alcorn, Kelso, Koch and Wilson absent from the meeting) to approve Conceptual Plans 86-C-121-11 and 86-C-119-2, subject to the Plan Notes dated October 18, 1999, for office development within the Reston Town Center.

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

Attachment (a/s)

cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
November 3, 1999 Date File
Y-1(c) File

NOTES
 RESTON TOWN CENTER CONCEPT PLAN
 SECTION 93, BLOCKS 3&4
 October 18, 1999

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING

OCT 18 1999

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 93, Blocks 3&4, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5 and parcel 5H. The property is zoned PRC Town Center (Planned Residential Community). ZONING EVALUATION DIVISION
2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated October 23, 1998 and revised through October 18, 1999, prepared by Gensler Architects; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPW&ES").
3. The application property consists of approximately 11.25 acres (490,050 s.f.), including the right-of-way reservation for the future proffered road connection to the Town Center Urban Core. The Applicant reserves the right to request advanced density credit consistent with the provisions of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or the Virginia Department of Transportation ("VDOT") should this right-of-way reservation be dedicated in the future. Westerra Reston L.L.C. is the owner of the property and shall hereinafter be referred to as the "Applicant."
4. The proposed office buildings shall consist of a maximum of 424,453 square feet, consistent with the Town Center rezonings (RZ 86-C-119 and RZ 86-C-121 and subsequent PCAs) and this Application. The potential eating establishment shown on the Concept Plan connected with Building 1 is included in the total maximum square feet for the site. The Applicant reserves the right to reallocate any unused floor area from Building 2 (Section 93, Block 3) to Section 93, Blocks 1 and 2, in accord with the proffers for RZ 86-C-119, which permit an overall FAR of 1.0 for Section 93, Blocks 1, 2 and 3.
5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.
6. The maximum building height shall not exceed 9 stories or 120'. The parking structures will be a maximum of four parking levels above grade on Block 4 and five parking levels above grade on Block 3.
7. Upon build out, a minimum of 25% open space shall be provided for Section 93, Blocks 3 &

4 combined.

8. Upon build out, a minimum of 15% tree cover shall be provided for Section 93, Blocks 3&4 combined.
9. Parking will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance; however, the Applicant reserves the right to provide additional spaces per the tenants' needs, provided open space is neither reduced nor encroached upon.

PHASING

10. The Applicant is proposing up to two (2) office buildings. The Applicant reserves the right to construct this project in phases. The Applicant anticipates a phasing schedule as follows (which is subject to change based on market demands):

Phase	Square Feet	Opening
Building I (Block 4)	188,920	2001
<u>Building II (Block 3)</u>	<u>235,533</u>	2002
Total	424,453	

11. The Applicant reserves the right to modify the final size, order and timing of the opening of each building, provided the overall, total, maximum gross floor area and building height are maintained. The Applicant intends to construct the parking structures associated with each building at the time of construction of each building. The Applicant reserves the right to vary the timing and implementation of structured parking, as needed. The Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking or buildings, unless and until structured parking is required or buildings are constructed.

LANDSCAPING

12. The Applicant shall maintain a 75 foot landscaped setback along Reston Parkway, which will include tree save areas and supplemental landscaping, as generally depicted on the Town Center Concept Plan. The following measures shall be taken to protect the tree save areas:
 - A. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the PRC plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees six inches or greater in diameter located within the tree preservation areas shown on the Conceptual Plan. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching,

and fertilization.

- B. All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence, which shall be installed under the supervision of the certified arborist prior to any clearing and grading activities within 10' of the drip line for the trees within the tree preservation area. The certified arborist shall verify in writing that the tree protection fence has been properly installed. The tree preservation plan shall describe the methods to be used to minimize the impact of clearing and grading activities on the trees within the preservation areas.
 - C. The Applicant's certified arborist shall determine the suitability of any on-site trees for relocation within the Property. The recommendations of the certified arborist will be submitted to the County Urban Forester for review and comment. In addition, the recommendations of the certified arborist shall include methods and specifications for the relocation of trees on-site and proposed planting locations. These recommendations shall constitute a Tree Relocation Plan, which will be submitted to the Urban Forestry Branch for review at the time of the PRC plan.
- 13. The Applicant shall implement a landscaping plan consistent with this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by DPW&ES.
 - 14. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by DRB and DPW&ES.

TRANSPORTATION

- 15. All roads and road improvements shown on this plan have been or shall be provided in accordance with the site plan 7871-SP-01.
- 16. The Applicant shall construct a right turn lane into the site entrance on Sunset Hills Road, as shown on the Plan.
- 17. The Applicant has dedicated right-of-way along the Sunset Hills Road frontage, as shown on the Plan. This area has been dedicated and conveyed to the County in fee simple, at no cost to the County with density credit reserved for such dedication.
- 18. In accord with the proffers and development plan for Reston Town Center, the Applicant has shown on the Conceptual Plan a 50' wide reservation for a public street right-of-way through the site to connect Sunset Hills Road and Bluemont Way. The right-of-way of this area will be dedicated upon written request by the County once the proffer threshold (after the

construction of 6,300,000 square feet of office and research and development space on the properties subject to the Reston Town Center transportation proffers) requiring this road has been achieved. The Applicant is not required to construct this roadway in conjunction with this Conceptual Plan approval. The Applicant will replace any landscaping shown on the Concept Plan that might be lost due to the construction of this roadway with similar type trees, shrubs or plants at new locations on the Property. The pedestrian connection through the site connecting to Bluemont Way will be retained should the potential roadway be constructed.

LAND USES

19. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance and as permitted by the Town Center rezonings and approved Development Plan, including a possible eating establishment.

SITE DESIGN

20. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board.
21. The design of the plaza area associated with each building and its amenities will be determined at the site plan review stage for each building. The plaza area will serve as the focal point of the site with a pedestrian orientation including seating and attractive plantings. The plaza area will be landscaped and designed accordingly.
22. The parking structures will incorporate architectural treatments to break up visually the horizontal expanses and will include materials compatible with the buildings.
23. The Applicant hereby reserves the right to request a waiver of the requirement for landscaping the top deck of the parking structures. If the waiver is approved, this landscaping will be offset by landscaping around the base of the parking structure, the tree save areas along Reston Parkway, and the landscaped plaza area between the two buildings. Planters for shrubs and flowering trees shall be provided at each end of the top deck of the parking structures, as shown on the Conceptual Plan.
24. The Applicant hereby reserves the right to request a waiver of the requirement to provide shade trees within the interior and peripheral parking lot landscaping within the areas of the Virginia Power overhead power line easement. This easement precludes any plantings with maximum heights greater than five to fifteen feet, depending upon the location within the Virginia Power easement, subject to Virginia Power approval. If a waiver is approved, the interior and peripheral parking lot landscaping in the easement areas will be satisfied by planting shrubs and other similar vegetation as shown on the Plan, which plantings shall be

coordinated with the Urban Forestry Branch during the site plan review process. The Applicant shall coordinate with Virginia Power and the Urban Forestry Branch to provide landscaping that will shade the parking areas within the Virginia Power easement to the greatest extent possible. All proposed landscaping within the Virginia Power easement shall be subject to review and approval by Virginia Power.

PEDESTRIAN CONNECTION AND BRIDGE

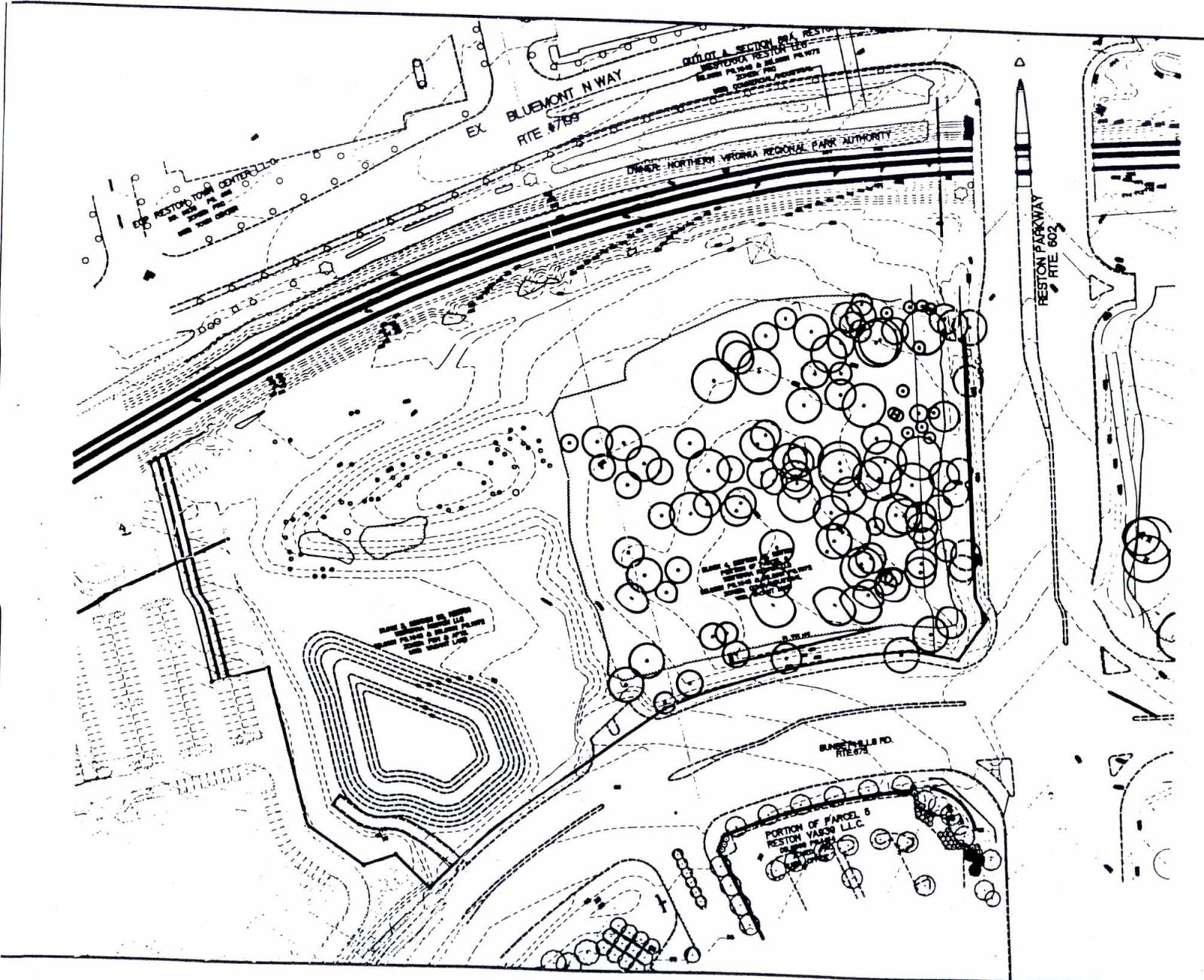
25. The Applicant will provide a pedestrian connection, consistent with the Public Facilities Manual, from the entrance at Sunset Hills Road through the site to connect with the proposed pedestrian access bridge over the W&OD Trail, as depicted on the Plan. The pedestrian connection through the Property will be a minimum six feet wide within a ten foot wide public pedestrian access easement.
26. The Applicant will construct a pedestrian access bridge across the W&OD Trail, subject to Northern Virginia Regional Park Authority ("NVRPA") approval, generally in the location reflected on this Plan. The pedestrian bridge will be a minimum ten feet wide. The construction of the surface trail through the middle of the site will be phased with the construction and will be completed prior to the issuance of the first Non-Residential Use Permit ("Non-RUP"). Assuming timely approval by the NVRPA, the construction of the pedestrian bridge across the W&OD Trail will be completed by the time of issuance of the first Non-RUP for the second office building.
27. Signalization for the pedestrian crossing at the site entrance across Sunset Hills Road will be installed by the time of issuance of the first Non-RUP for the first office building, subject to VDOT approval and timely issuance of permits by VDOT.
28. The Applicant shall provide bicycle racks for storage of bicycles on-site, and each building shall be equipped with shower stall(s).

