



# County of Fairfax, Virginia

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May 28, 2014

## STAFF REPORT

**APPLICATIONS PCA 85-C-088-09, DPA 85-C-088-07, & PRC 85-C-088-03  
WAIVER #7067-WPFM-004-1**

### HUNTER MILL DISTRICT

**APPLICANT:** Block 4 LLC & Reston Town Center Property LLC

**ZONING:** PRC (Planned Residential Community District)

**PARCELS:** 17-1 ((16)) 1,4, and 5A

**ACREAGE:** 6.35 acres

**FAR/DENSITY:** 3.3 FAR

**PLAN MAP:** Residential Planned Community

**PROPOSAL:** To amend proffers and a development plan and approval of a PRC Plan to permit a high density residential and office mixed-use development on Blocks 4 and 5 in the Reston Town Center Core Area.

### STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 85-C-088-09, subject to the draft proffered conditions contained in Appendix 1.

Staff recommends approval of DPA 85-C-088-07.

Staff recommends approval of PRC 85-C-088-03, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a modification of Sect. 11-203 of the Zoning Ordinance for the loading space requirements to that shown on the DPA/PRC Plan.

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Mary Ann Tsai, AICP

Staff recommends approval of a modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the DPA/PRC Plan.

Staff recommends approval of Waiver #7067-WPFM to permit underground stormwater detention facilities within a residential development in accordance with Section 6-0303.8 of the Public Facilities Manual, subject to the conditions contained in Attachment A of Appendix 11.

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

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

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

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



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).



# DEVELOPMENT PLAN AMENDMENT/ PROFFERED CONDITION AMENDMENT/PRC PLAN

## DPA 85-C-088-07 / PCA 85-C-088-09 / PRC 85-C-088-03

### FOR

# RESTON TOWN CENTER URBAN CORE

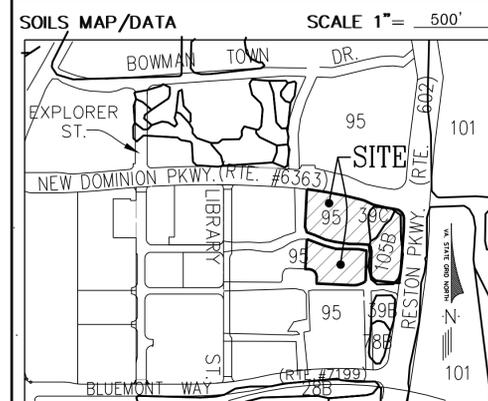
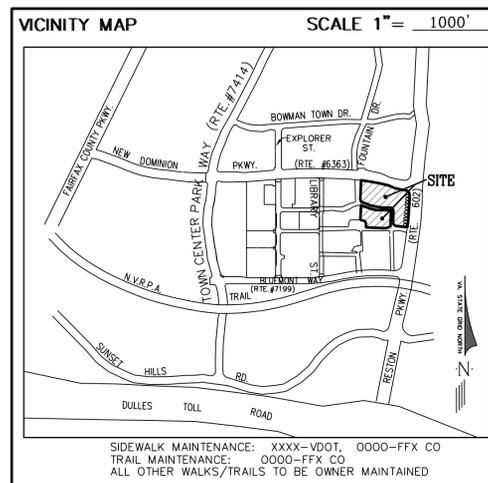
## BLOCKS 4 & 5

### HUNTER MILL DISTRICT

## FAIRFAX COUNTY, VIRGINIA

### GENERAL NOTES

1. THE PROPERTIES ARE IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 17-1--(16)--0001, 0004 & 0005A.
2. BOUNDARY AND TOPOGRAPHIC SURVEY DATA HAS BEEN PROVIDED BY RESTON LAND CORPORATION; HORIZONTAL GRID: VIRGINIA STATE GRID NORTH 1927; VERTICAL DATUM: U.S.G.S. (NGVD).
3. THE SITE IS CURRENTLY PARTIALLY DEVELOPED, WITH BLOCK 4 FUNCTIONING AS A PARK WITH VEGETATIVE COVER, OPEN GRASS AREAS AND PEDESTRIAN PATH, AS WELL AS A PARKING LOT WITH MINIMAL TREE COVERAGE AND GRASS AREAS. BLOCK 5 IS CURRENTLY DEVELOPED WITH OFFICE AND RETAIL USES.
4. THIS SITE WILL BE SERVED BY PUBLIC SEWER AND WATER.
5. THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
6. THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH SIMILAR DEVELOPMENTS IN THE AREA.
7. THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PFM. ANY LANDSCAPE SHEETS INCLUDED IN THE PRC APPLICATION ARE FOR SCHEMATIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING, SO LONG AS THE REQUIREMENTS OF CHAPTER 12 OF THE PFM ARE MET.
8. THERE IS NO EXISTING MAPPED FLOODPLAIN ON THE SUBJECT SITE. NO FLOODPLAIN STUDY IS REQUIRED. NO DRAINAGE STUDY IS REQUIRED.
9. THERE IS CLASS IV PROBLEM SOIL ON THIS SITE. SOILS REPORT IS REQUIRED FOR SITE PLAN APPROVAL.
10. EASEMENTS AND/OR LETTERS OF PERMISSION FOR ANY OFFSITE CONSTRUCTION WILL BE PROVIDED WITH FINAL SITE PLAN AS REQUIRED.
11. NECESSARY ON-SITE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN, SUBJECT TO FINAL DESIGN.
12. ACCESS TO THE SITE IS PROVIDED VIA FOUNTAIN DRIVE AND MARKET STREET, WHICH ARE BOTH PRIVATE ROADS THAT INTERSECT WITH NEW DOMINION PKWY (ROUTE 639) AND RESTON PKWY (ROUTE 602) RESPECTIVELY. AT THIS TIME, WE ARE NOT AWARE OF FURTHER PUBLIC ROAD IMPROVEMENTS THAT ARE REQUIRED.
13. THE RECREATIONAL FACILITIES INCLUDE THE FOLLOWING: HIKING, FITNESS WALKING, AND BIKING TRAILS
14. PROPOSED UTILITY LAYOUTS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES.
15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OR OBJECTS OR STRUCTURES MARKING A BURIAL SITE ON THE SUBJECT SITE.
16. A MAJOR PAVED TRAIL IS REQUIRED ALONG THE RESTON PARKWAY (RTE. 602) PROPERTY FRONTAGE PER THE COUNTYWIDE TRAILWAYS PLAN. SEE MODIFICATION REQUEST NOTE #32B.
17. IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
18. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
19. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THIS PARCEL IS PROVIDED BY THE "TOWN CENTER PARKWAY" STORM WATER MANAGEMENT FACILITY (SITE PLAN NUMBER 5734-PI-01), WHICH IS CONSISTENT WITH THE APPROVED DEVELOPMENT OF THE RESTON TOWN CENTER. A WAIVER TO UTILIZE THE OFF-SITE SWM FACILITY HAS BEEN APPROVED FOR THIS PROPERTY (REFERENCE WAIVER #023069, APPROVED 4/6/01)
20. THE DISTURBANCE ASSOCIATED WITH THE PROPOSED IMPROVEMENTS DOES NOT ENCRUCH ON ANY FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA. THERE IS NO RPA ON THE SUBJECT SITE, PER THE FAIRFAX COUNTY MAPS.
21. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PRC PLAN, SUBJECT TO FINAL DESIGN.
22. ALL ARCHITECTURAL FEATURES (I.E. THE BUILDING SECTIONS AND FLOOR PLANS) PROVIDED IN THIS PRC PLAN ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING, SITE PLAN APPROVAL, AND BUILDING PERMIT.
23. IN ACCORDANCE WITH PARAGRAPH 2 OF SECTION 16-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, RETAINING WALLS AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
24. SILTATION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEPICTED ON THE SITE PLAN(S) TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE LIMITS OF CLEARING AND GRADING DEPICTED ON THIS PRC PLAN IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
25. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED.
26. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES. FINAL LOCATIONS OF SIGNAGE WILL BE DEVELOPED AT A LATER DATE.
27. LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
28. AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
29. IT IS ANTICIPATED THAT SOLID WASTE WILL BE COLLECTED ONSITE BY A PRIVATE CONTRACTOR TWICE A WEEK. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH FINAL SITE PLAN.
30. ALL EASEMENTS SHOWN ON THIS PRC PLAN ARE APPROXIMATE.
31. THE DEVELOPMENT SEQUENCE WITHIN EACH PARCEL IS UNKNOWN AND SUBJECT TO MARKET DEMAND, AMONG OTHER FACTORS. THE OWNER RESERVES THE RIGHT TO DEVELOP EACH PROPERTY IN ONE OR MORE SEPARATE PHASES.
32. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
  - A. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 11-203 OF THE ZONING ORDINANCE FOR THE LOADING SPACE REQUIREMENTS IN FAVOR OF THE QUANTITIES PROPOSED HEREON.
  - B. THE APPLICANT HEREBY REQUESTS A WAIVER TO ALLOW UNDERGROUND DETENTION FACILITIES WITHIN A RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH SECTION 6-0303.8 OF THE PFM.
  - C. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 13-303 AND 13-304 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THIS APPLICATION IN FAVOR OF WHAT IS PROPOSED HEREON.



SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
39C	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
95	URBAN LAND	N/A	N/A	N/A	IVB
105B	WHEATON - GLENELG COMPLEX*	GOOD	GOOD	HIGH	IVB

SOILS WITH IDENTIFICATION NUMBERS 52, 56, 57, 59, 82 AND 83 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

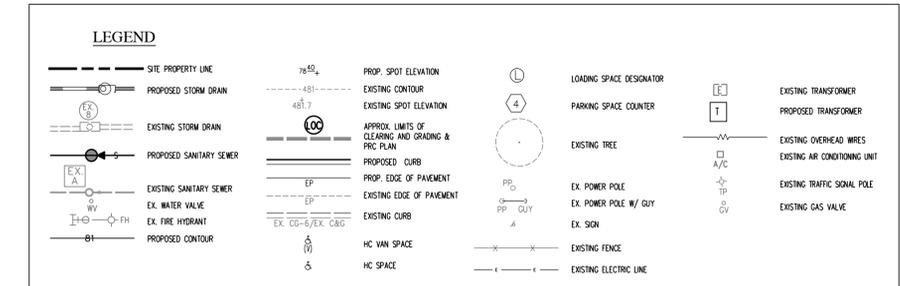
### SHEET INDEX

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  4. EXISTING CONDITIONS
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  7. PRC LAYOUT PLAN
  - 7A. FIRE TRUCK ACCESS EXHIBIT
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  9. OVERALL LANDSCAPE PLAN
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  - 21A.-21D. VIEWS
- APPENDIX A APPLICABLE RTC URBAN CORE DPA/PCA (FOR REFERENCE PURPOSES)

### OWNER / DEVELOPER/ APPLICANT

T.M. 017-1--(16)--0001 &  
T.M. 017-1--(16)--0004  
**BLOCK 4 LLC**  
C/O BOSTON PROPERTIES INC.  
800 BOYLSTON ST. SUITE 1900  
BOSTON, MA 02199

T.M. 017-1--(16)--0005A  
**RESTON TOWN CENTER PROPERTY, LLC**  
C/O BOSTON PROPERTIES INC.  
2200 PENNSYLVANIA AVE. SUITE 200W  
WASHINGTON, DC 20037



PLAN DATE	DESCRIPTION	REV BY	APPROVED	DATE
08-08-13				
01-07-14				
02-18-14				
03-24-14				
04-25-14				
05-20-14				

Urban, Ltd.  
7112 Little River Turnpike  
Arlington, Virginia 22203  
Tel: 703.642.8251  
www.urban-lltd.com



COVER SHEET

RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED

DATE: AUG., 2013

SHEET  
1  
OF  
21

FILE No.  
PREL-1216-1

**SUMMARY**

THE PURPOSE OF THIS APPLICATION IS TO RELOCATE THE 250,000 GSF OF OFFICE, NON-RESIDENTIAL DENSITY FROM BLOCK 4 TO BLOCK 5 OF RESTON TOWN CENTER AND TO ADD MULTI-FAMILY RESIDENTIAL AND RETAIL TO BLOCK 4.

**PRE-APPLICATION FAR ALLOCATIONS**

THE PRE-APPLICATION FAR TRACKING SUMMARY IS AS SHOWN BELOW. THE PROPOSED CHANGES WITH THIS APPLICATION OCCUR WITHIN PHASE I AND NO CHANGES ARE PROPOSED TO PHASES II AND III.

**RESTON TOWN CENTER CORE: FLOOR AREA TRACKING**  
July 31, 2013

The proffers permit a maximum of 3,465,000 square feet of commercial development within the Town Center Core Area, which is based on the max FAR of 0.95, exclusive of residential use. This floor area is to be distributed among office, hotel and retail uses as follows:

	Office	Hotel	Retail	Total
	2,150,000	1,000,000	315,000	3,465,000

The proffers permit the retail floor area to be increased provided either the office or hotel or both floor areas are reduced so as not to exceed the 3,465,000 total square feet.

The Phase I existing and proposed floor area is as follows:

Phase I	OFFICE	HOTEL	RETAIL	TOTAL
Existing (Blocks 5,6,7,8 & 9)	531,653	420,076	312,243	1,263,972
Block 4	250,000			250,000
<b>Total Phase I</b>	<b>781,653</b>	<b>420,076</b>	<b>312,243</b>	<b>1,513,972</b>

The Phases II and III existing and proposed floor area is as follows:

	OFFICE	HOTEL	RETAIL	TOTAL
<b>Phases II and III</b>				
(One Freedom Square) Block 13 Existing (Plan #7067-SP-08)	380,257		15,058	395,315
(Two Freedom Square) Block 13A (Plan #7067-SP-12-1)	376,681		19,503	396,184
Block 14 (Plan #7067-SP-12-1)	553,095		54,812	609,908
Block 15 (Plan #7067-SP-12-1)	234,451		29,782	264,233
Block 16 (Plan #7067-SP-12-1)			29,145	29,145
Block 18 (Plan #7067-SP-12-1)			15,943	15,943
Block 19 (Plan #7067-SP-13)			2,300	2,300
Block 20 (Plan #7067-SP-13)				
Section 89A (Plan #7067-SP-15)	240,000			240,000
<b>Total Phases II and III</b>	<b>1,784,484</b>		<b>166,544</b>	<b>1,951,028</b>
<b>Total Phases I, II &amp; III</b>	<b>2,566,137</b>	<b>420,076</b>	<b>478,787</b>	<b>3,465,000</b>
<b>Total available FAR</b>				<b>0</b>

**STRATEGY**

BLOCK 5 IS CURRENTLY CONSTRUCTED WITH 292,287 GSF OF COMMERCIAL USE (251,098 SF OFFICE AND 41,189 SF RETAIL) PER SITE PLAN 7067-SP-001, COMPLETED 1998. TO ACCOMMODATE THE ADDITIONAL USE FROM BLOCK 4, A THREE STORY WING OF THE EXISTING BUILDING WILL BE REMOVED. THIS WING CONSISTS OF 39,088 GSF (22,774 GSF OFFICE AND 16,314 GSF RETAIL), COMBINED WITH THE 250,000 GSF OF COMMERCIAL USE FROM BLOCK 4. THE 289,086 GSF WILL BE ALLOCATED ON BLOCKS 4 AND 5 AS SHOWN ON THE FAR TRACKING SUMMARY PROPOSED WITH THIS APPLICATION BELOW.

**APPLICATION FAR ALLOCATIONS**

**RESTON TOWN CENTER CORE: FLOOR AREA TRACKING**  
July 31, 2013

The proffers permit a maximum of 3,465,000 square feet of commercial development within the Town Center Core Area, which is based on the max FAR of 0.95, exclusive of residential use. This floor area is to be distributed among office, hotel and retail uses as follows:

	Office	Hotel	Retail	Total
	2,150,000	1,000,000	315,000	3,465,000

The proffers permit the retail floor area to be increased provided either the office or hotel or both floor areas are reduced so as not to exceed the 3,465,000 total square feet.

The Phase I existing and proposed floor area is as follows:

Phase I	OFFICE	HOTEL	RETAIL	TOTAL
Existing (Blocks 6,7,8 & 9)	280,555	420,076	271,054	1,263,972
Block 4	4,500		4,500	9,000
Block 5	505,112		32,675	537,787
<b>Total Phase I</b>	<b>785,667</b>	<b>420,076</b>	<b>308,229</b>	<b>1,513,972</b>

The Phases II and III existing and proposed floor area is as follows:

	OFFICE	HOTEL	RETAIL	TOTAL
<b>Phases II and III</b>				
(One Freedom Square) Block 13 Existing (Plan #7067-SP-08)	380,257		15,058	395,315
(Two Freedom Square) Block 13A (Plan #7067-SP-12-1)	376,681		19,503	396,184
Block 14 (Plan #7067-SP-12-1)	553,095		54,812	609,908
Block 15 (Plan #7067-SP-12-1)	234,451		29,782	264,233
Block 16 (Plan #7067-SP-12-1)			29,145	29,145
Block 18 (Plan #7067-SP-12-1)			15,943	15,943
Block 19 (Plan #7067-SP-13)			2,300	2,300
Block 20 (Plan #7067-SP-13)				
Section 89A (Plan #7067-SP-15)	240,000			240,000
<b>Total Phases II and III</b>	<b>1,784,484</b>		<b>166,544</b>	<b>1,951,028</b>
<b>Total Phases I, II &amp; III</b>	<b>2,566,137</b>	<b>420,076</b>	<b>478,787</b>	<b>3,465,000</b>
<b>Total available FAR</b>				<b>0</b>

NOTE: THE APPLICANT RESERVES THE RIGHT TO ADJUST THE ALLOCATION OF GSF BETWEEN BLOCK 4 AND 5 (INCLUDING ADJUSTMENTS TO THE EX. GSF TO REMAIN ON BLOCK 5), AS WELL AS THE GSF OF EACH USE WITH FINAL DESIGN, AS LONG AS THE TOTAL PROPOSED GSF FOR BLOCKS 4 AND 5 DOES NOT EXCEED 542,287 SF.

**SITE TABULATIONS**

**BLOCK 4**

1. PARCEL AREA: PARCEL 1 = 151,886 S.F. (3.4868 AC)  
PARCEL 4 = 44,994 S.F. (1.0329 AC)  
TOTAL = 196,880 S.F. (4.5197 AC)
2. ZONE: PRC
3. PROPOSED USE: HIGH DENSITY RESIDENTIAL, RETAIL
4. PROPOSED UNITS: 549 MULTIFAMILY RESIDENTIAL
5. CORRESPONDING POPULATION: 549 MULTIFAMILY UNITS \* 2.1 PERSONS/UNIT = 1,153 PERSONS
6. RESIDENTIAL DENSITY: OVERALL PRC DISTRICT MAX = 13 PERSONS / ACRE OF GROSS RESIDENTIAL & ASSOC. COMMERCIAL AREAS  
PROPOSED: SEE OVERALL COMPUTATION ON SHEET 3

PRC HIGH DENSITY DISTRICT OVERALL MAX = 60 PERSONS / ACRE OF GROSS RESIDENTIAL AREA  
PROPOSED: SEE COMPUTATION THIS SHEET

PRC HIGH DENSITY SINGLE AREA MAX = 50 DU / ACRE  
PROPOSED: SEE COMPUTATION THIS SHEET

7. APPROXIMATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS: 4,500 SF RETAIL (DOES NOT INCLUDE GARAGE SF)

NOTE: APPLICANT PROPOSES UP TO 20,600 SF OF RETAIL CELLAR SPACE, WHICH IS EXCLUDED FROM GFA FOR DENSITY PURPOSES. SEE AVERAGE GRADE COMPUTATION ON SHEET #10 AND BUILDING SECTION ON SHEET #21

APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS: 4,014 GSF OFFICE (2.6 SP/1000 GSF) = 11 SPACES

FAR IS BASED ON ENTIRE RESTON TOWN CENTER CORE SEE TOWN CENTER CORE FAR TABULATION THIS SHEET. (APPLICATION FAR ALLOCATIONS)

8. PROPOSED HEIGHT: SEE BUILDING DATA CHART ON THIS SHEET
9. OPEN SPACE: REQUIRED OPEN SPACE: NO REQUIREMENT  
APPROX. PROPOSED OPEN SPACE: ±1.80 AC(±40%)  
SEE SHEET 15 FOR OPEN SPACE EXHIBIT

10. TREE COVER CALCULATION: SEE COMPUTATIONS ON LANDSCAPE PLAN  
NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED IN THIS PRC PLAN.

**BLOCK 5**

1. PARCEL AREA: PARCEL 5A = 79,856 S.F. (1.8332 AC)
2. ZONE: PRC
3. PROPOSED USE: OFFICE, RETAIL
4. PROPOSED UNITS: N/A
5. CORRESPONDING POPULATION: N/A
6. RESIDENTIAL DENSITY: N/A

7. APPROXIMATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS: 253,199 SF EX. RETAIL & OFFICE TO REMAIN  
+ 284,588 SF PROP. RETAIL & OFFICE (DOES NOT INCLUDE GAR. SF)  
= 537,787 SF

APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS: FAR IS BASED ON ENTIRE RESTON TOWN CENTER CORE SEE TOWN CENTER CORE FAR TABULATION THIS SHEET (APPLICATION FAR ALLOCATIONS)

8. PROPOSED HEIGHT: SEE BUILDING DATA CHART ON THIS SHEET
9. OPEN SPACE: REQUIRED OPEN SPACE: NO REQUIREMENT  
APPROX. PROPOSED OPEN SPACE: ±0.24 AC(±30%)  
NOTE: FOR OPEN SPACE PURPOSES, THE SITE AREA = 0.79 AC, WHICH IS THE PORTION OF BLOCK 5 THAT IS BEING REDEVELOPED WITH THIS APPLICATION.  
SEE SHEET 15 FOR OPEN SPACE EXHIBIT

10. TREE COVER CALCULATION: SEE COMPUTATIONS ON LANDSCAPE PLAN  
NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED IN THIS PRC PLAN.

**BUILDING DATA / POTENTIAL USE ALLOCATION CHART**

BUILDING	USE GROUP CLASSIFICATION	TYPE OF CONSTR.	GROSS FLOOR AREA (ft. <sup>2</sup> )			TOTAL	FOOT PRINT AREA (ft. <sup>2</sup> )	BUILDING HEIGHT (# OF STORIES)(ft.)	SPRINKLER DESCRIPTION	UNITS	
			RETAIL	OFFICE	SUB-TOTAL						RESIDENTIAL
BLOCK 4	R-2, A-2, M S-2	1-B	4,500 SF****	N/A	4,500 SF****	625,000 SF	629,500 SF	70,000 SF	234' (21 LEVELS) + PENTHOUSE*	NFPA-13	549 (MAX)
BLOCK 5 PROPOSED	B, A-2, M S-2	1-B	7,800 SF	276,788 SF	284,588 SF	N/A	284,588 SF	25,000 SF	235' (17 LEVELS) + PENTHOUSE*	NFPA-13	N/A
BLOCK 5 EX. TO REMAIN	N/A	N/A	24,875 SF	228,324 SF	253,199 SF	N/A	253,199 SF				
<b>BLOCK 5 SUBTOTAL</b>			<b>32,675 SF</b>	<b>505,112 SF</b>	<b>537,787 SF</b>	<b>N/A</b>	<b>537,787 SF</b>				
<b>TOTAL</b>			<b>37,175 SF</b>	<b>505,112 SF</b>	<b>542,287 SF</b>	<b>625,000 SF</b>	<b>1,167,287 SF</b>				

\*\*\*\* NOTE: APPLICANT PROPOSES UP TO 20,600 SF OF RETAIL CELLAR SPACE THAT IS NOT INCLUDED IN GFA, BUT IS INCLUDED FOR PARKING REQUIREMENTS. SEE AVERAGE GRADE COMPUTATION ON SHEET #10 AND BUILDING SECTION ON SHEET #21.  
\* NOTE: PENTHOUSE TO BE IN ACCORDANCE WITH Z.O. SECTION 2-506

BUILDING DATA CHART NOTE: BUILDING DATA SHOWN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. APPLICANT RESERVES THE RIGHT TO ADJUST THE DATA AND USE ALLOCATIONS PROVIDED HEREON (INCLUDING # OF TABLE SEATS, BAR SEATS, AND EMPLOYEES SHOWN IN THE PARKING TABULATION) AT THE TIME OF FINAL SITE PLAN, WITHOUT THE NEED TO AMEND THIS APPLICATION, AS LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS AND TOTAL COMMERCIAL GSF ON BLOCKS 4 AND 5 IS NOT EXCEEDED. THE APPLICANT RESERVES THE RIGHT TO INCREASE / DECREASE THE GSF OF RESIDENTIAL USE AS LONG AS THE NUMBER OF UNITS DOES NOT EXCEED THE MAXIMUM ALLOWED.

**PARKING TABULATION**

PHASE I OF RESTON TOWN CENTER (INCLUDING BLOCKS 4 & 5) IS SUBJECT TO AN EXISTING AMENDED AND RESTATED PARKING AGREEMENT (RECORDED AT DB. 21796 PG. 0589).

THE AGREEMENT ACCOMMODATES ALL EXISTING USES, PLUS THE 250,000 GSF OF OFFICE PREVIOUSLY PROGRAMMED FOR BLOCK 4, WITH A PARKING REQUIREMENT OF 3,286 SPACES.

**PARKING REQUIRED:**

BLOCKS 6,7,8 & 9 - EXISTING USES INCLUDED WITHIN THE AMENDED AND RESTATED PARKING AGREEMENT

**BLOCK 4 REQUIRED:**

MULTI-FAMILY RESIDENTIAL: 549 MULTIFAMILY UNITS X 1.25 SP\*/UNIT = 687 SPACES  
\*PENDING SUBMITTED PARKING REDUCTION

**RETAIL:**

4,500 GSF RETAIL  
+ 20,600 GSF RETAIL WITHIN CELLAR  
= 25,100 GSF RETAIL FOR PARKING PURPOSES  
- 8,514 GSF RETAIL WITHIN EX. AGREEMENT (SEE BLOCK 5 RETAIL NOTE, BELOW)  
= 16,586 GSF RETAIL SPACE IN EXCESS OF EX. AGREEMENT

**ALLOCATED AS FOLLOWS:**

1,586 GSF RETAIL SPACE (6 SP/ 1000 GSF) = 10 SPACES  
+ 15,000 GSF EATING ESTABLISHMENT(S) INCLUDING:  
364 TABLE SEATS (1 SP/4 SEATS) = 91 SPACES  
+ 120 BAR SEATS (1 SP/2 SEATS) = 60 SPACES  
+ 50 EMPLOYEES (1 SP/2 EMPLOYEES) = 25 SPACES  
= 176 SPACES

**BLOCK 5 REQUIRED:**

OFFICE: 505,112 GSF TOTAL OFFICE WITH THIS APPLICATION  
- 251,098 GSF EX. OFFICE WITHIN EX. AGREEMENT  
= 250,000 GSF OFFICE RELOCATED FROM BLOCK 4  
= 4,014 GSF OFFICE IN EXCESS OF EX. AGREEMENT

4,014 GSF OFFICE (2.6 SP/1000 GSF) = 11 SPACES

**RETAIL:**

32,675 GSF RETAIL PROPOSED WITH THIS APPLICATION  
(24,875 GSF EX. TO REMAIN + 16,314 GSF EX. TO BE REMOVED AND REPLACED WITH 7,800 GSF)  
ALL 32,675 GSF OF BLOCK 5 RETAIL IS WITHIN THE EX. AGREEMENT

**BLOCK 5 RETAIL NOTE:** PRIOR TO THIS APPLICATION, BLOCK 5 CONTAINS 41,189 GSF OF RETAIL, ALL OF WHICH IS PARKED WITHIN THE EXISTING PARKING AGREEMENT. WITH THIS APPLICATION, 32,675 GSF OF RETAIL WILL BE PROVIDED ON BLOCK 5. THE DIFFERENCE IN RETAIL AREA PARKING CAPACITY WITHIN THE EXISTING PARKING AGREEMENT OF 8,514 GSF (41,189 - 32,675) REMAINS IN PHASE I OF RESTON TOWN CENTER, INCLUDED IN BLOCK 4.

**TOTAL REQUIRED:** 3,286 WITH EX. AGREEMENT  
+ 11 FOR BLOCK 5 IN EXCESS OF EX. AGREEMENT  
+ 186 FOR BLOCK 4 IN EXCESS OF EX. AGREEMENT  
= 687 FOR BLOCK 4 MULTI-FAMILY RESIDENTIAL  
= 4,170 SPACES REQUIRED

**PARKING PROVIDED:** 2,914 EXISTING SPACES  
- 251 EXISTING BLOCK 4 SURFACE SPACES TO BE REMOVED  
+ 1,286 STRUCTURED SPACES ON BLOCK 4  
+ 221 STRUCTURED SPACES ON BLOCK 5  
**TOTAL PROVIDED:** 4,170 TOTAL SPACES  
(FOR ALL OF PHASE I, BLOCKS 4, 5, 6, 7, 8 & 9)

**NOTES:**

1) HANDICAP SPACES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE ADA REQUIREMENTS.

2) PARKING TABULATION IS BASED ON THE POTENTIAL USE ALLOCATION SHOWN IN THE BUILDING DATA CHART AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN (SEE NOTE UNDER BUILDING DATA CHART). PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR ANY EXISTING PARKING REDUCTION IN PLACE OR ANY FUTURE PARKING REDUCTION THE APPLICANT MAY SEEK.

**LOADING TABULATION**

NOTE: PER FAIRFAX COUNTY ZONING ORD. 11-202.15 THE MAX NUMBER OF LOADING SPACES IS 5 PER USE OR BUILDING. FOR OFFICE USES THIS EQUATES TO ANY BUILDING OVER 90,000 GSF. FOR RETAIL, USES THIS EQUATES TO ANY BUILDING OVER 70,000 GSF. FOR MULTIPLE FAMILY RESIDENTIAL USES THIS EQUATES TO ANY BUILDING OVER 425,000 GSF.

**BLOCK 4:**

LOADING REQUIRED = 5 SPACES (MAX PER Z.O. 11-202.15)

LOADING PROVIDED = 4 SPACES (LOADING MODIFICATION REQUESTED, SEE NOTE ON SHEET #1.)

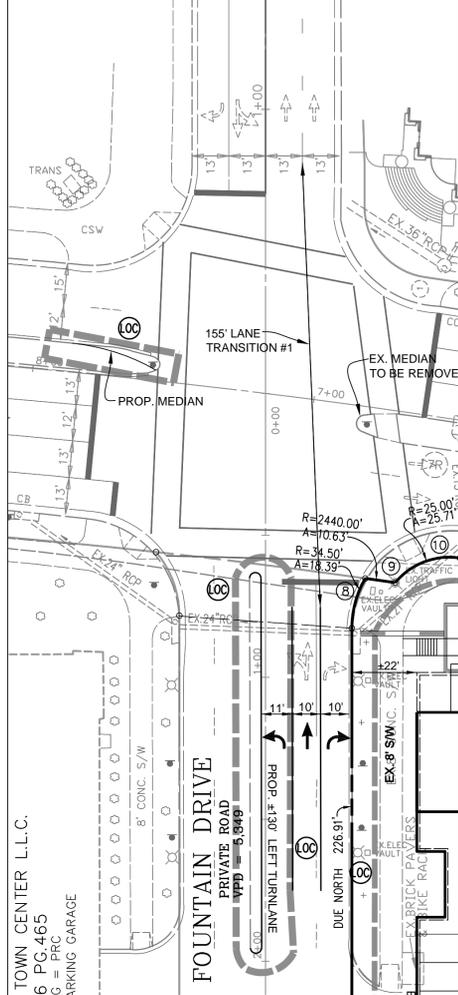
**BLOCK 5:**

LOADING REQUIRED = 5 SPACES (MAX PER Z.O. 11-202.15)

LOADING PROVIDED = 2 SPACES (LOADING TO BE SHARED TOTAL FOR PROP. BUILDING & EX. BUILDING TO REMAIN) (LOADING MODIFICATION REQUESTED, SEE NOTE ON SHEET #1.)

Reston PRC Density				
7/31/2013				
RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY				
Includes Approved PRC Applications				
High density residential category density not to exceed 60 persons/acre				
SECTION	ACRES	UNITS	UNIT TYPE	PERSONS
S. 1-B.12A, 12B, 12C, 12D	17.4565	146	SFA	394
S. 1-B.13	5.9599	238	MFH	500
S. 7A	12.3691	261	MFG	548
S. 11	13.1123	133	MFH	279
S. 15A-B.2A	11.4107	501	MFH	1052
		69	SFA	186
S. 15-B.1	7.4106	175	MFH	368
		59	SFA	159
S. 15A-B.3 & 4	3.8756	11	SFA	30
S. 17-B.2	7.6561	105	MFG	221
S. 17. B.3	2.28	18	SFA	49
S. 17-B.10, 7 & 13	25.2458	442	MFG	928
S. 19-B.5, 6 & 7	17.3139	240	MFG	504
S. 24A-B, 2 & 3		50	SFA	150
S. 28-B.1	17.71	178	SFA	481
S. 28-B.2	12.4248	240	MFG	504
S. 28-B.3	11.0459	204	MFG	428
S. 28-B.4	2.4167	0	Open	0
S. 30-B.1	4.3277	210	MFH	441
S. 30-B.2A		60	SFA	162
S. 30-B.2B	11.1481	154	SFA	416
S. 34 B.1	19.455	360	MFG	756
S. 34-B.2, 4	17.8416	300	MFG/Open	630
S. 34-B.2A	8.6	60	SFA	162
S. 34-B.3	1.5639	0	Open	0
S. 38B-B.10	9.9146	200	MFG	420
S. 39. B.9	6.57	44	SFA	119
S. 40. B. 1	15	193	MFH	405
S. 40. B.1C & 1D	9.9633	498	MFH	1046
S. 41. B. 1	11.1271	145	SFA	392
S. 41. B.1A	5.6	73	SFA	197
S. 43	31.91	400	MFG	840
S. 46-B.1 & 2A	23.7188	300	MFG	630
		38	SFA	103
S. 50-B.7 & 8A-8A2	23.104	152	SFA	410
		248	MFG	521
S. 52-B.1A & 1B	22.0424	140	SFA	378
S. 52-B.2 & 3	14.5075	156	MFG	328
S. 54-B.1A, 2A & 2B	23.7858	450	MFG	945
S. 57. B.2	8.97	168	MFG	353
S. 63. B.1	14.33	250	MFG	525
S. 74-B.3	6.37	46	SFA	124
S. 76-B.1, 4 & 5	5.4159	38	SFA	1

FOUNTAIN DR.(PRIVATE) AND NEW DOMINION PKWY (RTE.663) IMPROVEMENTS  
PLAN VIEW SCALE: 1" = 30'

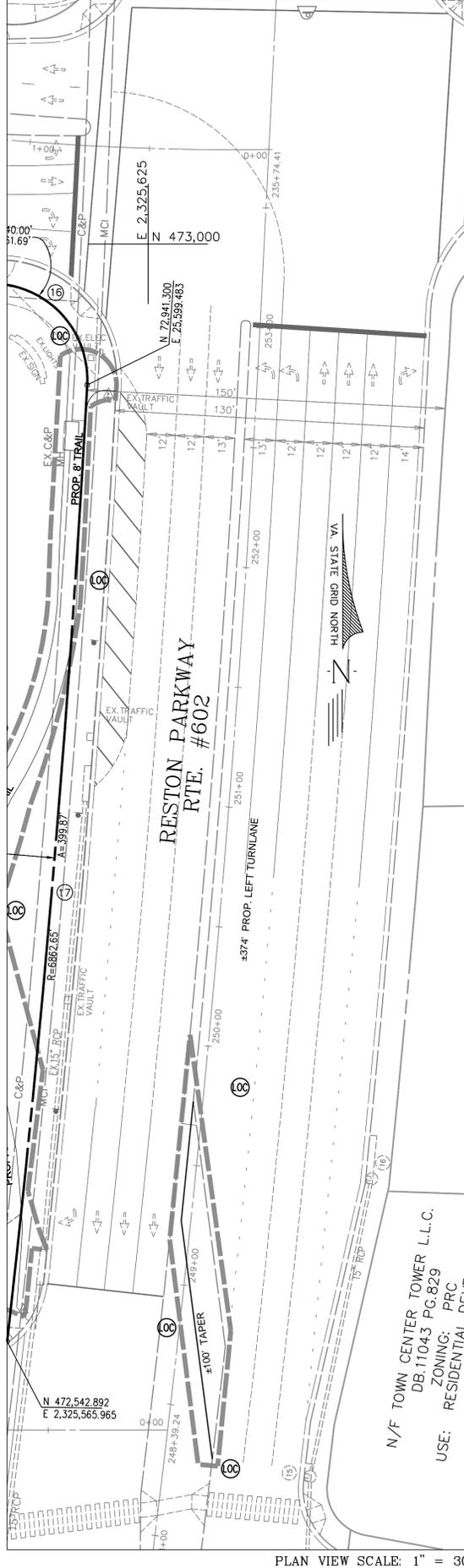


LANE TRANSITION COMPUTATION  
POSTED SPEED=25 MPH  
 $L = (S W / 60)$

TRANSITION	S (MPH)	W	L REQ'D	L PROP.
1	25	9.17'	95.5'	155'

NOTE: LANE TRANSITION TO OCCUR WITHIN INTERSECTION, AS COORDINATED WITH VDOT.

RESTON PARKWAY (RTE. 602) LEFT TURN LANE IMPROVEMENTS  
PLAN VIEW SCALE: 1" = 30'



PLAN VIEW SCALE: 1" = 30'

FAIRFAX COUNTY BASELINE DENSITY TABULATION

Reston Planned Residential Community (PRC) District  
Residential Development Potential  
May 2008

Existing Density Calculation

Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single family detached	4,247	3.0 persons	12,741
Single family attached	8,205	2.7 persons	22,154
Multiple family	14,323*	2.1 persons	30,079
			Current Population= 64,974
			Current persons per acre = 10.44

\* Includes 332 units approved per Site Plan 7067-SP-019-2, Metropolitan at Reston Town Center Phase II

Remaining Available Development Potential  
Based on maximum population calculation of 80,912 persons  
(6,224 acres @ 13 persons/acre = 80,912 persons)

80,912 maximum population - 64,974 current population = 15,938 persons of available density

15,938 persons of available density translates to a development potential of:

- 5,312 single family detached units or
- 5,903 single family attached units or
- 7,590 multiple family units

Sources: Dwelling unit count from Department of Tax Administration data and Plan and Document Control, LDS, DPWES with addition of units receiving site plan approval \* since adoption of the PRC Amendment March 26, 2007.

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION

Reston Planned Residential Community (PRC) District  
Residential Development Potential  
Including Approved Site Plans since May 2008 County Baseline density tabulation  
July 31, 2013

Density Calculation

Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single Family Detached	4,247	3.0 persons	12,741
Single Family Attached	8,205	2.7 persons	22,154
Multiple Family	14,460	2.1 persons	30,366
			Current Population 65,261
			Persons per acre 10.49

Remaining Available Development Potential  
Based on Maximum Population Calculation of 80,912 persons  
(6,224 acres @ 13 persons / acre = 80,912 persons)

80,912 maximum population - 65,261 current population = 15,651 persons of available density based on inclusion of approved PRC Applications

15,651 persons of available density translates to a development potential of:

- 5,217 single family detached units Or
- 5,796 single family attached units Or
- 7,452 multiple family units

Site Plan Approved

Since May 2008 County Baseline Density tabulation  
July 31, 2013

Project	#Units	Type	#Persons	Status
Athena Renaissance/ ParcReston*	110	MF	231	Site Plan Approved (6311-SP-003)
Reston TC Block 16**	27	MF	57	Site Plan Approved (7067-SPV-019-A-1)
Total Number of Units	137		288	

\* Original PCA approved for 696 units, of which 586 are in staff unit count. 418 of the 586 are existing.

\*\* 359 units proposed, 332 units included in staff unit count

CURRENT APPLICANT

EXISTING POPULATION: 65,261 PERSONS  
+ 1,153 EXISTING PERSONS WITH CURRENT APPLICATION  
66,414 PERSONS

66,414 PERSONS / 6,224 ACRES = 10.67 PERSONS/ACRE

10.67 PERSONS PER ACRE < 13 PERSONS PER ACRE.  
**REQUIREMENT MET**

Reston Planned Residential Community (PRC) District  
Residential Development Potential  
Including Approved Site Plans & Approved PRC Plans  
since May 2008 County Baseline density tabulation  
July 31, 2013

Density Calculation

Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single Family Detached	4,247	3.0 persons	12,741
Single Family Attached	8,333	2.7 persons	22,500
Multiple Family	17,511	2.1 persons	36,774
			Population 72,015
			Persons per acre 11.57

Remaining Available Development Potential  
Based on Maximum Population Calculation of 80,912 persons  
(6,224 acres @ 13 persons / acre = 80,912 persons)

80,912 maximum population - 72,015 people = 8,897 persons of available density

8,897 persons of available density translates to a development potential of:

- 2,965 single family detached units Or
- 3,295 single family attached units Or
- 4,236 multiple family units

Pending Applications\*\*\*  
PRC Plan Approved Only

July 31, 2013

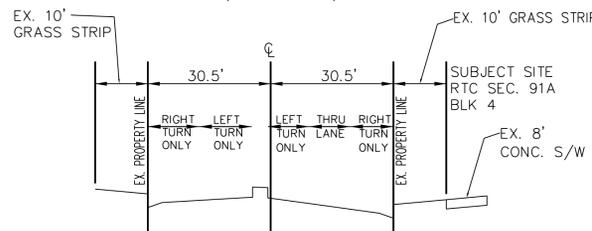
Project	#Units	Type	#Persons	Status
JBG/Reston Heights	498	MF	1046	PRC Plan Approved (PRCA-B-846)
Oracle Site/Excelsior	457	MF	960	PRC Plan Approved (PRC 86-C-121-03)
Colts Neck Road LLC	210	MF	441	PRC Plan Approved (0365-SP-002-3)
Spectrum/Lerner	1422	MF	2987	PRC Plan Approved (PRC 86-C-121-04)
Four Seasons	11	MF	24	PRC Plan Approved (PRC 87-C-088)
Fairway Apartments	328 MF****		689	PRC Plan Approved (PRC-A-502-02)
	128 SFA		+346	
			1,035	
Section 89-3 (Winwood)	125	MF	263	PRC Plan Approved (PRC 86-C-121-2)
Total	3,051 MF		6,410	
	128 SFA		+346	
			6,756	

\*\*\* "Pending" pertains to the fact that these units will not count against the density cap until site plan approval.

PROPOSED SECTION @ STATION 01+50.00

FOUNTAIN DRIVE

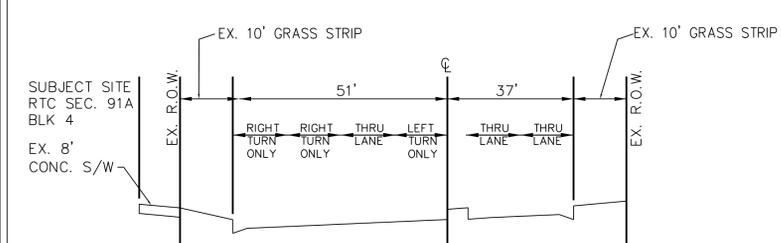
NOT TO SCALE  
(LOOKING NORTH)



EXISTING CONDITIONS SECTION @ STATION 01+50.00

NEW DOMINION PARKWAY

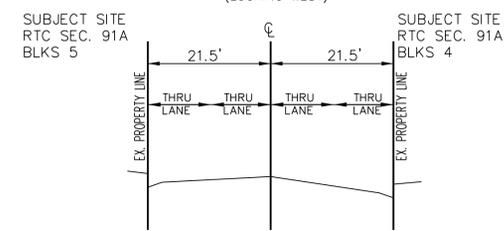
NOT TO SCALE



EXISTING CONDITIONS SECTION @ STATION 0+75.00

FREEDOM DRIVE

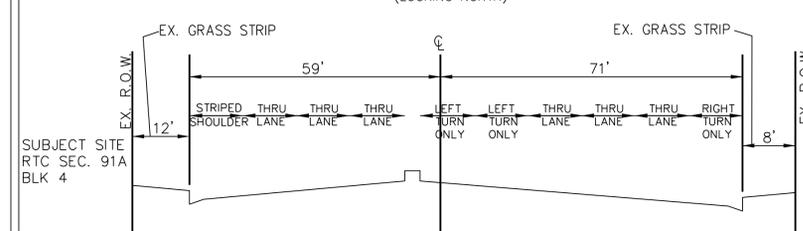
NOT TO SCALE  
(LOOKING WEST)



EXISTING CONDITIONS SECTION @ STATION 251+50.00

RESTON PARKWAY

NOT TO SCALE  
(LOOKING NORTH)



PLANDATE	No.	DATE	DESCRIPTION	REVIEWED	DATE
08-09-13					
08-09-13					
01-07-14					
02-18-14					
03-24-14					
04-25-14					
05-20-14					

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SITE TABULATIONS & GENERAL NOTES  
RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED  
DATE: AUG., 2013  
CL: N/A



County of Fairfax, Virginia

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

August 29, 2013

Ms. Robin L. Antonucci, P.E.
Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, VA 22102

Subject: Amended and Restated Parking Agreement for Reston Town Center, Hunter Mill District

Dear Ms. Antonucci:

Thank you for your letter of August 20, 2013, requesting whether certain changes to the Amended and Restated Parking Agreement for Reston Town Center, referred to as Shared Parking Agreement (SPA), qualify for administrative approval by the Director of DPWES.

Based on your letter, dated August 20, 2013, the following information and justification has been provided related to your request:

- Section 5 of the SPA allows for administrative modifications.
The current parking demand is less than the amount required by the SPA.
Changes beyond the composition of the retail uses and land planning in Phase I have occurred since the recordation of the SPA.
When construction on Block 4 begins, it will remove 251 surface parking spaces from the overall parking capacity.

Ms. Robin L. Antonucci, P.E.
August 29, 2013
Page 2

requirements for Phase I to be handled by maintaining a small surface parking lot on Block 4 immediately adjacent to the active construction that would be ongoing for months.

To research this issue, I consulted with Elizabeth Teare from the County Attorney's Office, who was involved in the drafting of the SPA, and Jan Leavitt with the Site Code Research and Development Branch of Land Development Services.

- The Relocation of the 250,000 GSF of office density from Reston, Section 89, Block 4, to Reston, Section 89, Block 5.
The current mix of uses, with the decrease in cinema capacity, reduces the total number of parking spaces needed for Phase I uses to 2,795 spaces from 2,895 spaces.
Upon completion of the new office building on Block 5, there will be a total of 3,297 parking spaces available to serve the uses in Phase I.

With respect to the period of time when construction is ongoing on Block 4, taking away the 251 surface parking spaces, there is no avenue within the SPA to administratively approve such a change.

Since the changes your client is proposing for Blocks 4 & 5 requires the filing of a Development Plan Amendment (DPA) or Proffered Condition Amendment (PCA) to the existing zoning for Reston Town Center, consider developing a condition of approval to the DPA/PCA to allow the parking requirement changes during the construction period.

Robin L. Antonucci, P.E.
August 29, 2013
Page 3

- During construction of the development proposed for Block 4 of the Property under this DPA/PCA, the Applicant shall be permitted to utilize parking spaces located in adjacent garages outside of Phase I of the Reston Town Center Urban Core in order to satisfy the parking requirements of the Shared Parking Agreement applicable to such property.

The Department of Planning and Zoning with the Office of the County Attorney and others will ascertain which vehicle works most efficiently to allow your client to proceed. Perhaps a Shared Parking Agreement Amendment will need to run concurrently with the DPA/PCA.

If you have any questions, please contact Jan Leavitt at 703-324-1733 or me at 703-324-1751 or by email at Jan.Leavitt@fairfaxcounty.gov or Thomas.Williamson@fairfaxcounty.gov.