TOWN CENTER CONCEPT PLAN AMENDMENTS

29. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.
30. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the other land areas, provided that such application does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion

of the site which are not the subject of such an application shall otherwise remain in full force and effect.

\\TYS\5349
U:\RESTON\93-3&4\TCCP\notes4.WPD



Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

2020 E. Street, NW
Suite 300
Washington, DC 20004
Tel: 202.711.2200
Fax: 202.471.2297

Owner:
WESTERVA RESTON LLC
1100 BAYVIEW COMMON AVENUE
DALLAS, VIRGINIA 20118
TEL: 703.737.7300
FAX: 703.737.4700

Developer:
BOSTON PROPERTIES
300 E STREET, N.W.
SUITE 300
WASHINGTON, DC 20004
TEL: 202-462-7000
FAX: 202-462-8444

Civil Engineer:
URBAN ENGINEERING
& ASSOCIATES, INC.
7713 LITTLE RIVER TURNPIKE
ANNAPOLIS, VA 21403
TEL: 703-443-8800
FAX: 703-443-8211

Landscape Architect:
IAN TODDALL LANDSCAPE
& URBAN DESIGN
3633 117TH STREET, NW, #7
WASHINGTON, DC 20009
TEL: 202-947-4200
FAX: 202-465-9474

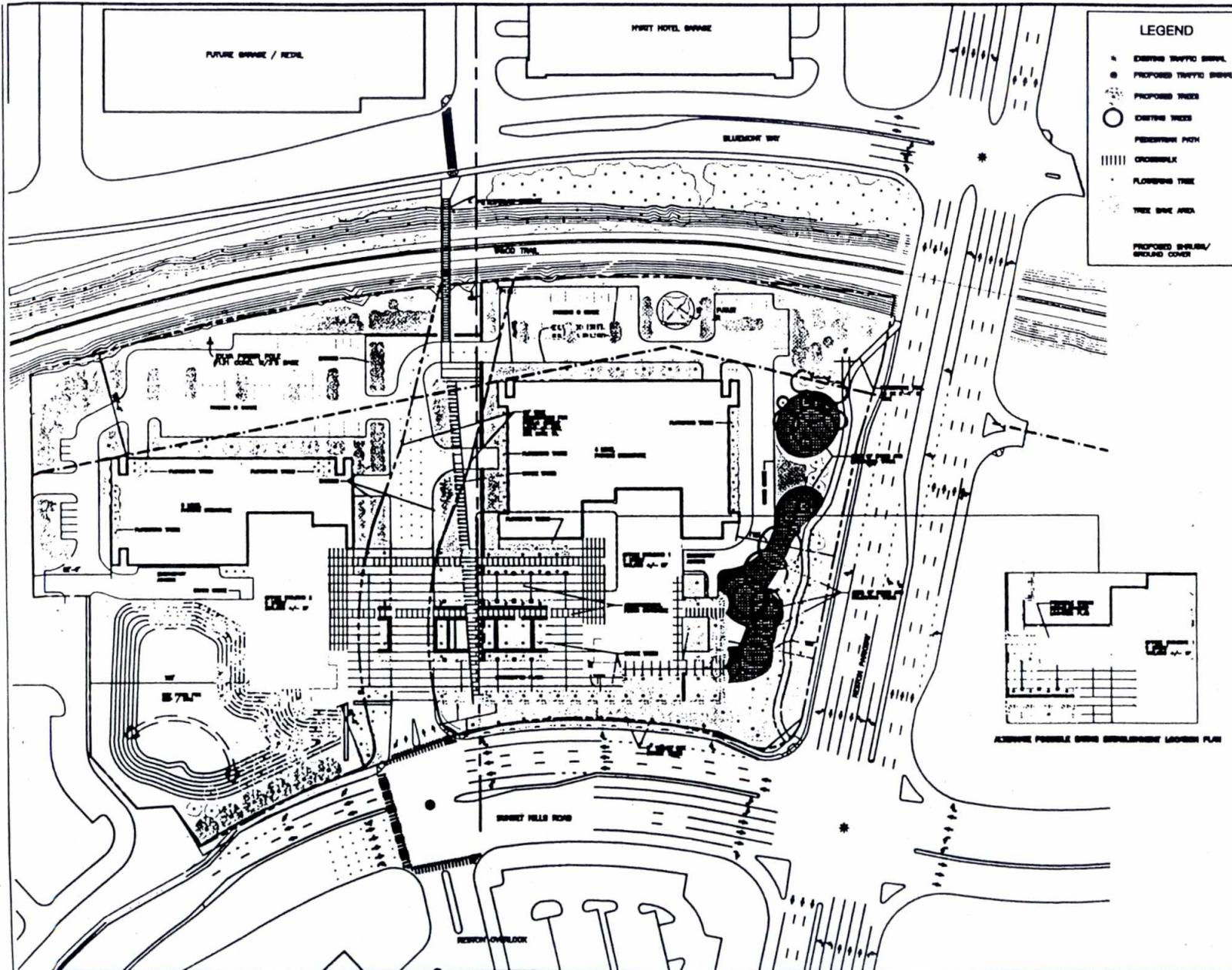
Item	Amount
DCDP	11,000.00
ISSUED FOR SUBMISSION	63,100.00
REVISED SUBMISSION	67,000.00
REVISED SUBMISSION	16,000.00
ISSUED FOR SUBMISSION (FARFAX COUNTY SUBMISSION)	16,100.00

Project Name:
Discovery Square

Project Number:
08.0111.000
0800 000 000

Drawings:
Site, Grading, Concept Plan
Section, Schedule 03 - Sheet 3 of 4
GENERAL SITE PLAN

Date:
1/18/07



LEGEND

- ⊕ EXISTING TRAFFIC SIGNAL
- ⊙ PROPOSED TRAFFIC SIGNAL
- ⊙ PROPOSED TREES
- EXISTING TREES
- FENCED-IN PATH
- ||||| CROSSWALK
- FLOWERING TREE
- TREE SHADE AREA
- ▨ PROPOSED SHRUBS / GROUND COVER

Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

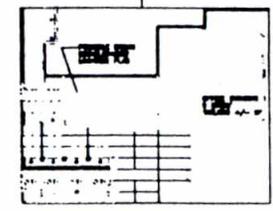
3220 E. Broad HWY
Suite 200
Washington, DC 20008
Tel: 301.771.7300
Fax: 301.771.1247

Owner:
WESTERRA RESTON, LLC
1100 MARCO CAMDENWAY AVENUE
RESTON, VIRGINIA 20190
TEL: 703.446.7000
FAX: 703.446.4700

Developer:
BOSTON PROPERTIES
300 S F STREET, S.W.
SUITE 200
WASHINGTON, DC 20004
TEL: 202.462.7000
FAX: 202.462.8644

Civil Engineer:
URBAN ENGINEERING & ASSOCIATES, INC.
7711 LITTLE RIVER TURNPIKE
ANNAPOLIS, VA 21403
TEL: 703.443.4000
FAX: 703.443.4211

Landscape Architect:
IAN JONDALL LANDSCAPE & URBAN DESIGN
3025 15TH STREET, N.W., #7
WASHINGTON, DC 20009
TEL: 703.467.4200
FAX: 301.465.9471



ALTERNATIVE POSSIBLE DESIGN DEVELOPMENT LANDSCAPE PLAN

DATE	DESCRIPTION
11.04.00	ISSUED FOR SUBMISSION
03.16.00	REVISED SUBMISSION
07.20.00	REVISED SUBMISSION
10.10.00	ISSUED FOR SUBMISSION (FARVAZ COUNTY SUBMISSION)

Project Name: Discovery Square

Project Number: 04.0111.000
(Last 4-DIGIT)