Sincerely,

Thomas A. Williamson

Thomas A. Williamson, Chief
Site Code Research and Development Branch

- Catherine M. Hudgins, Supervisor Hunter Mill District
Elizabeth Teare, Deputy County Attorney
Michelle Brickner, Director, Land Development Services, Department of Public Works and Environmental Services
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch, Department of Planning and Zoning
Regina Coyle, Assistant Director, Zoning Evaluation Division, Department of Planning and Zoning

Table with columns: No., DATE, DESCRIPTION, REV BY, APPROVED, DATE

PLAN DATE table with rows: 08-29-13, 08-29-13, 01-07-14, 02-18-14, 03-24-14, 04-25-14, 05-20-14

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MISCELLANEOUS CORRESPONDENCE
RESTON TOWN CENTER URBAN CORE
SECTION 91A, BLOCKS 4 & 5
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS NOTED
CL: N/A
DATE: AUG., 2013

SHEET 3A OF 21
FILE No. PREL-1216-1



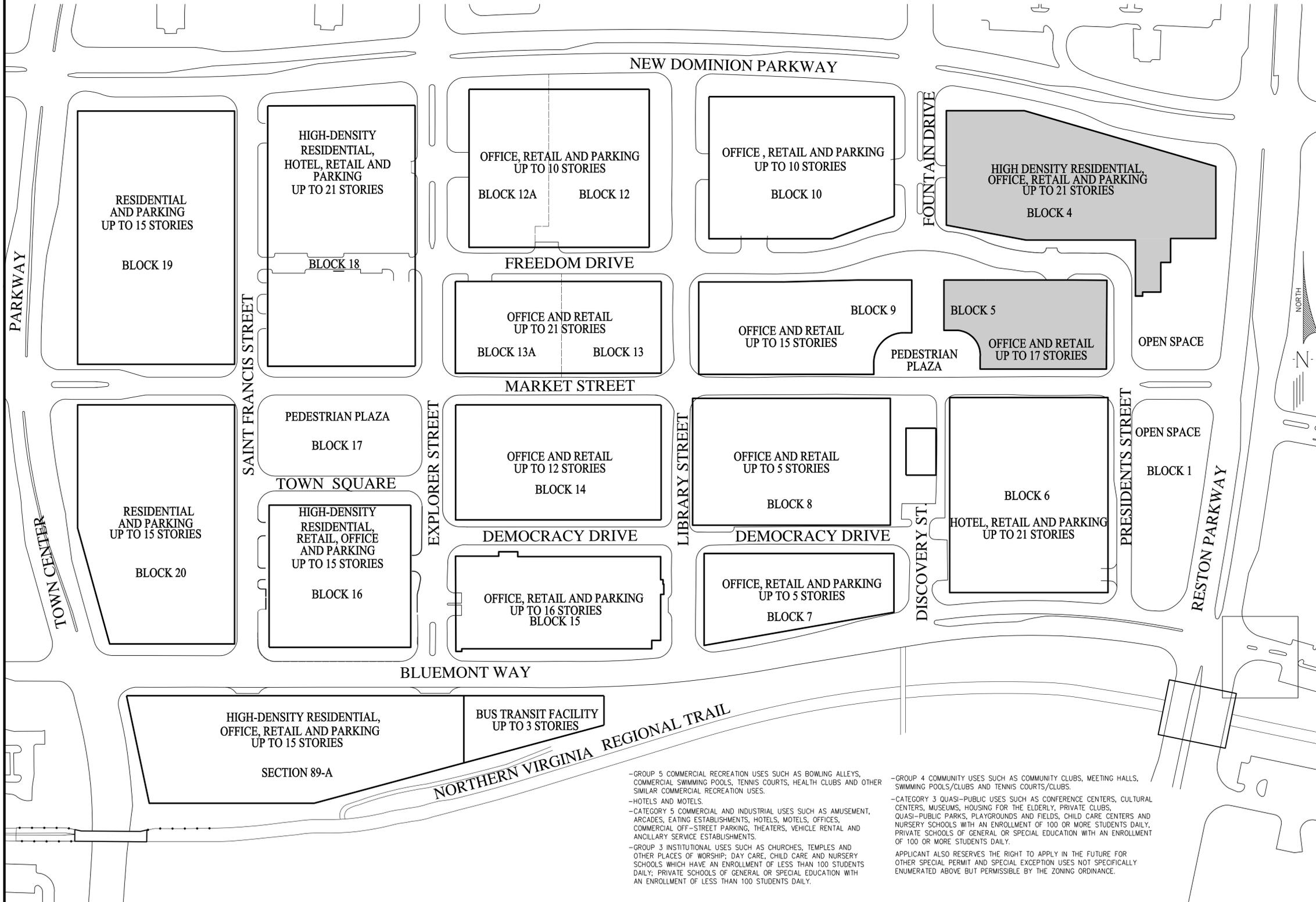
THIS DEVELOPMENT PLAN AMENDMENT IS AMENDING 6.35 ACRES OF THE TOWN CENTER URBAN CORE AREA, AS GENERALLY HIGHLIGHTED HEREON. THE 84 ACRE TOWN CENTER URBAN CORE AREA GENERALLY IS BOUNDED BY TOWN CENTER PARKWAY, THE WASHINGTON AND OLD DOMINION ("W&OD") TRAIL, NEW DOMINION PARKWAY AND INCLUDES SECTION 85 EAST OF RESTON PARKWAY, WHICH IS NOT SHOWN ON THIS PLAN. ALL OTHER PLANS ARE ILLUSTRATIVE IN NATURE AND ARE NOT PRC PLANS. PRELIMINARY SITE PLANS OR DEVELOPMENT PLANS. FURTHER, THESE PLANS ARE GENERAL IN CONCEPT AND ARE SUBJECT TO CHANGE BY THE APPLICANT AS DETAILED DESIGN AND FINAL ENGINEERING OCCURS. THE FOLLOWING NOTES SHALL BE BINDING ON THE 84 ACRE TOWN CENTER URBAN CORE AREA, INCLUDING THE 6.35 ACRES SUBJECT TO THIS DEVELOPMENT PLAN AMENDMENT:

1. THE MAXIMUM GROSS FLOOR AREA OF COMMERCIAL SPACE WITHIN THE ENTIRE 84 ACRE TOWN CENTER URBAN CORE AREA SHALL NOT EXCEED 3,465,000 SQUARE FEET, CONSISTING OF 2.65 MILLION SQUARE FEET OFFICE, 1.0 MILLION SQUARE FEET HOTEL, AND 315,000 SQUARE FEET RETAIL INCLUDING EXHIBITION GALLERY SPACE.
2. MAXIMUM OVERALL FAR SHALL NOT EXCEED .95, EXCLUSIVE OF RESIDENTIAL USE.

3. MAXIMUM HEIGHT SHALL NOT EXCEED 21 STORIES OR 275 FEET. THE RANGE OF PROPOSED MAXIMUM BUILDING HEIGHTS IN STORIES IS SHOWN ON THE DEVELOPMENT PLAN: UP TO 5 STORIES, 10 STORIES, 15 STORIES AND 21 STORIES.
4. RESIDENTIAL DEVELOPMENT WITHIN THE TOWN CENTER URBAN CORE AREA IS DESIGNATED AS HIGH DENSITY RESIDENTIAL DEVELOPMENT. A MINIMUM OF 600 AND A MAXIMUM OF 4,212 SINGLE FAMILY ATTACHED AND/OR MULTIFAMILY RESIDENTIAL SHALL BE PROVIDED WITHIN THE ENTIRE 84.25 ACRE TOWN CENTER URBAN CORE AREA. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS THAT MAY BE CONSTRUCTED ON BLOCK 16, BLOCK 18 AND SECTION 89A, COMBINED, SHALL NOT EXCEED 1,000 RESIDENTIAL DWELLING UNITS.
5. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENTS. THERE IS AN EXISTING SHARED PARKING AGREEMENT (DB. 21796, PG. 0589) FOR THE SITE & THE APPLICANT MAY SEEK SUBSEQUENT REDUCTIONS IN PARKING CONSISTENT WITH THE ZONING ORDINANCE AND SUBJECT TO THE BOARD OF SUPERVISOR'S APPROVAL.
6. A COMPREHENSIVE PEDESTRIAN CIRCULATION SYSTEM SHALL BE PROVIDED WITHIN THE TOWN CENTER URBAN CORE. 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.

7. ALL SITE PLANS SHALL BE SUBMITTED TO THE RESTON COMMUNITY ASSOCIATION'S PLANNING AND ZONING COMMITTEE FOR REVIEW. THIS PROCESS CURRENTLY EXISTS AND SHALL BE CONTINUED FOR THE TOWN CENTER URBAN CORE AREA.
8. ALL SITE PLANS AS WELL AS ARCHITECTURAL DRAWINGS OF ALL BUILDINGS AND STRUCTURES (INCLUDING PARKING STRUCTURES), LANDSCAPING, LIGHTING, MATERIALS, COLORS AND SIGNAGE SHALL BE SUBMITTED TO THE TOWN CENTER ASSOCIATION DESIGN REVIEW BOARD FOR REVIEW AND APPROVAL.
9. THE PROPOSED RIGHT-OF-WAY WIDTH OF MAJOR PUBLIC STREETS SHALL BE AS FOLLOWS: NEW DOMINION PKWY - 90'
10. STREET LEVEL RETAIL USES MAY BE INCLUDED IN ABOVE-GRADE PARKING STRUCTURES WHERE FEASIBLE.
11. UNDERGROUND PARKING MAY BE PROVIDED BY RIGHT ON ANY BUILDING PAD AS NECESSARY.

12. THE AIR RIGHTS ABOVE PRIVATE STREETS MAY BE DEVELOPED AS SHOWN ON THE CONCEPT PLAN.
13. TOWN CENTER USES WILL INCLUDE ALL OF THOSE PERMITTED BY RIGHT UNDER THE PRC TOWN CENTER ZONING CATEGORY, PLUS ALL OF THE SPECIAL PERMIT AND SPECIAL EXCEPTION USES SPECIFICALLY DESIGNATED ON THE CONCEPTUAL DEVELOPMENT PLAN AS TO GENERAL LOCATION AND THE FOLLOWING SPECIAL PERMIT AND SPECIAL EXCEPTION USES AS TO LOCATIONS WITHIN THE SUBJECT PROPERTY.



-GROUP 5 COMMERCIAL RECREATION USES SUCH AS BOWLING ALLEYS, COMMERCIAL SWIMMING POOLS, TENNIS COURTS, HEALTH CLUBS AND OTHER SIMILAR COMMERCIAL RECREATION USES.  
 -HOTELS AND MOTELS.  
 -CATEGORY 5 COMMERCIAL AND INDUSTRIAL USES SUCH AS AMUSEMENT, ARCADES, EATING ESTABLISHMENTS, HOTELS, MOTELS, OFFICES, COMMERCIAL OFF-STREET PARKING, THEATERS, VEHICLE RENTAL AND ANCILLARY SERVICE ESTABLISHMENTS.  
 -GROUP 3 INSTITUTIONAL USES SUCH AS CHURCHES, TEMPLES AND OTHER PLACES OF WORSHIP; DAY CARE, CHILD CARE AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF LESS THAN 100 STUDENTS DAILY; PRIVATE SCHOOLS OF GENERAL OR SPECIAL EDUCATION WITH AN ENROLLMENT OF LESS THAN 100 STUDENTS DAILY.

-GROUP 4 COMMUNITY USES SUCH AS COMMUNITY CLUBS, MEETING HALLS, SWIMMING POOLS/CLUBS AND TENNIS COURTS/CLUBS.  
 -CATEGORY 3 QUASI-PUBLIC USES SUCH AS CONFERENCE CENTERS, CULTURAL CENTERS, MUSEUMS, HOUSING FOR THE ELDERLY, PRIVATE CLUBS, QUASI-PUBLIC PARKS, PLAYGROUNDS AND FIELDS, CHILD CARE CENTERS AND NURSERY SCHOOLS WITH AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY, PRIVATE SCHOOLS OF GENERAL OR SPECIAL EDUCATION WITH AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY.  
 APPLICANT ALSO RESERVES THE RIGHT TO APPLY IN THE FUTURE FOR OTHER SPECIAL PERMIT AND SPECIAL EXCEPTION USES NOT SPECIFICALLY ENUMERATED ABOVE BUT PERMISSIBLE BY THE ZONING ORDINANCE.

PLAN DATE	NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
08-08-13	1				
08-08-13	2				
01-07-14	3				
02-18-14	4				
03-24-14	5				
04-25-14	6				
05-20-14	7				

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DEVELOPMENT PLAN AMENDMENT  
**RESTON TOWN CENTER URBAN CORE**  
**SECTION 91A, BLOCKS 4 & 5**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100'  
 DATE: AUG. 2013  
 C.I. -N/A

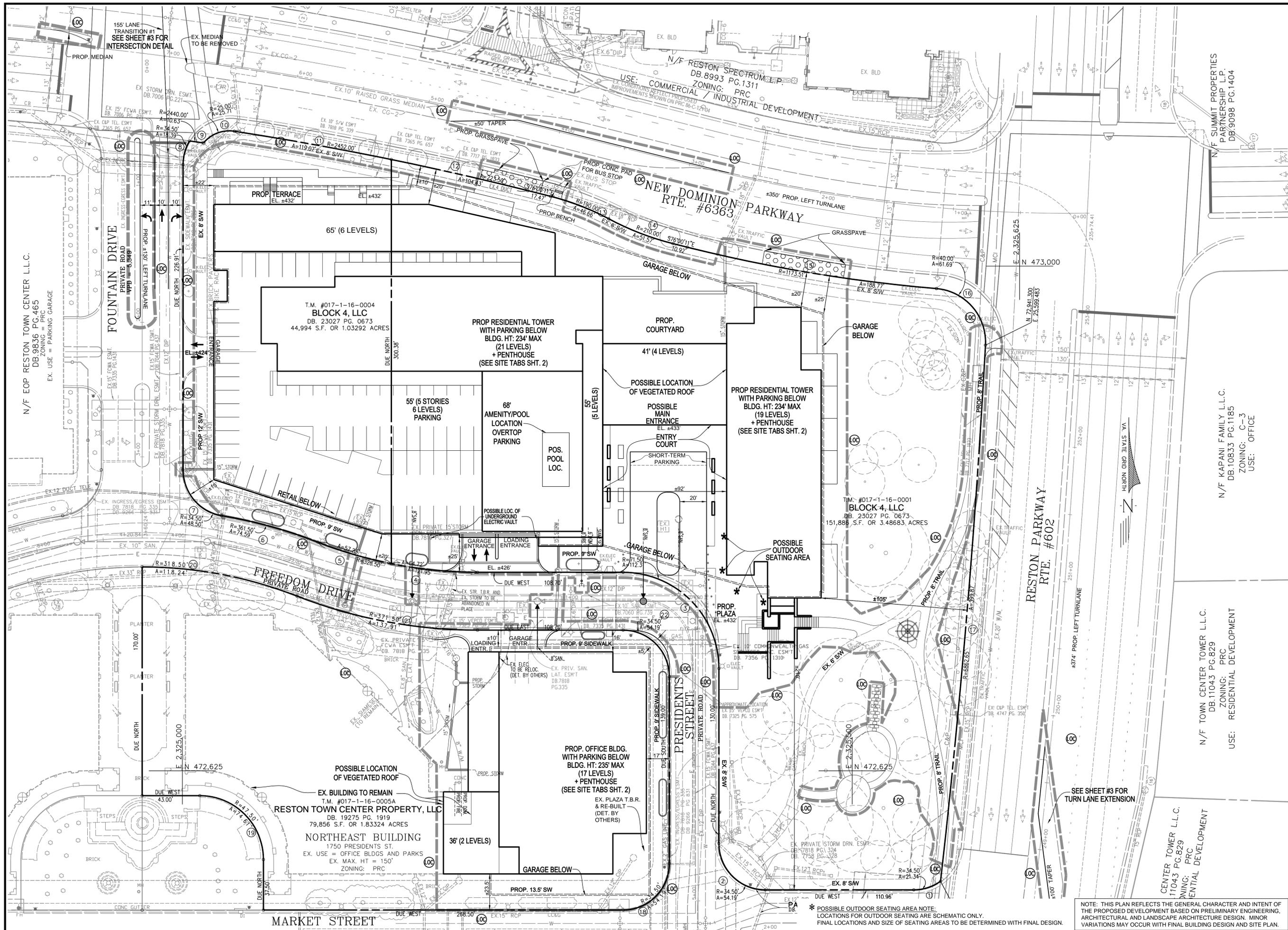
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 21  
 FILE NO.  
 PREL-1216-1

SEE SHEETS 6 & 7 FOR ADDITIONAL DPA INFORMATION





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PLAN DATE	NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
08-08-13					
09-26-13					
01-07-14					
02-18-14					
04-25-14					
05-20-14					

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**urban**  
 Planners Engineers Landscape Architects Land Surveyors



RESTON TOWN CENTER URBAN CORE  
 SECTION 91A, BLOCKS 4 & 5  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DP/APCA/PRC LAYOUT PLAN  
 RESTON TOWN CENTER URBAN CORE  
 SECTION 91A, BLOCKS 4 & 5  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DATE: AUG. 2013  
 SCALE: 1" = 30'  
 SHEET 7 OF 21  
 FILE No. PREL-1216-1

\* POSSIBLE OUTDOOR SEATING AREA NOTE:  
 LOCATIONS FOR OUTDOOR SEATING ARE SCHEMATIC ONLY.  
 FINAL LOCATIONS AND SIZE OF SEATING AREAS TO BE DETERMINED WITH FINAL DESIGN.

SEE SHEET #3 FOR  
 TURN LANE EXTENSION

N/F KAPANI FAMILY L.L.C.  
 DB:10833 PG:1185  
 ZONING: C-3  
 USE: OFFICE

N/F TOWN CENTER TOWER L.L.C.  
 DB:11043 PG:829  
 ZONING: PRC  
 USE: RESIDENTIAL DEVELOPMENT

N/F SUMMIT PROPERTIES  
 PARTNERSHIP L.P.  
 DB:9098 PG:1404

N/F EOP RESTON TOWN CENTER L.L.C.  
 DB:9836 PG:465  
 ZONING = PRC  
 EX. USE = PARKING GARAGE

155' LANE  
 TRANSITION #1  
 SEE SHEET #3 FOR  
 INTERSECTION DETAIL

RESTON TOWN CENTER PROPERTY, LLC  
 DB: 19275 PG. 1919  
 79,856 S.F. OR 1.83324 ACRES  
 NORTHEAST BUILDING  
 1750 PRESIDENTS ST.  
 EX. USE = OFFICE BLDGS AND PARKS  
 EX. MAX. HT = 150'  
 ZONING: PRC

T.M. #017-1-16-0004  
 BLOCK 4, LLC  
 DB. 23027 PG. 0673  
 44,994 S.F. OR 1.03292 ACRES

T.M. #017-1-16-0001  
 BLOCK 4, LLC  
 DB. 23027 PG. 0673  
 151,888 S.F. OR 3.48683 ACRES

PROP. OFFICE BLDG.  
 WITH PARKING BELOW  
 BLDG. HT: 235' MAX  
 (17 LEVELS)  
 + PENTHOUSE  
 (SEE SITE TABS SHT. 2)

PROP. RESIDENTIAL TOWER  
 WITH PARKING BELOW  
 BLDG. HT: 234' MAX  
 (19 LEVELS)  
 + PENTHOUSE  
 (SEE SITE TABS SHT. 2)

PROP. RESIDENTIAL TOWER  
 WITH PARKING BELOW  
 BLDG. HT: 234' MAX  
 (21 LEVELS)  
 + PENTHOUSE  
 (SEE SITE TABS SHT. 2)

EX. BUILDING TO REMAIN  
 T.M. #017-1-16-0005A  
 DB. 19275 PG. 1919  
 79,856 S.F. OR 1.83324 ACRES  
 NORTHEAST BUILDING  
 1750 PRESIDENTS ST.  
 EX. USE = OFFICE BLDGS AND PARKS  
 EX. MAX. HT = 150'  
 ZONING: PRC

N/F EOP RESTON TOWN CENTER L.L.C.  
 DB:9836 PG:465  
 ZONING = PRC  
 EX. USE = PARKING GARAGE

155' LANE  
 TRANSITION #1  
 SEE SHEET #3 FOR  
 INTERSECTION DETAIL

RESTON TOWN CENTER PROPERTY, LLC  
 DB: 19275 PG. 1919  
 79,856 S.F. OR 1.83324 ACRES  
 NORTHEAST BUILDING  
 1750 PRESIDENTS ST.  
 EX. USE = OFFICE BLDGS AND PARKS  
 EX. MAX. HT = 150'  
 ZONING: PRC

T.M. #017-1-16-0001  
 BLOCK 4, LLC  
 DB. 23027 PG. 0673  
 151,888 S.F. OR 3.48683 ACRES

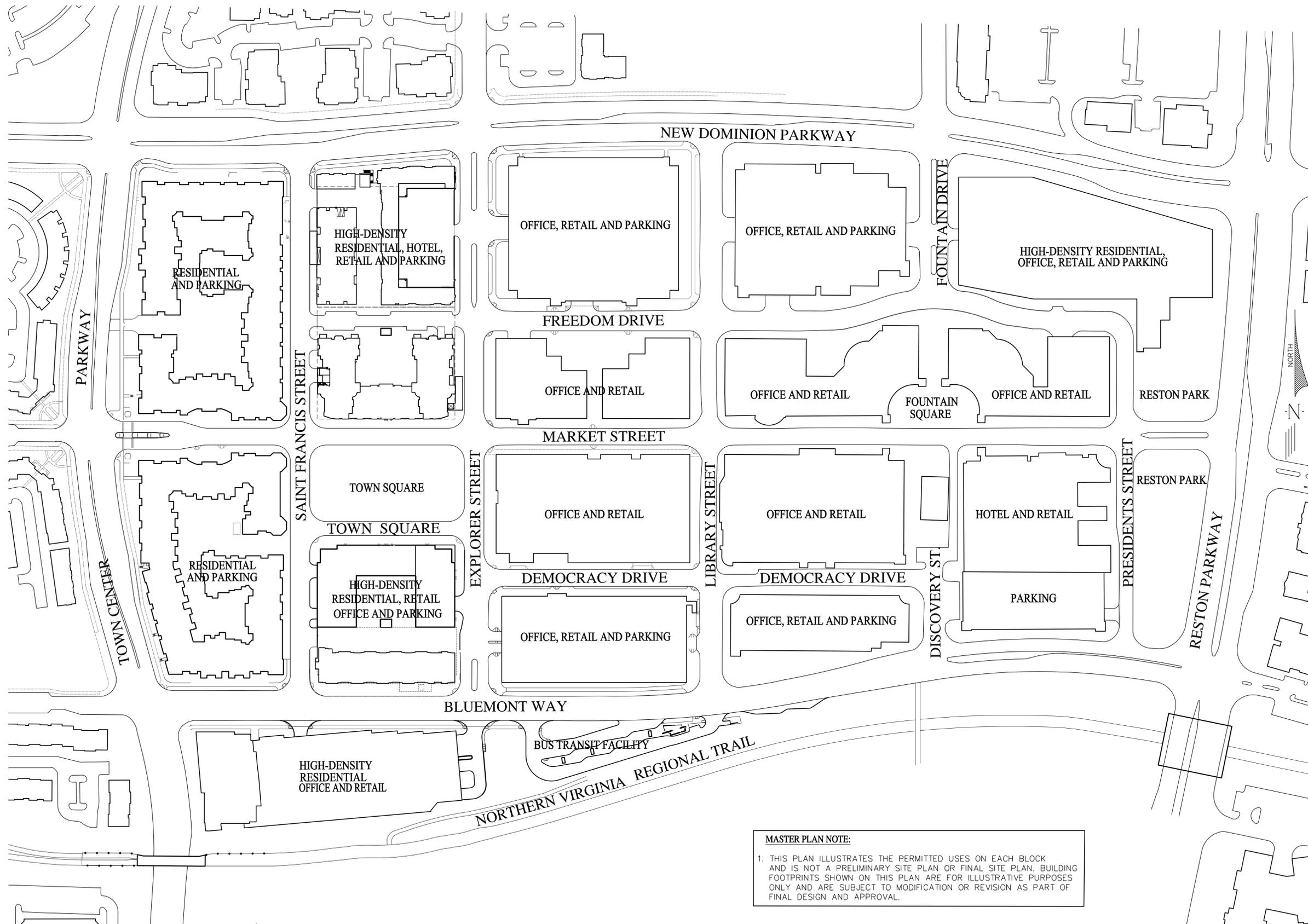
PROP. OFFICE BLDG.  
 WITH PARKING BELOW  
 BLDG. HT: 235' MAX  
 (17 LEVELS)  
 + PENTHOUSE  
 (SEE SITE TABS SHT. 2)

PROP. RESIDENTIAL TOWER  
 WITH PARKING BELOW  
 BLDG. HT: 234' MAX  
 (19 LEVELS)  
 + PENTHOUSE  
 (SEE SITE TABS SHT. 2)

PROP. RESIDENTIAL TOWER  
 WITH PARKING BELOW  
 BLDG. HT: 234' MAX  
 (21 LEVELS)  
 + PENTHOUSE  
 (SEE SITE TABS SHT. 2)

EX. BUILDING TO REMAIN  
 T.M. #017-1-16-0005A  
 DB. 19275 PG. 1919  
 79,856 S.F. OR 1.83324 ACRES  
 NORTHEAST BUILDING  
 1750 PRESIDENTS ST.  
 EX. USE = OFFICE BLDGS AND PARKS  
 EX. MAX. HT = 150'  
 ZONING: PRC

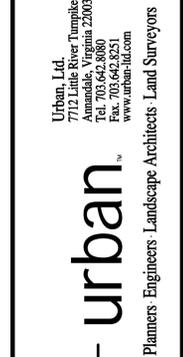




**MASTER PLAN NOTE:**  
 1. THIS PLAN ILLUSTRATES THE PERMITTED USES ON EACH BLOCK AND IS NOT A PRELIMINARY SITE PLAN OR FINAL SITE PLAN. BUILDING FOOTPRINTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL DESIGN AND APPROVAL.

PLAN DATE	No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
08-08-13	1					
01-07-14	2					
02-18-14	3					
03-24-14	4					
04-25-14	5					
05-20-14	6					

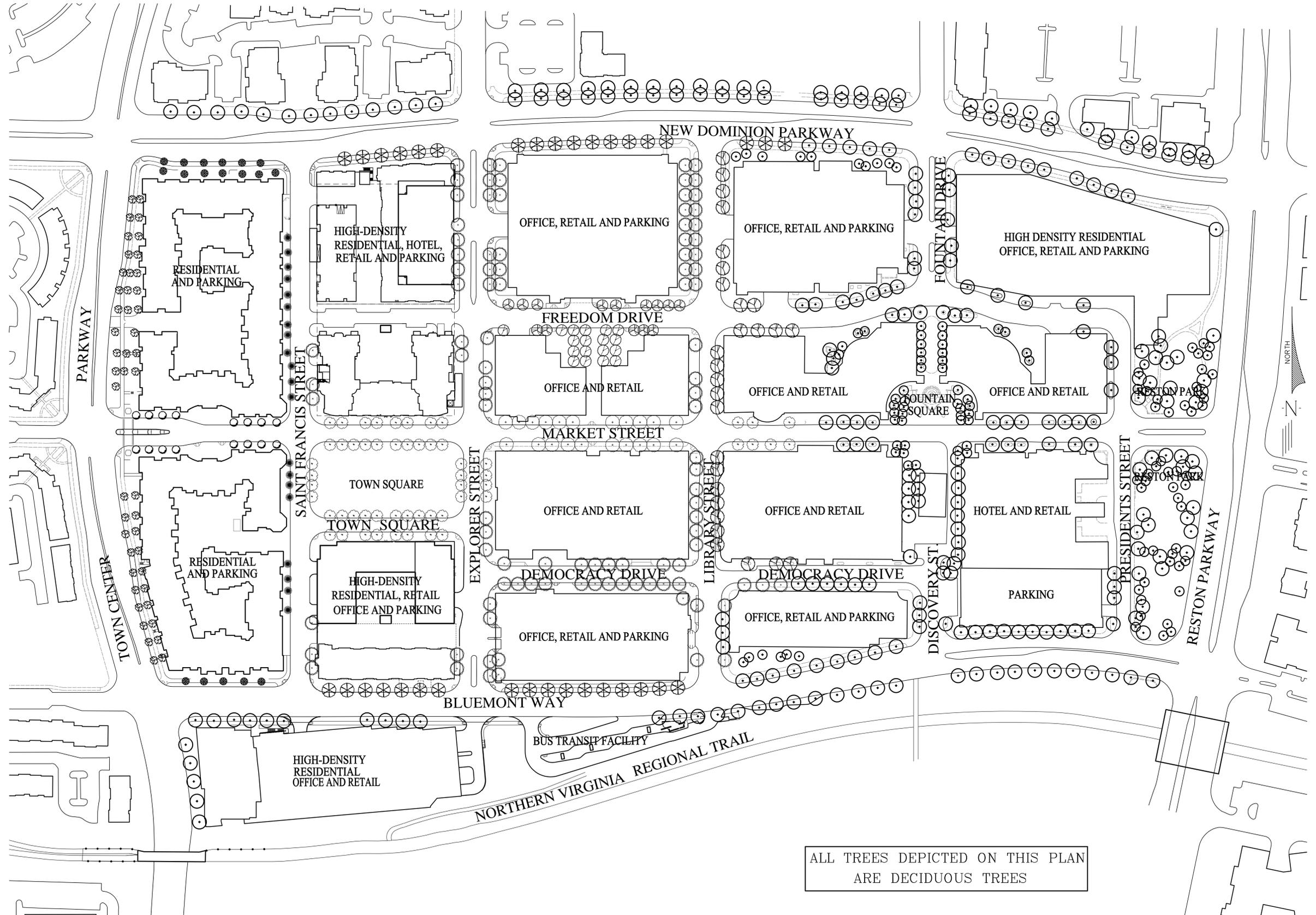
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 Alexandria, Virginia 22305  
 Tel: 703.642.8250  
 Fax: 703.642.8251  
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MASTER PLAN  
**RESTON TOWN CENTER URBAN CORE**  
**SECTION 91A, BLOCKS 4 & 5**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 100'  
 DATE: AUG. 2013  
 C.I. -N/A

**LANDSCAPE PLAN NOTE:**

1. THIS LANDSCAPE PLAN SHOWS THE GENERAL LOCATION AND DESIGN OF LANDSCAPING AND PEDESTRIAN CONNECTIONS TO BE PROVIDED IN THE TOWN CENTER URBAN CORE UNDER THE DESIGN GUIDELINES ADOPTED BY THE RESTON TOWN CENTER DESIGN REVIEW BOARD (DRB) THAT GOVERN DEVELOPMENT WITHIN THE URBAN CORE. THIS PLAN IS NOT A PRELIMINARY OR FINAL SITE PLAN AND IS SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL DESIGN AND APPROVAL, OR AS REQUIRED BY THE DRB.
2. THE TOWN CENTER URBAN CORE WILL HAVE A HIGHLY INTEGRATED PEDESTRIAN CIRCULATION PATTERN AND A SERIES OF URBAN PARKS WITH A HIERARCHY OF LANDSCAPING ALONG THE STREETS. THIS PLAN SHOWS THE LOCATION OF THE PARKS, THE CONTINUITY OF THE STREETSCAPES THROUGHOUT THE CORE AND THE INCREASED INTENSITY OF LANDSCAPING PROPOSED FOR THE HIGHLY PEDESTRIAN "MARKET STREET."



ALL TREES DEPICTED ON THIS PLAN ARE DECIDUOUS TREES

PLAN DATE	No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
08-08-13	1					
01-07-14	2					
02-18-14	3					
03-24-14	4					
04-25-14	5					
05-20-14	6					

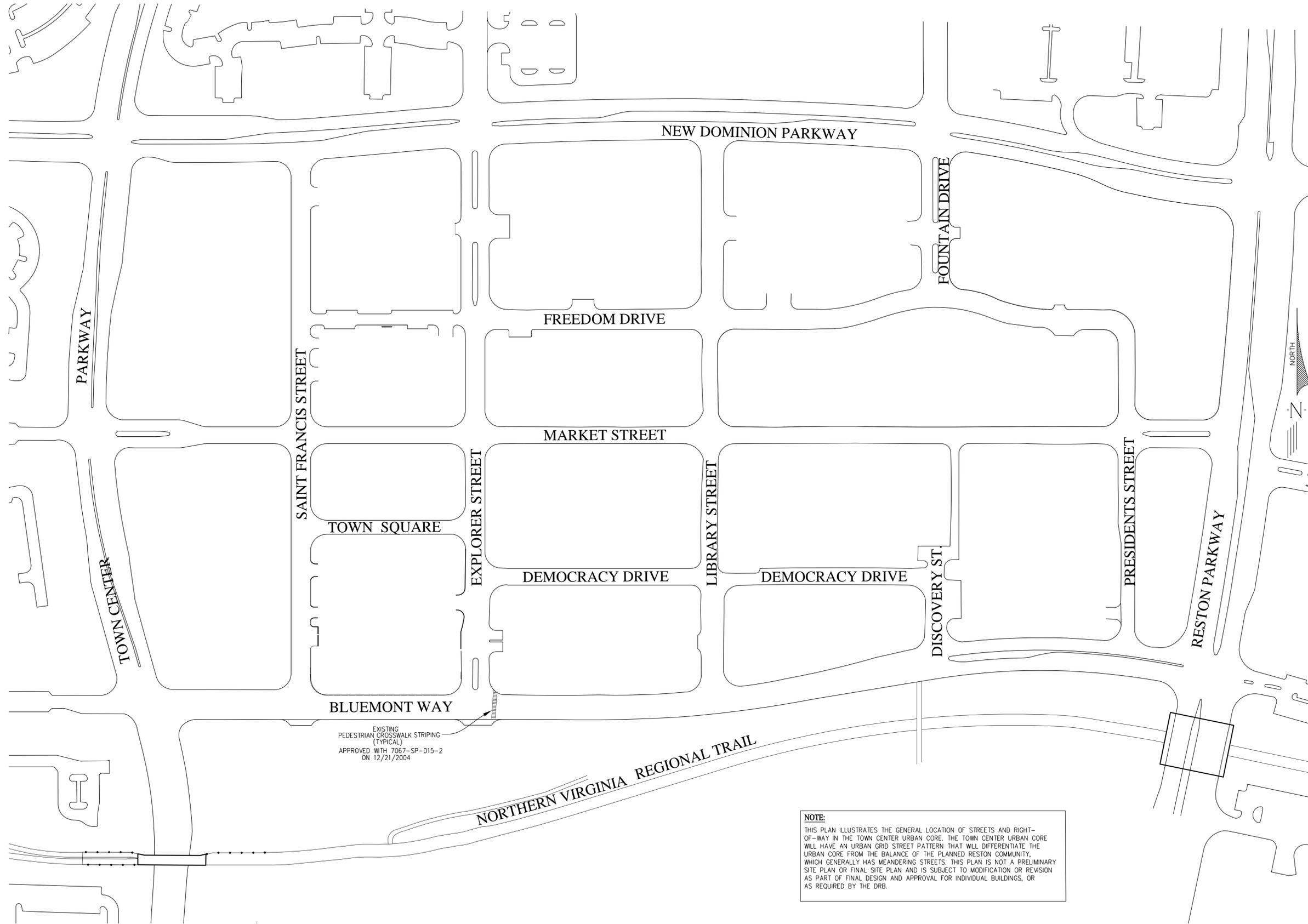
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OVERALL LANDSCAPE PLAN  
**RESTON TOWN CENTER URBAN CORE**  
**SECTION 91A, BLOCKS 4 & 5**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100'  
 DATE: AUG. 2013  
 C.I. = N/A

SHEET  
 9  
 OF  
 21  
 FILE No.  
 PREL-1216-1



EXISTING  
PEDESTRIAN CROSSWALK STRIPING  
(TYPICAL)  
APPROVED WITH 7067-SP-015-2  
ON 12/21/2004

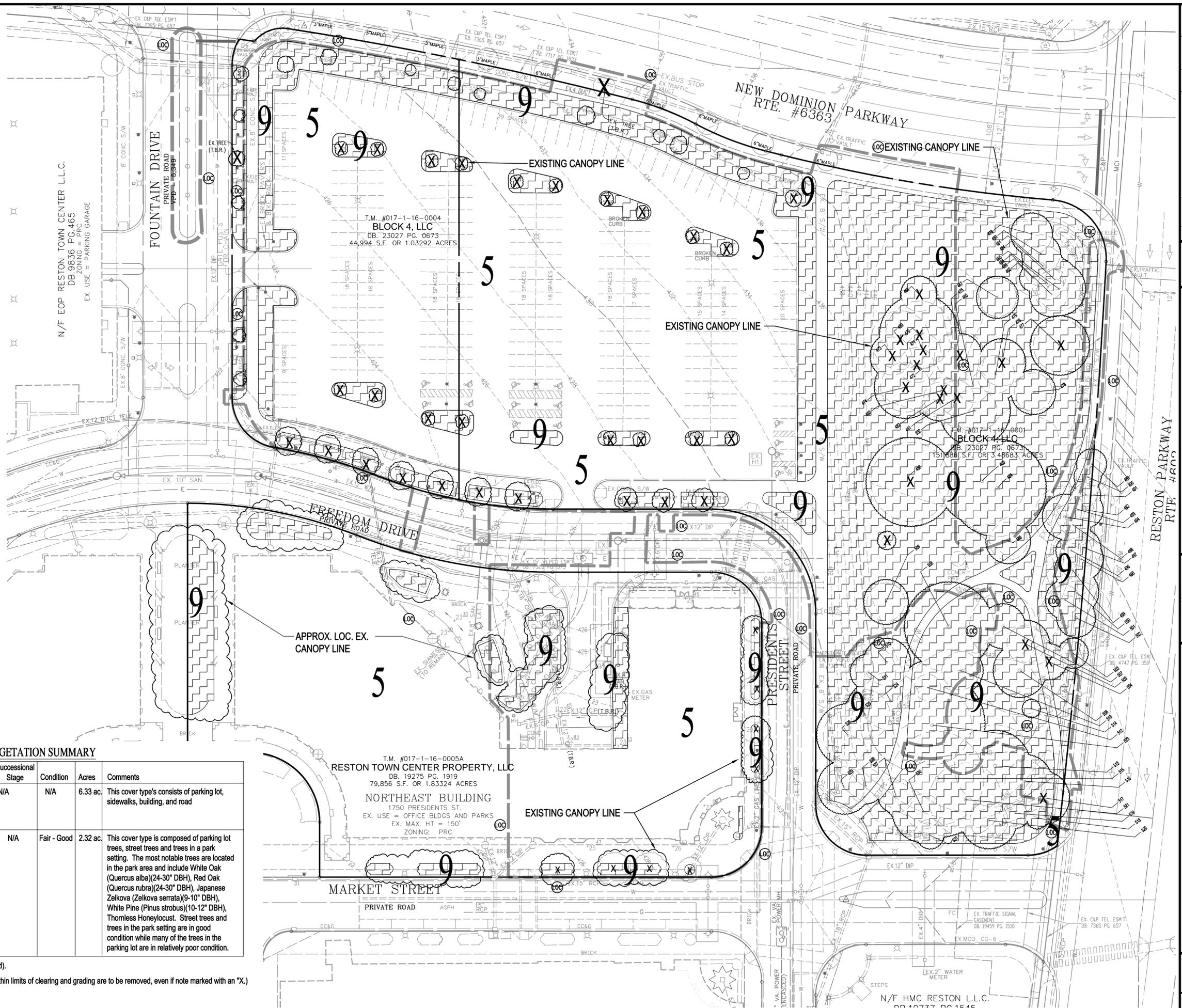
**NOTE:**  
THIS PLAN ILLUSTRATES THE GENERAL LOCATION OF STREETS AND RIGHT-OF-WAY IN THE TOWN CENTER URBAN CORE. THE TOWN CENTER URBAN CORE WILL HAVE AN URBAN GRID STREET PATTERN THAT WILL DIFFERENTIATE THE URBAN CORE FROM THE BALANCE OF THE PLANNED RESTON COMMUNITY, WHICH GENERALLY HAS MEANDERING STREETS. THIS PLAN IS NOT A PRELIMINARY SITE PLAN OR FINAL SITE PLAN AND IS SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL DESIGN AND APPROVAL FOR INDIVIDUAL BUILDINGS, OR AS REQUIRED BY THE DRB.



RIGHT-OF-WAY/TRAFFIC CIRCULATION PLAN <b>RESTON TOWN CENTER URBAN CORE</b> <b>SECTION 91A, BLOCKS 4 &amp; 5</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		SHEET 10 OF 21 FILE No. PREL-1216-1	SCALE: 1" = 100' C.I. = N/A DATE: AUG. 2013
Urban, Ltd. 7712 Little River Turnpike Alexandria, Virginia 22305 Tel. 703.642.8250 Fax. 703.642.8251 www.urban-lltd.com		PLAN DATE 08-08-13 01-07-14 02-18-14 03-24-14 04-25-14 05-20-14	REVISION APPROVED BY DIVISION OF DESIGN REVIEW No. DATE DESCRIPTION REV BY APPROVED DATE



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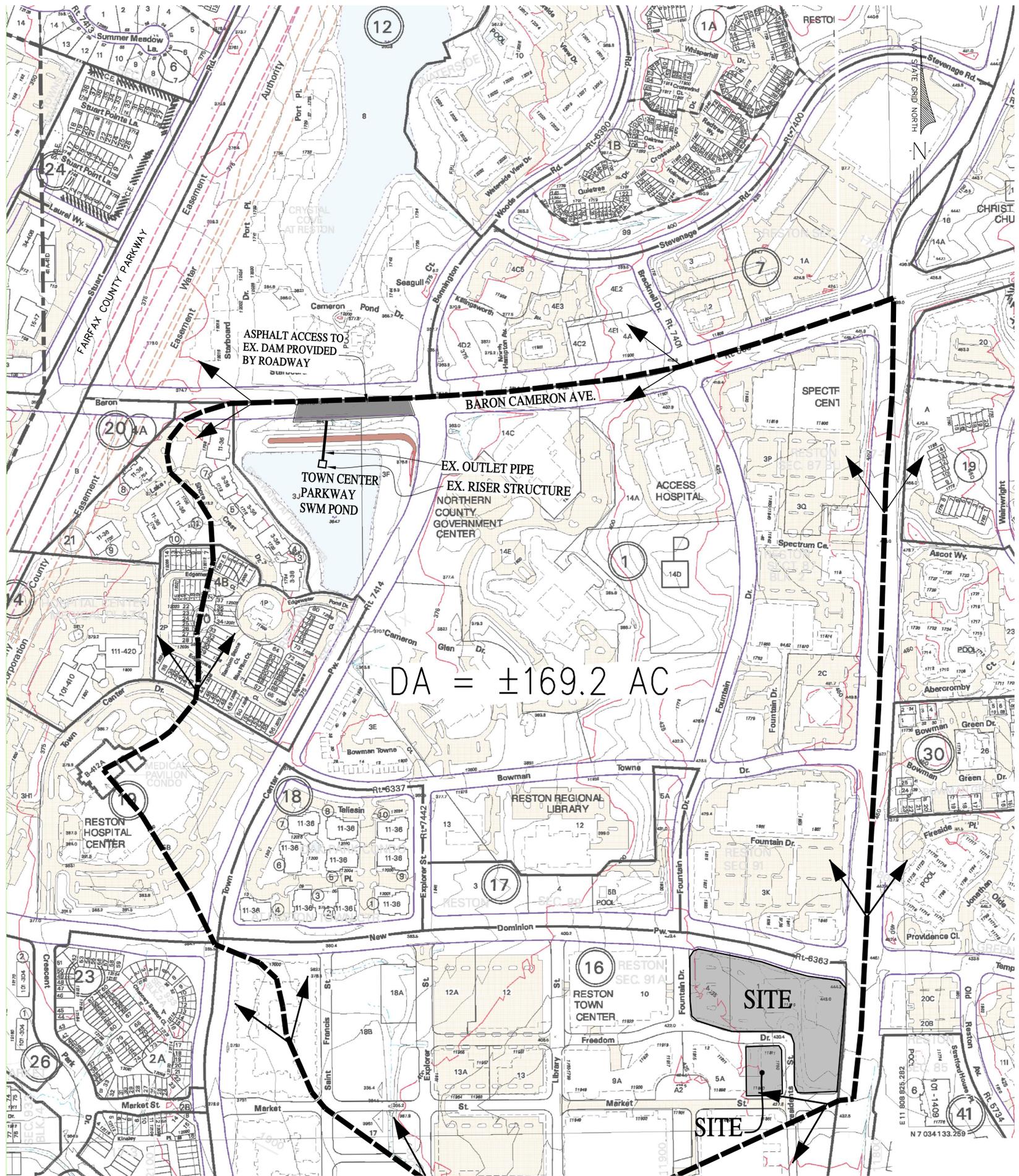


EXISTING VEGETATION SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acres	Comments
5 Developed Land	N/A	N/A	N/A	6.33 ac.	This cover type consists of parking lot, sidewalks, building, and road
9 Landscape Tree Canopy	White Oak ( <i>Quercus alba</i> ), Red Oak ( <i>Quercus rubra</i> ), Japanese Zelkova ( <i>Zelkova serrata</i> ), Crabapple ( <i>Malus ssp.</i> ), Flowering Dogwood ( <i>Cornus florida</i> ), Redbud ( <i>Cercis canadensis</i> )	N/A	Fair - Good	2.32 ac.	This cover type is composed of parking lot trees, street trees and trees in a park setting. The most notable trees are located in the park area and include White Oak ( <i>Quercus alba</i> )(24-30" DBH), Red Oak ( <i>Quercus rubra</i> )(24-30" DBH), Japanese Zelkova ( <i>Zelkova serrata</i> )(9-10" DBH), White Pine ( <i>Pinus strobus</i> )(10-12" DBH), Thornless Honeylocust. Street trees and trees in the park setting are in good condition while many of the trees in the parking lot are in relatively poor condition.

\*dbh = diameter at breast height (trunk measured 4.5 ft. above the ground).  
 (X) indicates trees to be removed. (NOTE: All trees and vegetation within limits of clearing and grading are to be removed, even if note marked with an "X")  
 Notes: Field data collected during site visit on July 26, 2013.

<p>Urban, Ltd.          7112 Little River Turnpike          Alexandria, Virginia 22303          Tel: 703.642.8251          www.urban-llc.com</p>		<p>Planners Engineers - Landscape Architects Land Surveyors</p>	
<p>RESTON TOWN CENTER URBAN CORE          SECTION 91A, BLOCKS 4 &amp; 5          HUNTER MILL DISTRICT          FAIRFAX COUNTY, VIRGINIA</p>		<p>DATE: AUG., 2013          CL = N/A</p>	
<p>EXISTING VEGETATION MAP &amp; TREE REMOVAL PLAN</p>		<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	
<p>SHEET          11          OF          21</p>		<p>FILE No.          PREL-1216-1</p>	
<p>PLAN DATE</p>		<p>No. DATE DESCRIPTION REV BY APPROVED DATE</p>	
<p>08-08-13</p>		<p></p>	
<p>08-09-13</p>		<p></p>	
<p>01-07-14</p>		<p></p>	
<p>02-18-14</p>		<p></p>	
<p>03-24-14</p>		<p></p>	
<p>04-25-14</p>		<p></p>	
<p>05-20-14</p>		<p></p>	



**SWM/BMP Narrative**

New Stormwater Management requirements (Chapter 124 of the County Code) will become effective on July 1, 2014. The requirements are divided into Article 4 and Article 5, which can generally be described as new requirements (Article 4) and current requirements (Article 5). The SWM/BMP narrative contemplates how the application would comply with Article 4 or Article 5, depending on which criteria applies.

There is an off-site Wet Pond ("Town Center Parkway Pond") that was constructed under Fairfax County Plan #5734-PI-01 which currently serves the site. It is anticipated that this off-site SWM pond will meet the Water Quality Requirements for either Article 4 or Article 5 for the site. It is also anticipated that the off-site SWM pond will meet part of or all of the Water Quantity Requirements for either Article 4 or Article 5. Additional details and description are provided below for this analysis.

A waiver to utilize this pond to meet SWM requirements for the site will be required with the final site plan. The applicant reserves the right to provide alternative SWM/BMP measures, in accordance with the PFM, that are not shown on the plan.

**Option A (Article 5)**

It is anticipated that the existing Town Center Parkway Pond would meet the Water Quality, Stream Channel Erosion, and Flooding requirements. Computations showing that the pond serves as a BMP facility are provided on Sheet 12. There is no design change in runoff rate or flow due to the existing Towncenter Parkway Pond that was designed for the ultimate build-out of this development site. The natural level of channel erosion will not increase due to the land-disturbing activities again due to the existing Pond that was designed for this site's ultimate build out.

The original design sheets for the Town Center Parkway Pond are provided on the following sheets (Sheets 12C-12F). The pond is designated as structure #1 on sheet 12B. The subject site is located within sub-watershed "A", within the area labeled "mixed use activity core (office, residential, commercial)". Therefore, the proposed development is consistent with the original design criteria.

With regards to the BMP computations provided below, the drainage area to the Town Center Parkway Pond is conservatively computed at 169 acres. The C factor of 0.80 is based on 80% of the drainage area being impervious and 20% pervious. The BMP calculations provided below verify that this pond functions as a BMP facility.

The characteristics of the pond are provided on the SWM checklist on this sheet. Since the existing facility provides SWM and BMP for the development, there are no additional SWM or BMP requirements for this plan.

Though there are no proposed stormwater management facilities and thus, the requirements of zoning ordinance section 16-302.4I do not apply, the stormwater data for the existing pond is provided to the extent available. The SWM footprint, existing maintenance access and drainage divides are shown on this sheet. The existing dam data is reflected on the checklist below. There is no proposed landscaping with in the vicinity of the pond, therefore the proposed landscaping, tree preservation area and associate limits of clearing criteria for the SWM facilities do not apply.

**Option B (Article 4)**

See Sheet 12A for continuation of Narrative and for Option B design.

**BMP ANALYSIS FOR "TOWN CENTER PARKWAY" STORMWATER MANAGEMENT FACILITY**

- If  $V_v/V_v$  is greater than or equal to 4.0, the facility serves as a BMP pond (per "Northern Virginia BMP Handbook")  
 $V_v$  = Volume of storage of permanent water surface elevation  
 $V_v$  = Mean rainfall exit runoff volume =  $D.A. \times C \times .4/12$  (ac.ft.)  
 $D.A.$  = Drainage area  
 $C$  = Runoff Coefficient
- $V_v > \pm 19.5$  ac-ft. at W.S.E. 364
- $V_v = 169 \text{ AC} \times 0.8 \times 0.4/12 = 4.51$  ac-ft
- $V_v/V_v = 19.5 / 4.51 = 4.32 > 4.0$ , Therefore, this facility serves as a BMP pond.

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

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (8-011 2J & 2L)
- Cluster Subdivision (9-615 1G & 1N)
- Development Plans PRC District (16-302 2 & 4L)
- FDDP Districts (except PRC) 916-502 1F & 1Q)
- Special Exceptions (9-011 2J & 2L)
- Commercial Revitalization Districts (9-622 2A) (2A)&(14)
- PRC Plan (16-303 1E & 10)
- Amendments (18-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET
- 3. Provide:  

Facility Name/ Type & No.	On-Site area (acres)	Off-Site area (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cF)	If pond, dam height (ft.)
TOWNCENTER PKWY	4.52 (B.4)	±160.12	±169	±200,000	±914,760*	±16'
	1.83 (B.5)					
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 67
- 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on THIS SHEET
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on THIS SHEET.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on THIS SHEET.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 8
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 5
- 11. A submission waiver is requested for UNDERGROUND SWM IN A RESIDENTIAL DEVELOPMENT.
- 12. Stormwater management is not required because \_\_\_\_\_

\*STORAGE VOLUME LISTED IS ABOVE PERMANENT POOL.

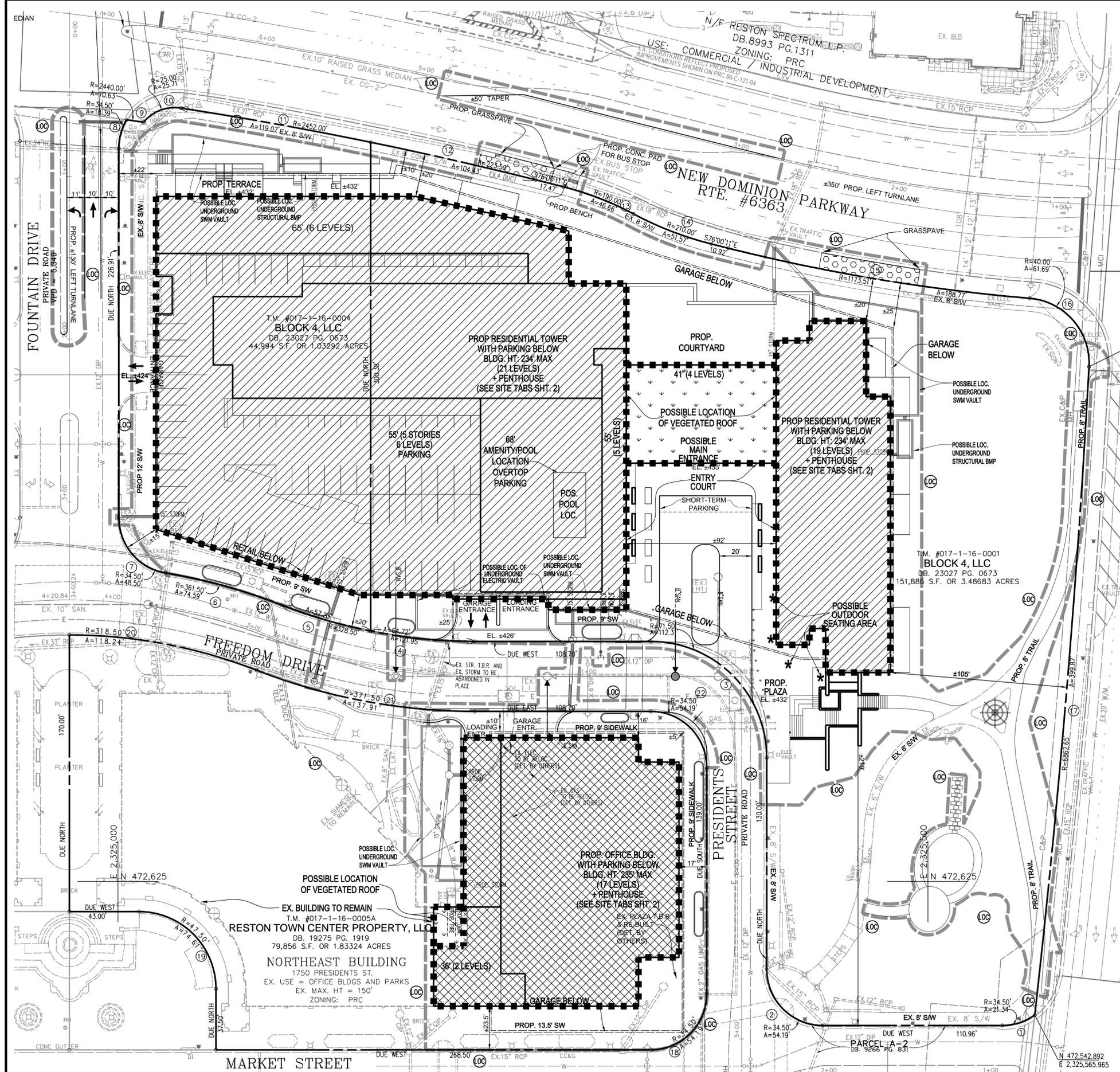
ALL FIGURES LISTED ARE APPROXIMATE

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SWM AND BMP ANALYSIS  
**RESTON TOWN CENTER URBAN CORE**  
**SECTION 91A, BLOCKS 4 & 5**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=200'  
 DATE: AUG., 2013



SWM/BMP Narrative (continued from Sheet 12)

Option B (Article 4)

In the event that on-site underground detention is required, a waiver request to allow underground detention in a residential development has been submitted (7067-PFM-04) for approval.

**Water Quality**  
Based on preliminary calculations, we anticipate that the existing Town Center Parkway pond would meet the new requirements for water quality design criteria (development on prior developed lands). Approximately 4.75 Acres are to be disturbed with this application and there is a slight increase in impervious area. Therefore, the total phosphorus load shall be reduced by at least 20% below the predevelopment total phosphorus load for the equivalent area of the site that is existing impervious area, and the additional impervious area will be treated so that the total phosphorus load does not exceed 0.41 pounds per acre per year. Preliminary computations have been provided on Sheet to show that the existing pond would satisfy this requirement.

**Note:** For preliminary planning purposes only, an on-site alternative to meet Water Quality requirements (taking no credit for the off-site Town Center Parkway pond) is contemplated. The on-site alternative shown on this plan includes Manufactured BMP filtering structures (i.e. Stormfilter), Vegetated Roofs, and Rainwater Harvesting - note that the applicant reserves the right to utilize alternate methods (i.e. any BMP listed in the BMP Clearinghouse or otherwise approved for use in Fairfax County) to satisfy the requirement with final design. Preliminary computations have been provided for this on-site alternative as well. This on-site scenario is not a commitment to provide on-site BMP facilities; this is presented for preliminary planning purposes only to show that the Water Quality requirement could be met on-site.

**Water Quantity**

**Channel Protection:**  
At the time of final site plan, the outfall will be analyzed for adequacy in conformance with applicable PFM requirements. For preliminary planning purposes, the Option B plan sheet shows how onsite detention could be provided to meet the Channel Protection requirements and the sizing of these SWM facilities is based on the Natural Stormwater Conveyance System runoff computation (Q Developed < Q Forest + RV Forest) / RV Developed as a worst case scenario.

However, it should be noted, that the existing off-site Town Center Parkway Pond may be used to meet part or all of the Channel Protection Requirements, if applicable. Also, for preliminary planning purposes, for purposes of computing the "site area" for Channel Protection, the site area has been limited to the proposed building area (see below). This accounts for the fact that a regional SWM facility is in place and will contribute to meeting the channel protection requirements. Preliminary sizing computations are provided on Sheet 12B.

**Flood Protection:**  
Based on preliminary evaluation, the downstream area to the limit of analysis does not currently experience localized flooding. This will be reconfirmed at the time of site plan. For preliminary planning purposes, the on-site SWM vaults contemplated for channel protection would generally meet this requirement if it is determined at this time of site plan that there is localized flooding.

**Detention**

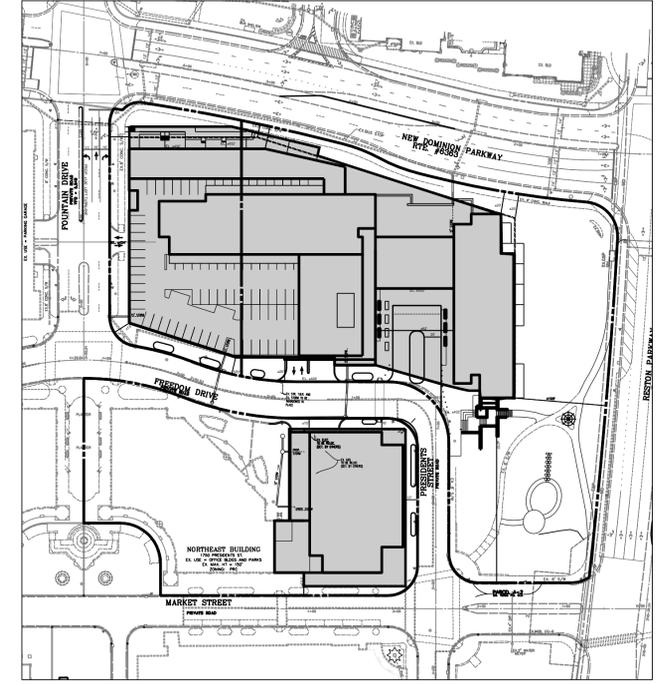
The existing Town Center Parkway SWM facility would meet this requirement because it is designed such that the post development peak flow for the 2-year 24-hour storm and 10-year 24-hour storm is released at a rate that is equal to or less than the predevelopment peak for rate from the 2-year 24-hour storm and 10-year 24-hour storm, respectively. Furthermore, for preliminary planning purposes, the onsite SWM vaults contemplated for channel protection would meet this requirement as well.

**LEGEND**

NOTE: THE ENTIRE SITE IS TREATED BY EXISTING SWM LOCATED OFF-SITE, WHICH MAY BE USED TO MEET PART OR ALL OF THE WATER QUALITY AND QUANTITY REQUIREMENTS. THIS IS NOT A COMMITMENT TO PROVIDE ON-SITE BMPs

- DA TREATED BY POSSIBLE UNDERGROUND MANUFACTURED FILTERING STRUCTURE
- DA TREATED BY POSSIBLE RAINWATER HARVESTING
- DA TREATED BY POSSIBLE VEGETATED ROOF

**SITE AREA FOR CHANNEL PROTECTION**

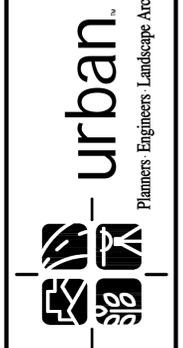


NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

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01-07-14				
02-18-14				
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STATE OF VIRGINIA  
Matthew K. Kinnaman  
Professional Engineer  
No. 07120114

SWM AND BMP ANALYSIS: OPTION B  
RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=30'  
DATE: AUG., 2013  
C.I. = N/A

SHEET 12A OF 21  
FILE No. PREL-1216-1

M:\Jobs\Reston\Reston TC-PH1-BP\DPA PRC\1216-1 PRC-SWM AND BMP OPT 2.dwg, 5/20/2014 12:55:12 PM, clemmons

# SWM/BMP OPTION B PRELIMINARY COMPUTATIONS

NOTE: COMPUTATIONS ARE PROVIDED FOR PRELIMINARY ENGINEERING PLANNING PURPOSES ONLY AND MAY VARY WITH FINAL SITE PLAN.

Post-ReDevelopment Project & Land Cover Information		Total Disturbed Acreage	4.50
<b>Constants</b>			
Annual Rainfall (inches)	43		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41		
Pj	0.90		

PRELIM. COMPS TO SHOW EX. TOWN CENTER PARKWAY POND WOULD MEET ARTICLE 4 WATER QUALITY REQUIREMENTS

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013

**Site Data Summary**

Total Rainfall = 43 inches

**Site Land Cover Summary**

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.35	0.35	7.78
Impervious (acres)	0.00	0.35	0.00	3.80	4.15	92.22
				4.50	100.00	

Site Rv	0.90
Post Development Treatment Volume (ft <sup>3</sup> )	14629
Post Development TP Load (lb/yr)	9.19
Post Development TN Load (lb/yr)	65.75
Total TP Load Reduction Required (lb/yr)	3.03

Total Runoff Volume Reduction (ft <sup>3</sup> )	0
Total TP Load Reduction Achieved (lb/yr)	5
Total TN Load Reduction Achieved (lb/yr)	13.14
Adjusted Post Development TP Load (lb/yr)	4.60
Remaining Phosphorus Load Reduction (Lb/yr) Required	0.00

**Drainage Area Summary**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.35	0.00	0.00	0.00	0.00	0.35
Impervious (acres)	4.15	0.00	0.00	0.00	0.00	4.15
						4.50

**Drainage Area Compliance Summary**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	4.59	0.00	0.00	0.00	0.00	4.59
TN Load Red. (lb/yr)	13.14	0.00	0.00	0.00	0.00	13.14

**Drainage Area A Summary**

**Land Cover Summary**

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.35	0.35	7.78
Impervious (acres)	0.00	0.35	0.00	3.80	4.15	92.22
				4.50	100.00	

**BMP Selections**

Practice	Credit Area (acres)	Downstream Practice
13.a. Wet Pond #1 (Spec #14)	Impervious:	4.15
	Turf (Pervious):	0.35

Total Impervious Cover Treated (acres)	4.15
Total Turf Area Treated (acres)	0.35
Total TP Load Reduction Achieved in D.A. A (lb/yr)	4.59
Total TN Load Reduction Achieved in D.A. A (lb/yr)	13.14

PRELIM. COMPS TO SHOW AN ON-SITE OPTION FOR TO MEET ARTICLE 4 WATER QUALITY REQUIREMENTS  
NOTE THAT THIS IS NOT A COMMITMENT TO PROVIDE ON-SITE BMPs

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013

**Site Data Summary**

Total Rainfall = 43 inches

**Site Land Cover Summary**

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.35	0.35	7.78
Impervious (acres)	0.00	0.35	0.00	3.80	4.15	92.22
				4.50	100.00	

Site Rv	0.90
Post Development Treatment Volume (ft <sup>3</sup> )	14629
Post Development TP Load (lb/yr)	9.19
Post Development TN Load (lb/yr)	65.75
Total TP Load Reduction Required (lb/yr)	3.03

Total Runoff Volume Reduction (ft <sup>3</sup> )	1707
Total TP Load Reduction Achieved (lb/yr)	3
Total TN Load Reduction Achieved (lb/yr)	7.66
Adjusted Post Development TP Load (lb/yr)	6.12
Remaining Phosphorus Load Reduction (Lb/yr) Required	0.00

**Drainage Area Summary**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.35	0.00	0.00	0.00	0.00	0.35
Impervious (acres)	4.15	0.00	0.00	0.00	0.00	4.15
						4.50

**Drainage Area Compliance Summary**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	3.07	0.00	0.00	0.00	0.00	3.07
TN Load Red. (lb/yr)	7.66	0.00	0.00	0.00	0.00	7.66

**Drainage Area A Summary**

**Land Cover Summary**

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.35	0.35	7.78
Impervious (acres)	0.00	0.35	0.00	3.80	4.15	92.22
				4.50	100.00	

**BMP Selections**

Practice	Credit Area (acres)	Downstream Practice
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	0.1
	Impervious acres captured	0.5
2.h. To Rainwater Harvesting (Spec #6)		
14. Manufactured Filtering Structure	Impervious:	1.85
	Turf (Pervious):	0

Total Impervious Cover Treated (acres)	2.45
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	3.07
Total TN Load Reduction Achieved in D.A. A (lb/yr)	7.66

PRELIM. COMPS FOR CHANNEL PROTECTION

**Modified Rational Method Worksheet**

Virginia Stormwater Management Handbook Section 5-4.4 (Modified)

Project: Reston TC B4 and B5

Date:

County:	Fairfax
Total Disturbed Area:	2.77
1-year P (in)	2.7
1-year intensity	4.63
Good Forested Runoff Coefficient (C):	0.2
Good Forested CN:	75
Developed Runoff Coefficient (C):	0.85
Developed CN:	97
Approx. Drainage Area to SWM Facility (DA, acres):	2.44
Approx. Drainage Area Uncontrolled (DA, acres):	0.33
Post-Developed Runoff Coefficient (Controlled) (C):	0.9
Post-Developed Runoff Coefficient (Uncontrolled) (C):	0.45
Time of Concentration (tc, min.):	5

Forest Discharge		
	Q(in)	RV (cf)
1-year (q1):	0.77	7746.38

Q Developed ≤ (Q Forest * RV Forest) / RV Developed			
	w/o reduction (cf)	possible reduction (cf)	net (cf)
1-year (q1):	23743.30	4190.00	19553.30

Allowable Discharge (Developed)			
	Q(in)	RV (cf)	Q (cfs)
1-year (q1):	2.36	19553.30	1.02

Post-Development Uncontrolled Discharges		
	intensity (in/hr)	Q (cfs)
1-year (q1):	4.63	0.69

Allowable Discharge from Vault		
	intensity (in/hr)	Q (cfs)
1-year (q1):	4.63	0.33

Rainfall Constants		
	a	b
2-year:	117.06	17.34

Calculations				
	critical duration	critical intensity	peak inflow	storage vol.
	Td, min	I, in/hr	Q, cfs	V, cf
1-year event	141.32	0.74	1.62	12392.50

Estimated Size of Detention Facility				
Assume Standard	length	Width	Depth	Volume
Box Culvert	72.5	12	4	3480
	130	12	4	6240
	177	12	4	8496
				Total Volume 18216

Note: Depth of storage conservatively set at 4'

Note: Rainfall constants for the 2 year storm are used for preliminary planning purposes because the 1 year storm constants are not provided in the Virginia SWM Handbook. This results in a conservative storage volume computation.

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	45% runoff volume reduction	0.45	0.10	0	155	190	0	0.00	0.22	0.10	0.12
2.h. To Rainwater Harvesting (Spec #6)	impervious acres captured	based on tank size and design spreadsheet (See Spec #6)	0.90	0.50	0	1552	172	0	0.00	1.08	0.97	0.11
	impervious acres draining to device		1.85	1.85	0.00	0	6380	50	0.00	4.00	2.00	2.00
14. Manufactured Filtering Structure	turf acres draining to device		0.00	0.00	0.00	0	0	0	0.00	0.00	0.00	0.00

PLAN DATE	DESCRIPTION	REV. BY	APPROVED	DATE
08-08-13				
09-26-13				
01-07-14				
02-18-14				
04-25-14				
05-20-14				

Planners - Engineers - Landscape Architects - Land Surveyors



SWM AND BMP ANALYSIS - OPTION B  
 RESTON TOWN CENTER URBAN CORE  
 SECTION 91A, BLOCKS 4 & 5  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 DATE: AUG., 2013  
 SCALE: 1"=30'  
 C.I. =N/A

SHEET  
 12B  
 OF  
 21  
 FILE No.  
 PREL-1216-1

# ROUTE 100 YEAR THRU POND #1

ROUTE 100 YR THRU POND #1 & #2  
TR-20 HYDROLOGY PROGRAM DATE - FEB. 14, 1974 S/360 PASS=100

EXECUTIVE CONTROL CARD  
OPERATION INCR= MAIN TIME INCR= 0/1 TO XSECTN/STRUCT 0/2  
EXECUTIVE CONTROL CARD FROM XSECTN/STRUCT 0/1 TO XSECTN/STRUCT 0/2  
STARTING TIME= 0.00 RAIN DEPTH= 7.30 RAIN DURATION= 1.00 RAIN TABLE NO.= 3 SOIL CONDITION= 2  
ALTERNATE NO.= 1 STORM NO.= 1

SUBROUTINE RUNOFF STRUCTURE 1  
AREA= .26 INPUT RUNOFF CURVE= 87.0 TIME OF CONCENTRATION= .35  
PEAK TIMES PEAK DISCHARGES PEAK ELEVATIONS  
12.02 778.927 (RUNDFF)

TIME	DISCHG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	DISCHG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.17	DISCHG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.34	DISCHG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.01	DISCHG	2.97	3.38	3.82	4.21	4.64	5.16	5.59	6.07	6.52	7.04	7.50	8.00	8.50	9.00	9.50	10.00	10.50	11.00
6.48	DISCHG	7.42	8.27	9.17	10.16	11.24	12.44	13.70	15.03	16.42	17.86	19.35	20.89	22.48	24.12	25.80	27.52	29.28	31.08
8.35	DISCHG	14.79	15.50	16.54	17.83	19.27	20.86	22.50	24.19	25.93	27.72	29.56	31.44	33.36	35.32	37.32	39.36	41.44	43.56
10.02	DISCHG	28.28	31.24	35.76	38.38	43.53	50.48	54.23	54.23	65.72	81.49	96.70	111.89	127.88	144.64	162.16	180.44	199.48	219.28
11.69	DISCHG	308.07	631.19	778.92	826.22	831.37	831.37	831.37	831.37	831.37	831.37	831.37	831.37	831.37	831.37	831.37	831.37	831.37	831.37
13.36	DISCHG	69.48	64.79	59.13	52.77	50.41	47.83	45.09	43.95	43.95	43.95	43.95	43.95	43.95	43.95	43.95	43.95	43.95	43.95
15.03	DISCHG	38.08	34.24	34.06	33.24	32.02	30.64	30.06	28.98	27.72	27.22	27.22	27.22	27.22	27.22	27.22	27.22	27.22	27.22
16.70	DISCHG	26.42	25.50	25.24	24.44	23.51	23.14	22.84	22.10	21.88	21.88	21.88	21.88	21.88	21.88	21.88	21.88	21.88	21.88
18.37	DISCHG	20.72	20.47	20.00	19.26	18.26	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00
20.04	DISCHG	17.25	17.20	16.80	16.63	16.26	15.84	15.84	15.84	15.84	15.84	15.84	15.84	15.84	15.84	15.84	15.84	15.84	15.84
21.71	DISCHG	15.04	14.65	14.50	14.37	14.26	14.21	14.21	14.21	14.21	14.21	14.21	14.21	14.21	14.21	14.21	14.21	14.21	14.21
23.38	DISCHG	13.30	13.25	13.07	12.87	12.52	12.52	12.52	12.52	12.52	12.52	12.52	12.52	12.52	12.52	12.52	12.52	12.52	12.52
25.05	DISCHG	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01

SUBROUTINE RESVOR STRUCTURE 1  
SURFACE ELEVATION= 364.00  
PEAK TIMES PEAK DISCHARGES PEAK ELEVATIONS  
12.38 349.014 348.95

TIME	DISCHG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	DISCHG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.67	DISCHG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.34	DISCHG	0.00	0.00	0.01	.15	.15	.49	.49	.74	.74	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26
5.01	DISCHG	1.08	1.93	2.29	2.66	3.04	3.45	3.86	4.29	4.73	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18
6.48	DISCHG	5.45	6.45	7.18	7.82	8.32	8.91	9.55	10.21	10.88	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58
8.35	DISCHG	11.61	13.37	13.16	14.03	14.94	15.89	16.97	18.17	19.33	20.71	20.71	20.71	20.71	20.71	20.71	20.71	20.71	20.71
10.02	DISCHG	22.20	23.84	25.99	28.40	31.11	34.53	40.22	46.81	55.75	66.87	66.87	66.87	66.87	66.87	66.87	66.87	66.87	66.87
11.69	DISCHG	112.88	228.30	320.88	342.79	348.91	345.44	338.02	325.44	306.10	282.72	282.72	282.72	282.72	282.72	282.72	282.72	282.72	282.72
13.36	DISCHG	211.42	164.95	129.95	104.21	86.20	73.84	64.71	57.97	52.92	48.77	48.77	48.77	48.77	48.77	48.77	48.77	48.77	48.77
15.03	DISCHG	40.38	42.44	40.15	37.89	36.20	34.78	33.78	32.87	31.89	30.94	30.94	30.94	30.94	30.94	30.94	30.94	30.94	30.94
16.70	DISCHG	30.04	29.19	28.37	27.61	26.83	26.07	25.39	24.74	24.15	23.60	23.60	23.60	23.60	23.60	23.60	23.60	23.60	23.60
18.37	DISCHG	23.05	22.52	22.03	21.53	21.07	20.63	20.18	19.75	19.37	19.02	19.02	19.02	19.02	19.02	19.02	19.02	19.02	19.02
20.04	DISCHG	18.72	18.43	18.12	17.82	17.52	17.20	16.89	16.62	16.38	16.17	16.17	16.17	16.17	16.17	16.17	16.17	16.17	16.17
21.71	DISCHG	15.97	15.73	15.48	15.25	15.05	14.87	14.70	14.56	14.31	14.12	14.12	14.12	14.12	14.12	14.12	14.12	14.12	14.12
23.38	DISCHG	13.94	13.81	13.67	13.52	13.34	13.26	13.14	13.05	12.92	12.82	12.82	12.82	12.82	12.82	12.82	12.82	12.82	12.82
25.05	DISCHG	4.48	4.52	4.76	4.16	4.70	4.33	4.04	3.82	3.64	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
26.72	DISCHG	.40	.31	.40	.31	.40	.31	.40	.31	.40	.31	.40	.31	.40	.31	.40	.31	.40	.31
28.39	DISCHG	.03	.03	.02	.02	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01

# ROUTE 2.5x100 YR

ROUTE 2.5x100 YR THRU POND #1  
TR-20 HYDROLOGY PROGRAM DATE - FEB. 14, 1974 S/360 PASS=100

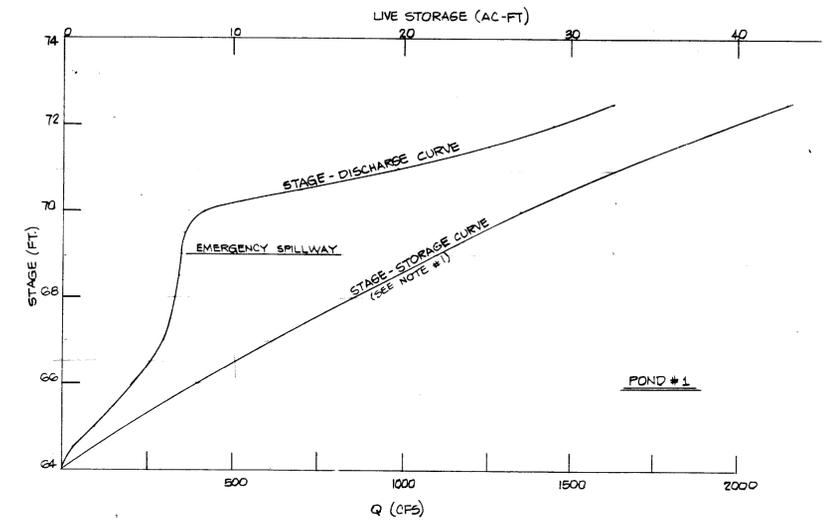
DISCHARGE HYDROGRAPH HYDROGRAPH LOCATION 2  
STARTING TIME= 9.00 TIME INCREMENT= .17 DRAINAGE AREA= .26 BASE FLOW= 0.00

TIME	DISCHG	48.0000	50.0000	55.0000	57.0000	63.0000	65.0000	76.0000	76.0000	82.0000	82.0000	82.0000	82.0000	82.0000	82.0000	82.0000	82.0000	82.0000	82.0000
8 READND	DISCHG	48.0000	50.0000	55.0000	57.0000	63.0000	65.0000	76.0000	76.0000	82.0000	82.0000	82.0000	82.0000	82.0000	82.0000	82.0000	82.0000	82.0000	82.0000
8 READND	DISCHG	48.0000	76.0000	85.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000
8 READND	DISCHG	107.0000	126.0000	135.0000	145.0000	204.0000	204.0000	204.0000	204.0000	204.0000	204.0000	204.0000	204.0000	204.0000	204.0000	204.0000	204.0000	204.0000	204.0000
8 READND	DISCHG	241.0000	270.0000	278.0000	278.0000	1947.0000	1947.0000	1545.0000	1545.0000	1545.0000	1545.0000	1545.0000	1545.0000	1545.0000	1545.0000	1545.0000	1545.0000	1545.0000	1545.0000
8 READND	DISCHG	829.0000	852.0000	400.0000	282.0000	237.0000	237.0000	237.0000	237.0000	237.0000	237.0000	237.0000	237.0000	237.0000	237.0000	237.0000	237.0000	237.0000	237.0000
8 READND	DISCHG	205.0000	175.0000	150.0000	132.0000	126.0000	126.0000	126.0000	126.0000	126.0000	126.0000	126.0000	126.0000	126.0000	126.0000	126.0000	126.0000	126.0000	126.0000
8 READND	DISCHG	120.0000	113.0000	110.0000	102.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000	98.0000
8 READND	DISCHG	95.0000	90.0000	85.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000

SUBROUTINE RESVOR STRUCTURE 1  
SURFACE ELEVATION= 364.00  
PEAK TIMES PEAK DISCHARGES PEAK ELEVATIONS  
12.19 1541.419 372.226

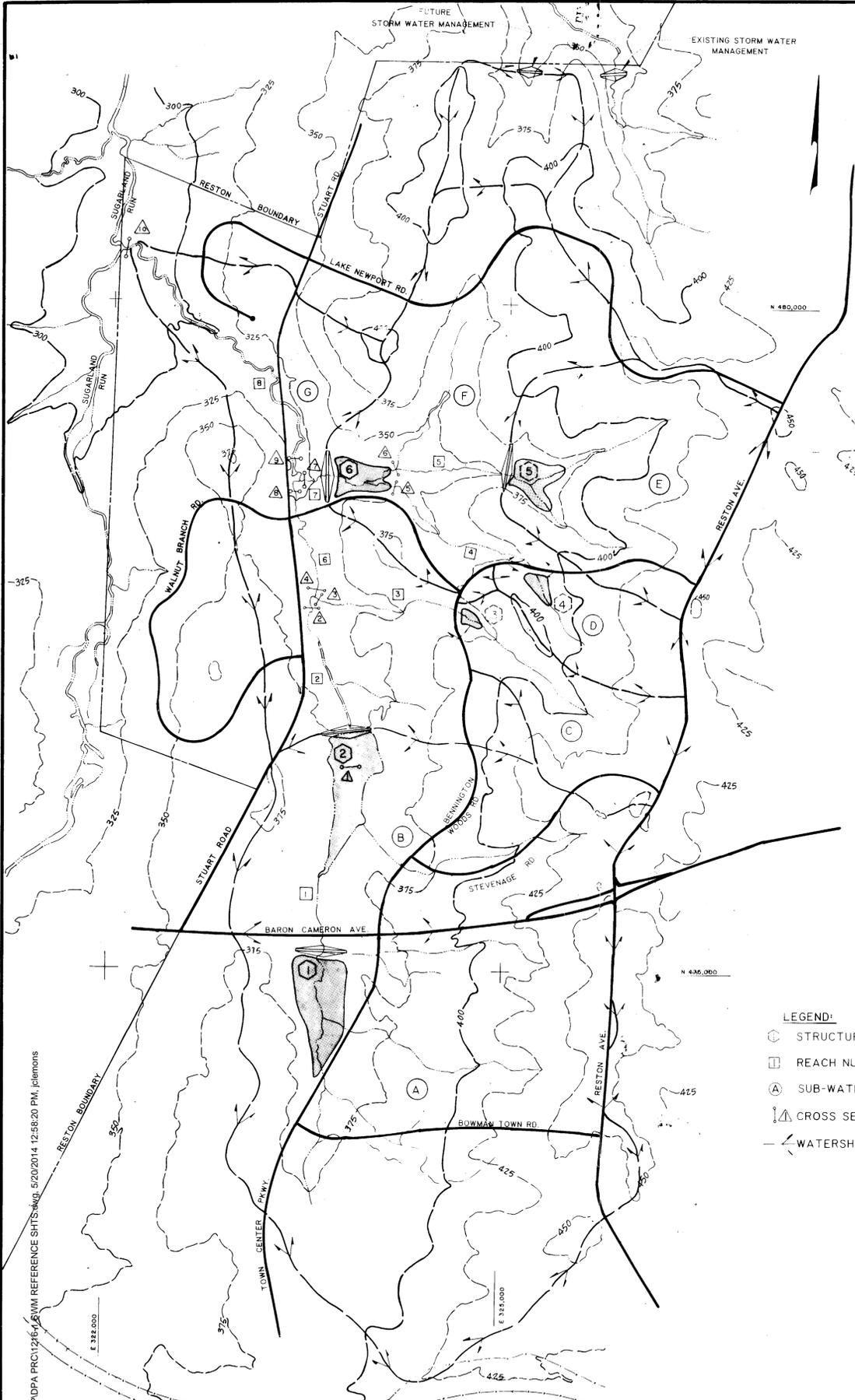
TIME	DISCHG	0.00	10.56	19.60	27.44	34.46	44.52	52.48	60.12	68.42	76.62	84.72	92.72	100.72	108.72	116.72	124.72	132.72	140.72
9.00	DISCHG	0.00	10.56	19.60	27.44	34.46	44.52	52.48	60.12	68.42	76.62	84.72	92.72	100.72	108.72	116.72	124.72	132.72	140.72
10.67	DISCHG	85.25	94.13	108.08	122.66	144.17	170.21	247.68	352.29	493.58	652.03	811.32	970.74	1130.24	1289.74	1449.24	1608.74	1768.24	1927.74
12.34	DISCHG	1332.36	916.54	558.41	370.77	345.04	357.86	347.75	339.14	326.72	311.32	311.32	311.32	311.32	311.32	311.32	311.32	311.32	311.32
14.01	DISCHG	280.41	238.19	201.69	175.70	147.54	129.64	116.74	106.57	98.72	92.74	92.74	92.74	92.74	92.74	92.74	92.74	92.74	92.74
15.68	DISCHG	75.15	50.09	33.96	26.64	20.90	16.39	12.86	10.09	7.92	6.21	6.21	6.21	6.21	6.21	6.21	6.21	6.21	6.21
17.35	DISCHG	4.87	3.52	3.00	2.35	1.85	1.45	1.14	.89	.70	.55	.55	.55	.55	.55	.55	.55	.55	.55
19.02	DISCHG	.43	.34	.26	.21	.16	.13	.10	.08	.06	.05	.05	.05	.05	.05	.05	.05	.05	.05
20.69	DISCHG	.04	.03	.02	.02	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01

ENDCMP  
ENDJOB CARD ENCOUNTERED. END OF JOB.

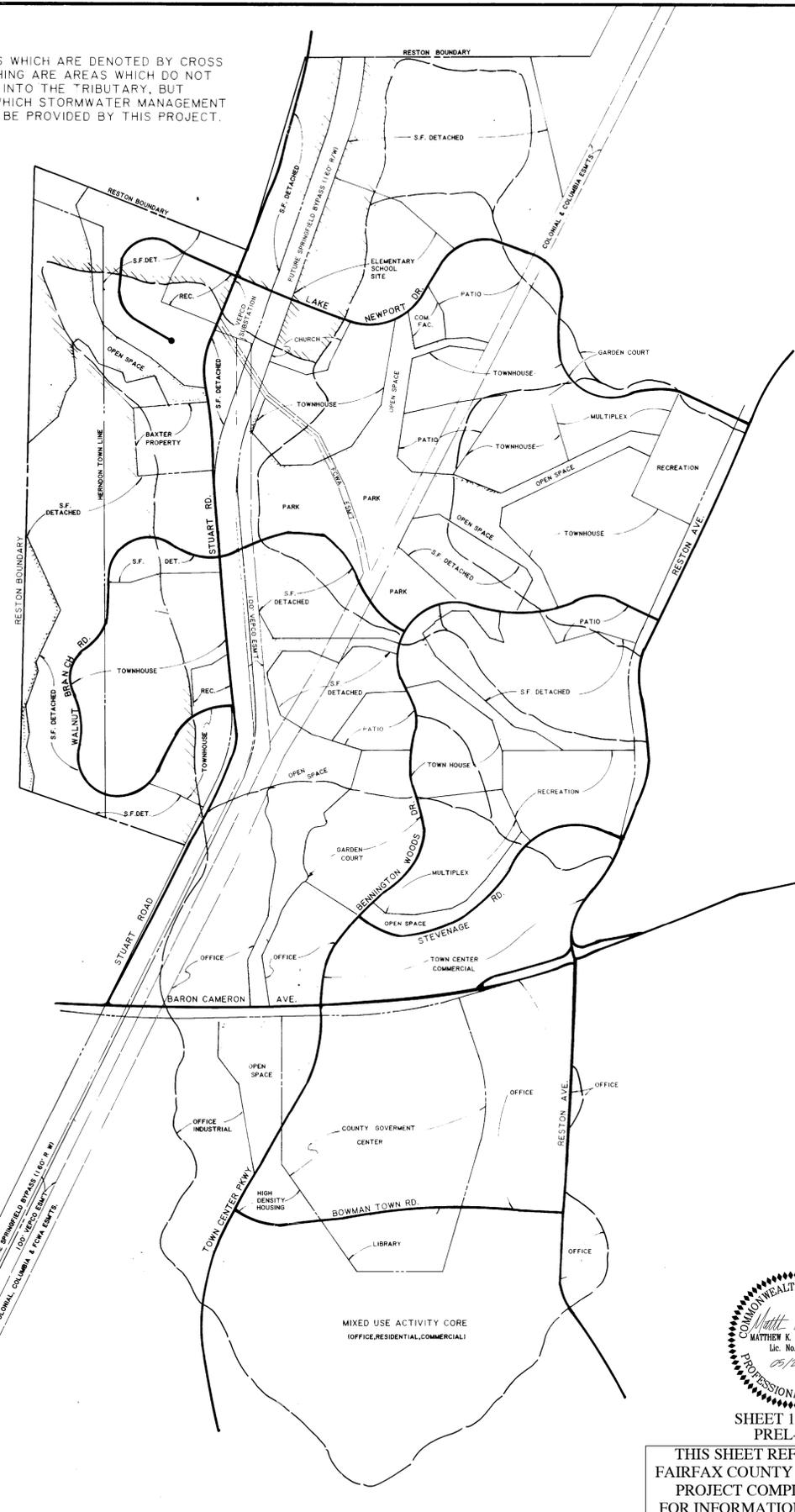


- NOTES:
- STAGE-STORAGE CURVE ABOVE INCLUDES THE EFFECT OF THE FUTURE PRIVATE ROAD AS SHOWN ON THE GRADING PLAN.
  - STAGE-DISCHARGE RELATIONSHIP FOR PRINCIPAL SPILLWAY COMPUTED AS FOLLOWS:
    - WHERE RISER CONTROLS - USE WEIR FORMULA  $Q = CLH^{3/2}$   
 $C = 3.1$ ,  $L = \text{EFFECTIVE PERIMETER}$ ,  $H = \text{HEAD}$   
 (EFFECTIVE PERIMETER = TOTAL PERIMETER MINUS ZONE OF INTERFERENCE AT EACH CORNER)
    - WHERE CONDUIT CONTROLS - USE CULVERT CHARTS FOR INLET CONTROL OR OUTLET CONTROL AS APPLICABLE.  
 (THE EFFECT OF THE TAILWATER FROM BARRON CAMERON AVENUE IS CONSIDERED.)
  - STAGE-DISCHARGE RELATIONSHIP FOR EMERGENCY SPILLWAY IS COMPUTED USING THE CRITERIA OF THE SCS FOR VEGETATED SPILLWAYS. (THIS IS MORE CONSERVATIVE THAN USING THE WEIR FORMULA.)

STAGE
-------



NOTE:  
 AREAS WHICH ARE DENOTED BY CROSS HATCHING ARE AREAS WHICH DO NOT FLOW INTO THE TRIBUTARY, BUT FOR WHICH STORMWATER MANAGEMENT IS TO BE PROVIDED BY THIS PROJECT.

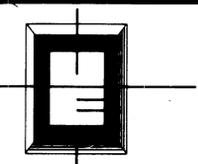


Sub-Watershed	Area	Before Development	Soil Types	Curve Number	Time of Concentration	After Development
SUB WATERSHED A	169.2 acres = 1,264 sq. mi.	103.0 ac. forest (good cover) 61% 31.0 ac. roads 2% 62.0 ac. meadow 37%	475 Soil Group B 205 Soil Group C 295 Soil Group D	0.55	Time of Concentration: Meadow: CN = 67 Forest: CN = 66 Road: CN = 98 CN66	500' overland flow (use Kinematic Wave Manograph) L=3.815 Time (overland) = 20 min. 3100' flow in well defined swale, n=0.01 Time 21 min. (From Kirpich chart) Total minutes = 41 hour
SUB WATERSHED B	84.0 acres = 1,311 sq. mi.	87.0 ac. meadow (40%) 2.0 ac. road (3%)	505 Soil Type B 405 Soil Type C 105 Soil Type D	0.55	Time of Concentration: 600' overland flow # 55 = 1 f.p.s. = 10 min. 1,750' stream flow # 45 = 8 f.p.s. = 7 min. 400' stream flow # 14 = 2 f.p.s. = 7 min. Total minutes = 24 hour	After Development: 10.7 ac. Open Space (13%) 6.5 ac. Road (8%) 32.8 ac. Office (39%) 10.9 ac. Garden Condo. (13%) 10.6 ac. Multiplex (13%) 22.9 ac. Town Center (27%) Commercial (CN8) CN87
SUB WATERSHED C	30.0 acres = 1,047 sq. mi.	26.1 ac. Forest (87%) 3.9 ac. Meadow (13%)	154 Soil Type C 854 Soil Type B	0.55	Time of Concentration: 700' overland flow, n=0.01, V=1.1 f.p.s., T=11 min. 1,100' stream flow, n=0.01, V=2.0 f.p.s., T=10 min. Total minutes = 21 hour	After Development: 1.0 ac. Road (Future Reston Ave) (1%) 2.4 ac. Open Space (8%) 19.2 ac. Townhouses (63%) CN84
SUB WATERSHED D	10.0 acres = 1,000 sq. mi.	Assume 100% meadow	105 Soil Type C 105 Soil Type B	0.55	Time of Concentration: 100' overland flow, n=0.01, V=1.1 f.p.s., T=11 min. 1,000' pipe flow, n=0.01, V=2.0 f.p.s., T=10 min. Total minutes = 21 hour	After Development: 1.0 ac. Road (Future Reston Ave) (1%) 2.4 ac. Open Space (24%) 6.6 ac. Townhouses (66%) CN84
SUB WATERSHED E	67.3 acres = 1,048 sq. mi.	33.0 ac. forest (good cover) = 50% 34.3 ac. meadow = 50%	895 Soil Type B 125 Soil Type C	0.55	Time of Concentration: 800' overland flow # 55, V=1.1 f.p.s., T=11 min. 1,200' stream flow # 45, V=2.0 f.p.s., T=10 min. Total minutes = 21 hour	After Development: 3.0 ac. Open Space (4%) 2.4 ac. Road (3%) 8.0 ac. Field (12%) 48.0 ac. Townhouse (71%) 3.3 ac. S.F. Detached (5%) CN82
SUB WATERSHED F	93.0 acres = 1,311 sq. mi.	48.4 ac. forest (good cover) = 52% 44.6 ac. meadow = 48%	178 Soil Type C 831 Soil Type B	0.55	Time of Concentration: 1,250' overland flow, n=0.01, V=1.1 f.p.s., T=19 min. 1,300' stream flow, n=0.01, V=2.0 f.p.s., T=18 min. Total minutes = 37 hour	After Development: 20.2 ac. S.F. Detached (22%) 23.0 ac. S.F. Attached (25%) 10.4 ac. Elem. School Site (11%) 7.4 ac. Community Facility (8%) 2.4 ac. Pool Site (3%) 24.3 ac. Open Space (26%) CN74
SUB WATERSHED G	115.2 acres = 1,500 sq. mi.	805 Forest 205 Meadow	605 Soil Group B 105 Soil Group C 105 Soil Group D	0.55	Time of Concentration: Overland Flow (Use Kinematic Wave Manograph) L=800', n=0.01, S=0.7%, T=40 min. Swale & stream flow (Use Kirpich Chart) L=1,800', n=0.01, T=23 min. Total minutes = 63 hour	After Development: 27.0 ac. S.F. det. (17% total) = 24% 3.8 ac. S.F. det. (17% total) = 3% 18.2 ac. TH = 15% 1.1 ac. Church = 1% 1.1 ac. patio = 1% 2.4 ac. Garden Condo. = 2% 2.4 ac. Rec. Area = 2% 10.4 ac. Rec. Area (Forest) = 9% CN73

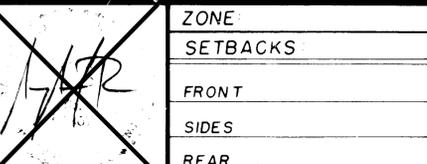


SHEET 12D OF 21  
 PREL-1216-1  
 THIS SHEET REFERENCED FROM  
 FAIRFAX COUNTY PLAN #5734-PI-01-01  
 PROJECT COMPLETED 11/17/1987  
 FOR INFORMATION PURPOSES ONLY.