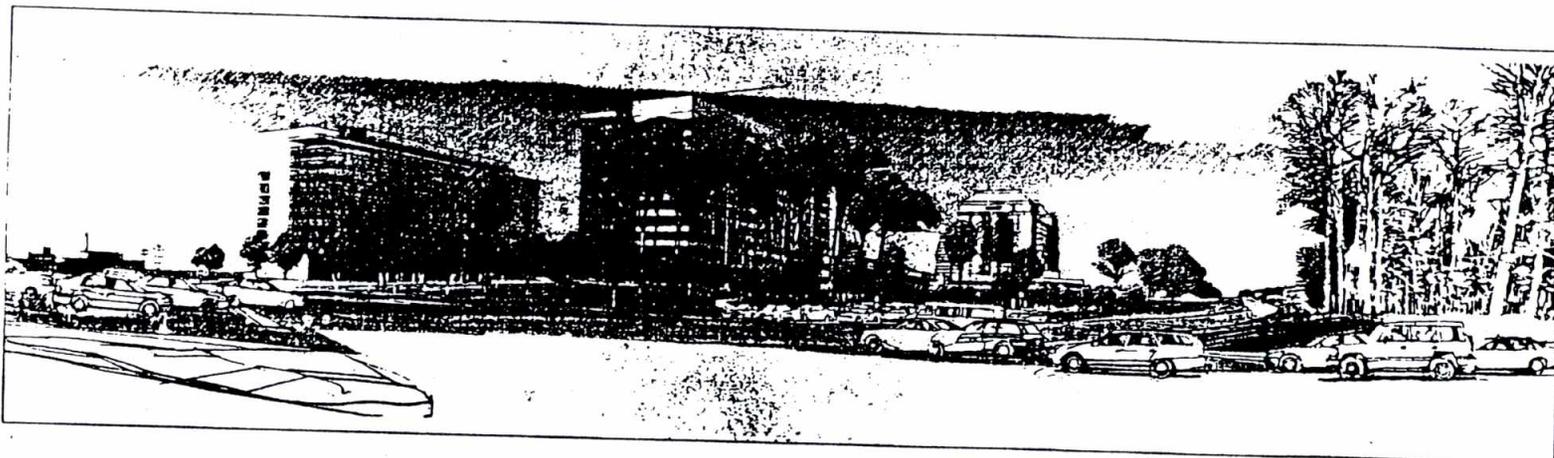
Scale: AS SHOWN

Sheet Number: 3 OF 4

DATE: 11/04/00

DESIGNED BY: ML

CHECKED BY: ML



VIEW LOOKING NORTH

Discovery Square
 Reston Town Center District
 Reston, Virginia

Gensler

2028 K Street, N.W.
 Suite 200
 Washington, D.C. 20006
 Tel: (202) 775-1200
 Fax: (202) 775-2742

PROJECT
 WESTERLY PARK
 1400 WESTERLY PARK
 RESTON, VIRGINIA 20191
 TEL: (703) 441-1000
 FAX: (703) 441-1000

DESIGNER
 RAYMOND, EMMETT &
 ASSOCIATES, INC.
 1015 17TH ST.
 WASHINGTON, D.C. 20036
 TEL: (202) 462-4000
 FAX: (202) 462-4000

CIVIL ENGINEER
 URBAN ENGINEERING
 & ASSOCIATES, INC.
 7713 LITTLE RIVER TURNPIKE
 ANNAPOLIS, VA 21403
 TEL: (410) 443-0000
 FAX: (410) 443-0211

LANDSCAPE ARCHITECT
 IAN TINDALL LANDSCAPE
 & URBAN DESIGN
 389 17TH STREET, NW #7
 WASHINGTON, DC 20036
 TEL: (202) 462-4222
 FAX: (202) 462-4273

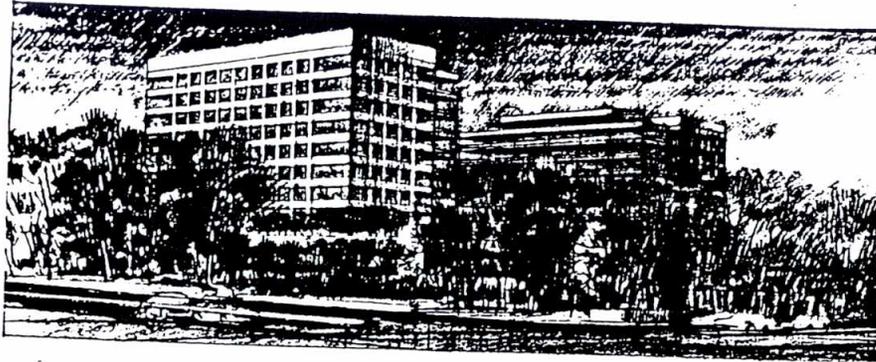
REVISION NUMBER	DATE
01	11/04/97
02	02/15/98
03	07/21/98
04	10/01/98
05	10/16/98
06	10/16/98

Project Name
 Discovery Square

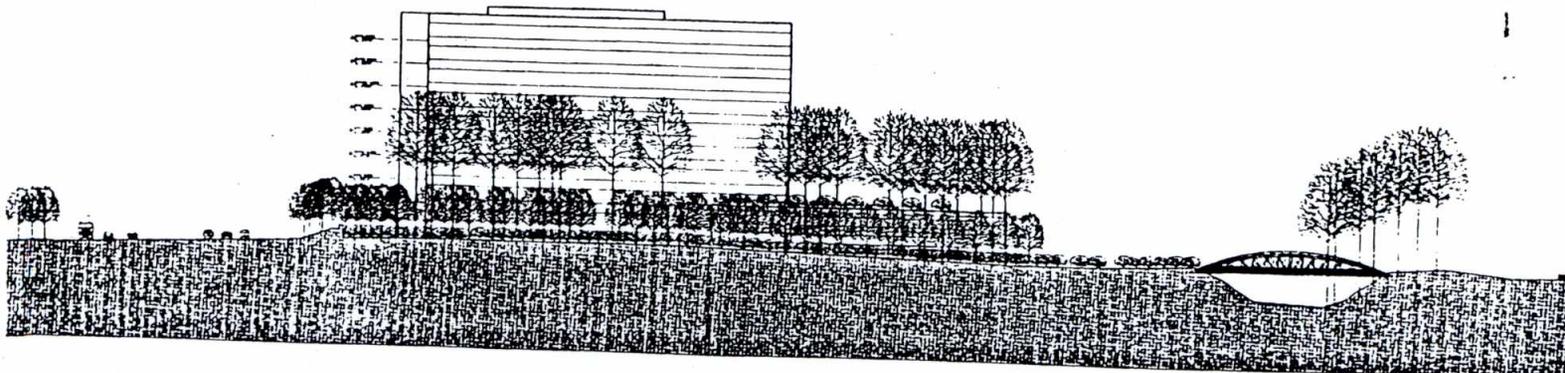
Project Number
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Drawings
 Town Center Concept Plan
 Parcel Sections 11 - Parcel 3 & 4
 RDCTPAC

Date



VIEW LOOKING SOUTH



SITE ELEVATION LOOKING WEST
BUILDING ONE SHOWN FROM RESTON PARKWAY

Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

NEW YORK, NY
10017
Tel: 212 279 2000
Fax: 212 279 2000

Owner:

WESTERVA HOLDINGS, L.P.
1000 KAPLAN AVENUE, SUITE 200
RESTON, VA 20190-1810
TEL: 703 437 7000
FAX: 703 437 7000

Developer:

BOSTON PROPERTIES
900 F STREET, N.W.
SUITE 200
WASHINGTON, DC 20004
TEL: 202 646 7000
FAX: 202 646 6666

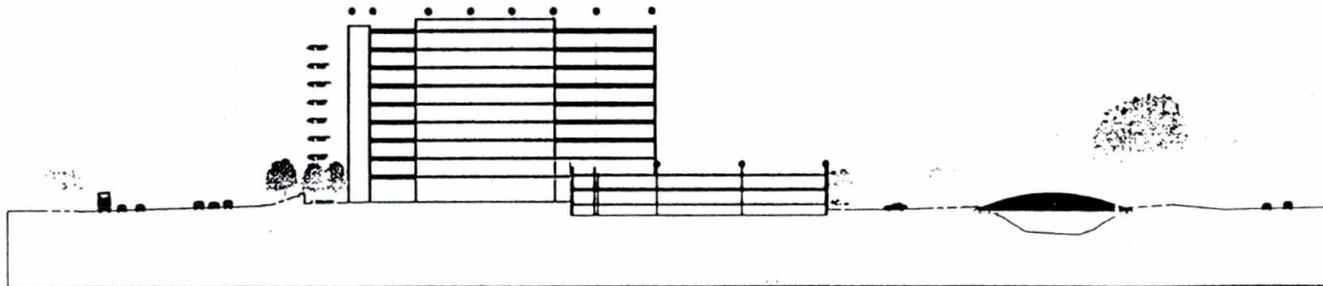
Civil Engineer:

URBAN ENGINEERING
& ASSOCIATES, INC.
1711 LITTLE BEVER TURNSPIKE
ANNAPOLIS, VA 21403
TEL: 410 443 8000
FAX: 410 443 4051

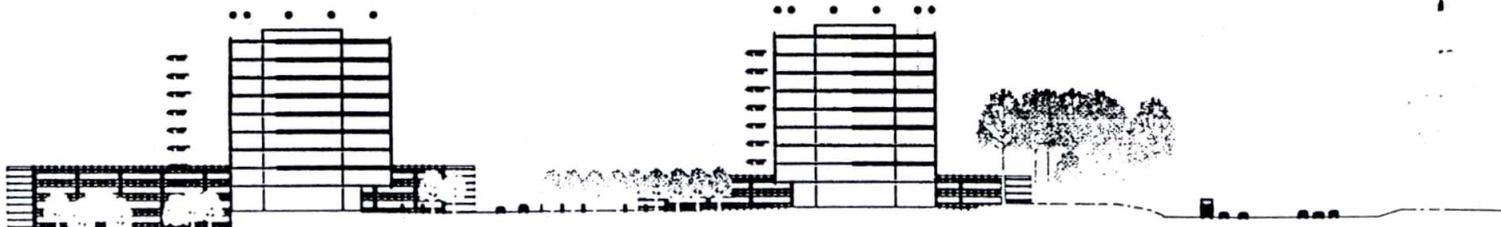
Landscape Architect:

IAN TUDOR LANDSCAPE
& ARCHITECTURE
1633 15TH STREET, N.W., #7
WASHINGTON, DC 20009
TEL: 202 367 6236
FAX: 202 367 6278

CONSTRUCTION SCHEDULE	
TOPS	11.24.98
SOLE FOR CONSTRUCTION	11.18.98
START CONSTRUCTION	12.29.98
GRADE COMPLETION	01.29.99
FOUNDATION COMPLETION	02.29.99
FOUNDATION COMPLETION	03.29.99



SITE SECTION LOOKING WEST
SCALE: ONE INCH = ONE FOOT



SITE SECTION LOOKING NORTH

Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

3000 K Street NW
Suite 200
Washington, DC 20004
Tel: 202.771.2300
Fax: 202.771.2397

Owner:

WESTERRA RESTON LLC
1100 BARKER CAMPBELL AVENUE
RESTON, VIRGINIA 20190
TEL: 703.797.7300
FAX: 703.797.4700

Developer:

BOSTON PROPERTIES
400 E STREET, 15 F
P.O. BOX 300
WASHINGTON, DC 20014
TEL: 202.462.7400
FAX: 202.462.8411

Civil Engineer:

URBAN ENGINEERING
& ASSOCIATES, INC.
7713 LITTLE RIVER TURNPIKE
ARLINGTON, VA 22209
TEL: 703.442.8800
FAX: 703.442.8711

Landscape Architect:

IAN FENDALL LANDSCAPE
& URBAN DESIGN
3800 15TH STREET, NW, #7
WASHINGTON, DC 20009
TEL: 202.997.4200
FAX: 202.998.6078

Issuance Dates

NOI	11.04.00
ISSUED FOR SUBMISSION	03.16.00
REVISED SUBMISSION	07.01.00
REVISED SUBMISSION	10.01.00
ISSUED FOR SUBMISSION (FAIRFAX COUNTY SUBMISSION)	10.16.00

Project Name

Discovery Square

Project Number

DR 9111.000

Scale: 1/8" = 1'-0"

Description

Site Order Concept Plan
Showing Surface 03 - Sheets 2 & 4
DISCOVERY SQUARE

Date

7 - 00



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
 FAIRFAX, VIRGINIA 22030



March 25, 1987



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

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

Dear Mr. Prichard:

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

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

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

Very truly yours,

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

EWR:ns

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

RESTON LAND CORPORATION
MULLIGAN/GRIFFIN ASSOCIATES

Reston Town Center

RZ 86-C-119

February 11, 1987

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

DEFINITIONS

Property D

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

DEVELOPMENT PLAN

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

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

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

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

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

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

Reston Land Corporation


Gregory D. Friess, Exec. Vice President

Mulligan/Griffin Associates


Barry M. Fitzpatrick, Vice President

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Dept. of Planning and Zoning

DATE: November 9, 1999

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

SUBJECT: Planning Commission Action Re: CP-86-C-121-11 and CP-86-C-119-2,
Westerra Reston, L.L.C., Hunter Mill District

On Wednesday, November 3, 1999, the Planning Commission voted unanimously (Commissioners Alcorn, Kelso, Koch and Wilson absent from the meeting) to approve Conceptual Plans 86-C-121-11 and 86-C-119-2, subject to the Plan Notes dated October 18, 1999, for office development within the Reston Town Center.

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

Attachment (a/s)

cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
November 3, 1999 Date File
Y-1(c) File

NOTES
 RESTON TOWN CENTER CONCEPT PLAN
 SECTION 93, BLOCKS 3&4
 October 18, 1999

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 OCT 18 1999

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 93, Blocks 3&4, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5 and parcel 5H. The property is zoned PRC Town Center (Planned Residential Community).
2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated October 23, 1998 and revised through October 18, 1999, prepared by Gensler Architects; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPW&ES").
3. The application property consists of approximately 11.25 acres (490,050 s.f.), including the right-of-way reservation for the future proffered road connection to the Town Center Urban Core. The Applicant reserves the right to request advanced density credit consistent with the provisions of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or the Virginia Department of Transportation ("VDOT") should this right-of-way reservation be dedicated in the future. Westerra Reston L.L.C. is the owner of the property and shall hereinafter be referred to as the "Applicant."
4. The proposed office buildings shall consist of a maximum of 424,453 square feet, consistent with the Town Center rezonings (RZ 86-C-119 and RZ 86-C-121 and subsequent PCAs) and this Application. The potential eating establishment shown on the Concept Plan connected with Building 1 is included in the total maximum square feet for the site. The Applicant reserves the right to reallocate any unused floor area from Building 2 (Section 93, Block 3) to Section 93, Blocks 1 and 2, in accord with the proffers for RZ 86-C-119, which permit an overall FAR of 1.0 for Section 93, Blocks 1, 2 and 3.
5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.
6. The maximum building height shall not exceed 9 stories or 120'. The parking structures will be a maximum of four parking levels above grade on Block 4 and five parking levels above grade on Block 3.
7. Upon build out, a minimum of 25% open space shall be provided for Section 93, Blocks 3 &

4 combined.

8. Upon build out, a minimum of 15% tree cover shall be provided for Section 93, Blocks 3&4 combined.
9. Parking will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance; however, the Applicant reserves the right to provide additional spaces per the tenants' needs, provided open space is neither reduced nor encroached upon.

PHASING

10. The Applicant is proposing up to two (2) office buildings. The Applicant reserves the right to construct this project in phases. The Applicant anticipates a phasing schedule as follows (which is subject to change based on market demands):

Phase	Square Feet	Opening
Building I (Block 4)	188,920	2001
<u>Building II (Block 3)</u>	<u>235,533</u>	2002
Total	424,453	

11. The Applicant reserves the right to modify the final size, order and timing of the opening of each building, provided the overall, total, maximum gross floor area and building height are maintained. The Applicant intends to construct the parking structures associated with each building at the time of construction of each building. The Applicant reserves the right to vary the timing and implementation of structured parking, as needed. The Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking or buildings, unless and until structured parking is required or buildings are constructed.

LANDSCAPING

12. The Applicant shall maintain a 75 foot landscaped setback along Reston Parkway, which will include tree save areas and supplemental landscaping, as generally depicted on the Town Center Concept Plan. The following measures shall be taken to protect the tree save areas:
 - A. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the PRC plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees six inches or greater in diameter located within the tree preservation areas shown on the Conceptual Plan. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching,

and fertilization.

- B. All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence, which shall be installed under the supervision of the certified arborist prior to any clearing and grading activities within 10' of the drip line for the trees within the tree preservation area. The certified arborist shall verify in writing that the tree protection fence has been properly installed. The tree preservation plan shall describe the methods to be used to minimize the impact of clearing and grading activities on the trees within the preservation areas.
 - C. The Applicant's certified arborist shall determine the suitability of any on-site trees for relocation within the Property. The recommendations of the certified arborist will be submitted to the County Urban Forester for review and comment. In addition, the recommendations of the certified arborist shall include methods and specifications for the relocation of trees on-site and proposed planting locations. These recommendations shall constitute a Tree Relocation Plan, which will be submitted to the Urban Forestry Branch for review at the time of the PRC plan.
- 13. The Applicant shall implement a landscaping plan consistent with this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by DPW&ES.
 - 14. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by DRB and DPW&ES.

TRANSPORTATION

- 15. All roads and road improvements shown on this plan have been or shall be provided in accordance with the site plan 7871-SP-01.
- 16. The Applicant shall construct a right turn lane into the site entrance on Sunset Hills Road, as shown on the Plan.
- 17. The Applicant has dedicated right-of-way along the Sunset Hills Road frontage, as shown on the Plan. This area has been dedicated and conveyed to the County in fee simple, at no cost to the County with density credit reserved for such dedication.
- 18. In accord with the proffers and development plan for Reston Town Center, the Applicant has shown on the Conceptual Plan a 50' wide reservation for a public street right-of-way through the site to connect Sunset Hills Road and Bluemont Way. The right-of-way of this area will be dedicated upon written request by the County once the proffer threshold (after the

construction of 6,300,000 square feet of office and research and development space on the properties subject to the Reston Town Center transportation proffers) requiring this road has been achieved. The Applicant is not required to construct this roadway in conjunction with this Conceptual Plan approval. The Applicant will replace any landscaping shown on the Concept Plan that might be lost due to the construction of this roadway with similar type trees, shrubs or plants at new locations on the Property. The pedestrian connection through the site connecting to Bluemont Way will be retained should the potential roadway be constructed.

LAND USES

19. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance and as permitted by the Town Center rezonings and approved Development Plan, including a possible eating establishment.

SITE DESIGN

20. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board.
21. The design of the plaza area associated with each building and its amenities will be determined at the site plan review stage for each building. The plaza area will serve as the focal point of the site with a pedestrian orientation including seating and attractive plantings. The plaza area will be landscaped and designed accordingly.
22. The parking structures will incorporate architectural treatments to break up visually the horizontal expanses and will include materials compatible with the buildings.
23. The Applicant hereby reserves the right to request a waiver of the requirement for landscaping the top deck of the parking structures. If the waiver is approved, this landscaping will be offset by landscaping around the base of the parking structure, the tree save areas along Reston Parkway, and the landscaped plaza area between the two buildings. Planters for shrubs and flowering trees shall be provided at each end of the top deck of the parking structures, as shown on the Conceptual Plan.
24. The Applicant hereby reserves the right to request a waiver of the requirement to provide shade trees within the interior and peripheral parking lot landscaping within the areas of the Virginia Power overhead power line easement. This easement precludes any plantings with maximum heights greater than five to fifteen feet, depending upon the location within the Virginia Power easement, subject to Virginia Power approval. If a waiver is approved, the interior and peripheral parking lot landscaping in the easement areas will be satisfied by planting shrubs and other similar vegetation as shown on the Plan, which plantings shall be

coordinated with the Urban Forestry Branch during the site plan review process. The Applicant shall coordinate with Virginia Power and the Urban Forestry Branch to provide landscaping that will shade the parking areas within the Virginia Power easement to the greatest extent possible. All proposed landscaping within the Virginia Power easement shall be subject to review and approval by Virginia Power.