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



**URBAN ENGINEERING & ASSOC., INC.**  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 Ph 321-9684



ZONE	SETBACKS	FRONT	SIDES	REAR
WATERSHED AND LAND USE MAPS				
RESTON - SUGARLAND RUN REGIONAL STORMWATER MANAGEMENT SYSTEM				
CENTREVILLE DISTRICT		FAIRFAX COUNTY, VIRGINIA		
SCALE 1" = 500'		CI 25'		DATE: MAY, 1984

SHEET 10 OF 12  
 FILE NO. MISC-5.16-1



# 2 YR & 10 YR WATERSHED FULLY DEVELOPED (WITH STORMWATER MANAGEMENT)

EXECUTIVE CONTROL CARD		OPERATION COMPUT.		FROM XSECT/STRUCT		% 1 TO XSECT/STRUCT 10 / 0					
STARTING TIME	STORM NO. = 1	RAIN DURATION	RAIN TABLE NO. = 3	SOIL CONDITION = 2	STARTING TIME	STORM NO. = 1	RAIN DURATION	RAIN TABLE NO. = 3	SOIL CONDITION = 2		
12:00	1	1.00	3	2	12:00	1	1.00	3	2		
SUBROUTINE RUNOFF STRUCTURE 1				SUBROUTINE REACH CROSS SECTION 1				SUBROUTINE RESORV STRUCTURE 1			
AREA = .05 INPUT RUNOFF CURVE = 73.0 TIME OF CONCENTRATION = .42				LENGTH = 1500.00 INPUT COEFFICIENT = .6500 INPUT ROUTINGS = 0.00				SURFACE ELEVATION = 364.00			
PEAK TIMES				AVERAGE WATER VELOCITY = 3.157 AVERAGE ROUTING COEFF = .6500 NUMBER OF ROUTINGS = .51				PEAK DISCHARGES			
PEAK ELEVATIONS				PEAK TIMES				PEAK ELEVATIONS			
SUBROUTINE REACH CROSS SECTION 2				SUBROUTINE REACH CROSS SECTION 3				SUBROUTINE REACH CROSS SECTION 4			
LENGTH = 1000.00 INPUT COEFFICIENT = .5100 INPUT ROUTINGS = 0.00				LENGTH = 1200.00 INPUT COEFFICIENT = .6200 INPUT ROUTINGS = 0.00				LENGTH = 1200.00 INPUT COEFFICIENT = .84.0 TIME OF CONCENTRATION = .13			
AVERAGE WATER VELOCITY = 2.774 AVERAGE ROUTING COEFF = .5100 NUMBER OF ROUTINGS = .24				AVERAGE WATER VELOCITY = 2.774 AVERAGE ROUTING COEFF = .6200 NUMBER OF ROUTINGS = .45				AVERAGE WATER VELOCITY = 2.774 AVERAGE ROUTING COEFF = .84.0 NUMBER OF ROUTINGS = .13			
PEAK TIMES				PEAK TIMES				PEAK TIMES			
PEAK DISCHARGES				PEAK DISCHARGES				PEAK DISCHARGES			
PEAK ELEVATIONS				PEAK ELEVATIONS				PEAK ELEVATIONS			
SUBROUTINE REACH CROSS SECTION 5				SUBROUTINE REACH CROSS SECTION 6				SUBROUTINE REACH CROSS SECTION 7			
LENGTH = 1500.00 INPUT COEFFICIENT = .4500 INPUT ROUTINGS = 0.00				LENGTH = 1500.00 INPUT COEFFICIENT = .4500 INPUT ROUTINGS = 0.00				LENGTH = 1500.00 INPUT COEFFICIENT = .5100 INPUT ROUTINGS = 0.00			
AVERAGE WATER VELOCITY = 3.157 AVERAGE ROUTING COEFF = .4500 NUMBER OF ROUTINGS = .51				AVERAGE WATER VELOCITY = 3.157 AVERAGE ROUTING COEFF = .4500 NUMBER OF ROUTINGS = .51				AVERAGE WATER VELOCITY = 3.157 AVERAGE ROUTING COEFF = .5100 NUMBER OF ROUTINGS = .24			
PEAK TIMES				PEAK TIMES				PEAK TIMES			
PEAK DISCHARGES				PEAK DISCHARGES				PEAK DISCHARGES			
PEAK ELEVATIONS				PEAK ELEVATIONS				PEAK ELEVATIONS			
SUBROUTINE REACH CROSS SECTION 8				SUBROUTINE REACH CROSS SECTION 9				SUBROUTINE REACH CROSS SECTION 10			
LENGTH = 1500.00 INPUT COEFFICIENT = .5100 INPUT ROUTINGS = 0.00				LENGTH = 1500.00 INPUT COEFFICIENT = .5100 INPUT ROUTINGS = 0.00				LENGTH = 1500.00 INPUT COEFFICIENT = .5100 INPUT ROUTINGS = 0.00			
AVERAGE WATER VELOCITY = 2.774 AVERAGE ROUTING COEFF = .5100 NUMBER OF ROUTINGS = .24				AVERAGE WATER VELOCITY = 2.774 AVERAGE ROUTING COEFF = .5100 INPUT ROUTINGS = 0.00				AVERAGE WATER VELOCITY = 2.774 AVERAGE ROUTING COEFF = .5100 INPUT ROUTINGS = 0.00			
PEAK TIMES				PEAK TIMES				PEAK TIMES			
PEAK DISCHARGES				PEAK DISCHARGES				PEAK DISCHARGES			
PEAK ELEVATIONS				PEAK ELEVATIONS				PEAK ELEVATIONS			
SUBROUTINE REACH CROSS SECTION 11				SUBROUTINE REACH CROSS SECTION 12				SUBROUTINE REACH CROSS SECTION 13			
LENGTH = 1500.00 INPUT COEFFICIENT = .5100 INPUT ROUTINGS = 0.00				LENGTH = 1500.00 INPUT COEFFICIENT = .5100 INPUT ROUTINGS = 0.00				LENGTH = 1500.00 INPUT COEFFICIENT = .5100 INPUT ROUTINGS = 0.00			
AVERAGE WATER VELOCITY = 2.774 AVERAGE ROUTING COEFF = .5100 NUMBER OF ROUTINGS = .24				AVERAGE WATER VELOCITY = 2.774 AVERAGE ROUTING COEFF = .5100 INPUT ROUTINGS = 0.00				AVERAGE WATER VELOCITY = 2.774 AVERAGE ROUTING COEFF = .5100 INPUT ROUTINGS = 0.00			
PEAK TIMES				PEAK TIMES				PEAK TIMES			
PEAK DISCHARGES				PEAK DISCHARGES				PEAK DISCHARGES			
PEAK ELEVATIONS				PEAK ELEVATIONS				PEAK ELEVATIONS			



SHEET 12F OF 21  
PREL-1216-1

THIS SHEET REFERENCED FROM  
FAIRFAX COUNTY PLAN #5734-PI-01-01  
PROJECT COMPLETED 11/17/1987  
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## URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 Ph. 321-9684

ZONE: TR-20 OUTPUT

SETBACKS:

FRONT

SIDES

REAR

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DATE	DESCRIPTION	REVIEWED BY	APPROVED	DATE

SHEET 12F OF 21  
OF 21

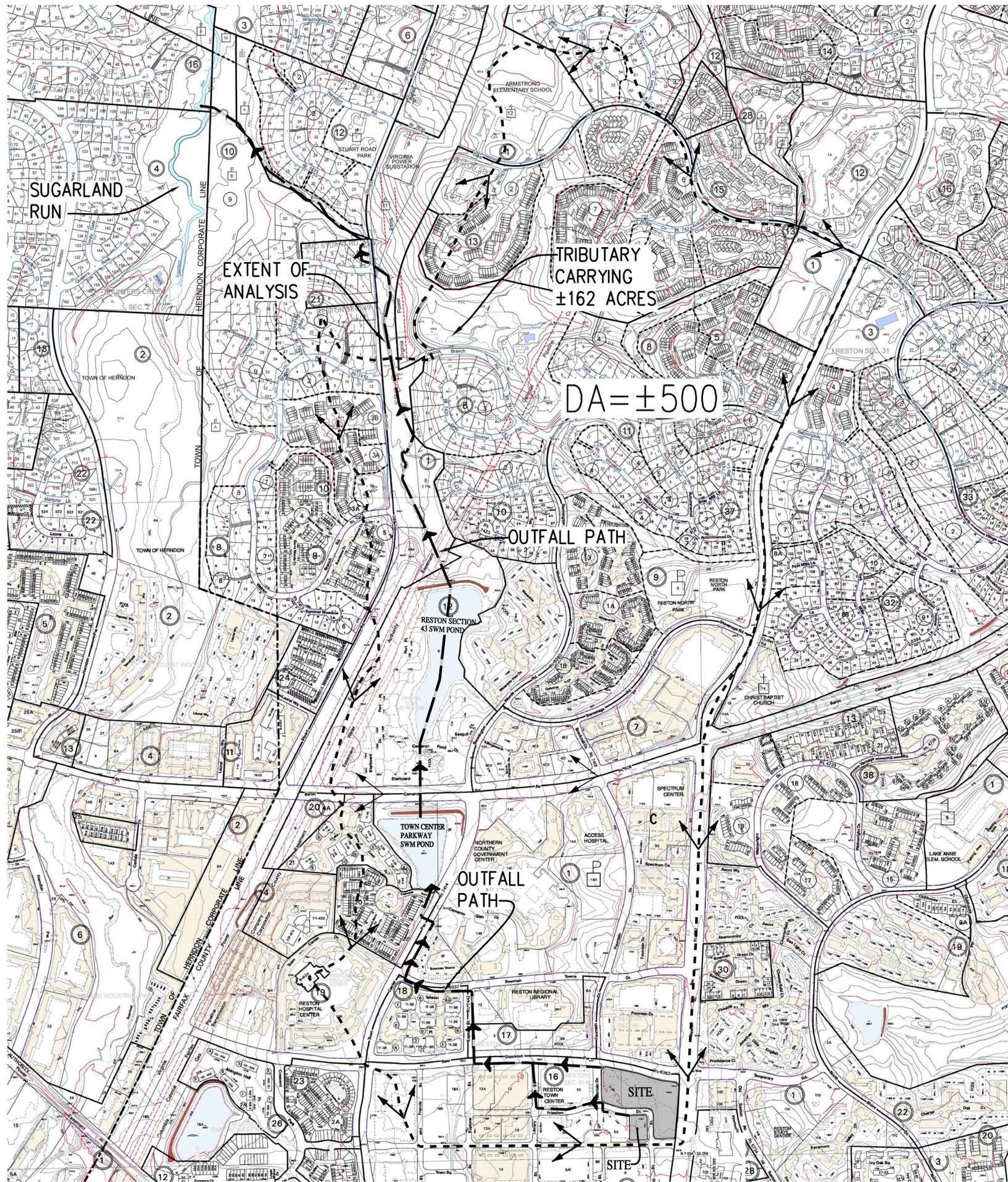
RESTON - SUGARLAND RUN REGIONAL  
STORMWATER MANAGEMENT SYSTEM

CENTREVILLE DISTRICT      FAIRFAX COUNTY, VIRGINIA

SCALE: N/A      C.I. N/A      DATE: MAY, 1984

FILE NO. HSC-516-1

M:\Jobs\Reston\Reston TC-PH1-BPOPA PRG1216-1 PRC OUTFALL.dwg, 5/20/2014 12:46:59 PM, jlemons



**OUTFALL NARRATIVE**

THE BLOCK 4 AND BLOCK 5 SITES ARE CURRENTLY DEVELOPED AS AN EXISTING PARKING LOT AND EXISTING OFFICE BUILDING, RESPECTIVELY. THE CONTRIBUTING SITE AREA TO THE RECEIVING OUTFALL IS 4.52 ACRES (BLOCK 4) AND 1.83 ACRES (BLOCK 5). BOTH OF THESE SITES DRAIN TO THE SAME OUTFALL. FOR DETERMINING THE EXTENT OF REVIEW, THE LARGER OF THE TWO SITE AREAS (4.52 ACRES) HAS BEEN USED.

ON-SITE STORMWATER RUNOFF IS COLLECTED BY CATCHBASINS AND CONVEYED INTO AN EXISTING CLOSED CONDUIT SYSTEM THAT HAS BEEN ADEQUATELY DESIGNED TO ROUTE THE RUNOFF DOWNSTREAM. THIS SYSTEM RUNS WEST TO THE EXISTING OFF-SITE "TOWN CENTER PARKWAY POND". THE TOWNCENTER PARKWAY POND, SHOWN ON THE MAP ON THIS SHEET, DISCHARGES TO THE NORTH, UNDER BARON CAMERON AVE. THE RUNOFF IS THEN DISCHARGED INTO THE SECTION 43 SWM POND. THE SECTION 43 SWM POND DISCHARGES INTO AN OPEN CHANNEL THAT FLOWS NORTH ALONG THE EAST SIDE OF FAIRFAX COUNTY PARKWAY. THIS OPEN CHANNEL HAS RIP RAP INSTALLED ON EACH SIDE OF THE CHANNEL AND IS IN GOOD CONDITION. THE FLOW THEN CROSSES UNDER WALNUT BRANCH DRIVE VIA A TRIPLE BOX CULVERT, AND THEN RETURNS TO OPEN CHANNEL. THIS OPEN CHANNEL TO THE NORTH OF WALNUT BRANCH DRIVE IS ALSO IN GOOD CONDITION, WITH RIP-RAP INSTALLED ON EITHER SIDE. JUST TO THE NORTH OF WALNUT BRANCH DRIVE, A LARGE CULVERT CARRYING RUNOFF FROM A DRAINAGE AREA OF APPROXIMATELY 162 ACRES DISCHARGES INTO THE OPEN CHANNEL FROM THE EAST. AT THIS POINT, THE DRAINAGE AREA TO THE EXISTING CHANNEL IS ±500 ACRES, WHICH IS MORE THAN 100 TIMES THE CONTRIBUTING SITE AREA. THE PATH FROM THE SITE DOWN TO THE EXTENT OF REVIEW IS DRAWN ON THE MAP ON THIS SHEET.

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



PLAN DATE	08-08-13	REVISION APPROVED BY	DIVISION OF DESIGN REVIEW
	09-26-13	DATE	
	01-07-14	DESCRIPTION	
	02-18-14	REVISED BY	
	04-23-14	DATE	
	05-20-14	NO.	

Urban, Ltd.  
7710 Little River Turnpike  
Aurandale, Virginia 22003  
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Fax. 703.642.8251  
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COMMONWEALTH OF VIRGINIA  
MATHIAS K. KOURTOUZHIAN  
Lic. No. 60861  
09/20/14  
PROFESSIONAL ENGINEER

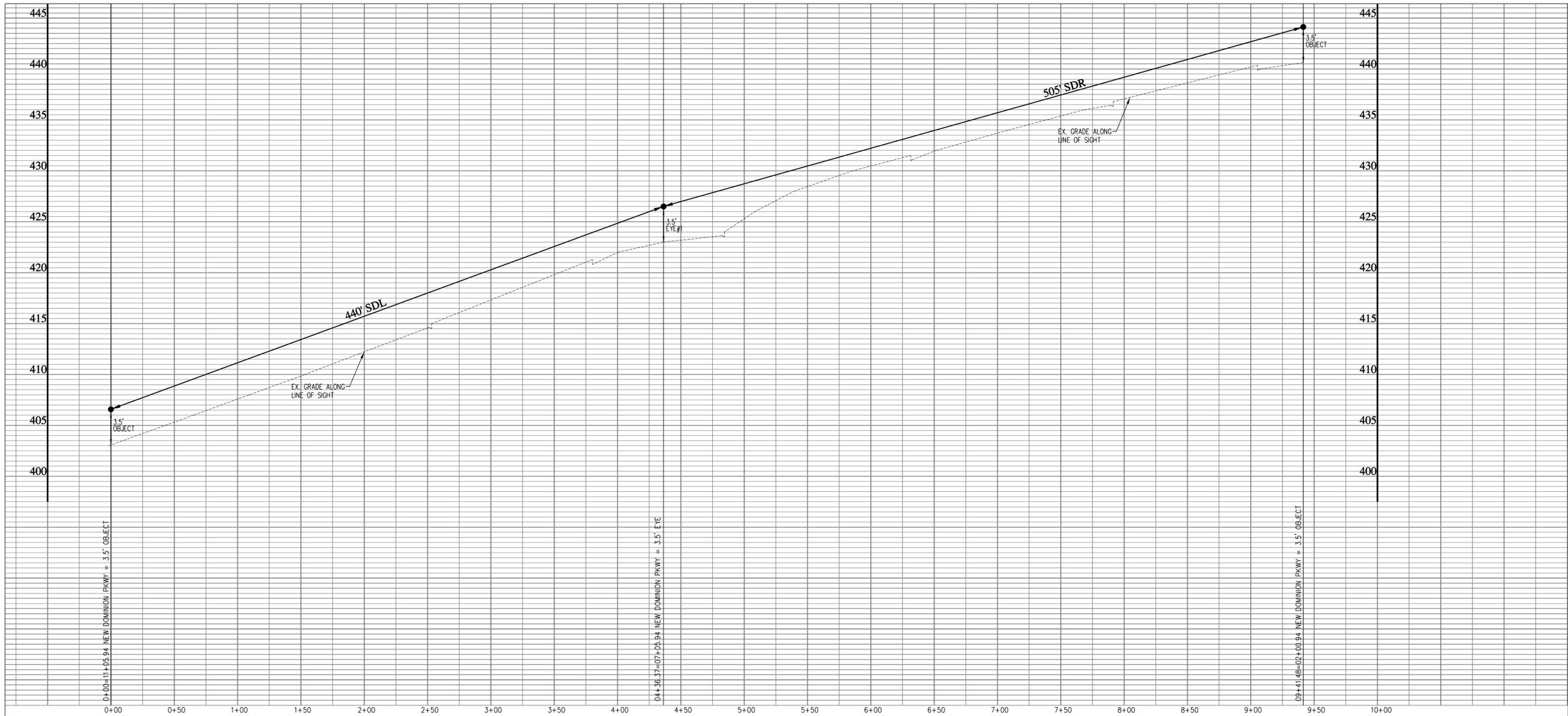
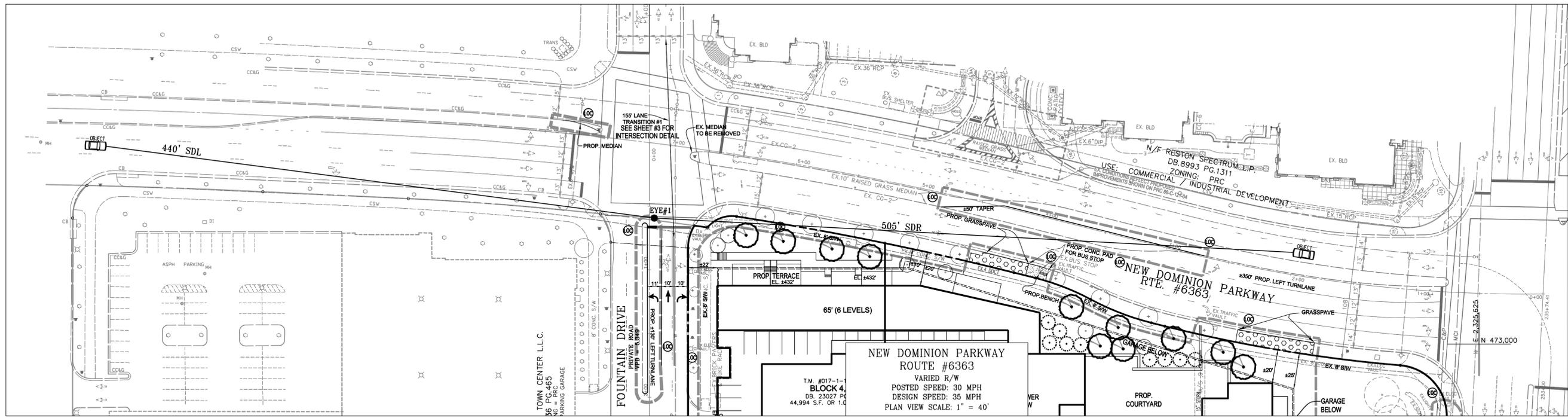
**OUTFALL ANALYSIS**  
**RESTON TOWN CENTER URBAN CORE**  
**SECTION 91A, BLOCKS 4 & 5**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 400'  
DATE: AUG., 2013  
C.I. N/A

SHEET  
13  
OF  
21

FILE No.  
PREL-1216-1

M:\Jobs\Reston\Reston TC-PH1-BPOPA-PRC1216-1-PRC SDIST P&P.dwg, 5/20/2014 12:51:17 PM, jplemons



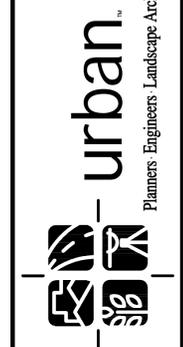
THIS SHEET IS FOR SIGHT DISTANCE PURPOSES ONLY

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
08-08-13					
01-03-14					
02-18-14					
03-24-14					
04-25-14					
05-20-14					

PLAN DATE
08-08-13
01-03-14
02-18-14
03-24-14
04-25-14
05-20-14

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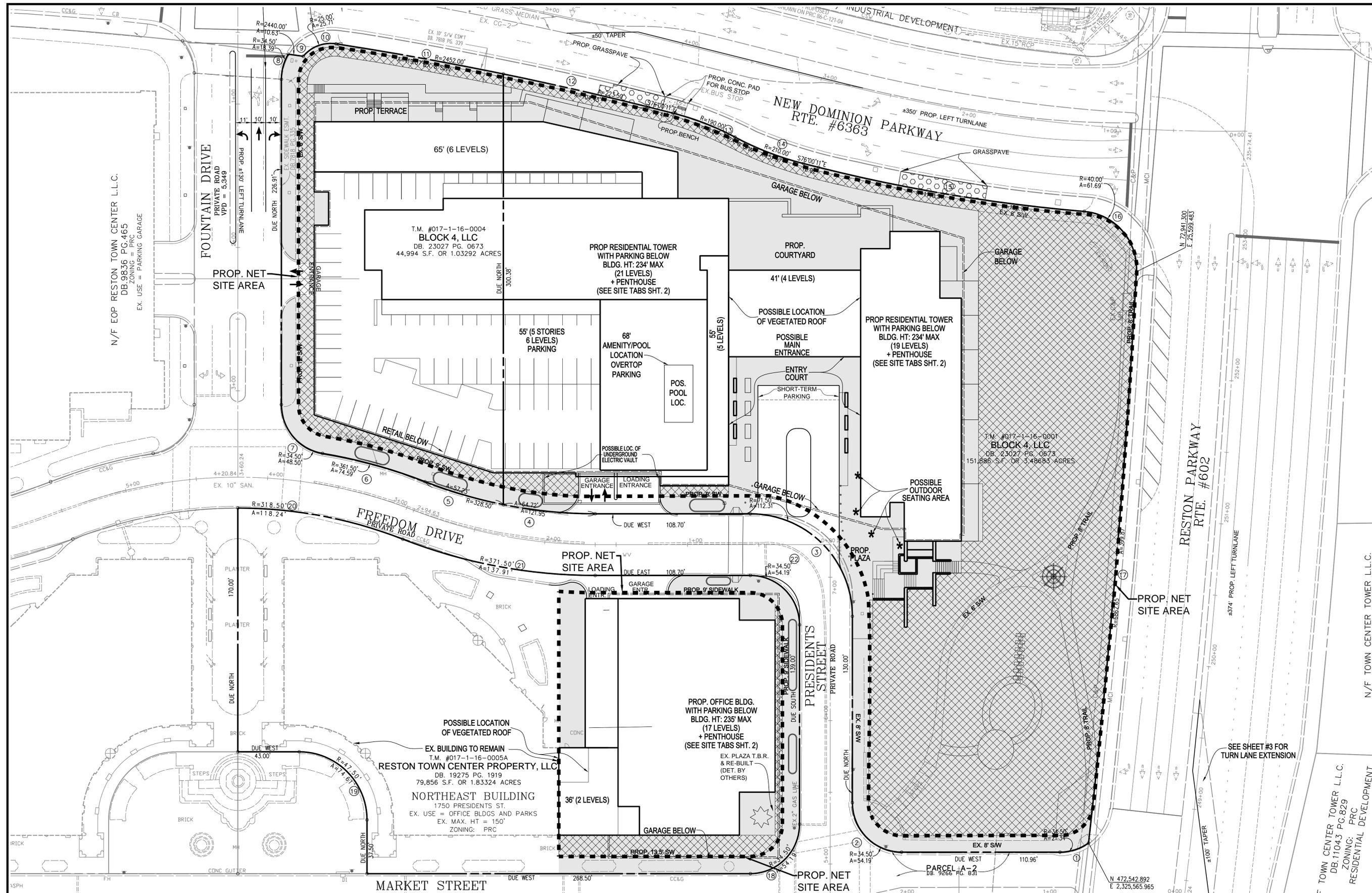
SIGHT DISTANCE PROFILE  
**RESTON TOWN CENTER URBAN CORE**  
**SECTION 91A, BLOCKS 4 & 5**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: H:1"=5'; V:1"=40'  
 C.I. N/A DATE: AUG., 2013

SHEET  
 14  
 OF  
 21

FILE No.  
**PREL-1216-1**

M:\Jobs\Reston\Reston TC-PH1-BPOPA-PRC1216-1-PRC OPENSAPCE.dwg, 5/20/2014 1:38:11 PM, jlemons



**NET OPEN SPACE TABULATION**

NET SITE AREA	=	211,611 SF (4.85 AC)
REQUIRED NET OPEN SPACE (20%)	=	(.20)*(211,611) = 42,322 SF
PROVIDED NET OPEN SPACE	=	±20% (1 AC)

NOTE: NET OPEN SPACE MAY BE REDUCED WITH FINAL DESIGN AS LONG AS 20% MIN IS PROVIDED  
LOCATION OF OPEN SPACE MAY VARY WITH FINAL DESIGN.



NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

PLAN DATE	No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
08-08-13						
08-26-14						
01-07-14						
02-18-14						
03-24-14						
04-25-14						
05-20-14						

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**RESTON TOWN CENTER URBAN CORE**  
**SECTION 91A, BLOCKS 4 & 5**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

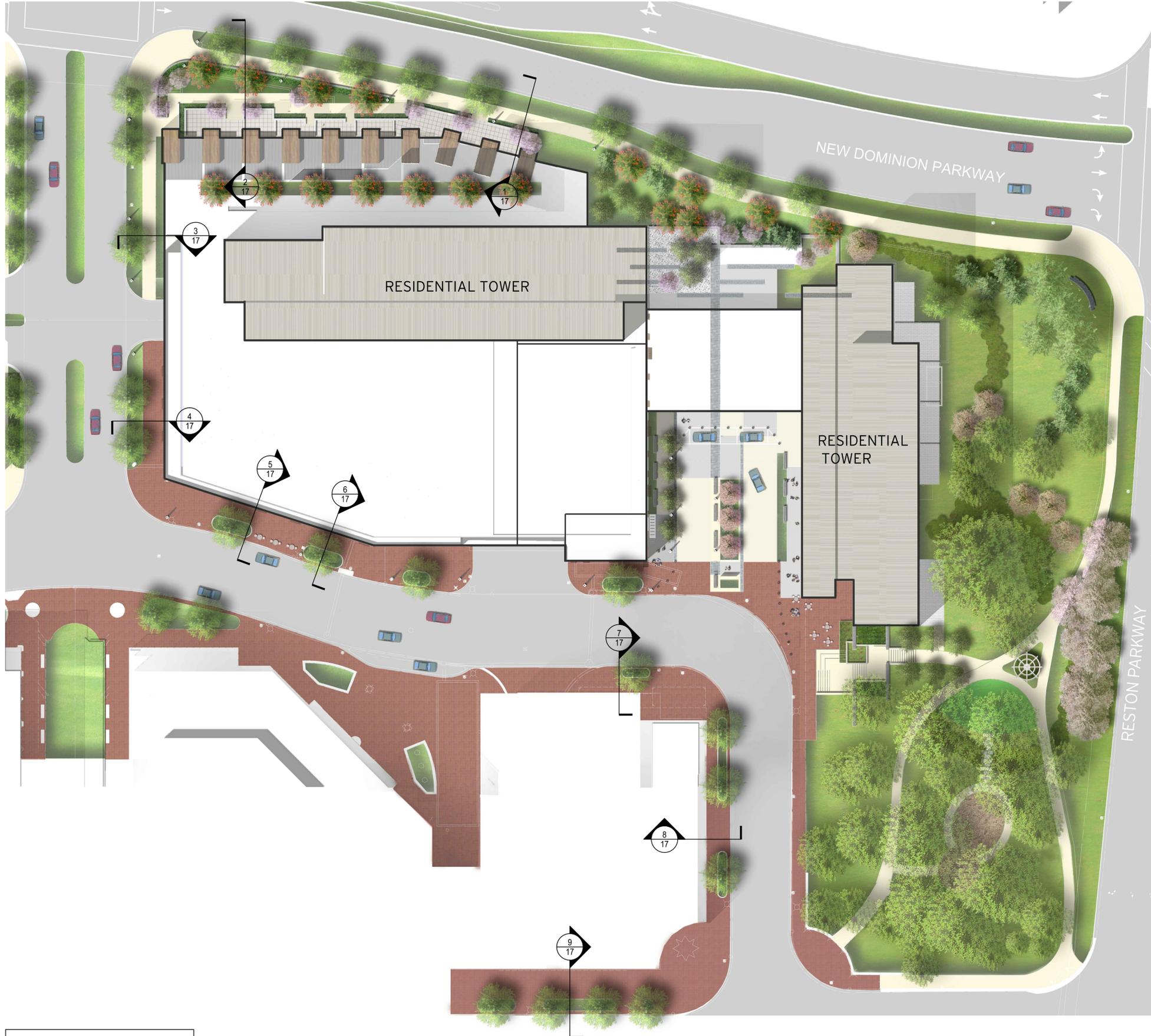
OPENSAPCE EXHIBIT

N/F TOWN CENTER TOWER L.L.C.  
DB. 11043 PG. 829  
ZONING: PRC  
RESIDENTIAL DEVELOPMENT

SCALE: AS NOTED

CI: N/A

DATE: AUG., 2013



LANDSCAPING & PROGRAMMING SHOWN ARE CONCEPTUAL AND PRESENTED TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES, AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



PLAN DATE	No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
08-08-13					
08-08-13					
01-07-14					
02-18-14					
03-24-14					
04-25-14					
05-20-14					

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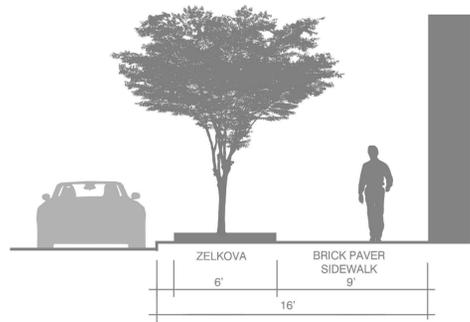
ILLUSTRATIVE SITE PLAN  
**RESTON TOWN CENTER URBAN CORE**  
**SECTION 91A, BLOCKS 4 & 5**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I.  
DATE: FEB. 2014

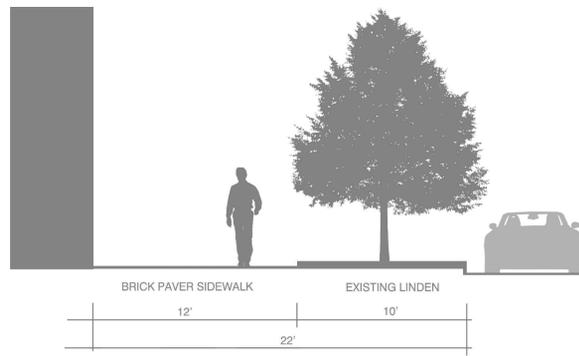
SHEET  
16  
OF  
21

FILE No.  
PREL-1216-1

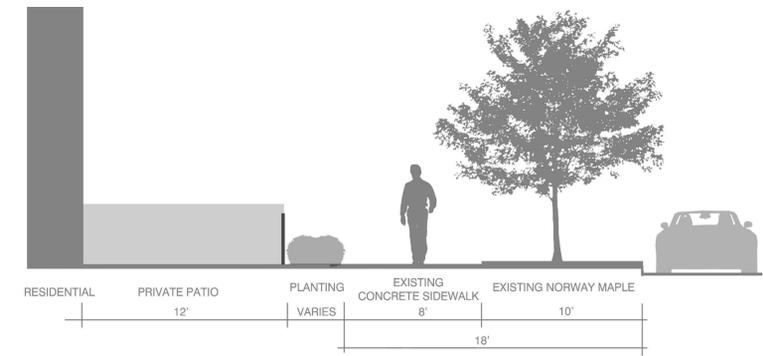
REVISION APPROVED BY DIVISION OF DESIGN REVIEW



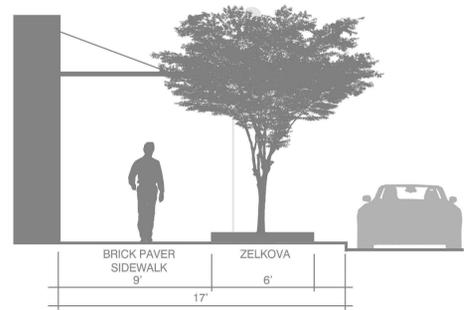
7 SECTION 7  
1"=5'-0"



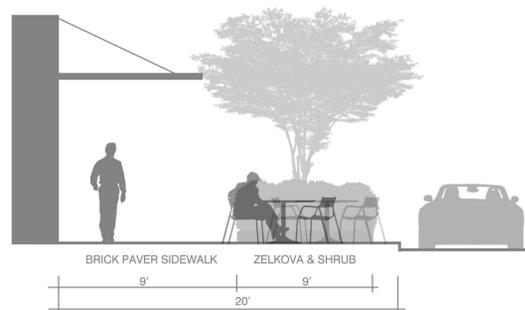
4 SECTION 4  
1"=5'-0"



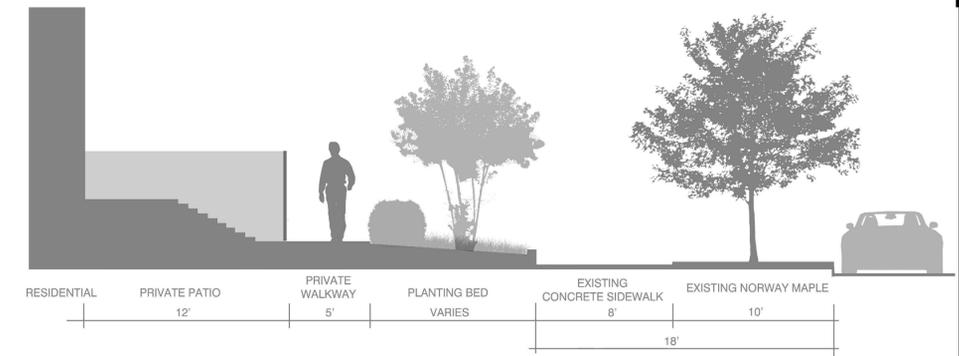
1 SECTION 1  
1"=5'-0"



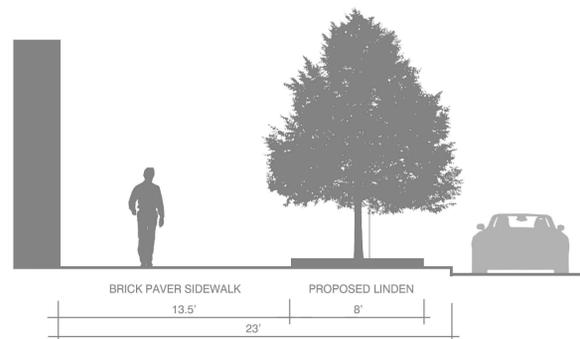
8 SECTION 8  
1"=5'-0"



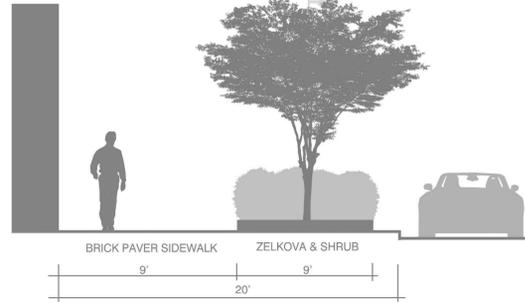
5 SECTION 5  
1"=5'-0"



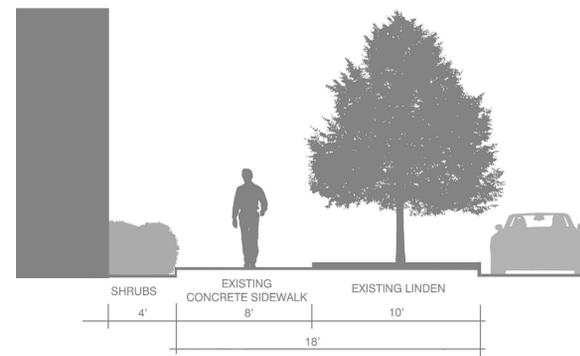
2 SECTION 2  
1"=5'-0"



9 SECTION 9  
1"=5'-0"



6 SECTION 6  
1"=5'-0"



3 SECTION 3  
1"=5'-0"

LANDSCAPING & PROGRAMMING SHOWN ARE CONCEPTUAL AND PRESENTED TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES, AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.

No.	DATE	DESCRIPTION	REVIEWED	DATE

PLAN DATE
08-06-13
08-06-14
01-07-14
02-18-14
03-24-14
04-25-14
05-20-14

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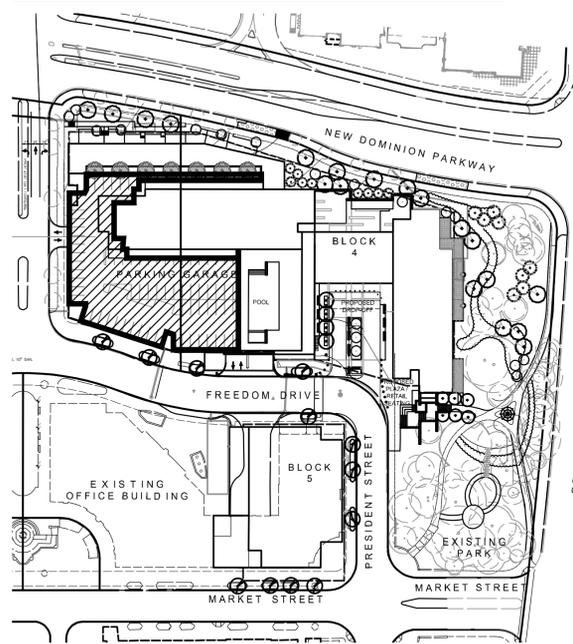
RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
HUNTER-MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SITE SECTIONS  
RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
HUNTER-MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I.  
DATE: FEB. 2014

SHEET 17 OF 21  
FILE No. PREL-1216-1

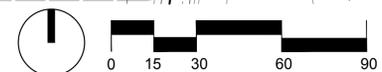
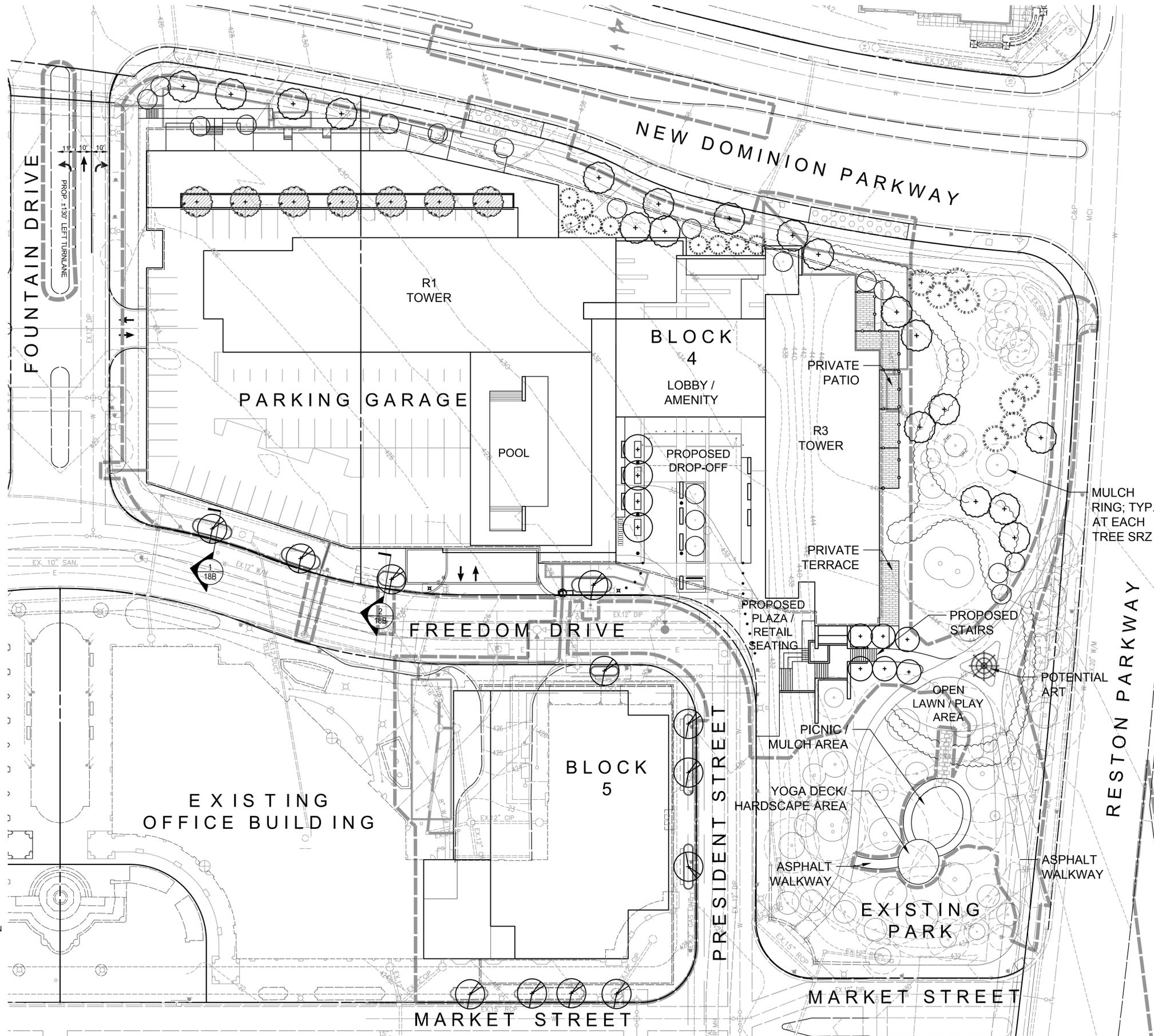
**INTERIOR PARKING LOT DIAGRAM**



- LEGEND**
- STREET TREES PER URBAN DESIGN GUIDELINES
  - CATEGORY IV DECIDUOUS CANOPY TREE
  - CATEGORY III DECIDUOUS SMALL CANOPY TREE
  - CATEGORY II DECIDUOUS ORNAMENTAL TREE
  - CATEGORY II EVERGREEN TREE
  - TREES TO BE COUNTED FOR INTERIOR PARKING LOT CALCULATION
  - PROPOSED SHRUBS
  - EXISTING TREE TO REMAIN

- NOTES:**
1. EXISTING TREES ALONG NEW DOMINION PARKWAY WITHIN SITE DISTANCE EASEMENT MAY BE IMPACTED / REMOVED WITH FINAL DESIGN PER VDOT REQUIREMENTS.
  2. REFER TO PAGE 18A FOR PLANTING SCHEDULE
  3. REFER TO PAGE 18A FOR INTERIOR PARKING LOT LANDSCAPING CALCULATIONS AND 10 YR. TREE CANOPY COVER CALCULATIONS.
  4. TREES OUTSIDE OF PROPERTY NOT COUNTED TOWARDS 10 YEAR TREE COVER CREDIT.
  5. THE APPLICANT MAY REMOVE EXISTING TREES AND VEGETATION AS NECESSARY IN ORDER TO COMPLY WITH ADA STANDARDS AND REQUIREMENTS.

LANDSCAPING & PROGRAMMING SHOWN ARE CONCEPTUAL AND PRESENTED TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES, AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



PLAN DATE	No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
08-08-13					
08-09-13					
01-07-14					
02-18-14					
03-24-14					
04-25-14					
05-20-14					

Urban, Ltd.  
 7712 Little River Turnpike  
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LANDSCAPE PLAN  
 RESTON TOWN CENTER URBAN CORE  
 SECTION 91A, BLOCKS 4 & 5  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DATE: FEB. 2014  
 SCALE: AS SHOWN C.I.

LANDSCAPE PLAN  
 RESTON TOWN CENTER URBAN CORE  
 SECTION 91A, BLOCKS 4 & 5  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DATE: FEB. 2014  
 SCALE: AS SHOWN C.I.

SHEET 18 OF 21  
 FILE No. PREL-1216-1

**URBAN FOREST MANAGEMENT  
POLICY ON LANDSCAPE IMPLEMENTATION**  
November 17, 2010

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the most common areas of noncompliance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

**Tree Species and Size**

1. Trees and shrubs that are planted shall be of the species and size specified on the approved plans. There shall be no deviations from the approved sizes specified except as approved by Fairfax County Urban Forest Management (UFMD); (PFM 12-0705.1A)

2. All trees and shrubs shall meet the standards for sizes and quality specified in the American Association of Nurserymen's *American Standard for Nursery Stock*, (ANSI Z60.1-1996). See attachment #1. (PFM 12-0705.1B)

**Species Substitutions**

3. Species substitutions within the tree categories listed in Table 12.17 are generally accepted unless otherwise specified by proffered conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following. (PFM 12-0705.1C)

a. **Plant Diversity** - The use of substitutions shall not result in any species making up more than 10 percent, and shall not result in any one genus making up more than 33 percent, of the total number of trees required to be planted on the site. (PFM 12-0515.1L)

b. **Authorization** - A letter signed by the permittee shall be provided to UFMD acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0705.1C(2))

c. **Substitutions Outside of Tree Category** - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.17, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0705.1C(3))

d. **Species Suitability** - Substituted species must be suited to the post-development conditions of the planting location for which it is intended. (PFM 12-0601.1E)

e. **Additional Tree Cover Credit** - In cases where additional tree cover credit has been given, no tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following: Air Quality, PFM 12-0510.4B(1) Energy Conservation, PFM 12-0510.4B(2) Water Quality, PFM 12-0510.4B(3) Wildlife Benefits, PFM 12-0510.4B(4) Native Trees, PFM 12-0510.4B(5)

**Planting Locations**

4. Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMD acknowledges that not all trees may be optimally located, as shown on the plan, and encourage input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFMD and shall be in conformance with the following:

a. **Planting Area** - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0601.1B)

b. **Environmental Conditions** - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1E)

c. **Compacted Soil** - If planting in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.3B)

d. **Restrictive Barriers** - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0510.4E(5))

e. **Spacing** - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.19, does not significantly overlap; or as determined appropriate by UFMD for site conditions and to promote long-term survival. (PFM 12-0510.4E(6))

f. **Easements** - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWES. (PFM 12-0515.6B)

**Staking and Guying**

5. Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be assessed individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include: windy locations, steep slopes, or where vandalism may be a concern. All staking and guying material must be removed within one year of plant installation. (PFM 12-0705.3C)

**Seasonal Landscape Deferrals**

6. A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by proffers or conditions.

7. The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspections Division or the Urban Forest Management.

8. At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any deferral deposit that may have existed, is not exempt from this final inspection. All plant material must be healthy and in good condition.

**Requirements Prior to Approval of RUP/Non-RUP**

9. The landscaping and screening requirements of Article 13 or of any approved proffered condition, special permit, special exception or variance must be completed prior to approval of any Residential or Non-Residential Use Permit; provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided; such justification shall include an agreement and bond with surety satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (ZO 18-704.3) See Seasonal Landscape Deferrals above.

Key	Botanical Name	Common Name	Size	Spacing	Type	10 Year Canopy SF	Total SF	
<b>48 CATEGORY IV DECIDUOUS TREES</b>							250	12000
PA	Platanus acerifolia 'Blood Good'	Blood Good London Plane Tree	3" cal.	As Shown	B & B	250		
QB	Quercus bicolor	Swamp White Oak	3" cal.	As Shown	B & B	250		
QP	Quercus phellos 'High Tower'	High Tower Willow Oak	3" cal.	As Shown	B & B	250		
TA	Tilia americana	American Linden	3" cal.	As Shown	B & B	250		
UP	Ulmus parvifolia 'Bosque TM'	Bosque Elm	3" cal.	As Shown	B & B	250		
ZS	Zelkova serrata	Zelkova	3" cal.	As Shown	B & B	250		
<b>18 CATEGORY II ORNAMENTAL TREES</b>							125	2250
CK	Cornus kousa	Kousa Dogwood	3" cal.	As Shown	B & B	125		
LI	Lagerstroemia indica 'Natchez'	Crape Myrtle	3" cal.	As Shown	B & B	125		
MS	Magnolia x soulangiana	Saucer Magnolia	3" cal.	As Shown	B & B	125		
MT	Magnolia stellata	Star Magnolia	3" cal.	As Shown	B & B	125		
<b>17 CATEGORY II EVERGREEN TREES</b>							125	2125
IO	Ilex opaca	American Holly	12' ht.	As Shown	B & B	125		
PI*	Picea abies	Norway Spruce	12' ht.	As Shown	B & B	125		
PO	Picea orientalis	Oriental Spruce	12' ht.	As Shown	B & B	125		
TN	Tsuga canadensis	Canadian Hemlock	12' ht.	As Shown	B & B	125		
PM	Pseudotsuga menziesii	Douglas Fir	12' ht.	As Shown	B & B	125		
<b>TOTAL</b>							<b>16,375</b>	

**4 PROPOSED PLANT SCHEDULE**  
NTS

NOTE:  
FINAL TREE PLANTINGS NOT TO BE LIMITED TO THE ABOVE SCHEDULE, BUT SELECTED FROM ALL ALLOWABLE PLANT MATERIAL LISTED ON COUNTY PFM.

**5 COUNTY PLANTING NOTES**  
NTS

**3 INTERIOR PARKING CALCULATION**  
NTS

INTERIOR PARKING LOT LANDSCAPING	
TOTAL PARKING AREA TO BE COUNTED:	24,957 SF
BUILDING GARAGE FOOT PRINT AREA:	107,007 SF
INTERIOR LANDSCAPING REQUIRED (5%):	1,248 SF
TOTAL SHADE TREE COVER PROVIDED:	1,500 SF (6.0%)
7 TREES AT 250 SQ. FT. EACH	
TOTAL AREA OF COVERAGE REQUIRED:	1,248 SF
TOTAL AREA OF COVERAGE PROVIDED:	1,750 SF

Table 12.3 Tree Preservation Target Calculations and Statement	
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) = 36,918 sf
B	Percentage of gross site area covered by existing tree canopy = 13.3%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) = 10%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 13.3%
E	Proposed percentage of canopy requirement that will be met through tree preservation = 55.6%
F	Has the Tree Preservation Target minimum been met? Provide Yes or No YES
G	If No for line E, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0507.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.12.

**1 TREE PRESERVATION TARGET**  
NTS

Table 12.12 10-year Tree Canopy Calculation Worksheet		
Step	Totals	Reference
<b>A. Tree Preservation Target and Statement</b>		
A.1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE ABOVE see § 12-0507.2 for list of required elements and worksheet
<b>B. Tree Canopy Requirement</b>		
BLOCK 4: 196,880 SF		
BLOCK 5: 79,856 SF		
B1	Identify gross site area =	276,736 SF § 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and	§ 12-0510.1B
B3	Subtract area of exemptions =	None § 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 - B2) =	
B5	Identify site's zoning and/or use	
B6	Percentage of 10-year tree canopy required =	10% § 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	27,674 SF
B8	Modification of 10-year Tree Canopy Requirements requested?	No Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number
<b>C. Tree Preservation</b>		
C1	Tree Preservation Target Area =	3,681 SF
C2	Total canopy area meeting standards of § 12-0200 =	12,326 SF
C3	C2 x 1.25 =	15,408 SF § 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	
C5	C4 x 1.5 =	0 sf § 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0 sf
C7	C6 x 1.5 to 3.0 =	0 sf § 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	
C9	C8 x 1.0 =	0 sf § 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	15,408 SF If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
<b>D. Tree Planting</b>		
D1	Area of canopy to be met through tree planting (B7-C10) =	16,375 SF
D2	Area of canopy planted for air quality benefits =	None § 12-0509.4B(1)
D3	x 1.5 =	
D4	Area of canopy planted for energy conservation =	None § 12-0509.4B(2)
D5	x 1.5 =	
D6	Area of canopy planted for water quality benefits =	None § 12-0509.4B(3)
D7	x 1.25 =	
D8	Area of canopy planted for wildlife benefits =	None § 12-0509.4B(4)
D9	x 1.5 =	
D10	Area of canopy provide by native trees =	None § 12-0509.4B(5)
D11	Area of canopy provided by improved cultivars and varieties =	None § 12-0509.4B(6)
D12	x 1.25 =	
D13	Area of canopy provided through tree seedlings =	None § 12-0509.4D(1)
D14	x 1.0 =	
D15	Area of canopy provided through native shrubs or woody seed mix =	None § 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15 =	None § 12-0509.4D(1)(g) Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	None
D18	Is an offsite planting relief requested?	No Yes or No
D19	Tree Bank or Tree Fund?	None § 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund =	None
D21	Amount to be deposited into the Tree Preservation and Planting Fund =	None
<b>E. Total of 10-year Tree Canopy Provided</b>		
E1	Total of canopy area provided through tree preservation (C10) =	16,375 SF
E2	Total of canopy area provided through tree planting (D17) =	15,875 SF
E3	Total of canopy area provided through offsite mechanism (D19) =	0 sf
E4	Total of 10-year Tree Canopy Provided =	32,250 SF Total of E1 through E3. Area should meet or exceed area in B6

**2 10- YR CANOPY CALCULATION**  
NTS

PLAN DATE: 08-08-13, 08-09-13, 08-10-13, 08-11-13, 08-12-13, 09-01-14, 09-02-14, 09-03-14, 09-04-14, 09-05-14

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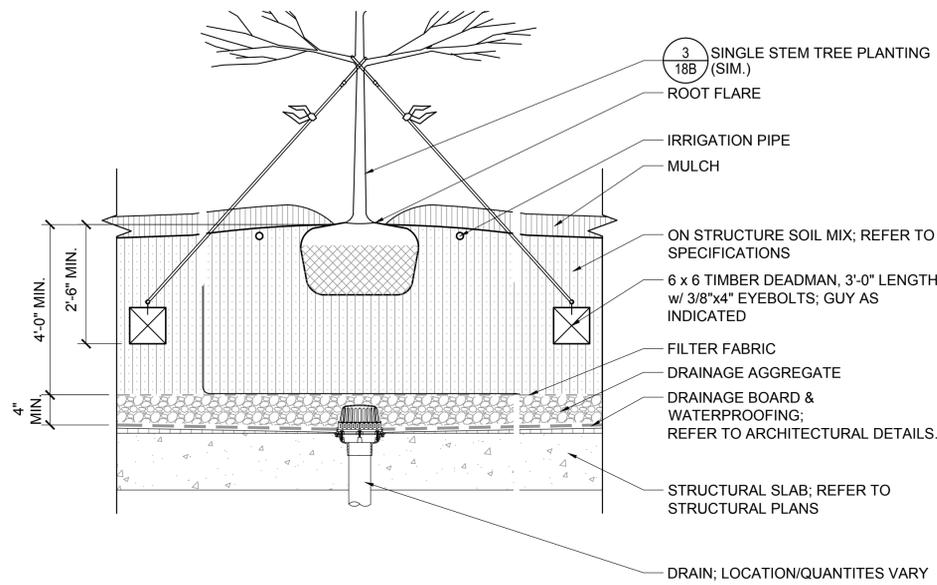
RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
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FAIRFAX COUNTY, VIRGINIA

LANDSCAPE COMPUTATIONS & PLANTING NOTES

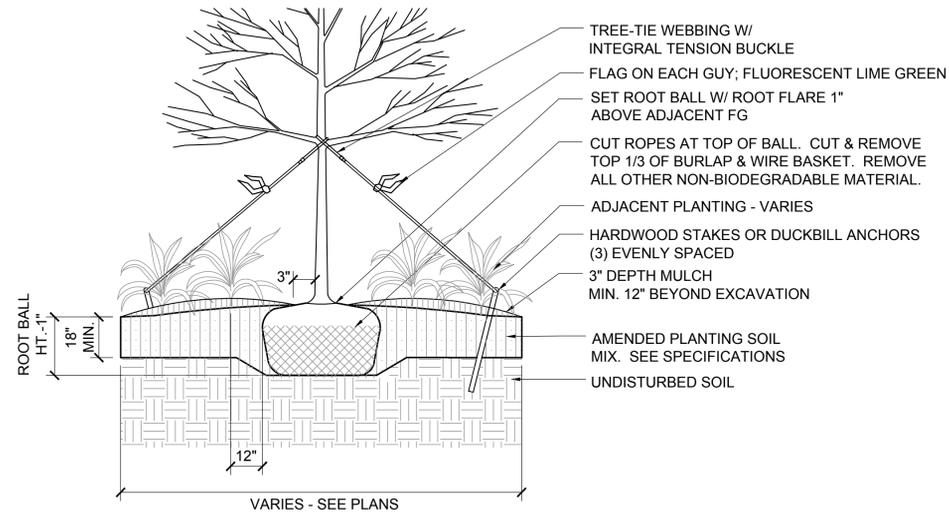
DATE: FEB. 2014  
SCALE: AS SHOWN

SHEET 18A OF 21  
FILE No. PREL-1216-1

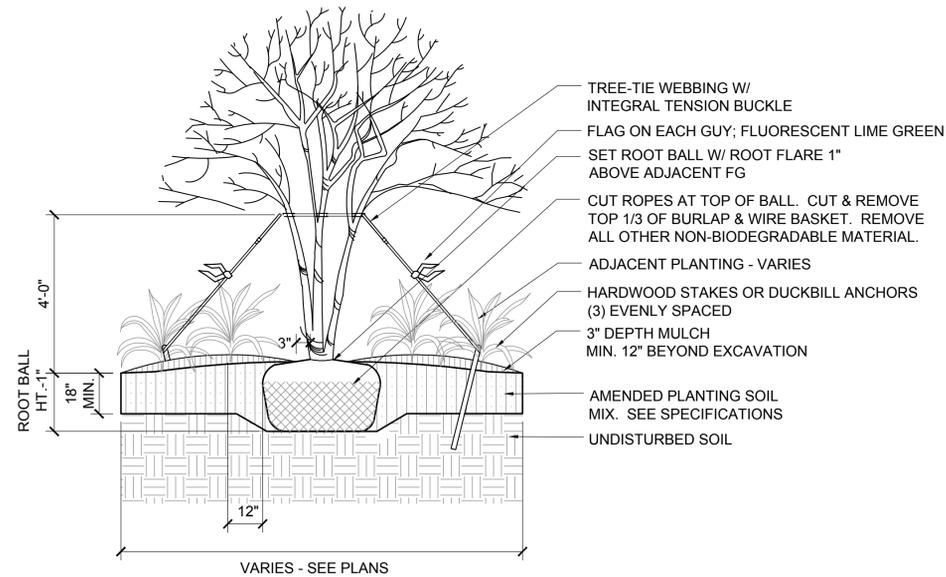
REVISION APPROVED BY DIVISION OF DESIGN REVIEW



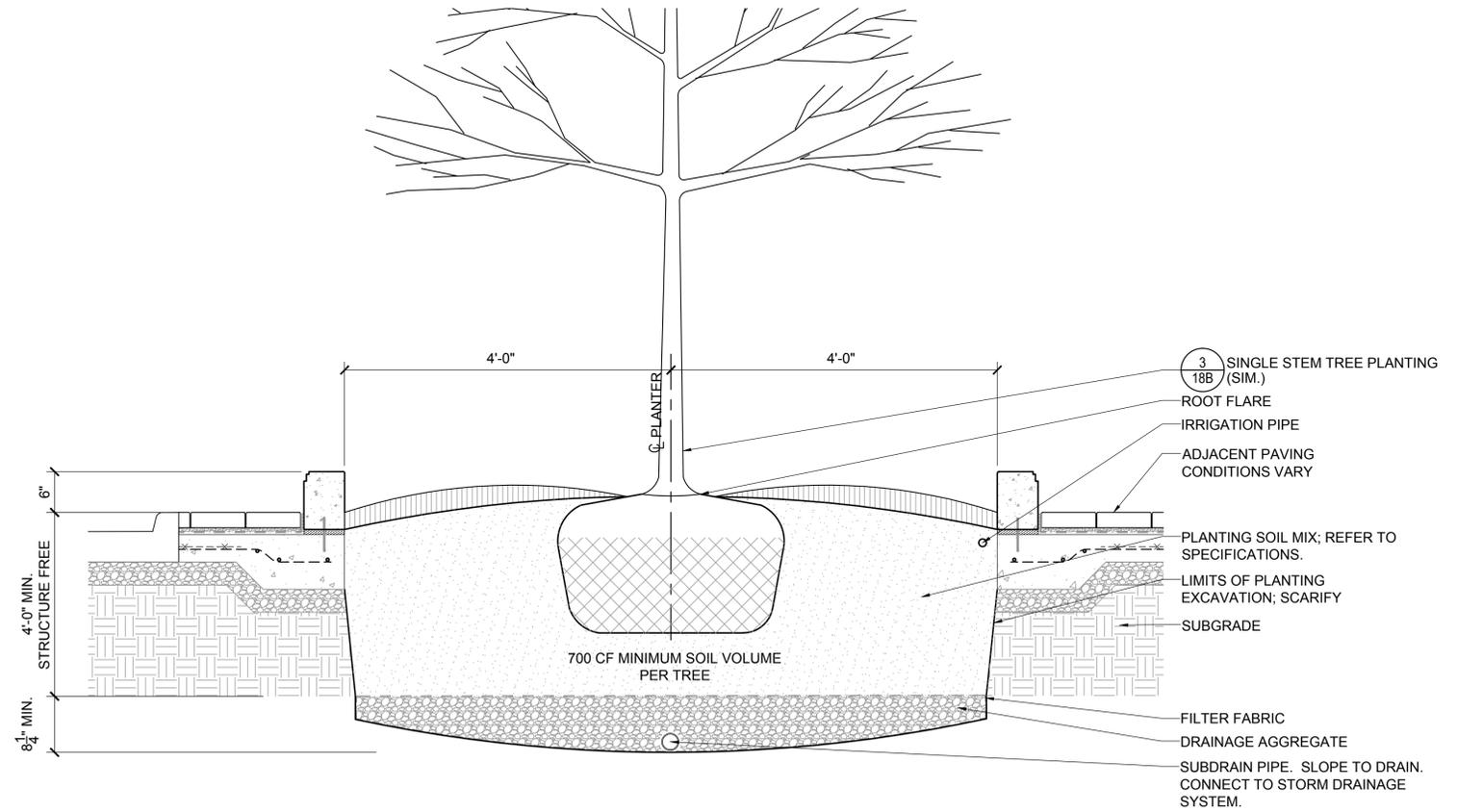
2 TREE PLANTING ON STRUCTURE  
1"=1'-0"



3 SINGLE-STEM TREE PLANTING  
1"=1'-0"

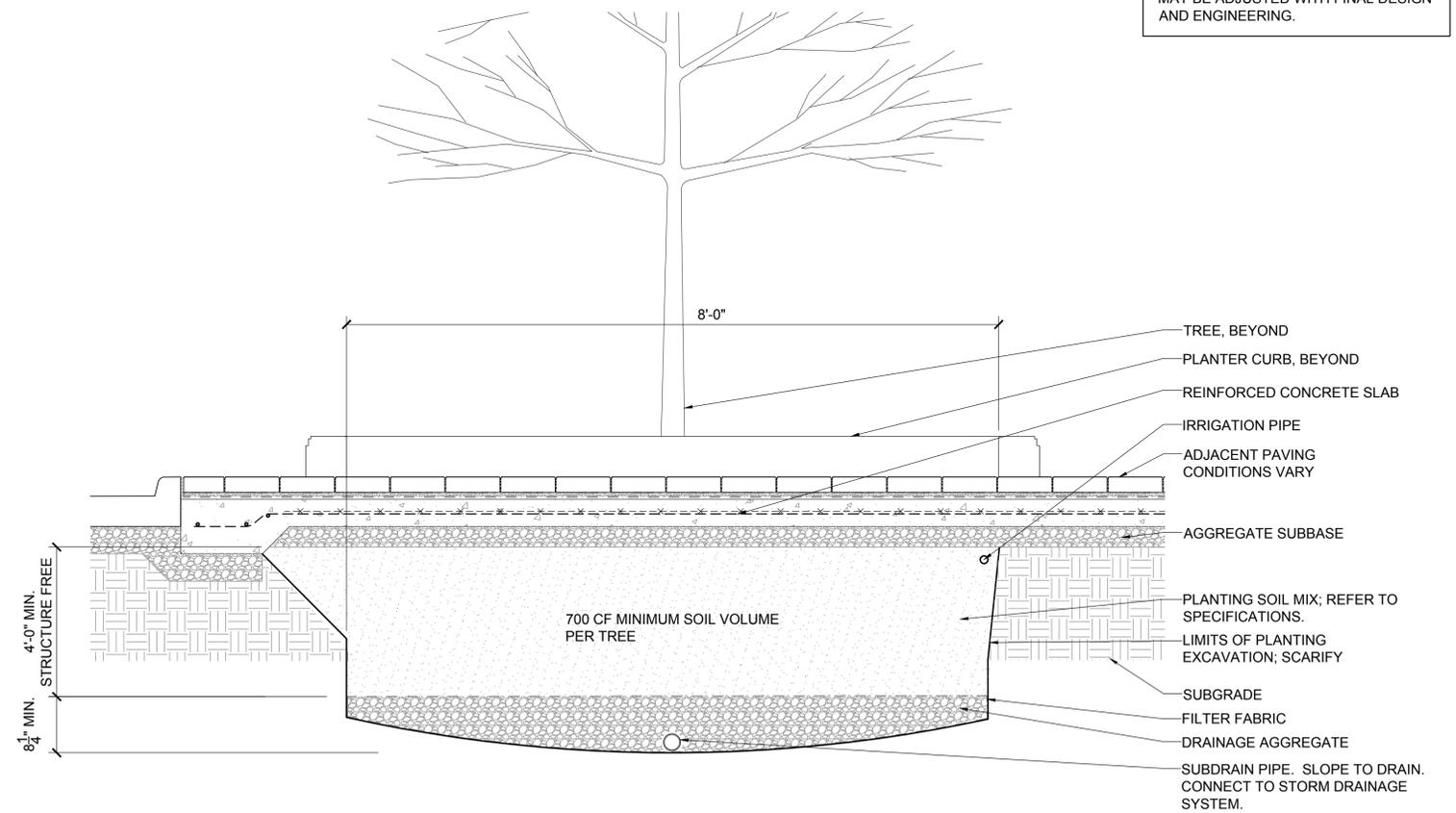


4 MULTI-STEM TREE PLANTING  
1"=1'-0"



1 TYPICAL TREE PIT  
1"=1'-0"

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2 CONTINUOUS SOIL PANEL  
1"=1'-0"

PLAN DATE	No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
08-06-13					
08-07-14					
01-07-14					
02-18-14					
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05-20-14					

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LANDSCAPE ARCHITECT

LANDSCAPE DETAILS  
RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: AS SHOWN  
DATE: FEB. 2014  
C.I.

SHEET  
18B  
OF  
21  
FILE No.  
PREL-1216-1

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MEP

WSP Flack + Kurtz  
1600 Wilson Boulevard, Suite 1200  
Arlington, VA 22209  
T: 202.362.2800

TRAFFIC/PARKING

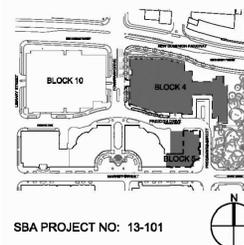
Gorove/Slade Associates, Inc.  
3914 Centreville Road, Suite 330  
Chantilly, VA 20151  
T: 703.787.9595

# Reston Town Center Block 4,5

RESTON, VA

OWNER

Boston Properties  
Washington, DC 20037



SBA PROJECT NO: 13-101

## BLOCK 4 & 5

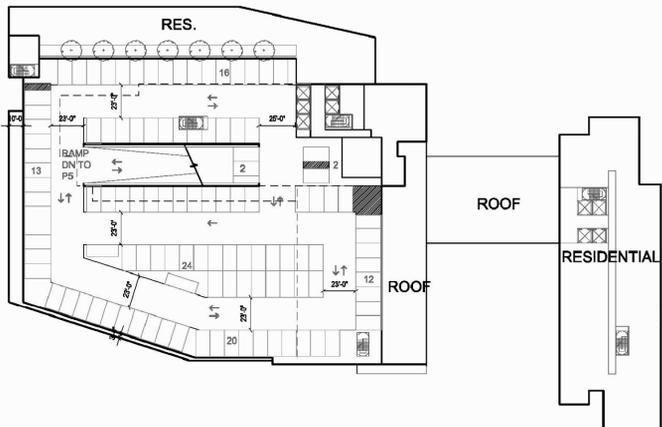
### PARKING LEVEL FLOOR PLANS

SCALE: AS NOTED

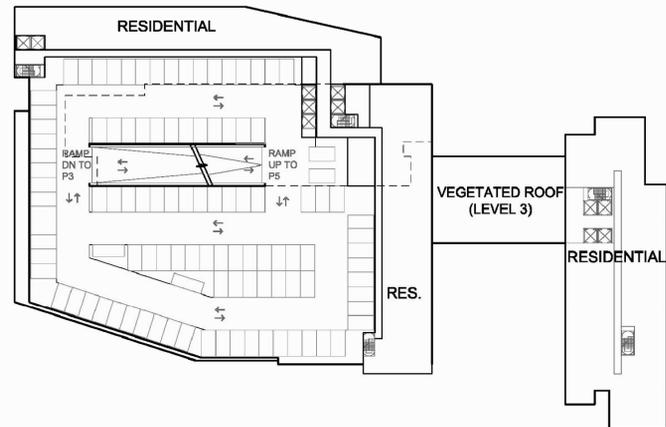
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REVISIONS:

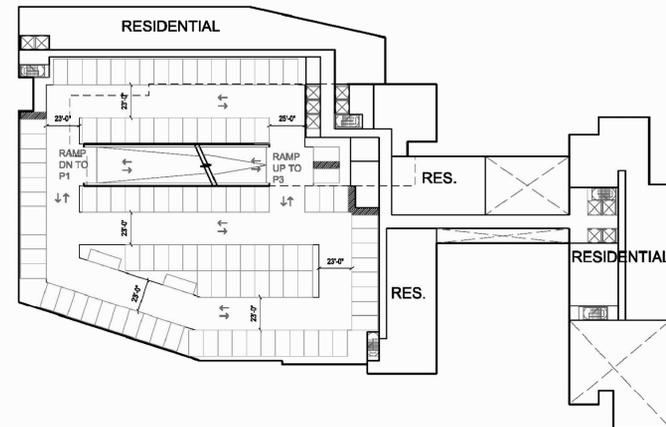
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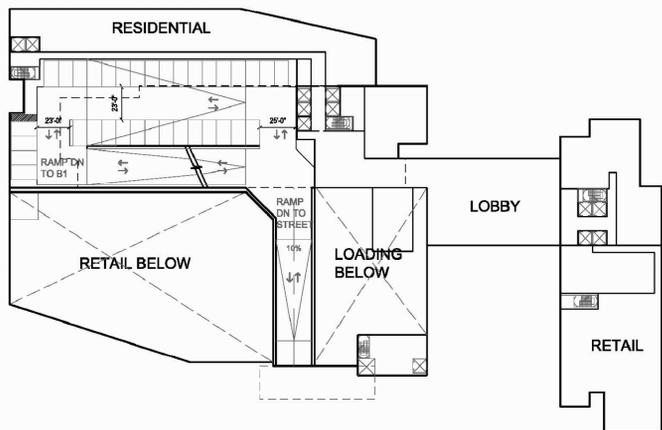
BLOCK 4 - LEVEL 06 FLOOR PLAN



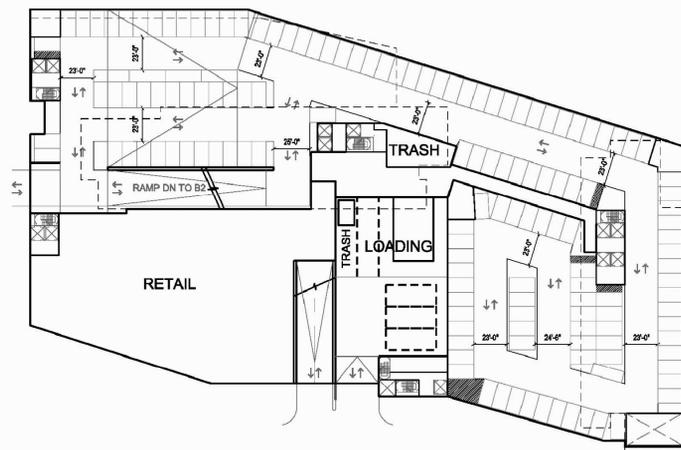
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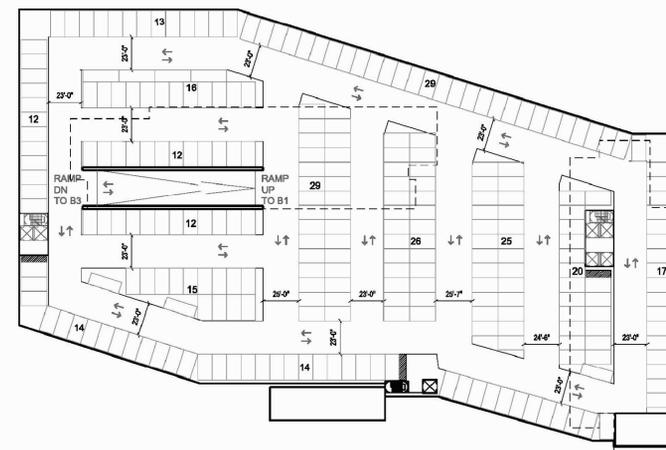
BLOCK 4 - LEVEL 02 FLOORPLAN



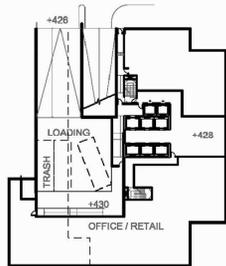
BLOCK 4 - LEVEL 01 FLOOR PLAN



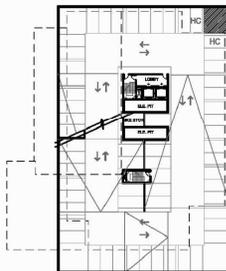
BLOCK 4 - LEVEL B1 FLOOR PLAN



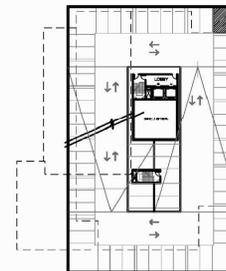
BLOCK 4 - LEVEL B2 (B3 SIM) FLOORPLAN



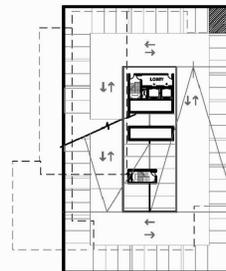
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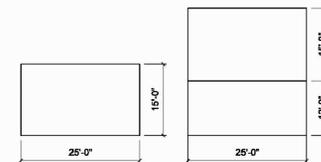
BLOCK 5 - LEVEL B1 FLOOR PLAN



BLOCK 5 - LEVEL TYP FLOOR PLAN

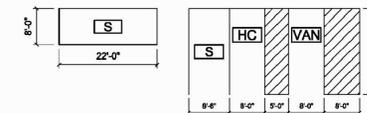


BLOCK 5 - LEVEL B4 FLOOR PLAN



TYPICAL LOADING SPACE DIMENSIONS

NOTE: TYPICAL DRIVE AISLE WIDTH IS 23 FEET.



TYPICAL PARKING SPACE DIMENSIONS

THE LEVELS SHOWN HEREIN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS AND OCCUPIED STORIES WITH FINAL DESIGN PROVIDED THAT THE MAXIMUM HEIGHTS ARE HONORED

FOR INFORMATION PURPOSES ONLY.

GENERAL INFO



FOR INFORMATION PURPOSES ONLY.

M:\Jobs\Reston\Reston TC-PH1-BP\DPA PRC\1216-1 PRC GARAGE LAYOUT.dwg, 5/23/2014, 2:08:01 PM, jdemons

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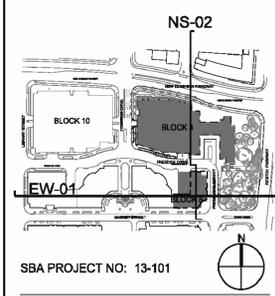
**MEP**  
WSP Flack + Kurtz  
1600 Wilson Boulevard, Suite 1200  
Arlington, VA 22209  
T: 202.362.2800

**TRAFFIC/PARKING**  
Corvus/Slade Associates, Inc.  
3514 Centreville Road, Suite 330  
Chantilly, VA 20151  
T: 703.787.9595

# Reston Town Center Block 4,5

RESTON, VA

**OWNER**  
Boston Properties  
Washington, DC 20037



SBA PROJECT NO: 13-101

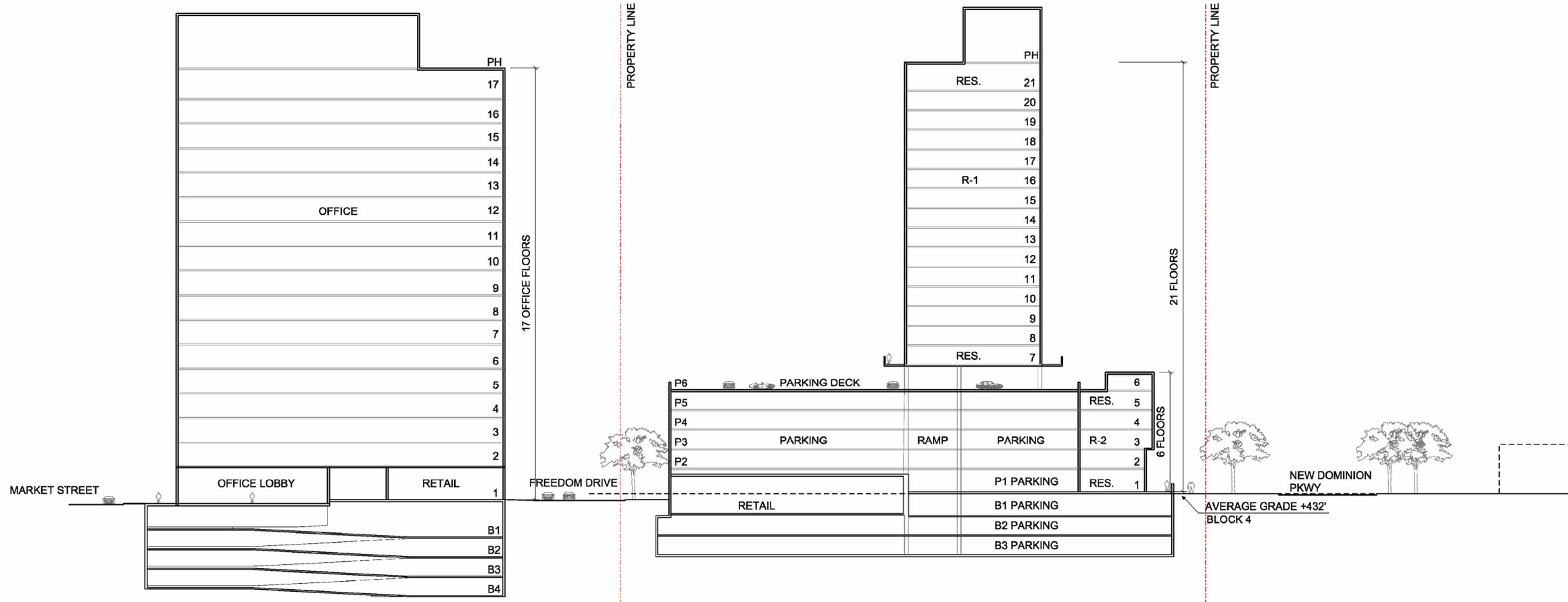
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ISSUED:

REVISIONS:

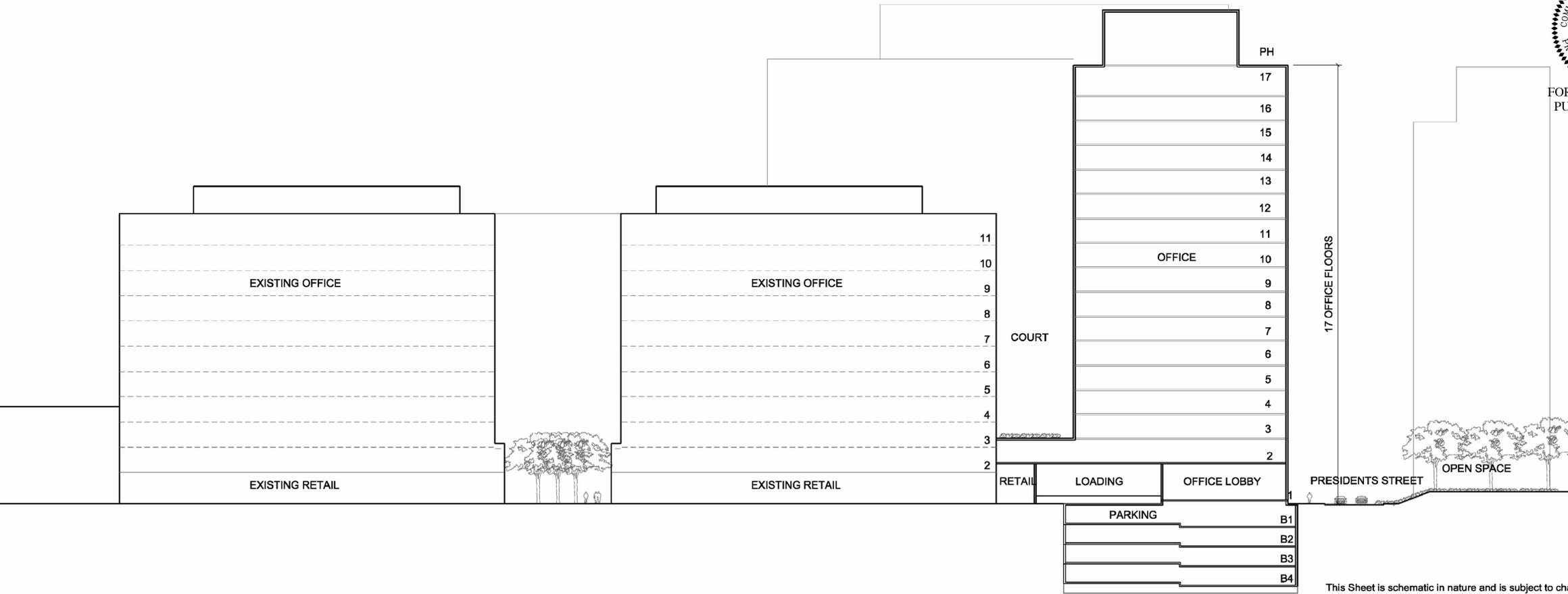
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BLOCK 4 -5 - NORTH-SOUTH SECTION 02



FOR INFORMATION PURPOSES ONLY.



BLOCK 5 - EAST-WEST SECTION 01

This Sheet is schematic in nature and is subject to change with final design

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CONSULTANTS

**CIVIL**  
Urban, LTD  
7712 Little River Turnpike  
Annandale, VA 22003  
T: 703.642.8080

**LANDSCAPE**

LSG Landscape Architecture  
1919 Gallows Road, Suite 110  
Tysons Corner, VA 22182  
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**MEP**

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1600 Wilson Boulevard, Suite 1200  
Arlington, VA 22206  
T: 202.362.2800

**TRAFFIC/PARKING**

Gorova/Stade Associates, Inc.  
3814 Centreville Road, Suite 330  
Chantilly, VA 20151  
T: 703.787.9595



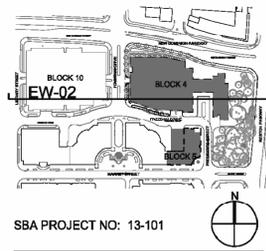
FOR INFORMATION  
PURPOSES ONLY.

# Reston Town Center Block 4,5

RESTON, VA

OWNER

Boston Properties  
Washington, DC 20037



## SITE SECTION

SCALE: N.T.S.

ISSUED:

REVISIONS:

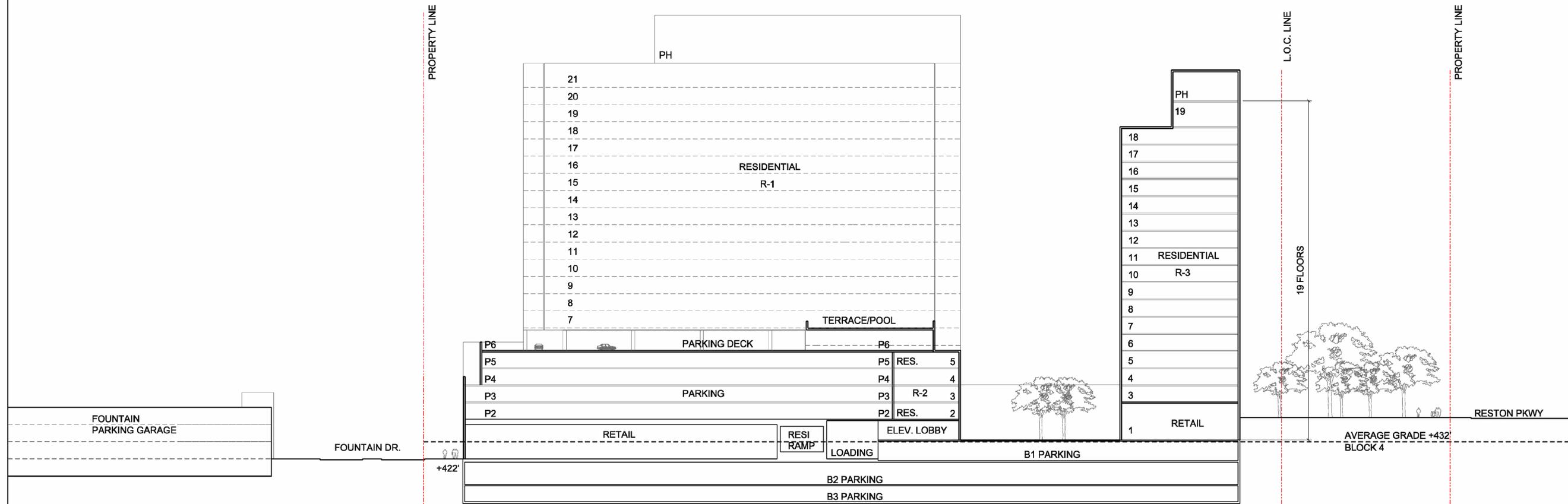
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**A 3.01**

SHEET 21 OF 21 PREL-1216-1

PROGRESS DATE: mm dd yy

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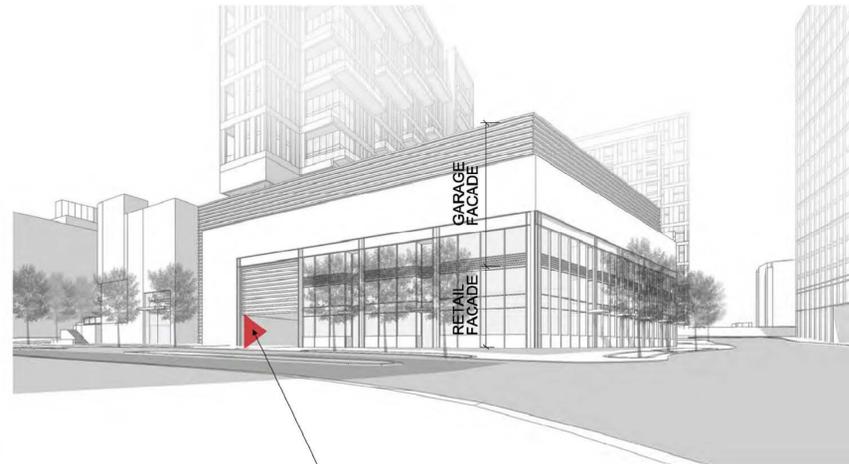
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### BLOCK 4 - EAST-WEST SECTION 02



GARAGE ENTRY

1



GARAGE ENTRY

2



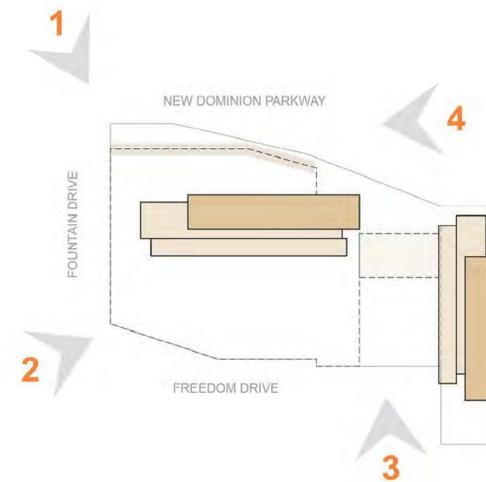
GARAGE ENTRY

GARAGE ELEVATOR LOBBY

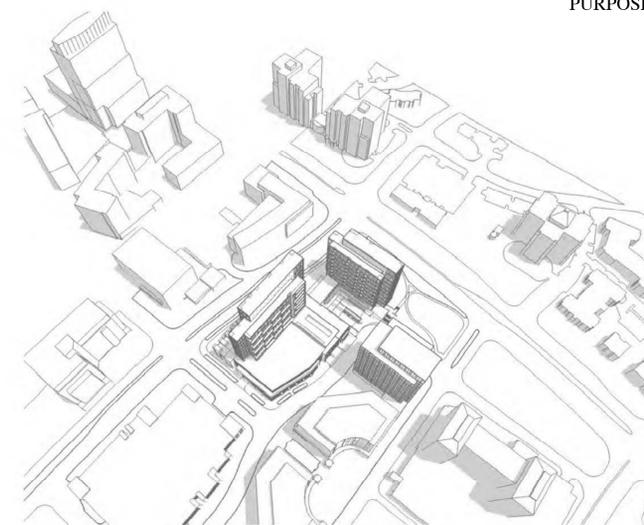
3



4



FOR INFORMATION  
PURPOSES ONLY.



aerial

\* NOTE:

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2. INCLUDES FUTURE APPROVED DEVELOPMENT

GARAGE FACADE

shalom baranes associates architects

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TEL 202 342 2200 FAX 202 342 2200

CONSULTANTS

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LANDSCAPE

LSG Landscape Architecture  
1919 Gallows Road, Suite 110  
Tysons Corner, VA 22182  
T: 703.821.2045

MEP

WSP Fleck + Kurtz  
1600 Wilson Boulevard, Suite 1200  
Arlington, VA 22209  
T: 202.362.2800

TRAFFIC/PARKING

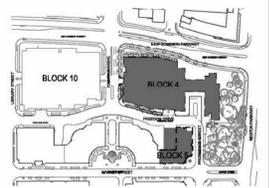
Gorove/Slade Associates, Inc.  
3914 Centreville Road, Suite 330  
Chantilly, VA 20151  
T: 703.787.9595

# Reston Town Center Block 4,5

RESTON, VA

OWNER

Boston Properties  
Washington, DC 20037



SBA PROJECT NO: 13-101

VIEWS  
STREETLEVEL

SCALE: N.T.S.

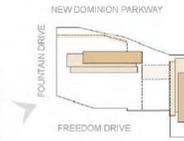
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REVISIONS:

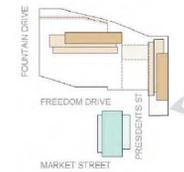
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SHEET 21A OF 21 PREL-1216-1  
PROGRESS DATE: mm dd yy



\* NOTE:  
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 2. INCLUDES FUTURE APPROVED DEVELOPMENT



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 1. FOR ILLUSTRATIVE PURPOSES ONLY - FINAL DESIGN SUBJECT TO CHANGE  
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 TEL 202 342.2200 FAX 202 342.2200

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**LANDSCAPE**  
 LSG Landscape Architecture  
 1919 Gallows Road, Suite 110  
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**MEP**  
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 Arlington, VA 22209  
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 Gorove/Slade Associates, Inc.  
 3914 Centreville Road, Suite 330  
 Chantilly, VA 20151  
 T: 703.787.9595

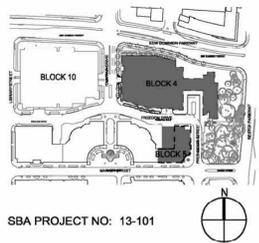
**Reston Town Center Block 4,5**

RESTON, VA

OWNER  
 Boston Properties  
 Washington, DC 20037



FOR INFORMATION PURPOSES ONLY.



VIEWS

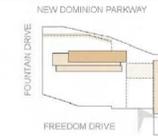
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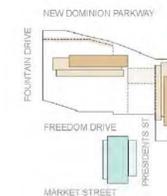
REVISIONS:

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 3914 Centreville Road, Suite 330  
 Chantilly, VA 20151  
 T: 703.787.9595

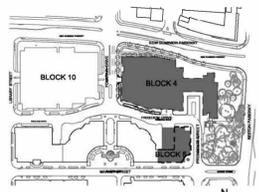


FOR INFORMATION  
 PURPOSES ONLY.

**Reston Town Center  
 Block 4,5**

RESTON, VA

**OWNER**  
 Boston Properties  
 Washington, DC 20037



SBA PROJECT NO: 13-101

IEWS

SCALE: N.T.S.

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SHEET 21C OF 21 PREL-1216-1

PROGRESS DATE: mm dd yy

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- 1. FOR ILLUSTRATIVE PURPOSES ONLY - FINAL DESIGN SUBJECT TO CHANGE
- 2. INCLUDES FUTURE APPROVED DEVELOPMENT

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TEL 202 342.2200 FAX 202 342.2200

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**LANDSCAPE**  
LSG Landscape Architecture  
1919 Gallows Road, Suite 110  
Tysons Corner, VA 22182  
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Gorove/Slade Associates, Inc.  
3914 Centreville Road, Suite 330  
Chantilly, VA 20151  
T: 703.787.9595

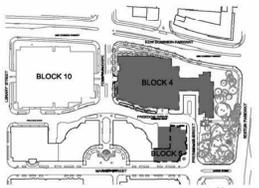
# Reston Town Center Block 4,5

RESTON, VA

OWNER  
Boston Properties  
Washington, DC 20037



FOR INFORMATION PURPOSES ONLY.



SBA PROJECT NO: 13-101

## VIEWS ENTRY COURT / RETAIL PLAZA

SCALE: N.T.S.

ISSUED:

REVISIONS:

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PORTION OF PARCEL 5  
RESTON  
RESTON LAND CORPORATION

PART I  
PORTION OF PARCEL 5  
RESTON  
74.8318 ACRES

EXISTING ZONING: R-1  
PROPOSED ZONING: PRC  
EXISTING USE: VACANT  
PROPOSED USE: TOWN CENTER

\* PART III  
PORTIONS OF  
PARCEL 4 AND  
ABANDONED  
WASHINGTON AVE.  
0.2206 ACRES

EXISTING ZONING: R-E  
PROPOSED ZONING: PRC  
PROPOSED USE: TOWN CENTER

TEMPORARY ROAD

DB. 5928 PG. 1139

OLD RESTON PARTNERSHIP  
DB. 6504 PG. 519

ABANDONED WASHINGTON AVE.  
DB. 6441 PG. 1035

RESIDUE  
DB. 6133 PG. 1011

POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 4  
RESTON  
RESTON LAND CORPORATION

POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 5  
RESTON

POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 5  
RESTON

POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 5  
RESTON

POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 5  
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POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 5  
RESTON

POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 5  
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POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 5  
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PER DESCRIPTION

PORTION OF PARCEL 5  
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PER DESCRIPTION

PORTION OF PARCEL 5  
RESTON

POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 5  
RESTON

POINT OF BEGINNING  
PER DESCRIPTION

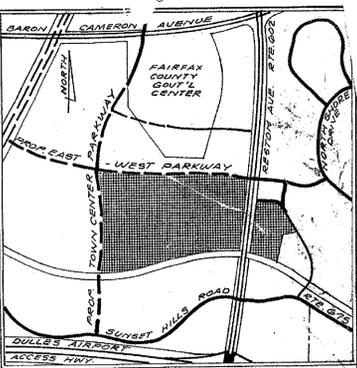
PORTION OF PARCEL 5  
RESTON

POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 5  
RESTON

POINT OF BEGINNING  
PER DESCRIPTION

PORTION OF PARCEL 5  
RESTON



VICINITY MAP  
SCALE: 1" = 1000'

OUTLOT 'A'  
DB. 5897 PG. 709

POINT OF BEGINNING  
PER DESCRIPTION

N. 73°17'0.230  
E. 23°158.586

DUE EAST R=22888.31' N 89°43'09"E 287.84' 129.99'

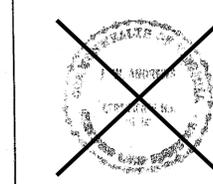
DUE EAST 1113.73'

R=1230.00' A=300.48' 576.00' 129.99'

R=1127.99' A=332.46'

E 24000  
N 73250

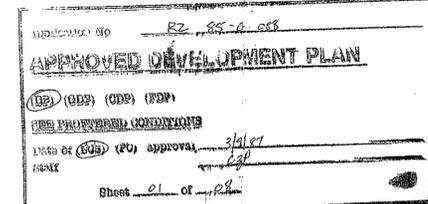
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CERTIFIED CORRECT:  
*James W. Andrews*  
JAMES W. ANDREWS  
CERTIFIED LAND SURVEYOR, #1100  
RESTON, VIRGINIA

- NOTES:
1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NOS. 17-1-1-3 ZONED R-1 AND 17-2-1-11 ZONED R-E.
  2. PART I ..... 74.8318 ACRES  
PART II ..... 9.1978 ACRES  
PART III ..... 0.2206 ACRES  
TOTAL AREA OF REZONING ..... 84.2502 ACRES

NO.	RADIUS	DELTA	ARC	TAN.	CHD.	CHD. BRG.
1	22888.31	00°16'11"	107.78	53.89	107.78	N.89°51'54"E
2	22948.31	00°16'11"	108.06	54.03	108.06	N.89°51'54"E
3	1230.00	13°59'49"	300.48	150.99	299.73	S.83°00'05"E
4	1127.99	11°48'28"	232.46	116.64	232.05	S.81°54'25"E
5	6873.65	08°49'13"	1058.16	530.13	1057.12	S.07°15'08"W
6	2204.79	25°31'26"	995.01	506.73	986.59	S.85°37'03"W
7	2808.93	18°20'02"	898.82	483.28	894.99	S.82°11'21"W
8	955.00	13°53'56"	231.26	116.40	231.10	N.08°42'09"W
9	1545.00	21°32'10"	580.73	293.83	577.31	N.04°53'02"W
10	50.00	84°13'31"	73.50	45.20	67.06	N.47°07'34"E
11	100.22	59°07'20"	103.42	56.84	98.89	S.61°12'12"E
12	616.97	12°39'36"	136.32	68.44	136.05	S.25°18'53"E
13	2204.79	11°07'45"	428.29	214.82	427.62	N.72°26'10"W
14	6993.65	06°37'52"	809.40	405.75	808.95	N.08°17'33"E



NO.	RADIUS	DELTA	ARC	TAN.	CHD.	CHD. BRG.
15	6993.65	00°29'07"	59.24	29.62	59.24	N08°46'04"E
16	616.97	13°56'42"	150.16	75.45	149.79	S12°00'44"E

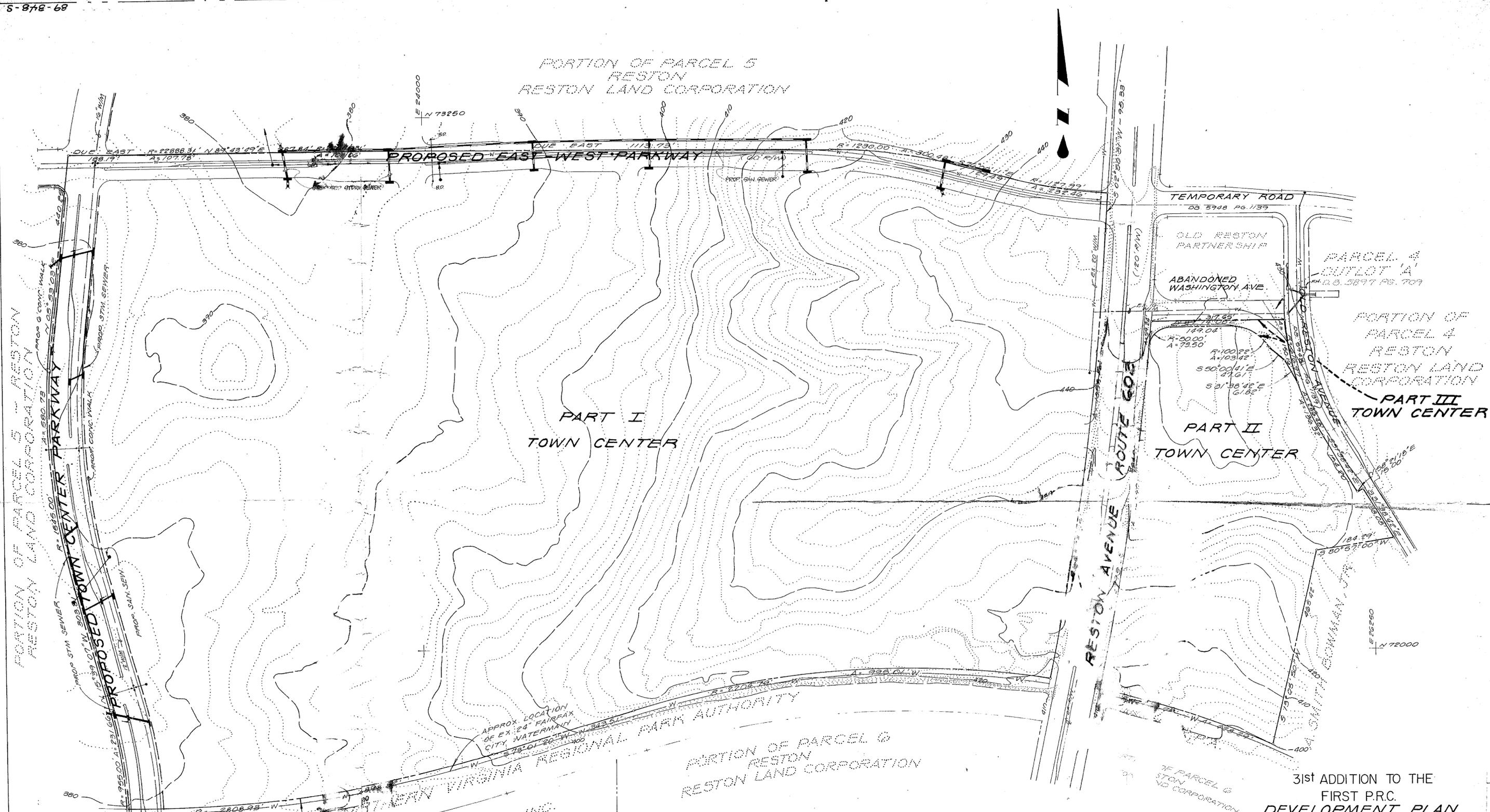
APPENDIX A  
PREL-1216-1  
FOR INFORMATION PURPOSES ONLY.

31st ADDITION TO THE  
FIRST PRC.  
DEVELOPMENT PLAN  
PROPOSED REZONING OF  
PORTIONS OF PARCEL 4  
AND PARCEL 5  
BOUNDARY SURVEY  
TOWN CENTER  
RESTON  
CENTREVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=100' MAY, 1985

PREPARED BY  
RESTON LAND CORPORATION  
ENGINEERING DIVISION  
RESTON, VIRGINIA  
REVISED: JULY, 1986  
REVISED: JAN., 1987



APPENDIX A  
PREL-1216-1  
FOR INFORMATION PURPOSES ONLY.



PORTION OF PARCEL 5 - RESTON  
 RESTON LAND CORPORATION  
 PORTION OF PARCEL 4 - RESTON  
 RESTON LAND CORPORATION  
 PORTION OF PARCEL 6 - RESTON  
 RESTON LAND CORPORATION

PORTION OF PARCEL 5  
 RESTON  
 RESTON LAND CORPORATION

PART I  
 TOWN CENTER

PART II  
 TOWN CENTER

PARCEL 4  
 OUTLOT 'A'  
 RESTON LAND CORPORATION  
 PART III  
 TOWN CENTER

PORTION OF PARCEL 6  
 RESTON  
 RESTON LAND CORPORATION

MILLIGAN/GRIFFIN ASSOCIATES, INC.