PEDESTRIAN CONNECTION AND BRIDGE

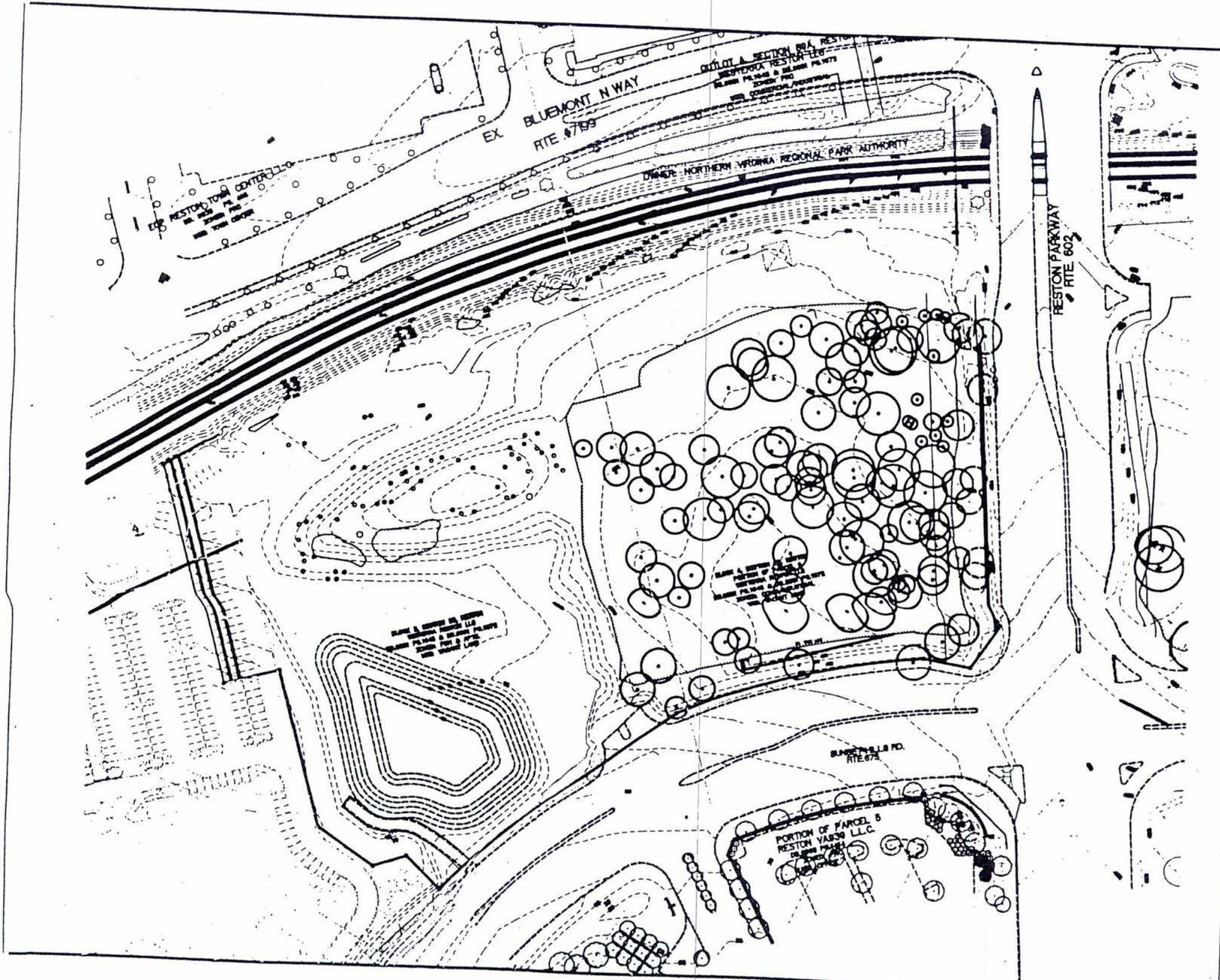
25. The Applicant will provide a pedestrian connection, consistent with the Public Facilities Manual, from the entrance at Sunset Hills Road through the site to connect with the proposed pedestrian access bridge over the W&OD Trail, as depicted on the Plan. The pedestrian connection through the Property will be a minimum six feet wide within a ten foot wide public pedestrian access easement.
26. The Applicant will construct a pedestrian access bridge across the W&OD Trail, subject to Northern Virginia Regional Park Authority ("NVRPA") approval, generally in the location reflected on this Plan. The pedestrian bridge will be a minimum ten feet wide. The construction of the surface trail through the middle of the site will be phased with the construction and will be completed prior to the issuance of the first Non-Residential Use Permit ("Non-RUP"). Assuming timely approval by the NVRPA, the construction of the pedestrian bridge across the W&OD Trail will be completed by the time of issuance of the first Non-RUP for the second office building.
27. Signalization for the pedestrian crossing at the site entrance across Sunset Hills Road will be installed by the time of issuance of the first Non-RUP for the first office building, subject to VDOT approval and timely issuance of permits by VDOT.
28. The Applicant shall provide bicycle racks for storage of bicycles on-site, and each building shall be equipped with shower stall(s).

TOWN CENTER CONCEPT PLAN AMENDMENTS

29. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.
30. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the other land areas, provided that such application does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion

of the site which are not the subject of such an application shall otherwise remain in full force and effect.

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U:\RESTON\93-3&4\TCCP\nOTES4.WPD



Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

3000 E. JAMES HWY
SUITE 200
ARLINGTON, VA 22202
TEL: 703.771.2200
FAX: 703.771.2207

Owner:
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11420 BARNON CAMERON AVENUE
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& URBAN DESIGN
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FAX: 202-462-9470

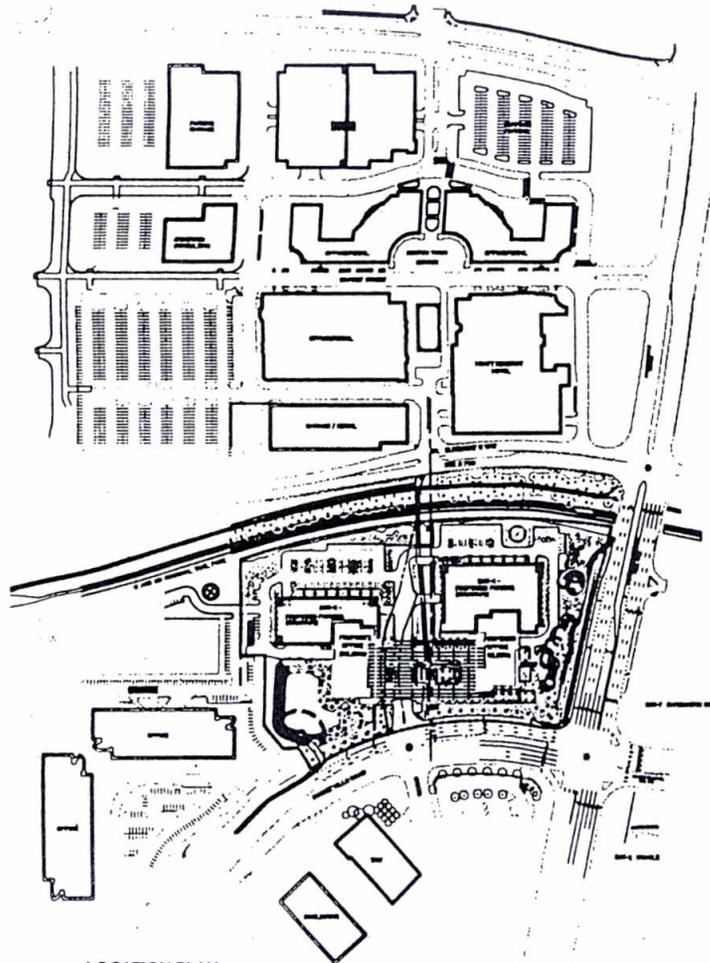
Revision	Date
ISSUED	11.04.00
ISSUED FOR SUBMISSION	03.16.00
REVISED SUBMISSION	07.01.00
REVISED SUBMISSION	10.01.00
ISSUED FOR SUBMISSION (FAIRFAX COUNTY SUBMISSION)	10.16.00

Project Name: Discovery Square

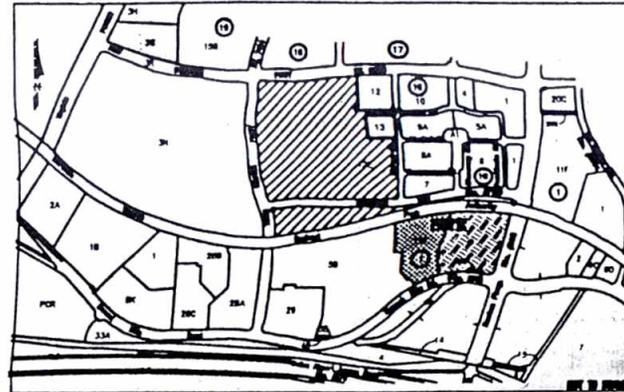
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Lead File Name:

Scale: 1/8" = 1'-0"
Sheet Number: 03 - Sheets 3 & 4
SHEET TITLE: SITE PLAN

Date: 11/16/00



LOCATION PLAN



VICINITY MAP

- LEGEND**
- EXISTING TRAFFIC SIGNAL
 - PROPOSED TRAFFIC SIGNAL
 - PROPOSED TREE
 - EXISTING TREE
 - PROPOSED PATH
 - EXISTING PATH
 - PROPOSED TRAIL
 - EXISTING TRAIL
 - TREE SHADE AREA
 - EXISTING UTILITY/ TRAIL LINE

Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

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Owner:
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Landscaping Architect:
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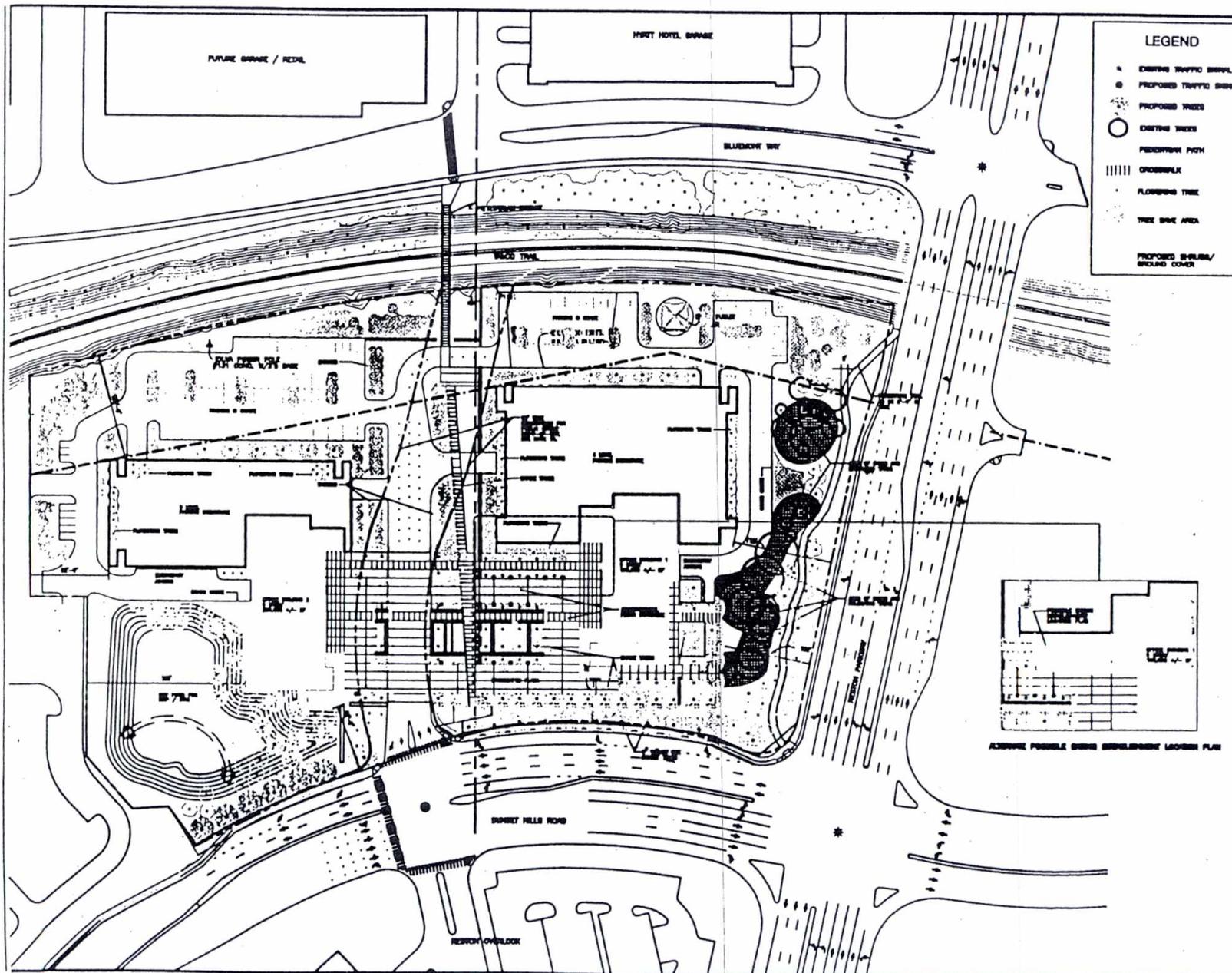
Submission Date	Amount
ICDP	11,000.00
ISSUED FOR SUBMISSION	63,140.00
REVISED SUBMISSION	87,000.00
REVISED SUBMISSION	140,000.00
ISSUED FOR SUBMISSION (FARFAX COUNTY SUBMISSION)	10,140.00

Project Name:
Discovery Square

Project Number:
04.0111.000
Use this form

Description:
Site Study Concept Plan
Master Plan 03 - Sheets 3 & 4
VEGETY AND LANDSCAPE SITE

Date:
7/1/07



LEGEND

- ⊙ EXISTING TRAFFIC SIGNAL
- ⊙ PROPOSED TRAFFIC SIGNAL
- ⊙ PROPOSED TREES
- EXISTING TREES
- ▬ PEDESTRIAN PATH
- ▬ CROSSWALK
- ⋯ FLOWERING TREE
- ⋯ TREE SHADE AREA
- ▬ PROPOSED SHRUBS/ GROUND COVER

Discovery Square

Renton Town Center District
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Gensler

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Revision	Date
ISSUED	11.04.00
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REVISED SUBMISSION	10.01.00
ISSUED FOR SUBMISSION (FARFAX COUNTY SUBMISSION)	10.18.00

Project Name
Discovery Square

Project Number
081711.000
000 010 000

Description
Shed/Enlightenment Plan
Renton, Virginia 03 - Sheets 3 & 4
PROPOSED SITE PLAN

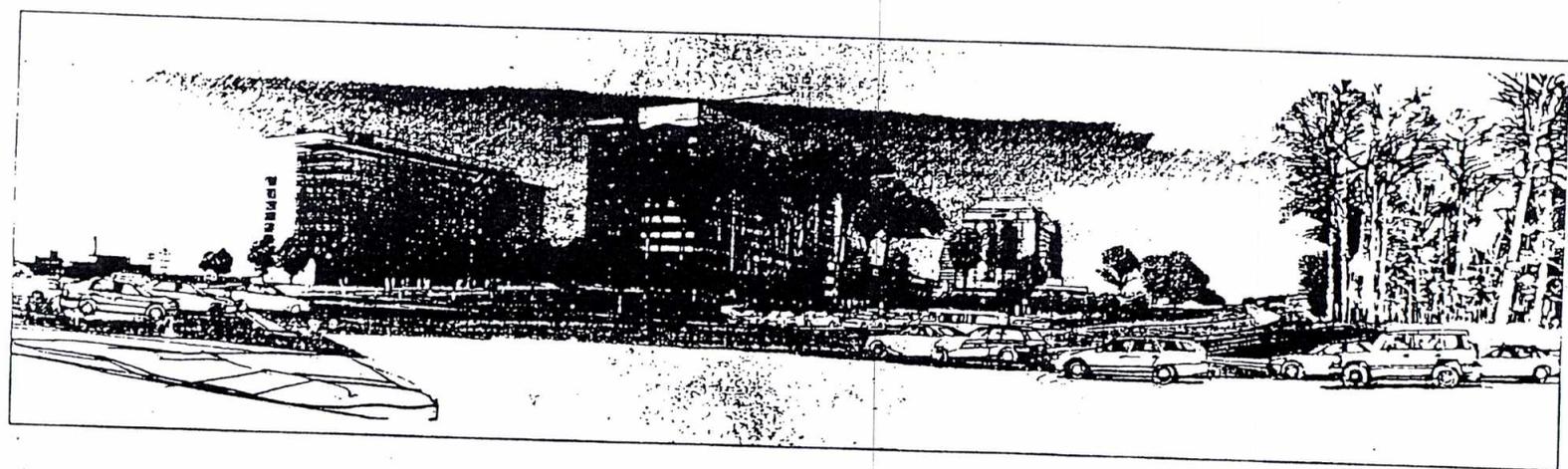
Scale
1" = 80'

Discovery Squa

Reston Town Center District
Reston, Virginia

Gensler

2700 K Street, N.W.
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VIEW LOOKING NORTH

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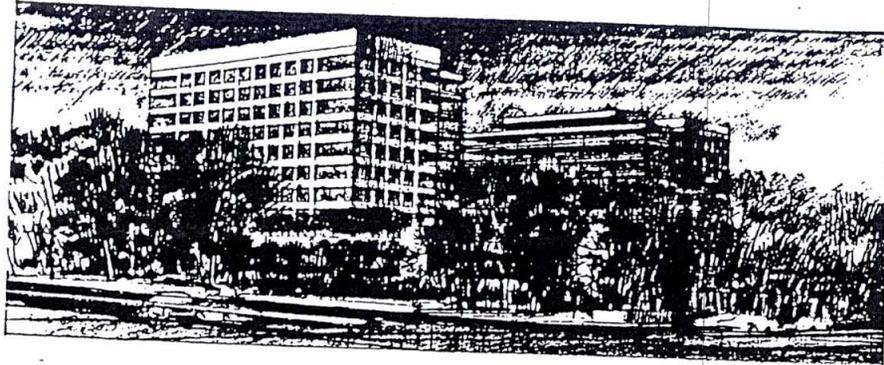
Landscapes Architects
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4001 17TH STREET, N.W.
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Revision Log	
DATE	11/04/97
REVISION	32.15.95
REVISION	27.01.95
REVISION	10.01.95
REVISION	10.18.95

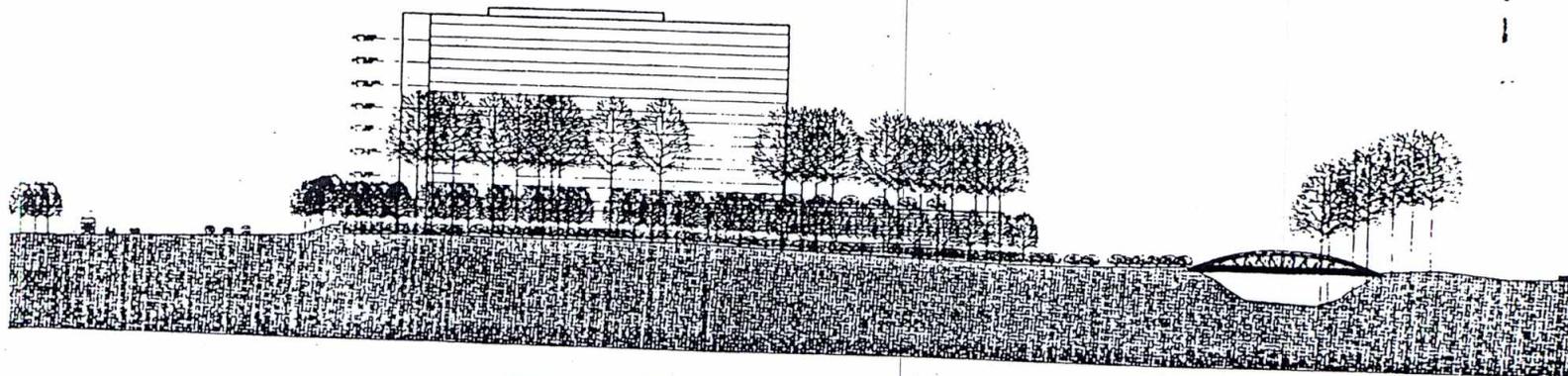
Project Name
Discovery Square

Project Number
01-1111-00

Drawings
Town Center Concept Plan
Project Schedule - Project 1 & 2
ELECTRICAL



VIEW LOOKING SOUTH



SITE ELEVATION LOOKING WEST
BUILDING ONE SHOWN FROM RESTON PARKWAY

Discovery Square

Reston Town Center District
Reston, Virginia

Gensler

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FINISHING NOTES	
TOPPS	11.24.98
SLEEVE FOR SIGNAGE	23.18.99
FIELD SIGNAGE	12.21.99
GRADE SIGNAGE	11.21.99
CONCRETE SIGNAGE	1.98