APPROX. LOCATION  
 OF EX. 24 FAIRFAX  
 CITY WATERMAIN



APPENDIX A  
 PREL-1216-1  
 FOR INFORMATION PURPOSES ONLY.

APPLICANT No.	RZ 85-4-028
<b>APPROVED DEVELOPMENT PLAN</b>	
(DP) (GDF) (ODP) (FDP)	
FORM PROFFERED CONDITIONS	
Date of (BOD) (FCU) approval	3/1/87
Sheet	02 of 03

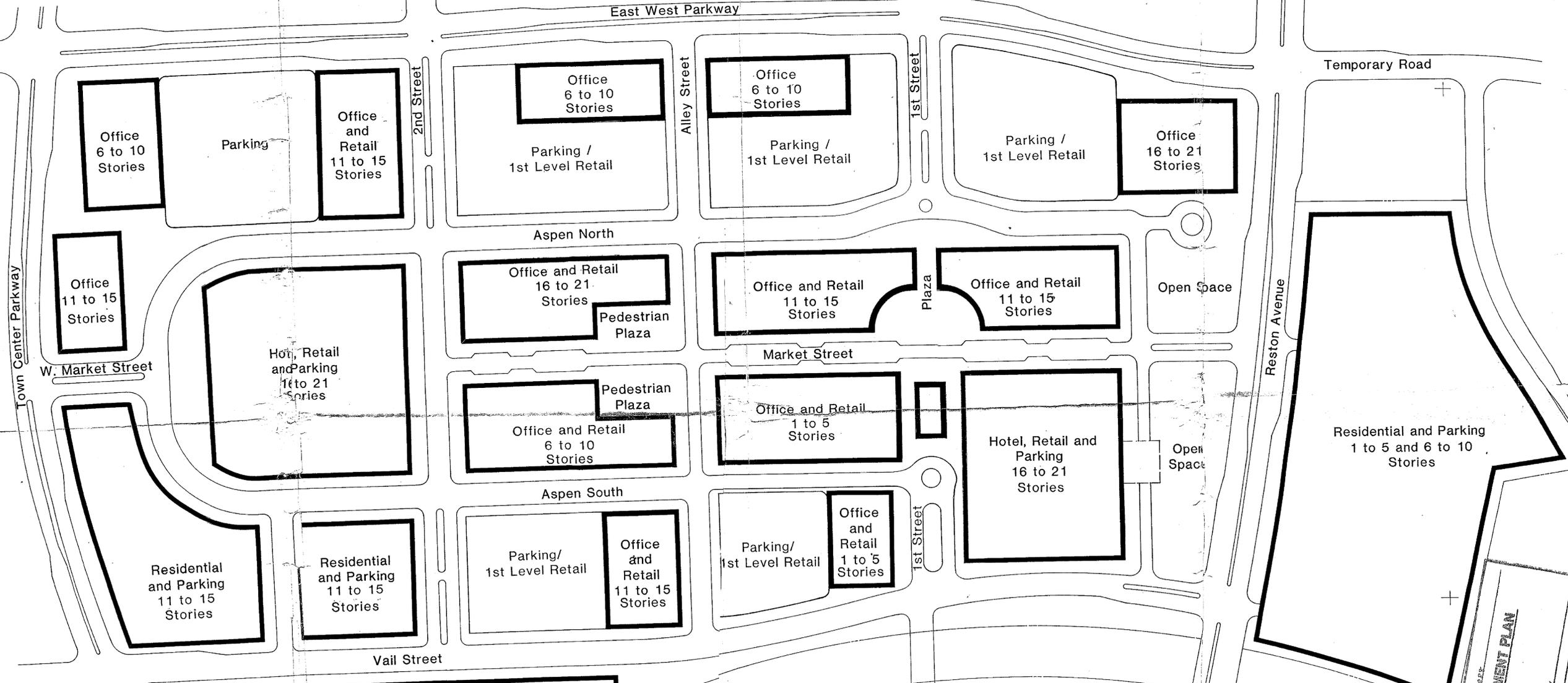
31st ADDITION TO THE  
 FIRST P.R.C.  
 DEVELOPMENT PLAN  
 PROPOSED REZONING OF  
 PORTIONS OF PARCEL 4  
 AND PARCEL 5  
 TOPOGRAPHY AND  
 MAJOR UTILITIES  
 TOWN CENTER  
 RESTON  
 CENTREVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=100' MAY, 1985  
 PREPARED BY  
 RESTON LAND CORPORATION  
 ENGINEERING DIVISION  
 RESTON, VIRGINIA  
 REVISION: JULY, 1986  
 REVISED: JAN., 1987

**NOTES**

The 84 acre Town Center Core application is a part of the 449 acre Town Center Study Area, of which 42 acres are presently zoned PRC Town Center, 23 acres are zoned R-1 PRC (residential) and 71 acres are zoned I-5. The remaining acreage is zoned R-1 PRC (residential) and is presently in for rezoning to PRC Town Center, PRC (High Density Residential) and I-5. All traffic analyses have been based upon traffic generation for the entire Town Center Study Area, zoned and yet to be zoned, and all traffic improvements are designed to serve the entire Town Center. The illustrative site plan is not intended as a preliminary site plan or a development plan. It is general in concept and subject to change as detailed design progresses. (The PRC Ordinance does not require a preliminary site plan or development plan at the rezoning stage.) However, the following notes shall be specific and binding to the 84 acre Town Center core area:

- The maximum gross floor area of commercial space shall not exceed 3,465,000 square feet, consisting of 2.15 million square feet office, 1.0 million square feet hotel, and 315,000 square feet retail including exhibition gallery space.
- Maximum overall FAR shall not exceed .95 exclusive of residential use.
- Maximum height shall not exceed 21 stories or 275 feet.
- A minimum of 600 multiple family residential units will be provided within the core area.
- Parking shall 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 Supervisor's approval.
- A comprehensive pedestrian circulation system shall be provided within the Town Center Core. 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.
- Community facilities and amenities shall include a central pedestrian plaza, exhibition gallery/cultural center, pedestrian walkways, urban landscaping, open space along Reston Avenue and pedestrian linkage to the W&OD linear park.
- Construction of Town Center core is proposed to start during 1987 and is expected to be completed within 10 to 12 years.
- The range of proposed maximum building heights in stories is shown on the Conceptual Development Plan: 1 to 5 stories, 6 to 10 stories, 11 to 15 stories and 16 to 21 stories.

- All site plans shall be submitted to RCA's Planning and Zoning Committee for review. This process currently exists and shall be continued for Town Center.
- All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to a Town Center design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review board for review and approval.
- The proposed right-of-way width of major public streets shall be as follows:  
 East West Parkway - 90'  
 Town Center Parkway - 90'  
 Vail Avenue - 60'



**FOOTNOTES**

- 1st level retail use may be included in the ground floor of parking structures where feasible.
- The range of proposed maximum building heights is shown in stories.
- Underground parking may be provided by right on any building pad as necessary.
- The air rights above private streets may be developed as necessary.

**TOWN CENTER USES**

Town Center uses will include all of those permitted by right under the PRC Town Center Zoning category, plus all of the special permits and special exception uses specifically designated on the Conceptual Development Plan as to general location and the following special permit and special exception uses which are not yet definite as to location:

- Group 4 community uses such as community clubs, meeting halls, swimming pools/clubs and tennis courts/clubs.
- Category 3 quasi-public uses such as conference centers, cultural centers, museums, housing for the elderly, private clubs, quasi-public parks, playgrounds and fields, child care centers and nursery schools with an enrollment of 100 or more students daily, private schools of general or special education with an enrollment of 100 or more students daily.
- Group 5 commercial / industrial uses such as amusement arcades, eating establishments, hotels, motels, offices, commercial off-street parking, theaters, vehicle rental and ancillary service establishments.
- Group 3 institutional uses such as churches, temples and other places of worship; day care, child care and nursery schools which have an enrollment of less than 100 students daily; private schools of general or special education with an enrollment of less than 100 students daily.

Applicant also reserves the right to apply in the future for other special permit and special exception uses not specifically enumerated above but permissible by the Zoning Ordinance.

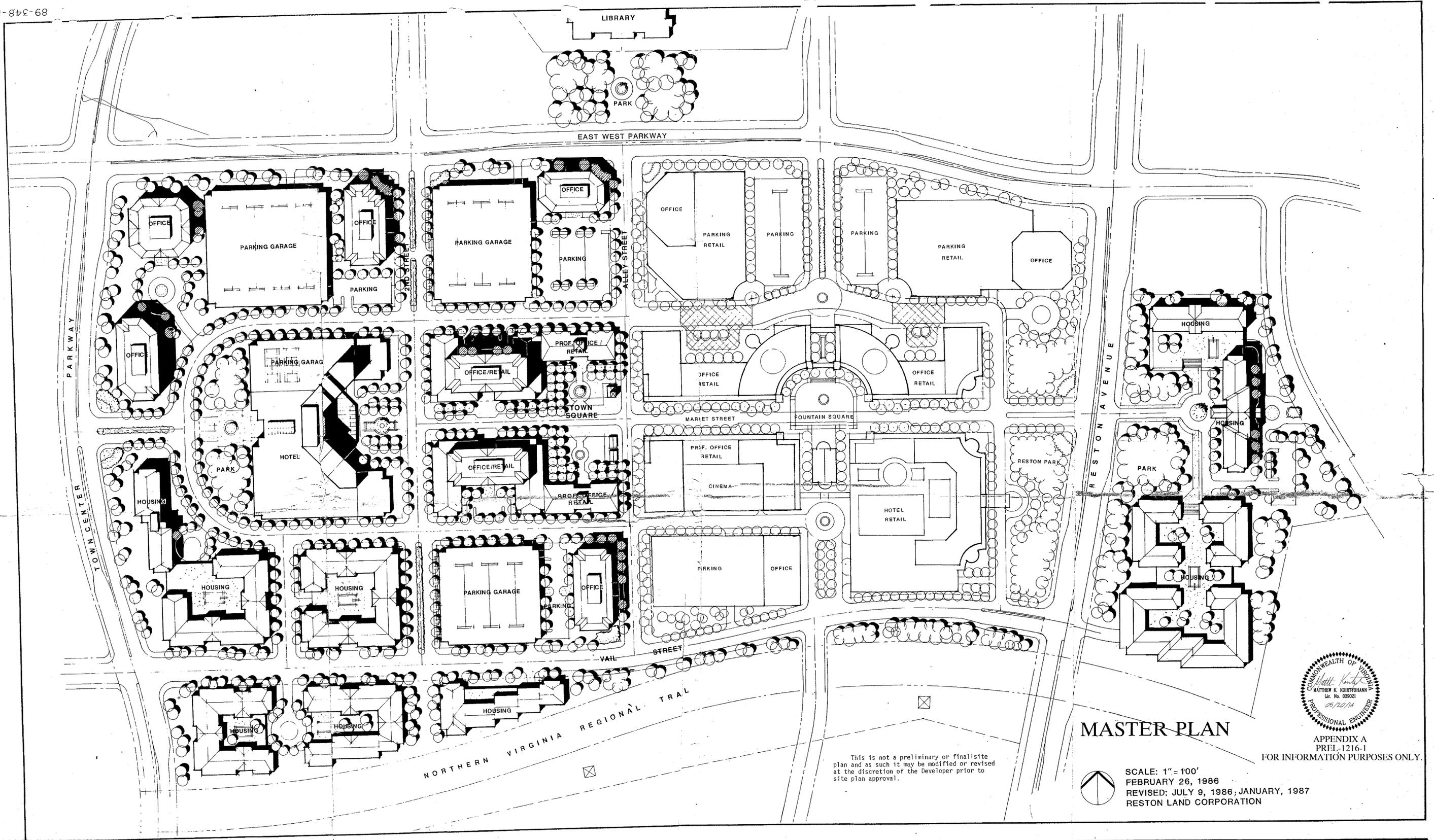
- Group 5 commercial recreation uses such as bowling alleys, commercial swimming pool, tennis courts, health clubs and other similar commercial recreation uses.
- Hotels and motels.
- Category 5 commercial / industrial uses such as amusement arcades, eating establishments, hotels, motels, offices, commercial off-street parking, theaters, vehicle rental and ancillary service establishments.
- Group 3 institutional uses such as churches, temples and other places of worship; day care, child care and nursery schools which have an enrollment of less than 100 students daily; private schools of general or special education with an enrollment of less than 100 students daily.

**CONCEPTUAL DEVELOPMENT PLAN**  
**RESTON TOWN CENTER CORE AREA**

SCALE: 1" = 100'  
 FEBRUARY 26, 1986  
 REVISED: JULY 9, 1986  
 JANUARY, 1987

APPROVED DEVELOPMENT PLAN  
 DATE OF APPROVAL: 05/10/87  
 DATE OF REVISION: 07/09/86  
 SHEET 02 OF 02

RESTON LAND CORPORATION  
 COMMONWEALTH OF VIRGINIA  
 MATTHEW K. KOIRYOHANN  
 Lic. No. 039021  
 05/10/87  
 PROFESSIONAL ENGINEER



This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

# MASTER PLAN



APPENDIX A  
PREL-1216-1  
FOR INFORMATION PURPOSES ONLY.



SCALE: 1" = 100'  
FEBRUARY 26, 1986  
REVISED: JULY 9, 1986; JANUARY, 1987  
RESTON LAND CORPORATION

APPROVAL NO. R2-85-C-088

**APPROVED DEVELOPMENT PLAN**

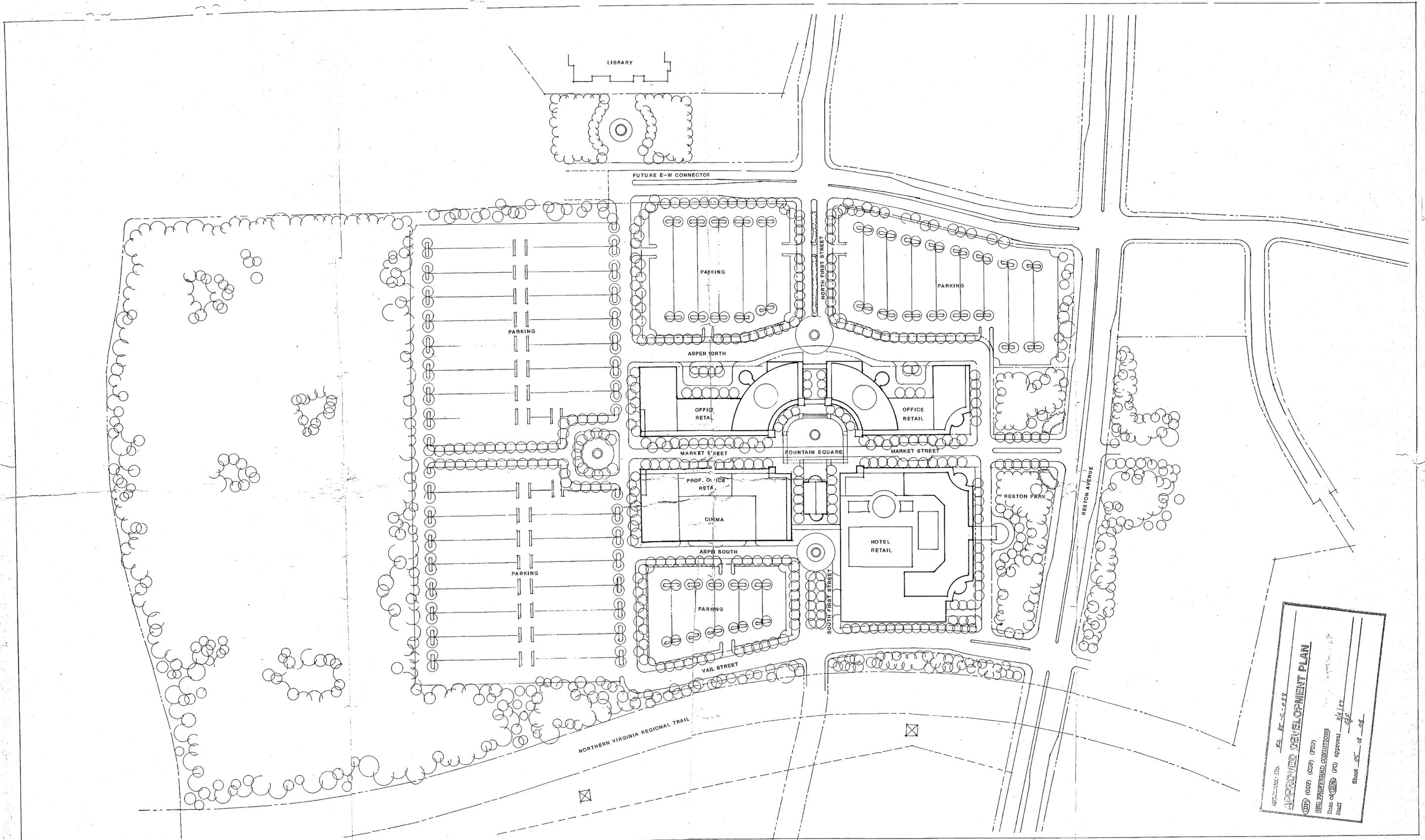
(SD) (DDP) (DDP) (DDP)

SEE PROFFERED CONDITIONS

Date of (DDP) (DDP) approval 3/1/87

Staff CJP

Sheet 04 of 08



APPROVED DEVELOPMENT PLAN  
 DATE OF (CDB) (CDB) APPROVAL 2/16/17  
 SHEET 25 OF 28

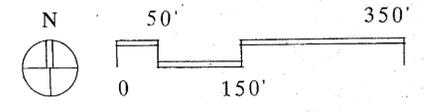


APPENDIX A  
 PREL-1216-1  
 FOR INFORMATION PURPOSES ONLY.

**PHASE I  
 DEVELOPMENT PLAN**

This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

This plan shows the interim parking that is required in order to serve Phase I development on a surface parking basis. Future phases of development will require the conversion of surface parking lots into building pads and parking structures.

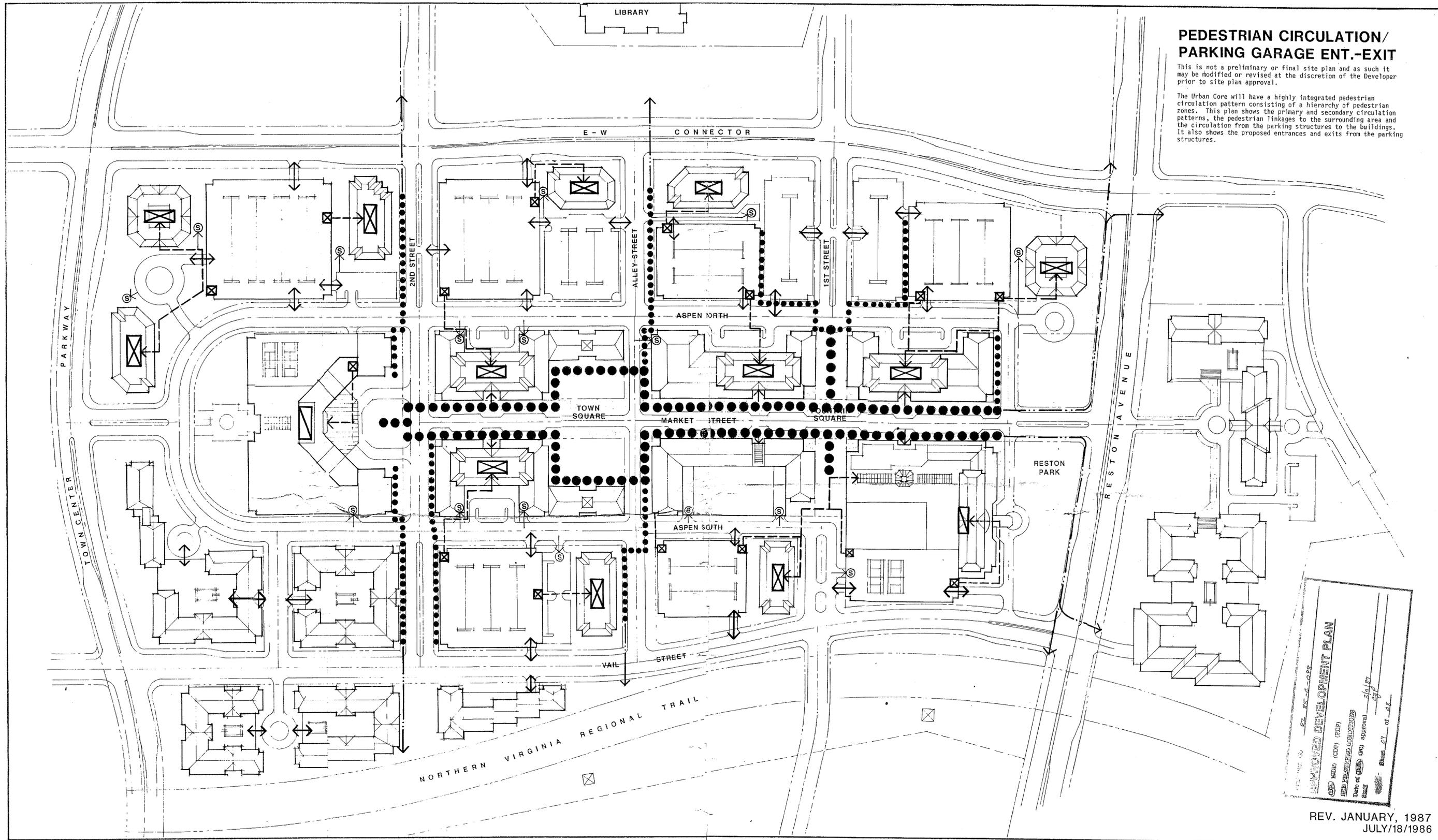


REVISED: JANUARY, 1987

### PEDESTRIAN CIRCULATION/ PARKING GARAGE ENT.-EXIT

This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

The Urban Core will have a highly integrated pedestrian circulation pattern consisting of a hierarchy of pedestrian zones. This plan shows the primary and secondary circulation patterns, the pedestrian linkages to the surrounding area and the circulation from the parking structures to the buildings. It also shows the proposed entrances and exits from the parking structures.



APPROVED DEVELOPMENT PLAN  
 (DD) (DDP) (DDP) (DDP)  
 PREPARED CONDITIONS  
 Date of (DD) (DD) approval 2/14/87  
 Sheet 27 of 27

REV. JANUARY, 1987  
JULY/18/1986

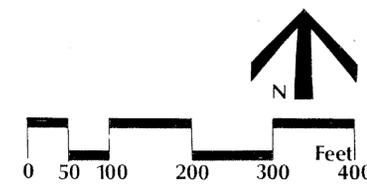
# RESTON TOWN CENTER

Reston • Virginia

- OFF CORE
- HCL CORE
- PARKING GARAGE CORE
- EN-EXIT OF PARKING GARAGE & PARKING LOT
- SERVICE AREA
- SERVICE ACCESS
- PEDESTRIAN LINKAGE
- PRIMARY RETAIL PEDESTRIAN CIRCULATION
- SECONDARY RETAIL PEDESTRIAN CIRCULATION
- PEDESTRIAN CIRCULATION FROM PARKING CORE TO BUILDING



APPENDIX A  
PREL-1216-1  
FOR INFORMATION PURPOSES ONLY.

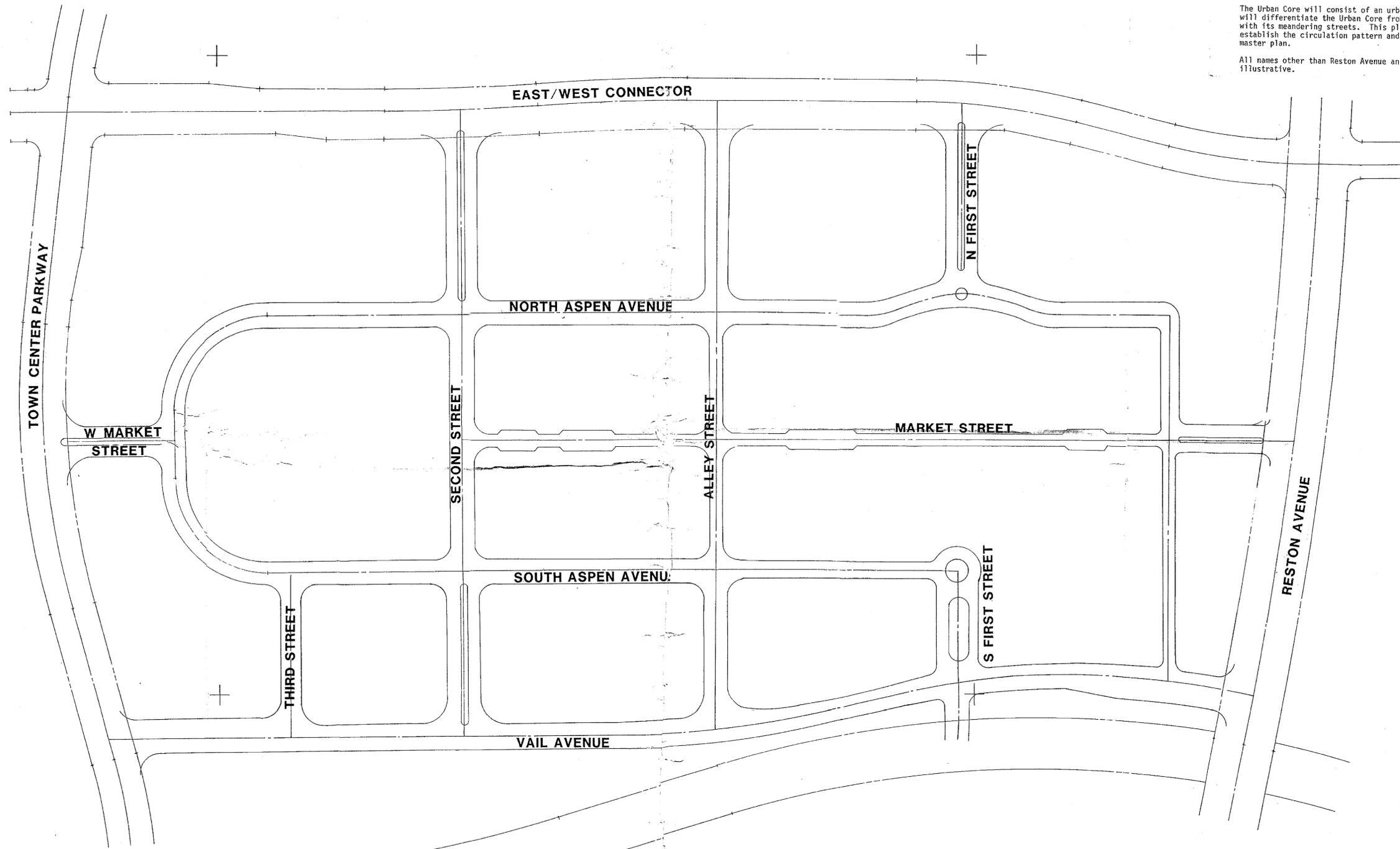


### RIGHT-OF-WAY/TRAFFIC CIRCULATION PLAN

This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

The Urban Core will consist of an urban grid street pattern that will differentiate the Urban Core from the rest of Reston with its meandering streets. This plan in general will establish the circulation pattern and the framework for the master plan.

All names other than Reston Avenue and Town Center Parkway are illustrative.



JANUARY, 1987

# RESTON TOWN CENTER

## Reston • Virginia



APPENDIX A  
PREL-1216-1  
FOR INFORMATION PURPOSES ONLY.

PROJECT No. R2-85-6-088

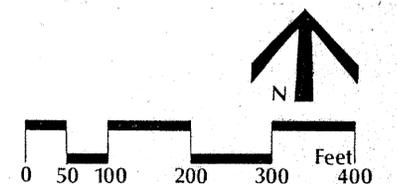
**APPROVED DEVELOPMENT PLAN**

(DP) (GDP) (CDP) (FDP)

PREPARED CONDITIONS

Date of (GDP) (PC) approval 1/18/87

Sheet 28 of 28



## **RESTON MASTER PLAN SPECIAL STUDY BACKGROUND**

On May 18, 2009, the Board of Supervisors authorized the Reston Master Plan Special Study and directed staff to initiate Phase I of the study to review the Comprehensive Plan recommendations pertaining to the transit station areas (TSAs) around the three planned Reston metro rail stations: Reston Town Center Station, Wiehle-Reston East Station, and the Herndon Station. Phase II of the Reston Master Plan Special Study will review the wider Reston community, including the Village Centers and selected commercial areas. In the fall of 2009, the Board of Supervisors appointed a community Task Force for the Phase I effort, which included representatives of Reston resident groups, owners of commercial property in the study area, and other interested members of the community. Working with staff, the Task Force was charged with evaluating existing Comprehensive Plan recommendations and identifying changes to guide future transit-oriented development (TOD) in the vicinity of the three TSAs.

On February 11, 2014, the Board adopted the Comprehensive Plan for the Reston-Herndon Suburban Center and the areas around the three Reston metro rail stations. The Suburban Center designation was replaced with the Reston Transit Station Areas designation and Comprehensive Plan guidance for each of the three TSAs. Each TSA is planned to have mixed-use TOD that is planned with the highest intensities located within a half mile of the metro stations. Much of the areas outside of the TODs are proposed to maintain their existing character, uses, and intensity.

While the subject applications were accepted in October 2013, before the Board adopted the pending Comprehensive Plan amendment, the application was reviewed against the pending and subsequently approved Plan text, which has been the practice in the past. The pending Plan text was available for public review and comment in October 2013 and the Planning Commission public hearing was scheduled and held on November 13, 2013. On February 11, 2014, the Board adopted the Comprehensive Plan amendment for the Reston Transit Station Areas. Substantive changes did not occur between the publication of the draft Plan text and the adopted Plan amendment and a grandfather provision was not included to permit zoning applications to be reviewed under the previous Plan text.

## **DESCRIPTION OF THE APPLICATIONS**

The applicant, Block 4 LLC & Reston Town Center Property LLC, is seeking approval of three concurrent applications for properties identified as Blocks 4 and 5 in the Town Center Core Area. This area is subsequently referred to as the Urban Core, contains approximately 84.25 acres in Reston Town Center, a high density mixed-use area zoned PRC (Planned Residential Community) District in Reston. The three applications are:

- Proffered Condition Amendment PCA 85-C-088-09 to amend the proffered conditions associated with RZ 85-C-088 to permit a high density mixed-use residential development on Block 4 and a high density mixed-use commercial development on Block 5.
- Development Plan Amendment DPA 85-C-088-07 to amend an existing development plan to permit a high density mixed-use residential development on Block 4, which currently does not permit such development and to permit an increase from 15-stories of office development to 17-stories on Block 5.
- Planned Residential Community Plan PRC 85-C-088-03 to permit development as proposed in DPA 85-C-088-07.

Block 4 currently is developed with a 251 space surface parking lot with open space. The applicant proposes to redevelop this block with a residential mixed-use building containing up to 597,500 square feet of residential uses (549 multi-family dwelling units) and a 9-level parking structure (three levels below grade and six levels above grade). Up to 25,100 square feet of ground floor non-residential uses (as defined in the proffered conditions and collectively referred to as retail uses) is proposed with 20,600 square feet of retail uses located in cellar space<sup>1</sup>. Cellar is defined in Article 20 of the Zoning Ordinance as “[t]he portion of a building partly underground, having one-half (½) or more than one-half (½) of its clear height below the grade plane.”

It is noted that Block 4 is subject to an approved site plan (#7067-SP-014-2) for a 250,000 square foot office building on a portion of the block. The 250,000 square foot office density represents the last remaining non-residential density available under the proffered maximum 3,465,000 square feet of non-residential development approved within the Urban Core. The applicant is not proposing any change to the maximum non-residential square footage under the existing zoning approvals, but to shift the location of this 250,000 square feet density from its current Block 4 location to Block 5<sup>2</sup>.

Block 5 currently is developed with the One Freedom Square office building, an 11-story building containing ground floor non-residential uses (as defined in Proffer #16 and collectively referred to as retail uses). The 3-story low-rise wing of the office building is proposed to be redeveloped with a 17-story office building containing 276,788 square feet of gross floor area and 7,800 square feet of ground floor retail uses. A 4-level,

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1. Cellar space is not counted toward the overall gross floor area, but is included when determining the parking requirement for the use.

2. The proposed retail use in the cellar space provides an additional 20,600 square feet of retail space above the 3,456,000 square feet of proffered non-residential uses in the Urban Core. This is noteworthy since the non-residential square footage in the Urban Core has been maximized and none remains. The 250,000 square feet of commercial use approved on Block 4, which is proposed to relocate to Block 5 is included in the overall non-residential calculation.

below grade parking garage is proposed under the office building. Additional office parking will be available in the Block 4 parking garage.

A reduction of the proposed DPA/PRC Plan is included at the front of this report. The applicant’s draft proffers, staff’s proposed PRC conditions, the applicant’s statement of justification, and the applicant’s affidavit are provided as Appendices 1-4, respectively.

### Waivers and Modifications

The applicant requests the following waivers and modifications:

- Modification of Sect. 11-203 of the Zoning Ordinance for the loading space requirements to that shown on the DPA/PRC Plan.
- Modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the DPA/PRC Plan.
- Waiver #7067-WPFM to permit underground stormwater detention facilities within a residential development in accordance with Section 6-0303.8 of the Public Facilities Manual, subject to the conditions contained in Attachment A of Appendix 11.

### LOCATION AND CHARACTER

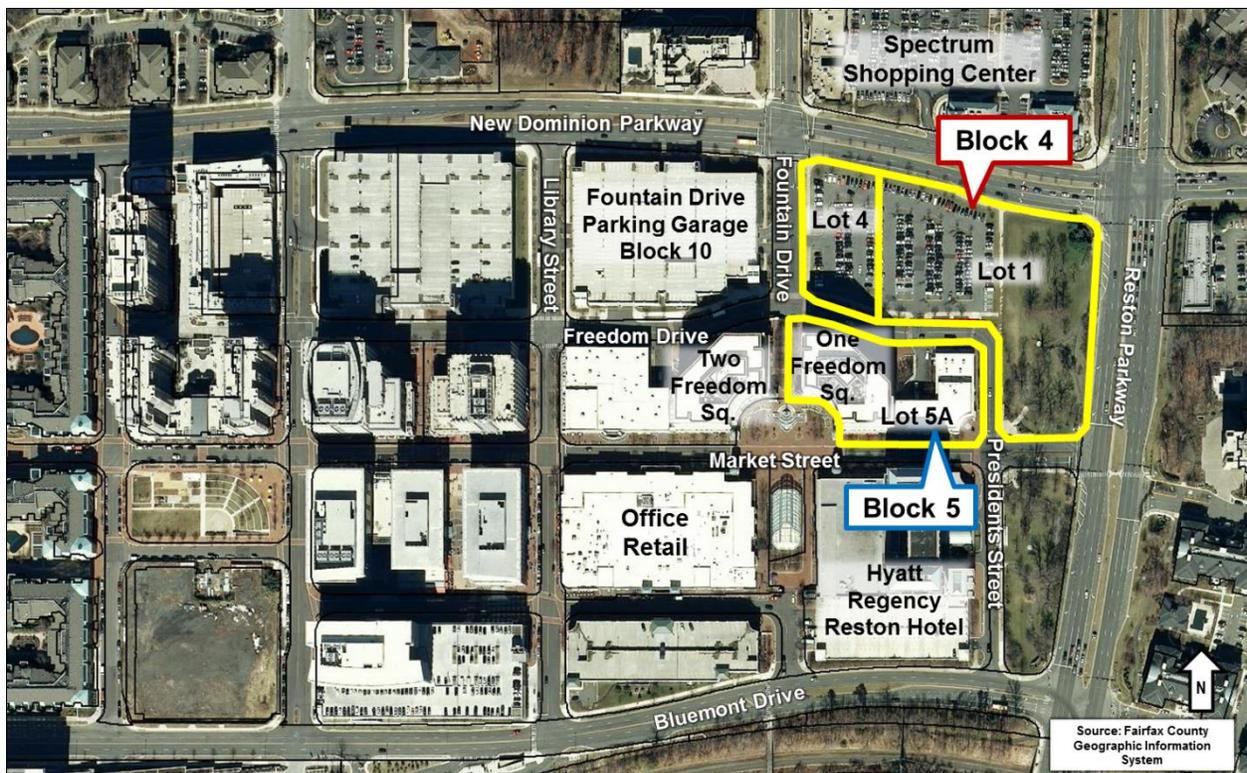


Figure 1: Subject property and surrounding uses.

Blocks 4 and 5 (collectively referred to as the subject property) together consist of three parcels with a total land area of approximately 6.35 acres, as shown in Figure 1. The subject property is located west of Reston Parkway, south of New Dominion Parkway, east of Fountain Drive, and north of Market Street within the Urban Core of Reston Town Center.

Block 4 is comprised of two parcels containing a total of approximately 4.5 acres. The existing use on Block 4 consists of a surface parking lot and open space along Reston Parkway. To the west of Block 4, across Fountain Drive, is an existing six-level parking garage located on Block 10 of the Urban Core. To the north across New Dominion Parkway is the Spectrum Shopping Center, which was the subject of PRC 86-C-121-04, approved on January 8, 2013, to permit a redevelopment of an existing shopping center with a mixed-use development containing 774,879 square feet of office, retail, and hotel uses and 1,422 multi-family residential dwelling units. Redevelopment of the Spectrum Shopping Center has not yet begun.

Block 5 is located directly south of Block 4, across Freedom Drive. Block 5 contains approximately 1.8 acres and is developed with the existing 251,098 square foot, 11-story One Freedom Square office building with an approximately 39,088 square foot three-story wing. To the south of Block 5 is Block 6 of the Urban Core, which contains mixed-use buildings and the Hyatt Regency Reston Hotel. To the west is the Two Freedom Square office building with ground floor retail uses. The surrounding uses also are shown in Figure 1.

## **BACKGROUND**

On March 9, 1987, the Board of Supervisors approved four concurrent rezoning applications (collectively referred to as the Reston Town Center rezonings), which encompass approximately 344 acres of land: Rezoning RZ 85-C-088, RZ 86-C-119, and RZ 86-C-121 to the PRC District and RZ 86-C-118 to the I-3 (Light Intensity Industrial) District. One comprehensive set of combined proffers was executed for the four applications. The link <http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4398669.PDF> provides the proffered conditions.

In the approved proffers, RZ 85-C-088 is identified as Property A and consists of the Town Center Core Area (Urban Core), which contains approximately 84.25 acres. In accordance with the proffers, the floor area ratio in the Urban Core is limited to 0.95 or 3,465,000 square feet of commercial space with approximately 315,000 square feet of retail, 2,150,000 square feet of office and 1,000,000 square feet of hotel uses. In addition, the proffers specify that a minimum of 600 dwelling units will be located in the Urban Core. Currently, the Urban Core is developed with 2,044 residential units. Based on a previous determination, the Urban Core could be developed with up to 4,212 units (84.25 acres x 50 du/acres). Any additional residential units would require a

PRC Plan approval. RZ 85-C-088 was the only rezoning in which a Development Plan was proffered.

On October 2, 1989, the Board of Supervisors approved four concurrent applications: RZ 89-C-025 to rezone a total of 86.27 acres (previously rezoned as RZ 86-C-118) from the I-3 District to the PRC District to permit the inclusion of residential units; and PCA 85-C-088, PCA 86-C-119, and PCA 86-C-121 to amend the proffers to remove references to RZ 86-C-118 and to include RZ 89-C-025 in the proffered conditions, which contained 86.27 acres. There was no change to the zoning, permitted land uses, residential density, or commercial FAR. The proffered conditions are located at: <http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4398673.PDF>.

On October 15, 1990, the Board of Supervisors approved Proffered Condition Amendment PCA 85-C-088-02, PCA 86-C-119-02, PCA 86-C-121-02, and PCA 89-C-025 to expedite construction of the Fairfax County Parkway interchange at Sunset Hills Road and permitted a revised layout of the western portion of the Urban Core. The proffered conditions are available at <http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4398665.PDF>.

On March 26, 2007, Zoning Ordinance Amendment ZOA 07-397 was approved by the Board of Supervisors, which required Planned Residential Community (PRC) Plans to be submitted to the Department of Planning and Zoning (DPZ) for review by the Zoning Evaluation Division (ZED), the Planning Commission, and approval by the Board of Supervisors. Prior to this Zoning Ordinance Amendment, PRC Plans were submitted to and approved administratively by the Department of Public Works and Environmental Services (DPWES).

On February 11, 2014, the Board of Supervisors adopted the Reston Master Plan Special Study, ST09-III-UP1(A), which amended the Comprehensive Plan guidance for the Reston-Herndon Suburban Center and the areas around the planned Wiehle-Reston East, Reston Town Center, and Herndon metro rail stations, along with three follow-on motions to address additional work on urban design, transportation analysis, and transportation funding.

## **COMPREHENSIVE PLAN PROVISIONS**

The site specific guidance from the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, Reston Transit Station Areas, amended through February 11, 2014, is located on page 121, and is provided below. Additional applicable Comprehensive Plan guidance is provided within the Analysis section of this report.

### Town Center Urban Core District

*The Town Center Urban Core subdistrict is comprised of approximately 87 acres and is bounded by New Dominion Parkway on the north, Old Reston Avenue on the east, the W&OD trail on the south and Town Center Parkway on the west as shown on Figure 37.*

*Existing development includes the Reston Town Center, which has office, residential, retail and hotel uses. It also has a central plaza which serves as a significant community gathering place and an urban park which provides important green space and a location for active and passive recreation. On the east side of Reston Parkway is Stratford House, a multi-family residential community with a high-rise building and three low-rise buildings, is located on the east side of Reston Parkway and a three-story office building at the intersection of Temporary Road.*

*The part of the district to the west of Reston Parkway is planned for and developed with a variety of uses, including office, retail, residential and community-serving uses, at an approved intensity of up to .95 FAR for commercial uses. Residential uses do not have a maximum density. The part of the district to the east of Reston Parkway is planned for residential and/or hotel uses. The Stratford House development is planned for its currently approved density. The parcel with the three-story office building located at the corner of Reston Parkway and Temporary Road is planned for redevelopment to a development intensity that will result in a new building at a similar scale to the high-rise building in the Stratford House development. This is planned to be realized by a residential use at up to a 3.0 FAR or a hotel use up to a 2.5 FAR.*

*Opportunities to provide small-scale recreational waysides (e.g. seating areas, playgrounds) or larger recreational or cultural facilities (e.g. gathering places) near the W&OD and in collaboration with NVRPA should be explored.*

### **DESCRIPTION OF THE DEVELOPMENT PLAN AMENDMENT/PLANNED RESIDENTIAL COMMUNITY PLAN (DPA/PRC)** (A copy is located at the front of the staff report)

The DPA/PRC Plan entitled “Reston Town Center Urban Core, Section 91A, Blocks 4&5,” was submitted by Urban, Ltd., and consists of 44 sheets, dated August 8, 2013, and revised through May 20, 2014, and is reviewed below.

## Block 4

**Site Layout:** Development of the site consists of a residential mixed-use building containing up to 597,500 square feet of gross floor area with up to 549 multi-family dwelling units. Two high-rise residential towers containing 19 and 21 stories are proposed. At the base of the 21-story residential tower, along New Dominion Parkway, are multi-family units with each unit containing 2-levels and three such units stacked above each other (a total of six levels) with the facade along New Dominion Parkway resembling a townhome (such units are referred to as stacked townhomes by the applicant). Each ground floor unit contains a ground floor terrace that fronts onto New Dominion Parkway. In addition, 5-levels of residential units wrap a portion of the proposed 9-level parking structure. A 4-story residential amenity area/lobby is located between the two residential towers with a courtyard located behind the lobby.

Up to 25,100 square feet of ground floor non-residential uses (including 20,600 square feet of non-residential uses are located in cellar space are located along Freedom Drive and Fountain Drive. Figure 2 illustrates the site layout.



Figure 2: Site Layout for Block 4 (north of Freedom Drive) and Block 5 (south of Freedom Drive).

**Access and Parking:** Parking for the residential units and for the ground floor retail uses are provided in the Block 4 parking garage, which has an entrance along Fountain Drive

and Freedom Drive. The parking garage contains nine levels (three levels below grade and six levels above grade) with a total of 1,286 spaces and 687 spaces are reserved for residential parking (27 spaces have been proffered as visitor parking) and the remaining spaces would be available for non-residential uses. This parking garage also provides additional parking for Block 5 through an existing shared parking agreement for Phase 1 of the Urban Core.

The garage is masked by ground floor uses and a building facade above the retail floor space, as shown in Figure 3. The facade of the parking garage at the second level is shown to be a continuation of the retail storefront. The third level is proposed to be clad in brick with openings for ventilation. The fourth and fifth levels of the building are set back from the retail facade to minimize the massing. At the eastern end of the parking garage on Freedom Drive, adjacent to the residential building's entry court, the garage is shown to be hidden behind a brick facade that is designed to be similar to the facade of the residential units on the floors above. The sixth level of the garage is open for parking and an elevated pool is located partially above the parking garage for residents. An elevator lobby is located along Freedom Drive and provides pedestrian access to the public parking garage.



**Figure 3: Block 4 parking garage elevation**

The loading entrance is located off of Freedom Drive and the loading area contains a centralized loading dock area to accommodate retail and residential loading functions.

The entry court off of Freedom Drive provides the main pedestrian access to the residential building through the main lobby area. Sidewalks and landscaping are located around the perimeter of the entry court. The entry court also serves as a vehicular drop-off area, emergency vehicle access, and contains two short-term parking spaces for visitors and delivery vehicles. A ground floor leasing center and a retail tenant space open onto the entry court.

*Open Space/Plaza:* A plaza/seating area is located on the southern edge of Block 4, along President's Street, and serves as an entrance zone and outdoor dining zone for the retail or dining floor space. Because of the change in grade, a staircase provides pedestrian connection between the plaza and the proposed park along Reston Parkway. There is an existing vegetated open space area along Reston Parkway and this open space area is proposed to be enhanced as a park with a picnic area, yoga deck/hardscape area, walkways, an open lawn, and a public art space. Approximately 40% (1.80 acres) of Block 4 is provided as open space.

*Streetscape and Landscape:* Along New Dominion Parkway, there is an existing 8-foot wide concrete sidewalk and a 10-foot wide landscape panel, which are proposed to remain. Along Fountain Drive, there is an existing 8-foot wide concrete sidewalk and an existing 10-foot wide landscape panel and south of the proposed Block 4 Fountain Drive garage entrance, the applicant propose to provide a 12-foot wide brick paver sidewalk and a 10-foot wide landscape panel. Along Freedom Drive, a 9-foot wide brick paver sidewalk with a 9-foot wide landscape panel is proposed.

## **Block 5**

*Site Layout:* The existing three-story low-rise wing of the One Freedom Square office building is proposed to be redeveloped and replaced with a 17-story office building up to 216 feet in height containing a 276,788 square foot office building with 7,800 square feet of ground floor retail uses and a below grade parking garage.

*Access and Parking:* Access and loading to the Block 5 parking garage is provided from Freedom Drive. A total of 221 below grade structured parking spaces are provided. As previously discussed, additional parking is available in the Block 4 garage through a previously established shared parking agreement.

*Streetscape and Landscape:* Along the Block 5 Freedom Drive frontage and along Presidents Street, a 9-foot brick paver sidewalk and a 6-foot wide landscape panel are proposed. On Market Street, a 13.5-foot wide brick paver sidewalk and an 8-foot wide landscape panel are proposed.

*Open Space/Plaza:* A rooftop terrace is shown on Sheet 20 of the DPA/PRC Plan and is located above the second floor of the proposed office building, adjacent to the existing Fountain Square office building. The terrace serves as an amenity for office

employees and visitors and is accessible only from the new office space. Approximately 30% (0.24 acres) is shown as open space.

## **Stormwater**

For both Blocks 4 and 5, two options are proposed to address stormwater management.

*Option A:* The applicant proposes to continue the use of the existing off-site wet pond (Town Center Parkway pond) located off of Town Center Parkway. The applicant anticipates that this pond would meet the water quality, stream channel erosion, and flooding requirements. The applicant has provided computations on Sheet 12 of the DPA/PRC Plan to show that the pond serves as a Best Management Practices (BMP) facility. There is no design change in runoff rate or flow due to the existing Town Center Parkway pond, which was designed for the ultimate build-out of a larger development area and includes the subject property. Likewise, the natural level of channel erosion is not anticipated to increase from land disturbing activities since the pond was designed for the ultimate build-out of a larger area that encompasses the subject property. Drainage to the Town Center pond was computed based on 169 acres with 80% of the drainage area being impervious and 20% being pervious. As such, the BMP calculations verify that the Pond functions as a BMP facility.

*Option B:* In the event that on-site detention is required, the applicant submitted a waiver request to permit underground stormwater management facilities in a residential development. DPWES recommended approval of Waiver #7067-WPFM-004-1 for the use of underground detention facilities in a residential development. This type of waiver requires the approval by the Board of Supervisors in conjunction with the zoning action.

On Block 4, an approximately 4,000 square foot vegetated roof is proposed on the roof of the four-level lobby/main entrance portion of the building. A smaller 500 square foot vegetated roof is proposed on the two-level portion of the Block 5 office building, between the proposed building and the existing office building.

## **ANALYSIS**

This section of the report focuses on staff analysis and discussion of the Reston Transit Station Areas (TSAs) Comprehensive Plan site specific recommendations, Areawide Recommendations, Development Review Performance Objectives, and the Residential Development Criteria. Discussion is organized by combining relevant Areawide Recommendations and Development Review Performance Objectives with discussion of related Residential Development Criteria in order to provide a cohesive discussion of related issues in an effort to reduce redundancy. To provide some context, excerpts from the Comprehensive Plan guidance are provided prior to the staff analysis.

The site specific recommendations provides specific Comprehensive Plan guidance for the site; whereas, the Areawide Recommendations are designed to help achieve the future vision for the Reston TSAs. These recommendations present a framework for the specific District recommendations that follow. In addition, they provide guidance on areawide issues that apply to multiple TSA Districts and in some cases to all of the TSA Districts. The recommendations focus on land use, urban design, transportation, environmental stewardship, parks and recreation facilities, public facilities, and implementation.

Development Review Performance Objectives are contained within the Areawide Land Use Recommendations and all development proposals within the TSAs will be evaluated for the extent to which they meet or contribute to these objectives.

The Residential Development Criteria are used to evaluate zoning requests for new residential development and how such development enhances the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property.

The Areawide Recommendations, Development Review Performance Objectives, and the Residential Development Criteria are accessible from the links below, respectively <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf> and <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/landuse.pdf>.

### **Site Specific Recommendation**

The site specific and areawide recommendations are cited from the Fairfax County Comprehensive Plan, 2013 Edition Area III, Upper Potomac Planning District, amended through March 4, 2014, Reston Transit Station Areas. Specifically, the site specific recommendation is located on page 121 and states in relevant part:

*The part of the district to the west of Reston Parkway is planned for and developed with a variety of uses, including office, retail, residential and community-serving uses, at an approved intensity of up to .95 FAR for commercial uses. Residential uses do not have a maximum density.*

As previously discussed, the subject property is part of the Reston Town Center Urban Core, an approximately 84 acre mixed-use development west of Reston Parkway. In accordance with the approved proffers, the floor area ratio (FAR) in the Urban Core is limited to 0.95 or 3,465,000 square feet of commercial space with approximately 315,000 square feet of retail, 2,150,000 square feet of office and 1,000,000 square feet of hotel uses. In addition, the proffers specify that a minimum of 600 dwelling units will be located in the Urban Core. While the proffers do not specify a maximum residential

density, currently the Urban Core is developed with 2,044 residential units. Based on a previous determination, the Urban Core could be developed with up to 4,212 units (84.25 acres x 50 du/acres) based on the Urban Core area and its high intensity density designation, which is discussed in more detail in the PRC Objective 1 section of this report. The proposed development does not increase the non-residential FAR and the Town Center remains at 0.95 FAR and is in conformance with the site specific Comprehensive Plan recommendation.

### **Areawide Recommendation: Land Use**

The Areawide Recommendation on Land Use, which begins on page 39 of the Comprehensive Plan focuses on the following topics: transit station areas land use concept, development review performance objectives, TOD district intensity, non-TOD district intensity, and phasing development and provides in relevant part:

*The recommendations encourage a more urban, transit-oriented development pattern, with the objective of creating a walkable activity center at each station. The areas closest to the stations should consist of a mix of uses to include employment, housing and services to meet the needs of daily living. As noted earlier, achieving this vision will be a long-term process. Therefore, the land use section also includes guidance on land use compatibility, land use flexibility, incremental redevelopment as well as new development.*

The subject property is located in the Reston Town Center Transit Station Area (TSA) and is part of the Town Center Urban Core Mixed-Use land use category, which indicates the general character of the mix of uses for a given area. The Town Center Urban Core Mixed-Use area is planned for a mix of uses including office, retail, hotel, and residential.

Within a TSA, there are transit-oriented development (TOD) and non-TOD districts. A TOD district is an area located around the station platforms and planned for the highest intensities and non-TOD districts are areas that should maintain their existing character, uses, and zoned intensities. The subject property is located within a non-TOD district identified as the Town Center Urban Core District:

***Town Center Urban Core District:*** *This district is the mixed-use “downtown” of Reston. It has an urban form, is pedestrian-oriented and provides two key publicly-accessible gathering spaces.*

As previously discussed, the applicant is proposing a mixed-use residential and commercial development in the Urban Core. The proposed development is consistent with the approved proffers and additional commercial intensity above what was previously approved is not proposed. Likewise, the proposed 549 multi-family units do not exceed the maximum permitted density. This recommendation has been satisfied.

## Development Review Performance Objectives

The Areawide Land Use Recommendations include Development Review Performance Objectives, which begin on page 48 of the Comprehensive Plan, and provides that development proposed within the TSAs will be evaluated for the extent to which they meet or contribute to the following objectives: achieve high quality site design and architecture; provide pedestrian and bicycle connectivity throughout the TSA; provide urban parks and other recreational amenities throughout the TSA; achieve greater housing diversity; provide office uses in strategic locations; provide public uses; provide retail, hotel uses, and institutional uses; encourage coordinated development plans; encourage educational institution(s); accommodate existing uses and buildings; and protect existing low density residential areas. As indicated earlier, relevant Development Review Criteria is included in the discussion of the Development Review Performance Objective.

**Development Review Performance Objective: Achieve High Quality Site Design and Architecture, page 48** - *Excellent site design in the TSAs should continue the Reston traditions of emphasizing community gathering places, integrating access to the natural environment when possible, and providing public art. In addition, there should be an emphasis on environmentally sustainable design and practices with non-residential development achieving U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver certification or the equivalent, at a minimum. Residential development should be guided by the Fairfax County Policy Plan objectives on Resource Conservation and Green Building Practices. **Residential Development Criteria #1, Site Design:** All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles: consolidation, layout, open space, landscaping, and amenities. **Residential Development Criteria #3, Environment:** All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable. Applicable staff memos are provided as Appendices 5 and 6.*

The original design of the Urban Core was focused around Fountain Square. With continued expansion of the Urban Core, the western half was built taller and gradually created a more varied and vibrant architectural experience. The proposed development seeks to develop the last remaining surface parking lot (Block 4) and to develop the last entitled 250,000 square foot commercial square footage within the Urban Core on Block 5. The new design for Blocks 4 and 5 are proposed to rebalance the massing of the overall Urban Core. The proposed residential and office towers are similar in height to those on the western end of the Urban Core and would create a special lower zone in the center of Fountain Square. No consolidation is proposed or recommended in the Comprehensive Plan.

On Sheet 18 of the DPA/PRC Plan, a public art area is shown adjacent to the proposed open lawn/play area beside Reston Parkway. This location provides a prominent location for public art at the terminus of Freedom Drive with visibility from Reston Parkway. In Proffer #42, the applicant has proffered to provide public art on the subject property.

A green building commitment has been proffered. The applicant has proffered that prior to site plan submission to select either LEED New Construction or National Green Building Standard (NGBS) for the residential building. For the office building, the applicant has proffered to pursue LEED Silver certification.

With respect to amenities on Block 4, bench seating is proposed within the entry court area and the plaza area along the southeastern portion of the site contains opportunities for plaza seating. In addition, a residential amenity area and rooftop pool is provided for the Block 4 residents. Likewise on Block 5, an amenity rooftop terrace above the second floor of the proposed Block 5 office space, adjacent to the existing One Freedom Square office building, is proposed as a private terrace accessible only from the new office space. Amenities also are proposed in the park area along Reston Parkway and include a picnic area, yoga deck/hardscape area, walkways, an open lawn, and a public art space.

The referenced Areawide Recommendation and Development Review Criteria include architecture, open space, and landscaping features as part of the site design and layout. These three features are discussed in more detail later in the report in the Areawide Recommendations on Urban Design, Urban Parks and other Recreation Amenities, and Environmental Stewardship, respectively.

***Development Review Performance Objective: Provide Pedestrian and Bicycle Connectivity throughout the Transit Station Areas, page 48*** – *New pedestrian and bicycle connections should be provided through complete streets within the TSAs and new or extended trails on both sides of the DAAR connecting the three Metrorail stations. Pedestrian and bicycle crossings of existing streets should be improved to increase pedestrian and bicyclists' safety, visibility and convenience. Several existing streets act as major barriers to pedestrian and bicycle movement and are identified for specific improvements within the District Recommendations. In addition, connections should be made from the Metrorail stations to the existing community trail network.*

***Residential Development Criteria #2, Neighborhood Context:*** *All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses. Applicable staff memos are provided in Appendices 5 and 7.*

Staff focused its review on pedestrian and bicycle connections. In order to ensure pedestrian and bicycle connections to the existing Reston Town Center bus transit station and to the future Reston Town Center metro rail station, the applicant provided on Sheet 10A of the DPA/PRC Plan, the locations of the existing sidewalks/crosswalks and the locations of proposed sidewalks/crosswalks. The applicant is proposing to provide sidewalks along the southern portion of Fountain Drive, along Freedom Drive, and along western side of Presidents Street. Staff recommended that the existing 6-foot wide trail along the subject property's Reston Parkway frontage should be widened to 8-feet in width. The applicant agreed to expand the existing trail to eight feet in width, as shown on Sheet 7 of the DPA/PRC Plan. This trail provides a connection to the Reston Town Center Transit Station. The applicant has demonstrated existing and proposed pedestrian connections to the existing bus and future metro rail station.

While the Comprehensive Plan recommends a bicycle lane along New Dominion Parkway, staff reviewed this recommendation and determined that such a facility would not be appropriate given the limited potential for redevelopment along New Dominion Parkway to create an effective bicycle route. The applicant has proffered to install long and short term bicycle storage in office, multi-family residential, and retail uses, as described in Proffer #25 in Appendix 1.

The Fairfax Connector provides service along New Dominion Parkway with a bus stop on the south side of New Dominion Parkway, west of Fountain Drive. The applicant has proffered to install a concrete pad, a bench, and related signage for a bus stop along the New Dominion Parkway frontage, either on the subject property or within the New Dominion Parkway right-of-way, as agreed upon by the applicant, Fairfax County Department of Transportation, and the Virginia Department of Transportation prior to site plan approval.

***Development Review Performance Objective: Provide Urban Parks and other Recreational Amenities throughout the Transit Station Areas, page 48*** – *Local-serving urban parks, recreational and cultural amenities including but not limited to plazas, trails and public art should be provided throughout the TSAs in order to serve local leisure and recreation needs. Membership in Reston Association may serve to meet a portion of the identified park and recreation needs. The exact number of urban parks and other amenities, their sizes and distribution will be determined by the amount and type of new development and provided in accordance with the guidance in the Urban Parks, Recreation Facilities and Cultural Facilities section.* ***Residential Development Criteria #6, Public Facilities*** - *All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate*

*offset mechanism should maximize the public benefit of the contribution.* The applicable staff memo is provided in Appendix 5.

Due to the subject property's location in the Reston Town Center Urban Core and proximity to the future Reston Parkway metro rail station, along with Comprehensive Plan guidance, the Park Authority recommends applying the Urban Parks Framework to this review. Based on an average multi-family household size of 1.75 in urban areas, the development could add 960 new residents (549 x 1.75) to the Hunter Mill District. With the approval of the RZ 85-C-088, a proffer commitment was made to provide at least 15% open space within the Urban Core, which would include walkways, pedestrian plazas, minor parks, and ponds. In addition the proffers include that within the Town Center area (the larger 530.74 acre area that includes the Urban Core), at least 15% of open shall include walkways, pedestrian plazas, parks, and ponds. The development is proposed to have a total of two acres of open space provided. As such, a park commitment was previously addressed with the rezoning.

Applying the urban park standard (at least 1.5 acres of urban park space per 1,000 new residents and 1.0 acres per 10,000 new employees), the proposed development generates a need for about 1.6 acres of urban park space. In addition to parkland, the proposed development also generates a need for local-serving recreational facilities that should be integrated onsite, such as playgrounds, basketball courts, and other small-scale facilities.

The DPA depicts an overall total of 1.8 acres of open space on Block 4 and 60,000 square feet is within the proposed park along Reston Parkway. As such, the proposed park meets the intent of the urban park standard in the Comprehensive Plan to provide at least 1.6 acres of onsite urban park space. In addition to the urban park standard for open space, the Areawide Recommendation recommends an open space goal should of 20% of the net lot area (total lot area not including areas for public or private streets and 12 feet of the streetscape area) with flexibility in location permitted. On Sheet 15 of the DPA/PRC Plan, a net site area of 249,000 square feet is shown. The 20% required net open space is 49,800 square feet and is provided.

In addition, as shown in Figure 4, the Block 4 building footprint preserves approximately 6,549 square feet of open space along the site's Reston Parkway frontage in comparison with the site plan approved office building envelop. The proposed Block 4 building does, however, extend approximately 1,266 square feet south (towards Freedom Drive) beyond the approved building envelop. To compensate for this encroachment, staff recommended improvements and amenities to the existing open space. The applicant agreed to enhance the existing open space as a park with amenities such as walkways and additional landscaping.

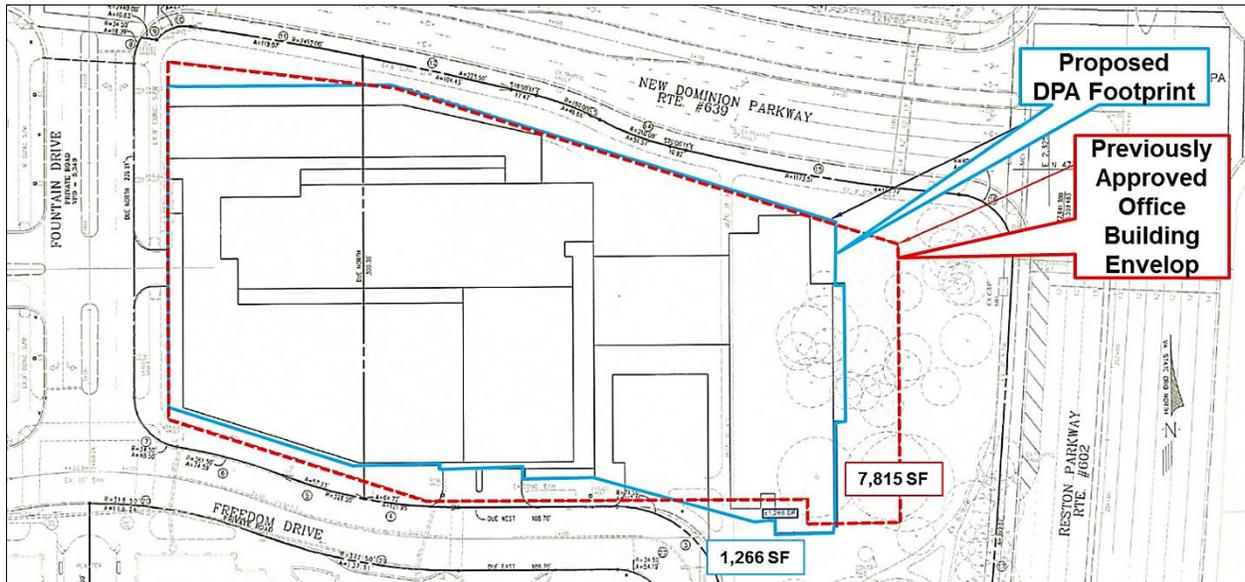


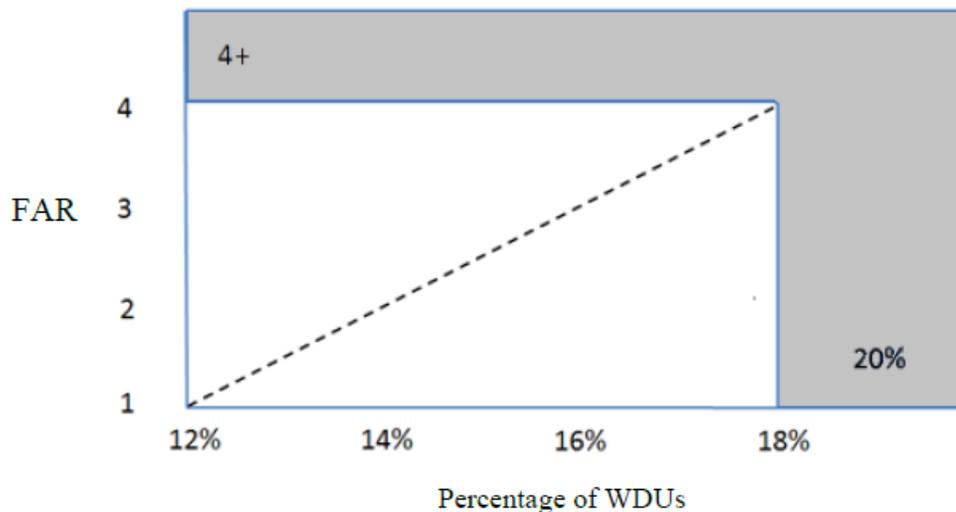
Figure 4: Comparison of open space.

With regard to proposed onsite park and local-serving recreational facilities, the DPA depicts the following: a plaza/retail seating area in the southwest corner of Block 4 and the existing open space/park area along Reston Parkway is proposed to be retained and enhanced. Such enhancements include: active and passive recreation amenities such as picnic tables and benches, outdoor yoga, and/or seating areas. To address staff's recommendation to include a playground within the park space, the applicant has included an open lawn/play area. In addition to address staff's recommendation to include a timing for the park amenities, the applicant has included in Proffer #43 that the park amenities shall be provided prior to the issuance of the 275<sup>th</sup> residential use permit. In addition within the proposed enhanced park, a public art space is shown and connections to existing sidewalks are provided. The park amenities are intended to enhance the existing park space on Block 4 as a gathering place for residents, workers, retail patrons, and visitors. With the proffered conditions, the Comprehensive Plan guidance has been addressed.

**Development Review Performance Objective: Achieve Greater Housing Diversity, page 49** – Future development should ensure that a diversity of housing is available in the TSAs. The residential component of mixed-use development should meet the needs of a variety of households such as families and seniors. Most of the new housing is envisioned to be multi-family to achieve the desired urban form. However, urban townhouses may be appropriate in some locations.

To ensure the provision of adequate affordable housing, future development should meet county policies on affordable housing. All projects that seek to utilize the redevelopment option in the District Recommendations should contribute toward the creation of affordable housing as described below.

- *Development proposals with a residential component should meet the provisions of the Affordable Dwelling Unit Ordinance (ADU) when applicable.*
- *For the Policy Plan’s Workforce Housing Policy, proposals with a residential component seeking up to a 1.0 FAR should meet the current policy objective of 12 percent of total units as Workforce Dwelling Units (WDU). Proposals for development above a 1.0 FAR should provide WDUs according to the Guidelines for the Provision of Workforce Housing found in Appendix 1 of the Housing section of the Policy Plan (including the opportunity to realize bonus market rate units) but with an increasing proportion of WDUs as the development intensity increases, as shown in the following table. The residential use should integrate a variety of households such as families, senior housing and residential studio units. Bonus units (or bonus square footage when applicable), as provided for in the WDU policy, are excluded from the planned intensity. Cash contributions in lieu of providing WDUs are not desired.*



- *Non-residential development in the TOD districts should contribute \$3.00 per non-residential square foot on total new development intensity unless superseded by Board of Supervisors action on a Countywide policy. This amount is to be adjusted annually based on the Consumer Price Index and may be contributed to a housing trust fund that will be used to create affordable and workforce housing opportunities near Metrorail stations. The contribution may be made over a period of time to be determined at the time of rezoning at a rate of at least 25 cents per non-residential square foot. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities*

*in the TOD districts through a partnership. If non-residential floor area is achieved through a bonus for providing WDUs, the bonus floor area should not be included when calculating the contribution amount.*

*Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount. In addition, educational as well as other institutional and governmental uses should not be included when calculating the contribution amount only when a firm commitment has been made that such a use will be included in the proposed mix of uses.*

**Residential Development Criteria #7, Affordable Housing:** *Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site. (Appendix 8)*

Certain multi-family structures are exempt from the County's Affordable Dwelling Unit (ADU) Program because of the construction type. The applicant has indicated that for the multi-family dwelling units on Block 4, a building construction type 1-B is proposed and is exempt from the ADU program. While the residential development may be exempt from the ADU Program, it is not exempt from the County's Workforce Housing Program.

The proposed development, in staff's opinion, is a redevelopment of Block 4 from the site plan approved 250,000 square foot office use to the proposed residential mixed-use development, which requires an amendment to the development plan and PRC Plan approval. As such, staff believes that the proposed residential development is similar to a redevelopment and would have similar impacts of redevelopment. Therefore, the Comprehensive Plan guidance on the provision of workforce housing seeking to utilize the redevelopment option should be applied, which states in relevant part "proposals for development above a 1.0 FAR should provide WDUs... with an increasing proportion of WDUs as the development intensity increases." In applying this Comprehensive Plan guidance, based on the proposed 625,000 square foot residential building located on 4.5 acres (196,880 square feet), the residential use is proposed at a 3.2 FAR. As such, the residential portion of the proposed development is above a 1.0 FAR and generates a minimum of 16% WDUs, as shown in the chart. Staff recommended a minimum of 16% WDU commitment by the applicant and the applicant has proffered to provide 16% WDUs with some flexibility on the WDU policy for the rental and for-sale WDUs. In this situation, because of the timing of the application with the Comprehensive Plan amendment, staff accepts the proffered flexibility on the rental and for-sale units since the applicant is providing the recommended 16% WDUs. An exhibit to the proffers will be provided to address the for-sale units. In the future, such flexibility would be reviewed on a case-by-case basis and staff's acceptance of the proffered flexibility in the WDU policy is not intended to be the norm. With the proffered conditions, this objective and criteria has been satisfied.

**Development Review Performance Objective: Provide Office Uses in Strategic Locations, page 50** – *New office uses at higher intensities should be located within approximately ¼ mile of the Metrorail station, as shown on the Conceptual Land Use Map, to maximize use of transit by future office workers and it should be demonstrated that proposed site layouts achieve a safe, comfortable and reasonably direct walk for employees. In selected circumstances, increased office intensity may be considered for parcels outside of the ¼ mile radius if it will facilitate the provision of new public infrastructure, such as a new crossing of the DAAR, or other critical public facilities, and a safe, comfortable and reasonably direct walk can be achieved.*

A small portion of the proposed Block 5 office building is located within the ½ mile radius of the metro rail station. The majority of the Block 5 development is located outside the ½ mile radius. As previously discussed in the Background section of this report, the development plan for Reston Town Center was approved in 1987, and included the subject property. At the time of the approval of the development plan, metro rail was not envisioned but public facilities and pedestrian connections were previously envisioned as part of the overall Town Center rezonings. As such, office uses on Block 5 were constructed and planned for based on the approved development plan. The DPA seeks an increase to the office building height. As previously discussed, the applicant is not proposing any change to the maximum non-residential square footage under the existing zoning approvals, but to shift the location of the 250,000 square feet of remaining non-residential density from its current Block 4 location to Block 5. As such, the Block 5 office use was previously envisioned and shown on an approved development plan in the proposed location. With the proposed Block 5 development, the additional office use will be closer to the future metro rail station. This objective has been satisfied.

**Development Review Performance Objective: Provide Public Uses, page 50** – *Public uses such as a library, fire station or recreation center, that are integrated into a building may also generate activity in off-peak hours and are encouraged so as to further diversify the type of uses in the TSAs. In instances where space for a public use in a private development is requested in a Transit-Oriented Development (TOD) District, the square footage associated with these uses will not be included in the overall calculation of the proposed FAR for the purposes of determining conformance of a mixed-use proposal with the applicable FAR specified in the District Recommendations. However, this square footage will be considered in all other aspects of site development and traffic impact analysis. In addition, these public uses may be exempted from the non-residential use category for the purposes of determining the appropriate mix of uses specified in the Transit Station Mixed-use and Residential Mixed-use categories in a proposal, provided that a firm commitment is made to provide these uses.*

**Residential Development Criteria #6, Public Facilities** – *Residential development impacts public facilities systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Applicable staff memos are provided in Appendices 9 and 10.*

The approval of the four concurrent Reston Town Center rezoning applications in 1987 (as discussed in the Background section of this report) covered over 300 acres of land area and at that time public facilities were envisioned and have been constructed. No new public facilities are proposed or requested with these applications. The applicant has included a proffered condition to offset the impact of the development on surrounding public schools. The development is served by Lake Anne Elementary School, Langston Hughes Middle School, and South Lakes High School. A net of 57 new students is anticipated from the proposed development. To offset the impact of the development on surrounding schools, the applicant has proffered \$1,153.68 per residential unit constructed, which satisfies the school system's proffer contribution request.

The Fire and Rescue Department reviewed the DPA/PRC Plan to ensure adequate fire coverage and indicated that the plan is acceptable to the Fire Marshal. A grass crete area along New Dominion Parkway has been included to address an earlier Fire Marshal concern. Stormwater management will be discussed in the Environmental Stewardship section of this report. The applicable Comprehensive Plan guidance has been addressed.

***Development Review Performance Review Objective: Provide Retail, Hotel Uses and Institutional Uses, page 50*** – *Retail uses on the ground floor of mixed-use buildings are encouraged in all TSAs to allow employees and residents in each TSA to carry out daily activities with minimal need to use single-occupancy vehicles. However, free-standing retail uses are strongly discouraged in the TSA. Such uses are typically not compatible with the urban form desired in the TSAs and frequently draw vehicle trips to an area. Consequently, retail uses should be integrated into buildings containing other uses.*

As previously discussed, non-residential ground floor uses are proposed on Blocks 4 and 5. Collectively the ground floor uses have been referred to as retail uses. Proffer #16 states that the ground floor uses may include any non-office, non-residential use as permitted under Par. D of Sect. 6-302 of the Zoning Ordinance, Uses Permitted for a Town Center. A total of 25,100 square feet of ground floor retail uses are proposed as part of the proposed mixed-use residential building on Block 4. Likewise 7,800 square feet of ground floor retail uses are proposed on Block 5. The proposed retail uses on Blocks 4 and 5 would allow employees and residents to carry out daily activities with minimal need to use single-occupancy vehicles. No free-standing retail uses are proposed. As described in more detail in the Areawide Urban Design section, the retail uses were designed to fit into the community, to provide an appropriate transition for the pedestrian scale, and to help reduce the massing of the proposed residential and office towers. In addition, retail uses were previously envisioned and shown on the approved development plan. With the proffered conditions, this objective has been addressed.

**Development Review Performance Objective: Encourage Coordinated Development Plans, page 51** - For development proposals requesting increased intensity above the base plan recommendation, consolidation or coordinated development plans are encouraged. Coordinated development plans refer to two or more concurrent and contiguous development applications that demonstrate coordination of site design, building locations, urban design, open space amenities and signage, inter-parcel access where appropriate, roadway realignment or improvements, and parking facilities. When coordinated development plans are used in lieu of, or in addition to substantial consolidation, development proposals will need to ensure that projects function in a compatible, well-designed, efficient manner; compatible with development on adjacent properties; reflect coordinated phasing of improvements as needed (for example, providing links in a street grid); consistent with the overall intent of the land use concept to achieve a desired urban form and mix of uses; and do not preclude adjacent parcels from developing in conformance with the Plan.

Blocks 4 and 5 are shown on a previously approved development plan. The applicant has demonstrated with the proposed development plan a coordinated site design, building locations, urban design, open space amenities, and parking facilities between the two buildings and is discussed in more detail in the Areawide Urban Design section of this report. This has ensured that the two blocks function in a compatible, well-designed, and efficient manner and are compatible with adjacent properties. This objective has been addressed.

**Development Performance Review Objective: Encourage Educational Institution(s), page 51** – There is a desire for additional educational institutions (specifically institutions of higher learning) to complement the other uses planned for the TSAs in addition to providing continuing education opportunities for residents and employees.

No educational institutions are proposed or recommended with this application.

**Development Performance Review Objective: Accommodate Existing Uses and Buildings, page 51** - In some instances, existing development may not be consistent with the long-term vision for the TSAs. This Plan is not intended to interfere with the continuation of existing land uses or buildings. If improvements to the open space or road network that are identified in the Plan are not feasible due to an existing building's location on the site, alternative streetscape and other design improvements intended to implement the Plan's vision may be considered.

As previously discussed, the applicant is proposing to redevelop the existing Block 4 surface parking lot. There are no existing uses or buildings located on this parking lot. The applicant is proposing to redevelop the existing three-story, low-rise wing of the existing 11-story office building on Block 5. The proposed office building is designed to function in a compatible, well-designed, and efficient manner with the existing office building. In addition, the proposed Blocks 4 and 5 buildings are intended to rebalance

the building heights and massing in the Urban Core since the western half of the Urban Core was built taller and gradually created a more varied and vibrant architectural experience. Streetscape, as discussed in the Urban Design section, is intended to be designed based on the Reston Town Center Design Review Guidelines in order to provide a seamless transition between the proposed development and the surrounding area and should also address the Comprehensive Plan guidance. This objective has been addressed.

***Development Performance Review Objective: Protect Existing Low Density Residential Areas, page 52*** – *The majority of existing residential communities adjacent to the TSAs are low density neighborhoods comprised of single family detached homes and townhomes. In most instances, these communities are separated from the TSAs by major roadways. Appropriate design measures such as reduced building height and massing for new development closest to these existing neighborhoods should be utilized to help define the limits of the TSAs.*

There are no low density residential areas comprised of single family detached home or townhomes adjacent to the subject property.

***Areawide Recommendation: Urban Design and Placemaking, page 54*** – *Urban design is the discipline that guides the appearance, arrangement, and functional elements of the physical environment, with a particular emphasis on public spaces. An urban environment is comprised of many elements including streets, blocks, open spaces, pedestrian areas, and buildings. The following recommendations provide guidance for each of these elements, with a particular emphasis on creating a high-quality urban environment that is walkable and pedestrian-friendly and are applicable to all areas of the TSAs. **Residential Development Criteria #1, Site Design:** All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles: consolidation, layout, open space, landscaping, and amenities. **Residential Development Criteria #2, Neighborhood Context:** All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses. Applicable staff memos are provided in Appendices 5 and 8.*

Both the Blocks 4 and 5 buildings are proposed to be built to the street edge in order to provide an urban and pedestrian friendly environment. Fountain Drive, Freedom Drive, and Presidents Street are proposed to be activated with ground retail floor uses. Additional perspectives were requested to show how the building meets the ground, in particular, where Freedom Drive terminates at the proposed ground floor space in the southeastern corner of Block 4. In addition, staff requested additional elevations to show the pedestrian experience within the park space and how the grade transitions

from the private space to the public space. In response, the applicant provided the illustration shown in Figure 5 to address staff's requests. As shown in Figure 5, the ground floor use in the southeast corner of Block 4 extends the retail experience westward and includes an outdoor plaza area for seating and/or dining. Adjacent to the plaza area, the applicant proposes to enhance an existing open space area as a park space with amenities.



**Figure 5: Proposed ground floor use, plaza, and park spaces.**

In response to staff's request for further details on the proposed building materials, the applicant provided that the Block 4 ground floor retail space along Fountain Drive and Freedom Drive is proposed with the following building materials: a double height ground floor retail space front facade consisting of tall ceilings and expansive glass exposure. Above the retail space, the garage is clad with a building facade with louvers on Levels 2 through 5 of the garage for screening, as shown in Figure 6. More specifically, on Level 2, the parking garage facade is proposed to be a continuation of the retail storefront with a potential building material combination of spandrel glass, louvers, and signage. Level 3 is proposed to be clad in brick with openings anticipated for ventilation. Levels 4 and 5 of the building are set back from the retail facade to minimize the massing of the building. Likewise, the fourth and fifth levels of the garage are setback from the retail facade to reduce the massing at the pedestrian level. The sixth level of the garage is open for parking and an elevated pool is located partially above the parking garage for residents.

At the eastern end of the Block 4 parking garage, adjacent to the residential building's entry court, the garage will be masked with a brick facade that is designed to be similar to the facade of the residential units on the floors above.



**Figure 6: Block 4 parking garage**

On the north side of Block 4, at the base of the proposed 21-story residential tower, along New Dominion Parkway, three, two-level multi-family units stacked above each other with a facade that resembles a townhouse (also referred to by the applicant as stacked townhouses) are proposed and screen the northern portion of the parking garage. The ground floor units contain private entrances with individual usable outdoor terraces that front onto New Dominion Parkway. The pedestrian entrances and terraces break the scale of the New Dominion Parkway facade. Staff requested additional renderings to show how the exterior pedestrian entrances meet the public walkway and the applicant provided Figure 7 to demonstrate this request. In addition, these units provide an appropriate transition to the approved Spectrum Shopping Center redevelopment, located across New Dominion Parkway, where 8-story buildings are approved along the Spectrum Shopping Center's New Dominion Parkway frontage. Staff requested that the applicant provide additional elevations to show how Block 4 relates to the Spectrum development and the applicant provided the illustration shown in Figure 8.

Usable yards include individual outdoor terraces for the ground floor units along New Dominion Parkway and Reston Parkway. Balconies are provided for some of the units in the residential towers, which breaks the massing of the building and provides articulation.



Figure 7: Two-level multi-family units along New Dominion Parkway.

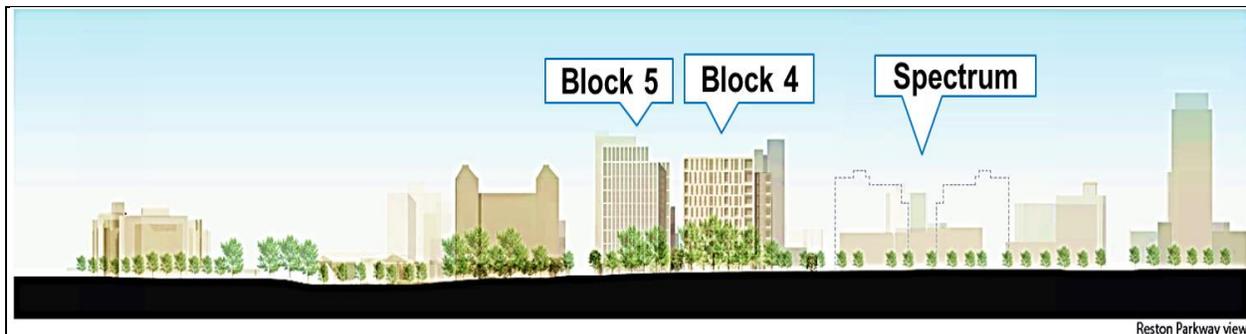
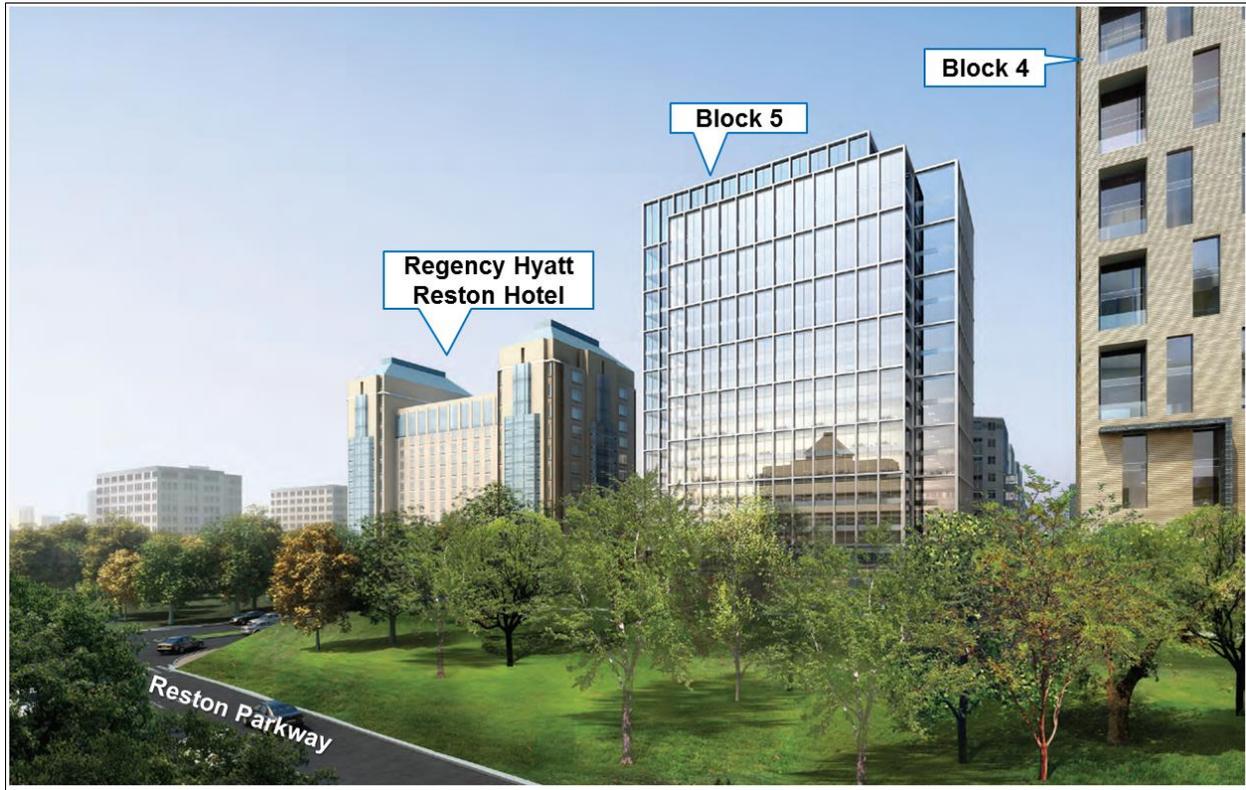


Figure 8: View from Reston Parkway of the proposed development with the outline of the Spectrum Shopping Center.

The proposed 276,788 square foot Block 5 office building with ground floor retail uses has been designed to serve as an anchor to the Urban Core and the proposed 17-story height (up to 216 feet) is consistent with the surrounding office buildings. In response to staff's request on the building materials being used, the applicant provided that the Block 5 office building is proposed to be clad primarily with glass to provide some architectural variety between Block 4 and the Hyatt Regency Reston Hotel, as shown in Figure 9.



**Figure 9: Block 5 proposed office building.**

The Comprehensive Plan provides guidance for streetscape design that is applicable to the proposed development. The applicant is proposing to use the streetscape guidance from the Reston Town Center Urban Design Principles, dated February 1991, in order to be consistent with the existing streetscape of surrounding blocks. The Reston Town Center Urban Design Principles have been used by the Reston Town Center Design Review Board as a general guide in order to establish a framework within which designers should consider their project as a component piece that is part of a larger district plan.

The existing streetscapes along Reston Parkway and New Dominion Parkway are proposed to be retained and part of the streetscape along Freedom Drive and Fountain Drive are shown to be reconstructed. The following charts summarize the streetscape that is being provided:

FREEDOM DRIVE		
	Landscape Panel	Sidewalk
<b>Reston Town Center Urban Design Principles</b>	6-feet	9-feet
<b>Comprehensive Plan</b>	6-8 feet	8-feet
<b>Provided</b>	8-feet	9-feet

<b>FOUNTAIN DRIVE</b>		
	<b>Landscape Panel</b>	<b>Sidewalk</b>
<b>Reston Town Center Urban Design Principles</b>	10-feet	8-feet
<b>Comprehensive Plan</b>	6-8 feet	8-feet
<b>Provided</b>	10-feet	8-feet

<b>NEW DOMINION AND RESTON PARKWAY</b>		
	<b>Landscape Panel</b>	<b>Sidewalk</b>
<b>Reston Town Center Urban Design Principles</b>	10-feet	8-feet
<b>Comprehensive Plan</b>	8-10 feet	9-feet
<b>Provided</b>	10-feet	8-feet

As the charts above shows, the applicant is in conformance with both the Reston Town Center Urban Design Principles and the Comprehensive Plan streetscape guidance. In addition as part of the streetscape design guidelines, there are street-specific design recommendations. The Reston-specific Local Street Streetscape guidance is applicable to this development and begins on page 65 of the Comprehensive Plan and states in relevant part:

*Reston-specific Local Street Streetscape*

*To strengthen the overall development quality and reflect the uniqueness of the landscape design character in Reston, certain local streets should incorporate an alternative, Reston-specific streetscape whose primary design characteristic is the creation of wide, thickly planted areas of irregularly spaced street trees as a contrast to the regularly spaced street trees lining the majority of streets...*

*In recognition that this streetscape’s unique design requires more land than other streetscape types, development may limit the application of this streetscape to a minimum of one block face per development block.*

Since the application is a redevelopment of existing uses in which the surrounding area has already been developed and built to the general conformance with the Reston Town Center Urban Design Principles, the Comprehensive Plan offers some flexibility under the “Streetscape Design Flexibility and Transitions” section, which states:

*Consistent dimensions within each block should be promoted to avoid shifting pedestrian features or building frontages. However, variation from the streetscape guidance may be permitted 1) when the variation results in the continuation of an existing desired streetscape, 2) where pre-existing site constraints are present or 3) where infill or expansion of buildings or other existing features limit the ability of a development to satisfy all streetscape requirements. Variation from the streetscape*

*guidance may be permitted as long as it results in an acceptable minimum sidewalk, landscape amenity panel and building zone width and an acceptable amount and location of trees and landscaping. In addition, it may be desirable for the new streetscape to relate to existing adjacent streetscape.*

As such, staff accepts the need for flexibility; in particular, since the application property represents the last portion of the Urban Core to be developed staff recognizes the importance of providing streetscape that is consistent with the surrounding blocks. The applicant was encouraged to provide at least one block face that features the Reston-specific local street streetscape in order to fully achieve the Comprehensive Plan guidance.

The applicant has included street trees along the Freedom Drive and Presidents Street Block 5 frontages in order to address staff's recommendation on providing additional street trees. It is noted that building zones are recommended in the Comprehensive Plan, but since they are not required by the Reston Town Center Urban Design Principles, they were not discussed above. With the proffered conditions, the urban design objective has been satisfied.

***Areawide Recommendation: Transportation, page 76*** - *The vision for the three Reston TSAs promotes a mix of land uses served by a multi-modal transportation system. Various planned transportation improvements will facilitate this vision, while accommodating current and future commuters and residents within and around the transit stations. The improvements should 1) balance future land uses with supporting transportation infrastructure and services; 2) address the long term needs of the area, including significantly improving the infrastructure and facilities for transit, pedestrians and bicycles; and, 3) design a road network that accommodates all modes of transportation and includes a grid of streets in the TSAs to improve connectivity around the transit stations. **Residential Development Criteria #5, Transportation** - All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network.* The applicable staff memo is provided as Appendix 7.

As part of the review of the proposed development, the applicant submitted a Traffic Impact Analysis (TIA), which assessed the impact of the proposed development on the surrounding road network. Upon review of the TIA, of primary concern to both the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) were the forecasted vehicle queues at the Reston Parkway/New Dominion Parkway intersection. The TIA recommended the following improvements to offset the impact of the proposed development on the surrounding road network:

- New Dominion Parkway Eastbound Left-Turn Lane at Reston Parkway/Temporary Road

- Existing: ±190' single-turn lane and ±80' taper
- Improvement: ±350' single-turn lane and ±50' taper
  
- Reston Parkway Northbound Left at New Dominion Parkway/Temporary Road
  - Existing: ±325' single-turn lane and ±100' taper
  - Improvement: ±374' single-turn lane and ±100' taper

The applicant has proffered to construct the above recommended improvements, which is shown on Sheet 3 of the DPA/PRC Plan and addressed both FCDOT and VDOT's concerns.

In addition, the applicant has proffered to implement lane stripping and median modifications necessary to create a new dedicated left turn lane on northbound Fountain Drive at the approach to New Dominion Parkway, as shown on Sheet 3 of the DPA/PRC Plan. Such lane restriping and median improvements will be implemented prior to the issuance of the first non-residential use permit for the residential units. In addition, to address the Countywide Trails Plan recommendation to provide a major paved trail (trail 8-feet in width) along Reston Parkway, the applicant has shown on the DPA/PRC Plan an 8-foot wide trail. In addition, as recommended by staff, the 8-foot wide trail is noted on the plan to be ADA compliant. With the above proffered conditions, all transportation issues have been resolved.

***Areawide Recommendation: Environmental Stewardship, page 90*** – Includes recommendations on stormwater management, natural resources management, tree canopy goals, green buildings, and noise impacts. ***Residential Development Criteria #3, Environment*** - All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles: preservation; slopes and soils; water quality; drainage; noise; lighting; and energy. Applicable staff memos are provided in Appendices 5, 6, 9, and 12.

In the event that the proposed development is not grandfathered from the new stormwater ordinance, the applicant proposes two options to address stormwater management and Best Management Practices (BMPs):

*Option A:* The applicant proposes to continue the use of the existing off-site wet pond (Town Center Parkway Pond) located off of Town Center Parkway. The applicant anticipates that this pond would meet the water quality, stream channel erosion, and flooding requirements. The applicant provided computations on Sheet 12 of the DPA/PRC Plan to show that the pond serves as a BMP facility. There is no design change in runoff rate or flow due to the existing Town Center Parkway pond that was designed for the ultimate build-out of a larger development area. The natural level of

channel erosion is not anticipated to increase from land disturbing activities since the pond was design for the site's ultimate build-out. Drainage to the Town Center Pond was computed at 169 acres with 80% of the drainage area being impervious and 20% being pervious. As such, the BMP calculations verify that the Pond functions as a BMP facility.

*Option B:* In the event that on-site detention is required, the applicant submitted a waiver request to allow underground stormwater management facilities in a residential development. DPWES recommended approval of Waiver #7067-WPFM-004-1 for the use of underground detention facilities in a residential area. This type of waiver requires the approval by the Board of Supervisors in conjunction with the zoning action.

For water quality, the applicant provided the estimated size/volume of on-site storage needed to meet the water quality criteria under Article 4 of the new stormwater regulations for both Options A and B. Based on preliminary calculations, the existing Town Center Parkway pond meets the new requirements for water quality design criteria (development on prior developed lands). Approximately 4.75 acres are to be disturbed with this application and there is a slight increase in the impervious area. Therefore, the total phosphorous load will be reduced by at least 20% below the predevelopment total phosphorous load for the equivalent area of the site that is existing impervious area and the additional impervious area will be treated so that the total phosphorous load does not exceed 0.41 pounds per acre per year. Preliminary calculations indicate that the existing pond satisfies this requirement. Option B includes three on-site underground stormwater detention vaults on Block 4 and one on Block 5.

For detention, the applicant has provided that the existing Town Center Parkway stormwater management facility would meet the detention requirement because it was designed so that the post development peak flow for the two-year 24-hour storm and 10-year 24-hour storm are released at a rate that is equal to or less than the predevelopment peak rate for both storms. The proposed on-site stormwater management vaults for channel protection would meet the detention requirement. The applicant acknowledges staff's comment that at site plan the final engineering will have to be provided to support the preliminary analysis.

The contributing outfall includes 4.52 acres from Block 4 and 1.83 acres from Block 5. Both of these sites drain to the same outfall. On-site stormwater runoff is collected by catch basins and conveyed into an existing closed conduit system that was designed to route the runoff downstream. This system runs west to the existing off-site stormwater facility off of Town Center Parkway. The preliminary evaluation indicates that there is adequate outfall provided.

The Comprehensive Plan recommends that stormwater quantity and quality control measures should be provided with the goal of reducing the total runoff volume or significantly delaying its entry into the stream system. In furtherance of stream protection and/or restoration through replication of natural hydrologic conditions, the

emphasis should be on Low Impact Development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.

In order to address the Comprehensive Plan guidance on stormwater management, the applicant has proffered two vegetated roof areas as additional BMPs, as shown on the DPA/PRC Plan. The proposed vegetated roofs are permitted under the Virginia Stormwater BMP Clearinghouse website. On Block 4, an approximately 4,000 square foot vegetated roof is proposed on the roof of the four-level lobby/main entrance portion of the building. A smaller 500 square foot vegetated roof is proposed on Block 5 office building on the two-level portion between the proposed building and the existing office building. The vegetated roofs represent commitments toward the goal of reducing total runoff volume through a low impact development measure that focuses on the evapotranspiration of water in accordance with the Comprehensive Plan. The commitment is especially noteworthy for the residential building because it will involve significant cost and maintenance responsibilities not typically taken on for residential buildings.

In addition, the Comprehensive Plan provides guidelines for developments proposed at above a 1.0 FAR. Such development would be reviewed on a case-by-case basis. As such, given that the off-site stormwater management pond was designed to address the stormwater management for the ultimate build out of a larger area that includes the Urban Core, in staff's opinion, this additional guidance has been addressed through the approved design of the stormwater facility.

In regards to tree canopy and tree preservation, to supplement the existing vegetation along New Dominion Parkway, the applicant is proposing to provide Category IV deciduous trees, Category II deciduous ornamental trees, and Category II evergreens. Along Reston Parkway, the applicant proposes to retain the existing vegetation and to add Category IV deciduous trees, Category III deciduous trees, Category II deciduous ornamental trees, and Category II evergreens. Additional plantings are proposed along Freedom Drive consisting of street trees and Category II deciduous ornamental trees. Interior parking lot landscaping is proposed on the Block 4 parking garage and landscaping within the entry court. Along the Block 5 Market Street frontage, the applicant proposes to provide four street trees. To address staff's recommendation to provide specific mulched areas for existing trees designated for preservation, the applicant provided a proffer to address this comment and satisfies the staff recommendation.

The pre-development area of existing tree canopy is 36,918 square feet or 13.3% of the site. A total of 55.6% of the site will be met through tree preservation. A total tree canopy area of 15,408 square feet for both Blocks 4 and 5 is provided through tree preservation. A total canopy area of 15,875 square feet is provided through tree plantings and the total 10-year tree canopy provided is 31,283 square feet. As such, the development exceeds the 10% 10-year tree canopy requirement and meets the 13.3% 10-year tree canopy requirement through tree preservation.

In regards to noise, the general Policy Plan guidance from the Comprehensive Plan, recommends that interior noise levels for new residential development and other noise sensitive uses should not exceed DNL 45 dBA in interior areas and 65 dBA for outdoor recreational areas. In support of Comprehensive Plan guidance regarding transportation generated noise for the proposed development, the applicant included Proffer #27 on the submission of acoustical analyses for the projected noise impacts of Reston Parkway on the residential units and proposed mitigation techniques at the time of building plan. Additional tree plantings are proposed to screen and mitigate outdoor noise on the existing open space area along Reston Parkway.

The applicant has proffered a green building commitment for the residential units and LEED Silver for the office building, as previously described in the Development Review Performance Objective: Achieve High Quality Site Design and Architecture. With the proffered conditions, the Comprehensive Plan guidance has been addressed.