Project Name: _____

Project Number: _____

Scale: _____

Author: _____

Date: 11/27

Discovery Square

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Reston, Virginia

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11100 BALCON CANTONMENT AVENUE
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TEL: 703-767-7300
FAX: 703-767-0700

Developer:

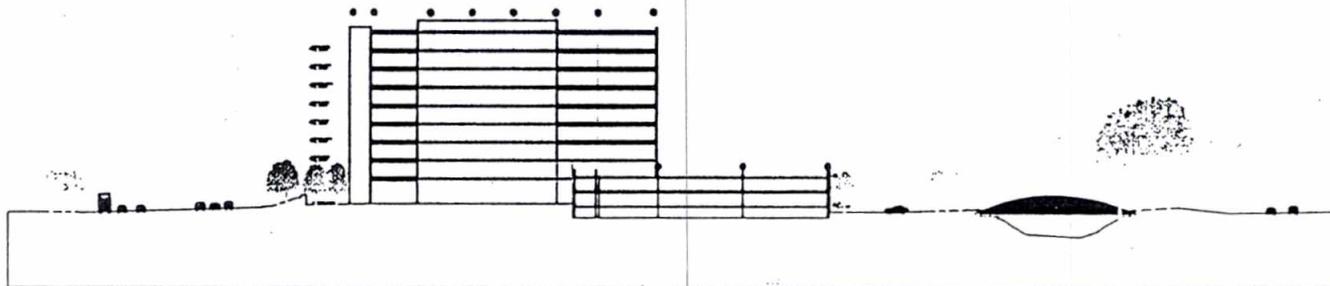
BOSTON PROPERTIES
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FAX: 302-987-4071



SITE SECTION LOOKING WEST
BALCON ONE NORTH



SITE SECTION LOOKING NORTH

Revision	Date
ISSUED FOR SUBMISSION	11.04.00
REVISED SUBMISSION	03.16.00
REVISED SUBMISSION	07.01.00
REVISED SUBMISSION	10.01.00
ISSUED FOR SUBMISSION (FAIRFAX COUNTY SUBMISSION)	10.16.00

Project Name
Discovery Square

Project Number
06.0111.000
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Prepared by
Brett Gensler (Design) Plus
Brett Gensler (Design) Plus
Brett Gensler (Design) Plus
Brett Gensler (Design) Plus

Scale
1" = 48'

COMPREHENSIVE PLAN PROVISIONS

Reston Overlook: Sub-unit D-4

Fairfax County Comprehensive Plan, 2011 Edition Area III Upper Potomac Planning District, Amended through 3-6-2012, Reston-Herndon Suburban Center and Transit Station Areas, Pages 48-49

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

“Sub-unit D-4 is part of the Reston Town Center and is located south of the Town Center Urban Core. It is planned and approved for a variety of uses including office, retail, residential, and community-serving uses at intensities between .70 and 1.0 FAR. Parcels within Sub-unit D-4 may be appropriate for development as residential uses up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

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

Discovery Square: Sub-unit D-5

Fairfax County Comprehensive Plan, 2011 Edition Area III Upper Potomac Planning District, Amended through 3-6-2012, Reston-Herndon Suburban Center and Transit Station Areas, Pages 49-50

Sub-unit D-5 (part of Reston Parkway Transit Station Area)

“Sub-unit D-5 consists of Discovery Square, a two building office development in the northwest quadrant of Reston Parkway and Sunset Hills Road. A significant pedestrian link to the Reston Town Center Urban Core is planned from Sub-unit D-5 to Sub-unit D-2, connecting Sunset Hills Road to an overpass over the W&OD Trail and to the Town Center Core area.

The two parcels in this land unit are planned and approved for office use at .70 and 1.0 FAR. Residential use at up to 30 dwelling units per acre is also appropriate for this land unit. In addition, the active recreation needs of the residents should be met either

through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

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

Urban Design Guidelines for Transit Station Areas

Urban design applies to the entire built environment, both physical and natural, and includes aspects such as the appearance of buildings, relationships between buildings, open spaces, roadways, pedestrian paths, vegetative plantings, and signage. In general terms, it includes anything that a person sees and uses to inform themselves about where they are, how to move about an area, and where various activities take place. These urban design guidelines apply specifically to the four Transit Station Areas located within the Dulles Corridor (the Wiehle Avenue, Reston Parkway, and Herndon-Monroe Transit Station Areas located in the Reston-Herndon Suburban Center and the Route 28/CIT Transit Station Area located in the Dulles Suburban Center and the UP 4 Greater Herndon Community Planning Sector). They encourage future projects to be designed to take advantage of the benefits associated with transit-oriented development. 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.

Urban Design Objectives

The Transit Station Area Plan recommendations for the Transit Station Areas within the Dulles Corridor seek to encourage the creation of a land use environment which is supportive of mass transit, minimizes the need for the single-occupant automobile, and fosters a vibrant pedestrian atmosphere. They provide the foundation for the creation of transit-oriented development (TOD) centers. Transit-oriented development can be described as pedestrian-friendly, mixed-use developments within walking distance of a transit station. The design, configuration, and mix of buildings and activities emphasize pedestrian-oriented environments and encourage use of public transportation. The Plan recommendations provide opportunities for compact, mixed-use development at higher densities/intensities at locations close to transit station platforms, as well as opportunities to move safely and conveniently about the community by foot or bicycle. The intent of the following design objectives are twofold. First, to create a

pedestrian-friendly environment which will complement the plan recommendations. Creating an environment at a pedestrian scale requires thoughtful consideration of the proportion of spaces that people use, and the types of features within an environment found pleasing to a pedestrian. Success in attracting people to walk depends upon the quality of the walkways, types of destinations, perceptions of safety, and obstacles encountered along the way.

The second objective is to protect the existing high-quality built environment and natural environment which exists within the Dulles Corridor, and ensure the compatibility of future development. The age of development and the maturity of the landscaping and vegetation varies throughout the four Transit Station Areas. Generally, the eastern part of the Corridor has older development and mature landscaping, while the built and landscaped environment in the western portion is more recent, with some parts not yet developed. It is important that the quality of development that has occurred in the eastern portion of the Corridor be continued throughout the entire length of the Corridor.

The following are general urban design objectives that should be achieved throughout the four Transit Station Areas within the Dulles Corridor.

- Create high quality development which is functionally integrated, orderly, identifiable and attractive.
- Create a pedestrian environment that is enjoyable and provides an experience which is visually diverse and stimulating.
- Design development to allow for public pedestrian access between the transit station and employment and residential destinations.
- Minimize conflicts between vehicular and pedestrian circulation.
- Provide open space for active and passive recreation and visual relief.
- Protect and enhance environmental and historic resources.
- Ensure a more efficient use of the land through strategies such as allowing shared parking for uses which have different peak demand periods.
- Protect adjacent residential neighborhoods from the impact of new development through use of landscaped buffers, berms and/or other landscaping features, maintaining a high standard for architectural quality, and minimizing noise, glare and traffic intrusion.
- Encourage parcel consolidation to realize the benefit of comprehensive urban design and circulation/access principles.
- Create highway corridors that function well, are visually appealing, and provide linkages throughout the four Transit Station Areas within the Dulles Corridor.

Urban Design Guidelines

The design guidelines outlined below have been organized into two categories: general guidelines applicable to all areas within the four Transit Station Areas, and specific guidelines which apply to those areas within one-quarter mile of the transit station platform. In addition, the general guidelines apply to those areas within the Reston-Herndon Suburban Center that are located outside of the Transit Station Areas. The guidelines developed for all areas within Transit Station Areas address the character and form of development, with specific guidelines developed for areas on the periphery of the Corridor to address key issues such as the transition between non-residential and residential areas and maintaining the integrity of existing, nearby land uses. The guidelines developed for areas within one-quarter mile of the transit station platform focus on creating developments which are pedestrian-friendly and supportive of the transit facility.

As noted previously, the built and landscaped environment varies across the Dulles Corridor. To maintain the existing high quality built and natural environments within this corridor, which are particularly evident in the eastern portion of the corridor, it is important that consistency be achieved in the design of future development and redevelopment.

Within the four Transit Station Areas there are two distinct areas that require different types of urban design guidelines - those areas at the edge of a Transit Station Area and those areas internal to the Transit Station Area. In order to preserve the integrity of existing development adjacent to Transit Station Areas, and particularly areas of transition between non-residential and residential areas, special consideration needs to be given to future developments on the periphery of each Transit Station Area. For example, the form of development and extensive landscaping that has occurred along Sunrise Valley Drive between the Washington & Old Dominion park cross-over to just west of the Fairfax County Parkway is a good example of the type of environment that should be created along the edge of a Transit Station Area when adjacent to an existing residential neighborhood. Design features along this stretch of road include low to mid-rise buildings, buildings constructed at grades below street level, sidewalks (for the most part) along both sides of the road, heavily landscaped yards with berms used to assist in the transition between non-residential and residential uses, and parking structures with significant landscaping either surrounding the structure or incorporated into the structure design.

Reston Town Center provides a good example of the type and form of development that is envisioned to be found internally to the four Transit Station Areas within the Corridor. The core area of the Town Center can be described as having wide sidewalks, public open spaces, ground-floor storefront uses such as shops and cafes with multiple windows for pedestrians to view into, and buildings constructed to the sidewalk edge. It is also envisioned that this form of development be created along some of the major

north-south roads within the four Transit Station Areas such as Wiehle Avenue, Reston Parkway, Centreville Road and Horse Pen Road.

There are a number of major roadways which provide east-west connections across the Reston-Herndon Suburban Center and Transit Station Areas, such as Sunrise Valley Drive, Sunset Hills Road, Fox Mill Road, and Coppermine Road. Since some of these roads when traveled in tandem extend from one end of the corridor to the other, it is important to maintain a level of consistency in the urban design throughout the corridor.

Design Guidelines for Transit Station Areas

Building Design, Height and Mass

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

Arrangement and Siting of Buildings

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

Design Compatibility

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

Open Spaces

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

Trees, Landscaping and Natural Environment

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

Pedestrian and Bicycle Access and Connections

- Site designs should balance the needs of both the pedestrian and the automobile; however, the circulation systems for pedestrians and automobiles should remain separate.
- Pedestrian/bicycle access should be provided to facilitate circulation within, to, around, and between each transit station area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.
- Pedestrian access between buildings is essential to ensure opportunities are available for people to walk to nearby uses.
- Pedestrian/bicycle paths of any one development or site should interconnect with pedestrian/bicycle paths of any adjacent development or site, to create a highly-connected transit station area. In addition, pedestrian/bicycle access should connect to the countywide and regional trail systems, connecting local sites with the larger community.
- Safe and convenient pedestrian street crossings should be designed, and include good lighting as well as access elements (e.g. ramps for persons with disabilities).

- Secure and convenient bicycle storage should be provided as part of all non-residential development.

Transit Access and Connections

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

Vehicular Access and Connections

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

Parking Areas

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

Buffers

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

Lighting

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

Signage

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

Design Guidelines for Areas Within One-Quarter Mile of Station Platforms

The design guidelines below apply to those properties within one-quarter mile of the station platform that are the subject of new development or redevelopment. The primary purpose of these guidelines is to create compact developments which foster a lively pedestrian-friendly environment and ensure the access to various uses, in particular transit stations, is convenient, walkable, pleasant and safe.

Building Design, Height and Mass

- Building facades should incorporate elements to establish a human scale and foster a pedestrian-friendly environment. Buildings should incorporate features such as multiple windows, doors, and awnings. Blank walls on the side and back of buildings should be avoided, particularly for walls along pedestrian walkways.
- Building heights should be greatest closest to the transit station platform and transition to lower heights at the outer edge of the one-quarter mile area, particularly for areas that are adjacent to established residential neighborhoods.

Arrangement and Siting of Buildings

- Buildings should be arranged so that they frame and define the fronting pedestrian walkways, and give deliberate form to the sidewalk areas, and where appropriate vehicular drives and/or streets.
- Buildings should be arranged in a manner that create a sense of enclosure and defined space.

- Buildings should not be separated from fronting pedestrian walkways/streets by large parking lots.
- Retail uses should be incorporated into the design of the lower floors of non-residential and residential buildings, and should have direct public access and display windows oriented toward pedestrian walkways, and where appropriate, vehicular drives and/or streets.

Design Compatibility

- Within the one-quarter mile area, the design, architecture, building materials, and landscaping should be compatible, harmonious, and adhere to a common design theme.

Open Spaces

- Public art should be incorporated into all open spaces, and along the primary pathways leading to the transit stations.
- Pedestrian and Bicycle Access and Connections
- Pedestrian/bicycle access should be provided to facilitate circulation within the ¼-mile area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.
- Pedestrian connections across major roadways such as Wiehle Avenue, Reston Parkway, and Monroe Street should be provided as grade-separated connections, preferably as above-ground connections (i.e. bridges) due to their perception of being safer.
- Secure and convenient bicycle storage should be provided at points close to the pedestrian bridges which lead to the station platform.

Transit Access and Connections

- Provision of support retail on pedestrian bridges which provide access to the station platform is encouraged.
- Safe, convenient and direct access should be provided between transit station pedestrian access bridges and all buildings within the ¼-mile area

Parking Areas

- Parking should be provided in either above or underground structures. Above ground parking should be integrated into the design of the building served and located preferably at the sides or back of buildings. Parking in the front of buildings should be minimized.

Transit Facility Parking Structures/Areas

- Encourage public-private partnerships to facilitate provision of a mix of uses (i.e. retail uses (dry cleaners), child care centers, and similar uses), in County-owned parking structures.
- Parking structures should be landscaped to create a visually attractive environment. Structures adjacent to residential uses that are outside of the Transit Station Areas should be heavily screened and/or berms should be used to minimize the visual impact of the structure on neighboring residential communities.
- Design 'Park-n-Ride' lots to be compatible with adjacent development.

Buffers

- Provide significant vegetated buffers in situations where non-residential development on the periphery of the ¼-mile area is adjacent to existing residential neighborhoods.

Signage

- Signage should be provided which illustrates walking directions to transit station access points.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 10, 2012

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

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

FILE: 3-4 (RZ 86-C-121)

SUBJECT: Transportation Impact (Comprehensive Sign Plan)

REFERENCE: CSP 86-C-121-3; Reston VA 939, LLC & Discovery Square, LLC
Traffic Zone: 1715
Land Identification Map: 17-3 ((01)) 5, 5H1, 35 B

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the submitted Comprehensive Sign Plan dated June 7, 2012.

This department does not object to the subject request but mentions the following:

- All monument signs should be located outside of VDOT's right-of-way and outside VDOT's clear zone.
- Sight distance lines should not be obstructed by any signs.
- With the site's proximity to the planned Reston Center Metro Station, the property will become more accessible by pedestrians walking to and from the Metro Station. Therefore, the proposed signs should not obstruct or impede the walkway space to less than 5-ft. in width.

AKR/ak C:\CSP 86-C-121-03RestonVA\DiscoverySquare

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.fairfaxcountv.gov/fcdot



Fairfax Water

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

**PLANNING & ENGINEERING
DIVISION**

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

June 27, 2012

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

Re: CSP 86-C-121-03
Tax Map: 17-3

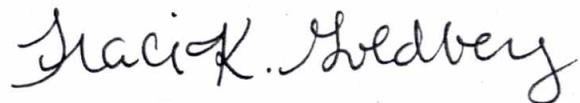
Dear Ms. Berlin:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water mains. See the enclosed water system map.
3. Permanent type signs and support structures with concrete footers are not allowed within Fairfax Water easements. Any proposed work within existing water main easements will require review and prior approval from Fairfax Water.

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

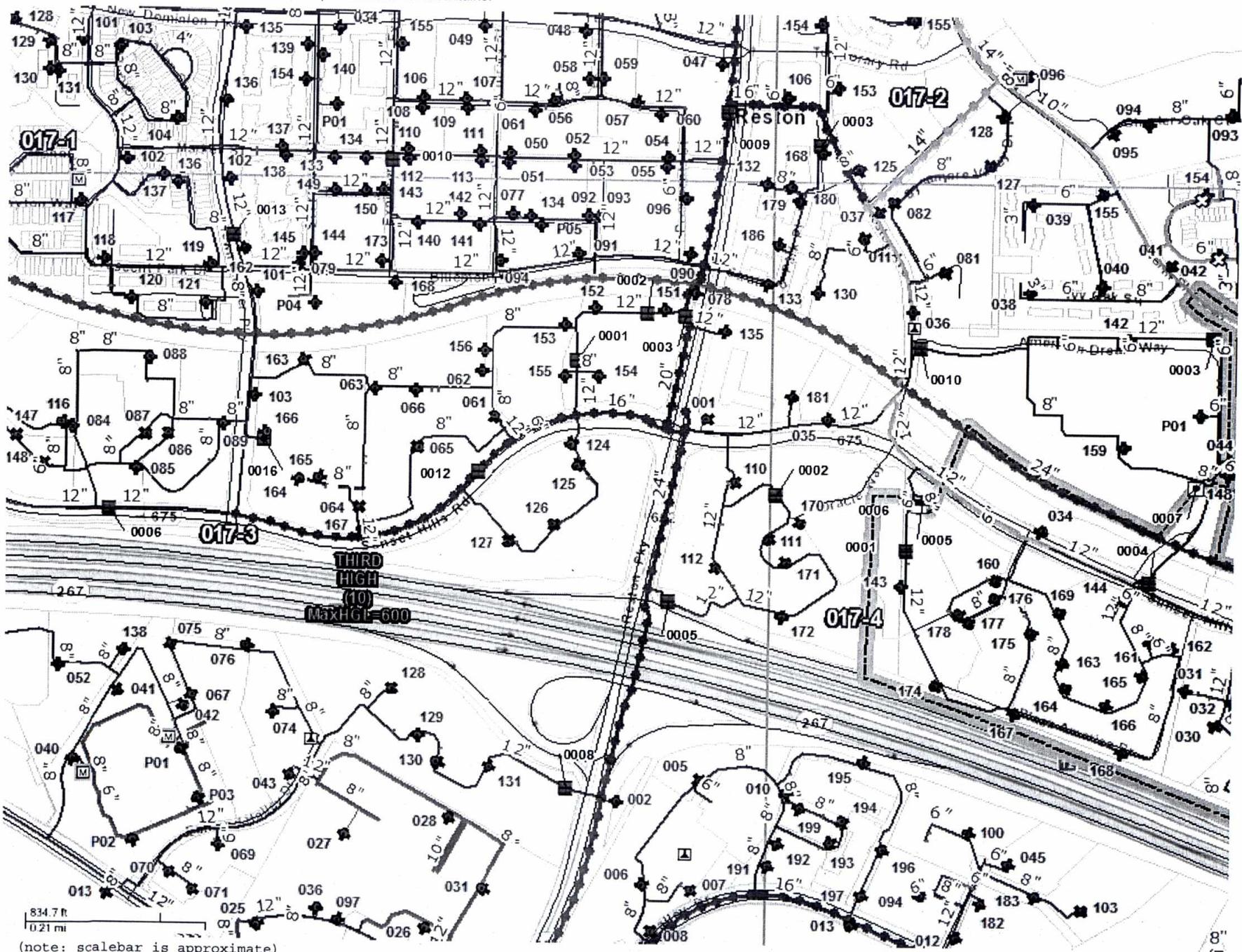
Sincerely,



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

Enclosure

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



(note: scalebar is approximate)

ZONING ORDINANCE PROVISIONS**ARTICLE 12****SIGNS****PART 1 12-100 GENERAL PROVISIONS****12-101 Purpose and Intent**

The purpose of this Article is to regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of this Ordinance.

Any sign erected on a lot or building for the purpose of identification or for advertising a use conducted therein or thereon shall be an accessory use to the principal use.

It is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public.

12-210 Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.

2. In addition, within a PRC District or the Tysons Corner Urban Center as designated in the adopted comprehensive plan, a plan for off-site directional signs which identify

destinations or locations within the district or center such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District or the Tysons Corner Urban Center, as applicable.

3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent or within the Tysons Corner Urban Center, an application pursuant to Par. 2 above may be made by a public agency or County recognized redevelopment organization or authority. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106. In the event an application pursuant to Par. 2 above is made within the Tysons Corner Urban Center to include property not zoned PTC, such directional signs shall not impact the amount or size of signage otherwise permitted on such property.

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted

comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

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

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

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

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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