***Areawide Recommendation: Urban Parks, Recreational Facilities, Cultural Facilities, page 95*** - *The growth and redevelopment planned for the three TSAs will increase the need for parks and open space, recreation facilities, and cultural amenities, all of which are essential components in creating places where residents and employees can live, work and play. The intent of this [Comprehensive Plan] section is to present recommendations to meet the need for urban parks, recreation and cultural facilities created by growth in the TSAs.*

This was previously discussed in the Development Performance Review Objective to Provide Urban Parks and other Recreational Amenities and has been addressed by the applicant.

## **ZONING ORDINANCE PROVISIONS**

### **Planned Residential Community (PRC) District Provisions**

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

To this end, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16 (Development Plans)

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

The subject property is zoned to the PRC District and part of Reston Town Center, a high density mixed-use development that contains a variety of housing types, employment opportunities, and commercial services. In staff's opinion, fundamental to the development of Reston was the achievement of a balanced community that includes providing a variety of housing types for all income levels. As previously discussed in the Affordable Housing section of this report a minimum of 16% WDUs is recommended based on the Percentage of Workforce Dwelling Units chart on page 49 of the Comprehensive Plan. The applicant has committed to providing 16% WDUs.

In accordance with Sect. 6-308 of the Zoning Ordinance, in the PRC District, the overall density shall not exceed 13 persons per acre of the gross residential and associated commercial areas and residential densities are designated low, medium, and high. Although no residential density was designated on the approved development plan associated with RZ 85-C-088, the Town Center Core Area (Urban Core) was approved as a high intensity mixed-use development and any residential development within the Urban Core is designated as a high density development. As such, the applicant provided that based on the approved site plans in the PRC District in Reston, this application would result in a 10.67 persons per acre, which does not exceed a density of 13 persons per acre, as shown on Sheet 3 of the DPA/PRC Plan. Pursuant to Par. 5 of Sect. 6-308 of the Zoning Ordinance, the applicant will be required to recompute the overall density when the final plat is recorded.

The maximum density, as set forth in the Zoning Ordinance, in areas designated as high density development is limited to a maximum of 60 persons per acre of gross residential area based on all of the areas within the PRC District designated as high density residential and a maximum of 50 dwelling units per acre in any one high density area. For the purposes of calculating density for the Urban Core, the density is based on the entire land area subject to RZ 85-C-088 (84.25 acres), which includes Block 4. Based on the density calculations provided on Sheet 2 of the DPA/PRC Plan and verified by staff, the addition of 549 residential units within the Urban Core brings the total persons per acre in a high density area up to 41.42 and does not exceed 60 persons per acre maximum in the Reston PRC District. Further, the development of 549 dwelling units on the 84.25 acres, subject to RZ 85-C-088, would result in a density of 30.78 dwelling units per acre, which is less than the 50 dwelling units per acre maximum for any one high density area. The density calculations noted above are required to be provided with the submission of a PRC Plan and reviewed by staff for conformance with the PRC District density requirements. With the proffered conditions, this objective has been satisfied.

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

The development of Blocks 4 and 5 are proposed to be an orderly and creative arrangement of land uses that were designed to fit into the existing fabric of Reston Town Center. Located within the Urban Core, Blocks 4 and 5 likewise are proposed as a high density, mixed-use development with ground floor uses designed to transition to the pedestrian scale. This objective has been satisfied.

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

As previously discussed, Blocks 4 and 5 are located within the existing Reston Town Center Urban Core, which is a high density mixed-used area. An integrated comprehensive transportation system currently exists for the surrounding area and the applicant is proposing to continue to enhance the established transportation system. Block 4 and the majority of Block 5 are just outside the ½ mile radius for the future metro rail station and a portion of Block 4 and all of Block 5 is within the ¼ mile radius of the existing bus transit station.

With this application a transportation impact analysis was conducted and indicated the need for several transportation improvements, which were described in detail in the Transportation section of this report. The applicant has proffered and shown on the DPA/PRC Plan a commitment to construct the recommended transportation improvements.

In addition, a pedestrian plan has been included as Sheet 10A on the DPA/PRC Plan to show the pedestrian circulation around the subject property and to the existing bus transit station. The applicant proposes to enhance an existing 6-foot wide trail along Reston Parkway to an eight-foot wide trail to provide pedestrian access to the transit station area.

There is an existing bus stop along the Block 4 New Dominion Parkway frontage. This bus stop is served by both the Fairfax Connector and the Reston Internal Bus System. The applicant has proffered to install a concrete pad, a bench, and related signage for the bus stop, as shown on Sheet 7 of the DPA/PRC Plan. With the proffered conditions, this objective has been satisfied.

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

Existing cultural, educational, medical, and recreational facilities exist that will serve the Blocks 4 and 5 development. The Greater Reston Arts Center, which provides cultural and educational opportunities, is located in the western portion of the Urban Core and is within walking distance to the proposed development. Educational opportunities are further provided through surrounding public schools and the Northern Virginia Community College has a campus in Reston, off of Wiehle Avenue. Reston Hospital Center is located within the Reston Town Center area and provides medical care.

Existing nearby community parks and proposed open space and on-site recreational amenities provide recreational facilities for the development. This objective has been satisfied.

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

Building structures are proposed to take advantage of the natural and manmade environment. As previously discussed, on-site recreational amenities are proposed and the applicant is proposing to enhance the existing vegetated open space area to create a more engaging and active park space. In addition, a vegetated roof is proposed on the proposed residential and office buildings and the applicant has proffered a green building commitment for the residential building and LEED Silver certification for the office building. With the proffered conditions, this objective has been satisfied.

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

The applicant is proposing to enhance an existing vegetated open space area along Reston Parkway, which previously was discussed in more detail in the Urban Parks section of this report. In addition as previously discussed, the applicant is proposing to increase the amount of open space provided with this application. With the proffered conditions, this objective has been satisfied.

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

Public utilities, facilities, and services currently exist to serve the proposed Blocks 4 and 5 development. The applicant has proffered to provide a monetary contribution to offset the impact of the residential development on surrounding schools. In addition, the applicant has proffered to provide off-site transportation improvements to offset the impact of the development on the surrounding road network. With the proffered conditions, this objective has been satisfied.

### **General Standards for All Planned Developments**

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:

*General Standard 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.*

As previously discussed, the planned development substantially conforms to the adopted comprehensive plan with respect to type, character, intensity of use, and public facilities and does not exceed the density or intensity permitted by the Comprehensive Plan.

*General Standard 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.*

The planned development is located within the PRC District whose purpose and intent is to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning.

The design of Blocks 4 and 5 are consistent with the existing development of the Urban Core as a high density mixed-use area. Such development is possible because of the flexibility provided in the PRC District and a similar mixed-use development would not be permissible in a conventional district. As previously discussed, the applicant is providing the recommended 16% WDU. This standard has been met.

*General Standard 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.*

The proposed Blocks 4 and 5 developments efficiently utilize the available land and preserve to the extent possible scenic assets and natural features. Existing vegetation is proposed to be preserved along the site's New Dominion Parkway and Reston Parkway frontages. As previously discussed, the proposed development provides 1.8 acres of open space on Block 4 and 0.24 acres on Block 5. As such, this standard has been met.

*General Standard 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.*

As previously discussed, the Blocks 4 and 5 developments are consistent with the surrounding development, streetscape, building heights, and building materials within the Urban Core of Reston Town Center. The proposed site layout is consistent with existing high density mixed-use development. The proposed development does not hinder, deter, or impede development of surrounding properties and has been designed to fit into the character of the surrounding area. This standard has been addressed.

*General Standard 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.*

Blocks 4 and 5 are located in an area in which police, fire protection, and public utilities are available and adequate. As previously discussed, the applicant has proffered to provide a monetary contribution to offset the impact of the residential development on surrounding schools. In addition, the applicant has proffered to provide off-site transportation improvements to offset the impact of the development on the surrounding road network. As previously discussed, stormwater management is proposed to be addressed through two options and regardless of which option is pursued, adequate stormwater management will be provided based on preliminary calculations. This standard has been addressed.

*General Standard 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.*

As previously discussed, adequate pedestrian, bicycle, and transit linkages exist and are shown on the DPA/PRC Plan and have been proffered to be provided by the applicant. In addition, the applicant has proffered to widen the existing 6-foot wide trail along the site's Reston Parkway frontage to eight feet in width; to provide bicycle parking spaces and storage; and to provide bus stop amenities at the bus stop on New Dominion Parkway. With the proffered conditions, this standard has been addressed.

### **Design Standards for All Planned Developments**

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:

*Design Standard 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.*

The bulk regulations generally conform to the R-30 District, the conventional zoning district that most closely characterizes the development. The landscaping and screening requirements are requested to be modified and are discussed in more detail in the Waivers and Modifications section of this report.

*Design Standard 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.*

As previously discussed in the Urban Design section, the open space requirement has been addressed. Likewise as previously discussed in the Transportation section, the applicant is requesting a residential parking reduction for Block 4, which staff supports with the proffered commitment of a 35% transportation demand management (TDM) goal and the TDM proffered condition. The applicant is requesting a modification to the loading requirement, which is discussed in more detail in the Waivers and Modification section of this report. Signage is proffered to be in conformance with the existing Comprehensive Sign Plan (CSP) for the Urban Core, which would have to be amended if this development is not included in the existing CSP. With the proffered conditions, this standard has been addressed.

*Design Standard 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.*

No new streets are proposed and the existing streets will serve the proposed development. As previously discussed, the applicant has proffered to construct off-site transportation improvements to offset the impact of this development on the surrounding road network and has proffered to construct a dedicated turn lane and through lane at the intersection of Fountain Drive and New Dominion Parkway. In addition, as previously discussed, an existing network of trails and sidewalks exist that provides access to off-site recreational amenities, open space, public facilities, and transit facilities. With the proffered conditions, this design standard has been addressed.

### **Waivers/Modifications**

The applicant requests the following waivers and modifications:

*Modification of the loading space requirements in Sect. 11-203 of the Zoning Ordinance in favor of the loading spaces shown on the DPA/PRC Plan*

Pursuant to Par. 4 of Sect. 11-203, the proposed 602,000 square foot mixed-use residential building on Block 4 would require five loading spaces and four are proposed. Pursuant to Par. 14 of Sect. 11-203, the 284,588 square foot mixed-use office building on Block 5 would require five loading spaces and two are provided.

The applicant requests a modification to permit four loading spaces in lieu of the five required loading spaces for the residential and retail uses on Block 4. Block 4 is proposed to have a centralized loading dock area to accommodate all functions of the building (ground floor uses and residential). On the north end of the loading area, a trash bay will serve retail tenants and an adjacent loading bay will accommodate trucks of up to 55 feet in length. This size of truck is anticipated only for certain retail functions. Other smaller trucks would be able to maneuver within the enclosed loading area and could use the 55-foot bay or a second 35-foot bay proposed to serve retail tenants. The trash bay serving the retail tenants has been designed to be overly long to allow residential trucks to front into that area and then back into the residential loading bays. Retail tenants will have direct access to the loading dock. Residential tenants will be served by two 35-foot loading bays and would have easy access from the loading dock to their units using the service corridors and elevators.

In addition for Block 5, the applicant requests a modification to permit two loading spaces in lieu of the five required loading spaces. The applicant provides that the applicant will be managing the proposed buildings along with other office buildings in Phase 1 of the Urban Core. This consolidated management allows for coordinated deliveries and refuse collection to the buildings within the Urban Core and reduces the need for multiple loading spaces. In addition, since the loading space requirement was drafted in the Zoning Ordinance, there have been changes to how people and companies communicate. The applicant provides that through digital advancements, the number of deliveries that are made to office buildings has been reduced and the requested loading reduction reflects this change. Additionally, the applicant provides that the proposed number of loading spaces is consistent with other buildings in the Urban Core and provisions for more loading spaces than are actually required for a building's operation can have an impact on streetscape, in terms of its design, activation, and the pedestrian experience. Staff does not object to this modification request.

*Modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the DPA/PRC Plan.*

For non-residential uses that are proposed on Block 5 and adjacent to proposed multi-family dwellings on Block 4, a Type 1 Transitional Screening (for uses such as eating establishments and retail) and a Type 2 Transitional Screening (for uses such as fast food) are required. A Type 1 Transitional Screening consists of an unbroken strip of open space a minimum of 25 feet in width and a Type 2 Transitional Screening consists of an unbroken strip of open space a minimum of 35 feet in width. In addition, Barrier D, E, or F is required adjacent to multi-family dwellings. Barriers D, E, and F consist of a 42-48 inch tall chain link fence, six-foot tall wall, or a 6-foot tall solid wood fence, respectively.

In accordance with Par. 5 of Sect. 13-305 of the Zoning Ordinance, the applicant requests a modification of the Type 1 and 2 transitional screening requirements and the

associated barrier requirements to facilitate an integrated planned development with a mix of uses. The applicant further indicated that visual and physical access from the multi-family units to the retail and public spaces is typical of an urban mixed-use environment. Furthermore, streetscape and the design of the buildings provide an appropriate transition to adjacent properties. Staff supports the modification request.

Waiver of Section 6-0303.8 of the Public Facilities Manual on underground detention facilities

Section 6-0303.8 of the Public Facilities Manual (PFM) states:

The applicant is requesting a waiver of Section 6-0303.8 of the PFM to permit underground detention vaults and underground structural Best Management Practices (BMPs) for stormwater management. The applicant states that current detention requirements for the proposed development are met with an existing off-site pond (the Town Center Parkway pond, approved as Public Improvement Plan #5734-PI-001) that was designed to fully serve a larger area, which includes the subject property, at the time of build out. However, the applicant is proposing an alternative option to address stormwater management with additional on-site facilities in the event that proposed development is not grandfathered and subject to the water quality criteria under Article 4 of the Stormwater Management Ordinance, approved by the Board of Supervisors on January 28, 2014, and effective on July 1, 2014. This alternative stormwater management option includes the use of underground detention vaults and underground structural BMPs for stormwater management. All of these vaults will be located just outside the footprint of the proposed building.

Staff from the Department of Public Works and Environmental Services (DPWES) reviewed the waiver request and recommended that the Board approve the waiver to locate the underground facility within the proposed residential development on Block 4. If it is the intent of the Board to approve Waiver #7067-WPFM-004-1, DPWES recommends that the approval should be subject to proposed conditions dated March 26, 2014, which are contained in Attachment A of Appendix 13 of this staff report.

Modification of Parking

It is noted that as part of the proposed application, the applicant is requesting a residential parking reduction for Block 4 given the proximity of the property to the existing Reston Town Center bus transit facility and to the future Reston Town Center metro rail station. The parking reduction is being processed separately by the Department of Public Works and Environmental Services as a separate Board item, but was reviewed as part of the staff review for this application. The applicant is seeking an approximately 22% residential parking reduction for a parking ratio of 1.25 parking spaces per dwelling unit (or 192 fewer parking spaces) from the required 879 parking spaces (a 1.6 parking ratio) pursuant to Article 11 of the Zoning Ordinance. In support of the parking reduction request, the applicant has included in the draft proffers the

following: a 35% transportation demand management goal and a minimum of 27 parking spaces designated for visitors of the residential units from the hours of 7:00 p.m. to 12:00 a.m., Monday through Thursday, and from the hours of 7:00 p.m. Friday through 12:00 a.m. Monday; and short and long-term bicycle parking and storage.

It is further noted that during construction for Blocks 4 and 5, the applicant may need to utilize parking elsewhere in the Urban Core for Phase 1 uses and a parking reduction on neighboring properties within the Urban Core may be required. The applicant has demonstrated that such parking could be available in the other parking garages in the Urban Core. Such request would be processed separately by DPWES. The applicant included proffered conditions to address the interim parking during construction.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The proposed application is a redevelopment of Blocks 4 and 5 of the Reston Town Center Core Area. The proposed residential and office development are designed to fit into the existing character and development of the Urban Core. With the proffered conditions, in particular the proffered commitment to provide at least 16% workforce housing and a 35% transportation demand management goal and proffer, this application is in conformance with the Comprehensive Plan, PRC District provisions, and the general standards and design standards for planned districts.

### **Staff Recommendations**

Staff recommends approval of PCA 85-C-088-09, subject to the draft proffered conditions contained in Appendix 1.

Staff recommends approval of DPA 85-C-088-07.

Staff recommends approval of PRC 85-C-088-03, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a modification of Sect. 11-203 of the Zoning Ordinance for the loading space requirements to that shown on the DPA/PRC Plan.

Staff recommends approval of a modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the DPA/PRC Plan.

Staff recommends approval of Waiver #7067-WPFM to permit underground stormwater detention facilities within a residential development in accordance with Section 6-0303.8

of the Public Facilities Manual, subject to the conditions contained in Attachment A of Appendix 11.

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

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

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

## **APPENDICES**

1. Draft Proffered Conditions
2. Proposed PRC Conditions
3. Statement of Justification
4. Affidavit
5. Park Authority Analysis
6. Environmental Review Analysis
7. Transportation Analysis
8. Land Use Analysis
9. Schools Analysis
10. Stormwater Analysis
11. Stormwater Waiver #7067-WPFM Analysis
12. Urban Forest Management Analysis
13. Glossary

**BLOCK 4 LLC  
RESTON TOWN CENTER PROPERTY LLC  
PROFFER STATEMENT  
DPA 85-C-088-7  
PCA 85-C-088-9**

**February 19, 2014  
Revised May 23, 2014**

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) (the “Zoning Ordinance”), the property owners and applicants, for themselves and their successors and assigns (collectively, the “Applicant”), in this Proffered Condition Amendment (“PCA”) and Development Plan Amendment (“DPA”) proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Map as 17-1 ((16)) 1 and 4 (“Block 4”) and 17-1 ((16)) 5A (“Block 5”) and, collectively with Block 4, the “Property”) shall be in accordance with the following conditions (“Proffers”) if, and only if, DPA 85-C-088-7 and PCA 85-C-088-9 (collectively, the “Application”) are granted. The Applicant reconfirms its commitment to the proffers associated with RZ 85-C-088, as amended (the “Existing Proffers”), except as modified herein. These Proffers, if accepted, amend and supplement only those Existing Proffers referenced below. In the event this Application is denied, these Proffers will immediately be null and void and of no further force and effect, and the Existing Proffers shall remain in effect.

**AMENDMENT OF EXISTING PROFFERS**

**C. DEVELOPMENT PLAN FOR RZ 85-C-088**

1. The Property is located within the Town Center Core Area and shall be developed in substantial conformance with the Development Plan Amendment (“Development Plan”) dated August 3, 2013, and revised through May 20, 2014, prepared by Urban, Ltd., and consisting of 44 sheets, of which sheets 5, 8, 9, 10, and 10A are described below.

- a. Development Plan Amendment for the Property. Sheet 5 of the Development Plan shows the generalized location of the various buildings in the Town Center Core Area; their proposed uses, proposed building heights; and provides an overview of the interrelationship of all the components.
- b. Master Plan. Sheet 8 of the Development Plan shows the generalized location of the various buildings in the Town Center Core Area and their proposed uses and provides an overview of the interrelationship of all the components.
- c. Overall Landscape Plan. Sheet 9 of the Development Plan shows the location of the urban parks, the continuity of the urban streetscapes throughout the Urban Core and the increased intensity of landscaping proposed for the highly pedestrian “Market Street.”

- d. Right-of-Way/Traffic Circulation Plan. Sheet 10 of the Development Plan shows the urban grid street pattern that will differentiate the Urban Core from the rest of Reston with its meandering streets.
- e. Pedestrian Circulation/Parking Garage Entrance-Exit Plan. Sheet 10A of the Development Plan shows primary and secondary circulation patterns, the pedestrian linkages to the surrounding area and the circulation from the parking structures to the buildings. It also shows the proposed entrances and exits from the parking structures.

## **ADDITIONAL NEW PROFFERS**

### **GENERAL**

12. Minor Modifications. Minor modifications to the Development Plan may be permitted pursuant to Section 16-203(13) of the Zoning Ordinance when necessitated by sound engineering or when necessary as part of final site engineering. Such modifications may be permitted, provided: (a) the maximum building heights for each building are not increased beyond the heights identified on Sheets 2, 5, and 7 of the Development Plan and Proffer 17; (b) the minimum setbacks for each building are not decreased beyond the setbacks identified on Sheet 7 of the Development Plan; (c) the minimum amount of open space identified on Sheet 2 of the Development Plan is not reduced; and (d) the development otherwise is in substantial conformance with these Proffers and the Development Plan.

13. Future Applications. Any portion of the Property may be the subject of a DPA, PCA, Rezoning, Planned Residential Community Amendment (“PRCA”), Special Exception (“SE”), Special Permit (“SP”), Comprehensive Sign Plan (“CSP”), Variance or other zoning action without the joinder and/or consent of the owner(s) of the other land area(s), provided that such application complies with Par. 6 of Sect. 18-204 of the Zoning Ordinance and Section 15.2-2302 of the Code of Virginia, as applicable. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application shall remain in full force and effect.

### **PROPOSED DEVELOPMENT**

14. Proposed Development. The development proposed with this Application shall include: (a) a multi-family residential building containing up to 549 multi-family dwelling units (the “Residential Units”) and up to 25,100 square feet of any non-office, non-residential uses (the “Residential Building Retail Uses”) as permitted under Section 6-302(D) of the Zoning Ordinance (collectively, the “Residential Building Uses”) in accordance with the tabulations set forth on Sheet 2 of the Development Plan; and (b) an office building containing up to 276,788 square feet of office uses (“Office Uses”) and up to 7,800 square feet of non-office, non-residential uses (the “Office Building Retail Uses”) as permitted under Section 6-302(D) of the Zoning Ordinance (collectively, the “Office Building Uses”) in accordance with the tabulations set forth on Sheet 2 of the Development Plan. The Applicant may convert any square footage of Office Uses to Office Building Retail Uses, provided the Office Building Uses collectively do not exceed 284,588 square feet of gross floor area and any Office Uses square footage converted

to Office Building Retail Uses is developed in accordance with Proffer 16 below. Collectively, the Residential Building Uses and the Office Building Uses shall constitute the “Proposed Development.

15. Cellar Space. As shown on Sheet 2 of the Development Plan, the 25,100 square feet of Residential Building Retail Uses may be comprised of up to 4,500 square feet of gross floor area and up to 20,600 square feet of cellar space, as each are defined under the Zoning Ordinance, based on the building height measurement for the multi-family residential building calculated in accordance with Sections 2-307(3) and 20-300 of the Zoning Ordinance.

16. Retail Uses. The Residential Building Retail Uses and the Office Building Retail Uses may be located on the ground level of the residential building and the office building, respectively, and may include any non-office, non-residential uses as permitted under Section 6-302(D) of the Zoning Ordinance. Any such uses identified as a Group or Category use under Section 6-302(D) of the Zoning Ordinance may be permitted through a separate SP or SE, without the need for a DPA, PCA, or PRCA, provided the use is in general conformance with the Development Plan.

17. Building Height. The building heights for the Proposed Development shall not exceed the maximum building heights shown on Sheet 2, 5, and 7 of the Development Plan. Building height shall be measured in accordance with the provisions of the Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum building height regulations as set forth in Section 2-506 of the Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to lesser building heights than those which are represented on the Development Plan, provided the configuration of the building footprints remain in substantial conformance with that shown on the Development Plan.

18. Declarations and Owners’ Associations.

A. Umbrella Owners’ Association. At any time, the Applicant may record a declaration and/or establish an Umbrella Owners’ Association (the “UOA”) for the Property to address the general maintenance and other obligations (including stormwater management and transportation demand management) of the owner(s) (and their successors and assigns), including the fulfillment of these Proffers. If recorded or established, the declaration and/or UOA documents shall separately identify those maintenance or proffer obligations that will or are expected to fall principally on owners or residents of the residential building and such obligations shall be disclosed to the owners/residents in accordance with the terms of this proffer.

B. Homeowner and Condominium Owners’ Association. In the event any of the Residential Units are held for sale, the Applicant shall cause either a homeowners association and/or a condominium owners association (“HOA/COA”) to be formed for the Residential Building Uses. If a declaration is recorded and/or a UOA is established for the Property, the HOA/COA shall be a member of the declaration and/or UOA.

- C. Commercial Association(s). The Applicant may cause a Commercial Association (“CA”) to be formed for the Office Building Uses. In the event the Residential Units are leased as a rental residential building without units held for sale, the Applicant may cause a CA to be formed for the Residential Building Uses. If a declaration is recorded and/or a UOA is established for the Property, each CA shall be a member of the declaration and/or UOA.
- D. Disclosures. The declaration establishing any HOA/COA/CA on the Property (including budgets provided in any offering or sale materials) shall specify the proffer and maintenance conditions and obligations set forth in these Proffers. Purchasers shall be advised in writing of these proffer conditions and obligations prior to entering into a contract of sale.
- E. UOA Transportation Demand Management (“TDM”) Obligations. All residents, tenants, owners, employers and employees living, working, operating a business or owning property within the Property shall be advised of the applicable TDM obligations described in Proffer 35. All HOA/COA/CA members shall be informed of any funding obligations for the TDM program prior to entering into a contract of sale, and all such obligations shall be included in the HOA/COA/CA documents.
- F. Additional Associations. In addition to the UOA/HOA/COA/CAs described above, the Applicant may join any existing associations, record any additional declarations, and/or establish any additional associations, such as, but not limited to, a master condominium owners association and/or condominium owners associations for any of the individual uses/facilities within the Proposed Development, as may be deemed necessary by the Applicant.

## **LIGHTING**

19. Lighting. All on-site outdoor and parking garage lighting provided with the Proposed Development shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. All proposed parking garage and building mounted security lighting on the Property shall utilize full cut-off fixtures.

## **PARKING**

20. Zoning Ordinance Parking Requirements. Parking for the Residential Building Uses shall be provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance, as determined by the Department of Public Works & Environmental Services (“DPWES”). Parking for the Office Building Uses shall be provided in accordance with the requirements of the Shared Parking Agreement for Phase I of the Reston Town Center Urban Core recorded in Deed Book 21796, at Page 589, of the land records of Fairfax County, Virginia, as such Shared Parking Agreement may be amended from time to time. The Applicant reserves the right to provide parking spaces in addition to the total number of parking spaces shown on Sheet 2 of the Development Plan: (a) if such additional spaces result from the final design of the parking structures to avoid partial garage floors, or (b) to the extent necessary to accommodate

uses established on the Property that result in a higher parking requirement than is shown on the Development Plan (e.g., eating establishments), provided that (i) the building heights as set forth on Sheets 2, 5 and 7 of the Development Plan and in Proffer 17 are not exceeded and (ii) the building footprints for each building as shown on the Development Plan do not increase.

21. Block 4 Interim Construction Parking. During construction of the Residential Building Uses on Block 4, the Applicant may be permitted to utilize parking spaces located in adjacent parking garages outside of Phase I of the Reston Town Center Urban Core in order to satisfy the requirements of the Shared Parking Agreement applicable to the Property, provided: 1) that the Applicant has received the approval of the Director of DPWES for the use of such off-site parking spaces under the applicable provisions of the Shared Parking Agreement, and 2) that the Applicant has provided documentation satisfactory to the Director of DPWES demonstrating the right to use such off-site parking spaces during construction of the Residential Building Uses. The Applicant shall install signage directing patrons to the locations of any off-site parking facilities and shall provide evidence of such signage to the Director prior to the commencement of construction of the Residential Building Uses.

22. Block 5 Interim Construction Parking. In the event the Applicant develops the Office Building Uses on Block 5 prior to development of the Residential Building Uses on Block 4, then upon construction of the Office Building Uses on Block 5 the Applicant may be permitted to utilize parking spaces located in adjacent parking garages outside of Phase I of the Reston Town Center Urban Core in order to satisfy the requirements of the Shared Parking Agreement applicable to the Property until the completion of construction of the Residential Building Uses on Block 4, provided: 1) that the Applicant has received the approval of the Director of DPWES for the use of such off-site parking spaces under the applicable provisions of the Shared Parking Agreement, 2) that the Applicant has provided documentation satisfactory to the Director of DPWES demonstrating the right to use such off-site parking spaces during construction of the Office Building Uses and continuing through the completion of construction of the Residential Building Uses on Block 4, and 3) that the Applicant has obtained approval of a parking reduction for uses served by adjacent parking garages outside of Phase I of the Reston Town Center Urban Core if and as necessary to accommodate the number of off-site parking spaces needed to satisfy the requirements of the Shared Parking Agreement applicable to the Property. The Applicant shall install signage directing patrons to the locations of any off-site parking facilities and shall provide evidence of such signage to the Director prior to the commencement of construction of the Office Building Uses.

23. Future Parking Reductions. Given (a) the character of the Proposed Development as a mixed-use, pedestrian-friendly development in the Reston Town Center Urban Core, (b) the Property's proximity to the existing Reston Town Center Transit Station, (c) the Property's proximity to the future Reston Town Center Metro Station, and (d) the Transportation Demand Management ("TDM") program detailed in Proffer 35, the Applicant may pursue a parking reduction for the Proposed Development, as may be permitted by Article 11 of the Zoning Ordinance and approved by the Board of Supervisors.

24. Residential Building Visitor Parking. As part of the development of the Residential Building Uses on Block 4, the Applicant shall provide a minimum of 27 parking spaces within the parking structure on Block 4 designated for visitors of the Residential Units. Such visitor

parking spaces shall be inclusive of, and not in addition to, the total number of parking spaces required for the Residential Units under Article 11 of the Zoning Ordinance or pursuant to a parking reduction approved by the Board of Supervisors in accordance with Proffer 23. The visitor parking spaces shall be provided in a location convenient to the Residential Units, and the Applicant shall provide signage identifying the purpose of these spaces. Such parking spaces shall be reserved exclusively for visitors of the Residential Units from the hours of 7:00 pm to 12:00 am, Monday through Thursday, and from the hours of 7:00 pm Friday evening through 12:00 am Monday morning, provided, however, that the Applicant may allow parking within such visitor spaces at any time for car sharing vehicles (i.e., Zipcar, Car2Go, or other car sharing program implemented by the Applicant or others as part of the TDM program outlined in Proffer 35 below). The Applicant shall provide signs for the visitor parking spaces identifying the parking restrictions for such spaces and stating that vehicles parked in violation of such restrictions shall be towed at the vehicle owner's expense. The responsibilities of the TDM Program Manager described in Proffer 35 below shall include coordination with a towing service for the towing of vehicles parked in violation of the visitor parking restrictions.

25. Bicycle Parking. As part of the site plan approval for each building within the Proposed Development, the Applicant shall designate on the site plan and install secure bicycle storage in locations convenient to the office, multi-family residential, and retail uses shown on such site plan using the standards outlined below. For purposes of this Proffer 25, short-term bicycle parking shall be located anywhere within the Property. Long-term bicycle parking shall be in a secure location such as a bicycle room, cage, locker, or other secure parking option approved by the Fairfax County Department of Transportation ("FCDOT"). The Applicant also shall provide signage within the Property to guide bicyclists to the secure bicycle storage facilities.

- A. Office Bicycle Parking. The Applicant shall provide one (1) long-term bicycle parking space for every 7,500 square feet, or portion thereof, of gross floor area of Office Uses and one (1) additional short-term bicycle parking space for each additional 20,000 square feet, or portion thereof, of gross floor area of Office Uses.
- B. Residential Bicycle Parking. The Applicant shall provide one (1) long-term bicycle parking space for every three (3) multi-family Residential Units, or portion thereof, and one (1) short-term bicycle parking space for every 25 multi-family Residential Units, or portion thereof.
- C. Retail Bicycle Parking. The Applicant shall provide one (1) short-term bicycle parking spaces for every 5,000 square feet, or portion thereof, of gross floor area of Residential Building Retail Uses and Office Building Retail Uses and one (1) long-term bicycle parking space for every 7,500 square feet of gross floor area of Residential Building Retail Uses and Office Building Retail Uses, or portion thereof.
- D. Consultation with FCDOT. The Applicant shall determine the final locations of the secure bicycle storage, short-term bicycle racks, the type of bicycle racks, and bicycle signage in consultation with the FCDOT Bicycle Coordinator prior to site plan approval for each building within the Proposed Development. The bicycle

storage facilities designated on the site plan for the residential building shall be installed prior to the issuance of the first RUP for the Residential Units. The bicycle storage facilities designated on the site plan for the office building shall be installed prior to the issuance of the first Non-RUP for the Office Uses. The bicycle signage for each building shall be installed prior to the issuance of the earlier of the first RUP or Non-RUP for such building, as applicable.

## SIGNAGE

26. Signage. Signage for the Proposed Development shall be provided in accordance with the requirements of the “Reston Town Center Urban Core Comprehensive Sign Plan Manual” approved with CSP 85-C-088, as may be amended from time to time, or pursuant to a separate Comprehensive Sign Plan Amendment approved by the Planning Commission in accordance with Section 12-210 of the Zoning Ordinance.

## NOISE ATTENUATION

27. Noise Attenuation. Concurrent with the initial submission of the building permit for the residential building, the Applicant shall submit to the County a refined acoustical analysis detailing the projected noise impacts of Reston Parkway on the Residential Units and proposed mitigation techniques (the “Noise Study”). The Noise Study shall be conducted in accordance with requirements established by the Fairfax County Department of Planning & Zoning (“DPZ”) and shall be submitted to DPZ and DPWES for review and approval. The Noise Study shall include projected noise levels in the Residential Units shown on the submitted site plan based on the proposed final site topography and conditions as shown on the site plan (rather than existing topography and conditions). The Noise Study shall include the following information: site plan and cross section views of the source of the noise in relation to the residential building, the affected Residential Units, and the consultant’s recommendations for appropriate noise attenuation measures to ensure that the affected Residential Units meet the standards outlined below. A copy of the approved Noise Study shall be included with the building plan submission for the residential building. The building plan shall identify the noise-affected Residential Units and the noise attenuation measures, including materials, to be provided to ensure that each such affected Residential Units meet the standards outlined below.

- A. Acceptable Noise Levels within Residential Units. The Applicant shall provide noise attenuation measures in order to reduce interior noise in all Residential Units to approximately 45 dBA Ldn or less.
- i. Above 75 dBA Ldn. No Residential Unit (or portion thereof, such as outdoor balconies) may be established in areas projected to be impacted by noise levels greater than 75 dBA Ldn.
  - ii. 70 dBA Ldn to 75 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn) the Applicant shall construct such units using the following acoustical measures:

- a. Exterior walls shall have a laboratory sound transmission class (“STC”) rating of at least 45;
    - b. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 70 dBA or above;
    - c. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of at least 45; and
    - d. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (“ASTM”) to minimize sound transmission.
  - iii. 65 dBA Ldn to 70 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units that are projected to be impacted by noise projected greater than 65 dBA Ldn (but not more than 70 dBA Ldn), the Applicant shall construct such units using the following acoustical measures:
    - a. Exterior walls shall have a laboratory STC rating of at least 39;
    - b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 70 dBA or above;
    - c. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of at least 39; and
    - d. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
- B. Noise Contours on Site Plans and Building Permits. All site plans, building permit applications and building plans submitted to the County for the Residential Units shall indicate whether the residential building is required to include noise attenuation measures and, if so, the type of attenuation measures to be implemented. Building and site plans for each unit that is subject to noise mitigation as provided herein shall depict the final noise contours as determined by the Noise Study.
- C. Alternative Measures. As an alternative to the noise attenuation measures described above, the Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated prior to the filing of a building permit, through an independent noise study as reviewed and approved by DPWES and DPZ, provided such methods will be effective in reducing interior noise levels to approximately 45 dBA Ldn.

## LANDSCAPING

28. Landscape Plan. The Applicant shall implement the landscape design for the Proposed Development shown on Sheet 18 of the Development Plan (the “Conceptual Landscape Plan”), which illustrates the plantings and other features to be provided with the Proposed Development, including streetscapes, plazas and parks. The Conceptual Landscape Plan is conceptual in nature and the tree species and planting locations may be modified by the Applicant as part of final engineering and building design, provided such modifications: (a) provide a similar quality and quantity of landscaping as that shown on the Conceptual Landscape Plan, and (b) otherwise are in substantial conformance with the Development Plan.

- A. Native Species. The Applicant shall use principally native species or hardy drought tolerant adaptive plants throughout the Proposed Development, provided that the Applicant reserves the right, in consultation with and approval by the Urban Forest Management Division (“UFMD”) of DPWES, to modify as part of site plan approval the exact species to be used, such as where some plant materials are not available or have been deemed by UFMD to no longer be appropriate.
- B. Site Plan(s). As part of the initial site plan submission for each building within the Proposed Development, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan (the “Landscape Plan”) for such building(s), which shall include, among other things:
  - i. Irrigation information;
  - ii. Design details for tree spaces or grates and other similar planting areas above structures and along streets;
  - iii. Composition of the planting materials and methods used for street trees or where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings; and
  - iv. Information demonstrating that the Landscape Plans are consistent with and are part of implementation of the stormwater management measures required under Proffer 30.
- C. Planting Quality. Each Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the Conceptual Landscape Plan, as may be modified by the Applicant as described above, and may include the use of additional shade trees and other plant materials as determined by the Applicant. As part of final engineering and site design, the Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and streetscape improvements and plantings, including adjusting the tree species and shifting the locations of street trees, to accommodate final architectural designs, sight distance concerns, and utilities, as well as to facilitate outdoor elements in the Proposed Development, as approved by the Zoning Evaluation Division

("ZED") and UFMD, provided such adjustments otherwise are in substantial conformance with the Development Plan.

D. Planting Strips. The Applicant shall install street trees consistent with the Streetscape plans included on Sheets 16, 17, and 18 of the Development Plan. For trees not planted within an 8-foot wide minimum planting area, or that do not meet the minimum planting area required by the Fairfax County Public Facilities Manual ("PFM"), the Applicant shall provide details for alternative designs showing how the proposed planting spaces will provide for normal tree growth and performance by installing structural cells or an equivalent solution acceptable to UFMD to meet the following specifications:

- i. A minimum of four (4) feet open surface width and sixteen (16) square feet open surface area for Category III and Category IV trees (as defined in Table 12.17 of the PFM).
- ii. A minimum rooting area of eight (8) feet in width, which may be achieved in instances in which open surface area is less than eight (8) feet with techniques such as, but not limited to, structural cell technology, to provide non-compacted soil below paved surfaces and walkways.
- iii. Soil volume for Category III or IV trees (as indicated in Table 12.17 of the PFM) shall be a minimum of 700 cubic feet per tree for single trees. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 1,200 cubic feet shall be provided. For three (3) or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree.
- iv. Soil in planting sites shall be as specified in planting notes to be included in all site plans reviewed and approved by UFMD.

The Applicant shall provide notice to UFMD not less than 72 hours prior to the Applicant's implementation of the tree planting spaces, including the installation of any structural soils or structural cells, to permit UFMD to verify the proper installation and planting of trees in conformance with the approved site plan. If UFMD is not in attendance during the installation, the Applicant also shall provide UFMD written documentation demonstrating the materials and methods used to satisfy the requirements of the plan and verifying that the contractors performing the work are licensed as may be required by the manufacturer. Following installation and no later than final bond release for the site plan for which this proffer is applicable, the Applicant shall provide written confirmation from a Certified Arborist or Registered Consulting Arborist verifying the installation of trees by a licensed contractor consistent with the requirements of this proffer.

E. Fire Marshal Review. The Applicant has coordinated with the Fire Marshal regarding the site design and layout of the Proposed Development and the Fire

Truck Access Exhibit shown on Sheet 7A of the Development Plan. Notwithstanding such coordination, however, if it is determined during site plan review that elements of the landscape/streetscape conflict with subsequent comments from the Fire Marshal, the Applicant shall first make efforts to obtain the Fire Marshal's approval by making minor adjustments to such elements of the landscape/streetscape. If the Fire Marshal does not approve such adjustments, the Applicant shall be permitted to relocate, remove, or modify the conflicting elements of the landscape/streetscape in consultation with, and subject to approval by, UFMD and DPZ, in accordance with Proffer 12, without the need for a DPA, PCA, or PRCA.

29. Tree Preservation. As part of the first site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet applicable Fairfax County requirements for tree preservation and the requirements of this Proffer 29.

- A. Tree Preservation. The Applicant shall submit a tree preservation plan ("Tree Preservation Plan") as part of the first and all subsequent site plan submissions for the Proposed Development. The Tree Preservation Plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The Tree Preservation Plan shall consist of a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all trees to be preserved, as well as all on- and off-site trees, living or dead, with trunks twelve (12) inches in diameter and greater (measured 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the limits of clearing and grading shown on the Development Plan. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the Development Plan, and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan shall include all items specified in PFM 12-0507 and 12-0509. Special attention shall be given to existing trees in the park area that are in fair to poor health. Previous soil disturbance, including compaction and turf grass over root zones, have likely reduced tree root growth leading to decline, which is evident in crown dieback. The future health and condition of these trees and their value to the landscape will likely depend, to some degree, on maintenance activities designed to improve the viability of the soil in the root zones.

In addition, care of an established root zone treatment area for existing overstory trees should be a priority of the Tree Preservation Plan. Maintenance activities shall be designed to improve crown health and enhance soil condition in the root zones of existing trees by mitigating compaction, providing nutrients, and

increasing organic matter content. To that end, the Tree Preservation Plan shall include the following elements:

- Establishment of an area for treatments designed to enhance root growth and vitality and the establishment of limits of disturbance for the Proposed Development at this boundary.
- Implementation of treatments designed to enhance root systems, which may include, but shall not be limited to, treatments to aerate the soil, provide nutrients, increase soil organic matter content, and increase water infiltration.
- Due to the potential for increased use of the park to further impact existing trees, plans for the layout and use of the park shall demonstrate how impacts to existing trees will be minimized and how the design will contribute toward the improved health and condition of existing trees by separating higher use areas from tree root zones. Root protection areas shall be delineated (typically areas of mulch and ground covers) from more active use areas (turf). The plan shall be labeled to indicate planned use of areas within the park.
- Supplemental planting using a diverse selection of overstory and understory species to replace the tree canopy as existing trees decline and die. For best survivability and to minimize disturbance, it is suggested that trees planted within the treatment area of the root zones be no larger than 2 inches caliper for deciduous overstory trees and 1 – 1.5 inches caliper for understory species at the time of planting.

B. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with a representative of UFMD to determine, in UFMD's reasonable judgment, whether any adjustments to the clearing limits should be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustments, if any, shall be memorialized in writing and implemented by the Applicant. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the Development Plan, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the

limits of clearing and grading as shown on the Development Plan, they shall be located in the least disruptive manner necessary as determined by the Applicant and UFMD. The Applicant shall develop and implement a replanting plan, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. Alteration of the limits of clearing and grading due to the circumstances described above shall not require the approval of a DPA, PCA, or PRCA.

- D. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the Phase I & II erosion and sediment control sheets, as may be modified by in accordance with Proffer 17.E below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the direct supervision of a Certified Arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing and grading activities, but subsequent to the installation of the tree protection devices, the Applicant shall provide UFMD notice and the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the tree preservation fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

- E. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these Proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted site plan. The details for these treatments shall be reviewed and approved by UFMD and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading.
- Root pruning shall be conducted under the supervision of a Certified Arborist.
- A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

- F. Site Monitoring. During any clearing or tree/vegetation removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with these Proffers and as approved by UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by the UFMD.
- G. Mulching. Mulched areas shall be provided for existing trees designated for preservation equal, at a minimum, to the area around trees identified as the structural critical root zone. Where these areas overlap, a continuous mulched bed shall include groups of trees. Mulch in structural critical root zone areas shall be maintained for the life of the tree and provide for any new planting. In addition, during the construction phase of the project, a continuous mulch strip 15 feet wide shall be provided along the limits of disturbance within preserved critical structural root zone areas. Mulch shall consist of material as specified in the Tree Preservation Plan.

## **STORMWATER MANAGEMENT**

30. Stormwater Management. As part of site plan approval for each building with the Proposed Development, the Applicant shall demonstrate that such building will meet applicable Fairfax County PFM requirements for stormwater quantity and stormwater quality in effect at the time of site plan approval for each building. The site plan shall include strategies for addressing both water quantity and water quality management issues, including detailed mitigation measures to be implemented as part of construction. The Applicant shall construct (or utilize existing) stormwater quantity and quality measures in accordance with the site plan for each building (and each subsequent revision thereto) such that the stormwater management goals outlined below shall be achieved.

- A. Stormwater Management Goals. Using a series of infiltration facilities and/or structural and non-structural stormwater management and/or Best Management Practices (“BMP”) facilities, the Applicant shall demonstrate each building’s conformance with applicable PFM requirements for stormwater quantity and stormwater quality in effect at the time of site plan approval for each building within the Proposed Development.
- B. Green Roofs. The Applicant shall include a vegetative roof of approximately 4,000 square feet for the residential building to be developed on Block 4 and a vegetative roof of approximately 500 square feet for the office building to be developed on Block 5, in the general locations shown on Sheet 7 of the Development Plan, as a low impact development technique in furtherance of the goal of reducing the total stormwater runoff volume of the Property. The site plan for each building shall identify the location, size, and anticipated stormwater runoff volume reduction of the vegetative roof for such building. Any adjustments to the location and size of the vegetative roof for each building made

by the Applicant in consultation with DPZ and DPWES shall not require approval of a DPA, PCA, or PRCA.

- C. Maintenance Responsibility. Prior to site plan approval for each building within the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the “SWM Agreement”) providing for the perpetual maintenance of all stormwater management facilities that are part of the building subject to the site plan (“SWM Facilities”). The SWM Agreement shall require the Applicant (or its successors) to perform regular routine maintenance of the SWM Facilities in accordance with the maintenance specifications provided on the approved site plan for each building, and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.

### **TRANSPORTATION IMPROVEMENTS**

31. Fountain Drive Left Turn Lane. Subject to approval by the Virginia Department of Transportation (“VDOT”), FCDOT, and the owner of the parcel identified on the Fairfax County Tax Map as 17-1 ((16)) A2, the Applicant shall implement the lane striping and median modifications necessary to create a new dedicated left turn lane on northbound Fountain Drive at the approach to New Dominion Parkway as shown on Sheet 3 of the Development Plan. The Applicant shall implement such lane restriping and median improvements prior to the issuance of the 1<sup>st</sup> RUP for the Residential Units.

32. New Dominion Parkway Left Turn Lane. Subject to approval by VDOT, the Applicant shall construct the turn lane improvements, and implement lane restriping as necessary, to extend the existing left turn lane on eastbound New Dominion Parkway at the approach to Reston Parkway as shown on Sheet 6 of the Development Plan. The Applicant shall implement such turn lane extension improvements and lane restriping prior to the issuance of the 1<sup>st</sup> RUP for the Residential Units.

33. Reston Parkway Left Turn Lane. Subject to approval by VDOT, the Applicant shall construct the turn lane improvements, and implement lane restriping as necessary, to extend the existing left turn lane on northbound Reston Parkway at the approach to New Dominion Parkway as shown on Sheet 3 of the Development Plan. The Applicant shall implement such turn lane extension improvements and lane restriping prior to the issuance of the 1<sup>st</sup> RUP for the Residential Units.

34. Bus Stop. Subject to approval by FCDOT and VDOT, the Applicant shall install a concrete pad, a bench, and related signage for a bus stop along the New Dominion Parkway frontage of the Property north of the existing sidewalk generally as shown on Sheet 7 of the Development Plan. The final location of the bus stop shall either be on the Property or within the New Dominion Parkway right-of-way as mutually agreed upon by the Applicant, FCDOT, and VDOT prior to the first site plan approval for the Proposed Development. Any adjustments

to the location of the bus stop made by the Applicant in consultation with FCDOT and VDOT shall not require approval of a DPA, PCA, or PRCA. The Applicant's provision of the bus stop facilities shall be subject to FCDOT and/or VDOT agreeing to maintain such facilities following their installation by the Applicant.

## **TRANSPORTATION DEMAND MANAGEMENT**

35. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program (the "TDM Program") that shall be implemented by the Applicant, and/or its successors and assigns, which may include any UOA/HOA/COA/CA or other association established for the Property, to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the Residential Units and Office Uses constructed on the Property. The Applicant acknowledges that, notwithstanding the TDM Program established in this Proffer 35, the Property remains subject to the transportation system management program identified in Proffer B of the consolidated set of proffers associated with the Reston Town Center Rezonings dated February 27, 1987, with the intent of such program to reduce by approximately twenty-five percent (25%) office related vehicular trips upon build-out of the Town Center Study Area, as further described therein. It is the intent of the Applicant to supplement, rather than replace, the existing transportation system management program for the Town Center Study Area with the proffered TDM Program for the Residential Units and Office Uses constructed on the Property, as further described in this Proffer 35.

### A. Definitions.

- i. Applicant Control Period for Residential Units. The "Applicant Control Period for Residential Units" is the period starting immediately following approval of this Application and ending on the date when three (3) consecutive Trip Counts conducted starting at least one (1) full calendar year after the Residential Units reach Build Out show that vehicle trips generated by the Residential Units are less than or equal to the TDM Goal (as defined herein). Upon expiration of the Applicant Control Period for Residential Units, the Applicant may assign responsibility for the ongoing implementation of the Residential Units portion of the TDM Program to a UOA/HOA/COA/CA, in the event such an association is created that includes the Residential Units, provided the Applicant gives written notice to FCDOT within ten (10) days of any such assignment. Upon such an assignment, the Applicant shall have no further obligations under this Proffer 35 with respect to the Residential Units.
- ii. Applicant Control Period for Office Uses. The "Applicant Control Period for Office Uses" is the period starting immediately following approval of this Application and ending on the date when three (3) consecutive Trip Counts conducted starting at least one (1) full calendar year after the Office Uses reach Build Out show that vehicle trips generated by the Office Uses are less than or equal to the TDM Goal (as defined herein). Upon expiration of the Applicant Control Period for Office Uses, the

Applicant may assign responsibility for the ongoing implementation of the Office Uses portion of the TDM Program to a UOA/HOA/COA/CA, in the event such an association is created that includes the Residential Units, provided the Applicant gives written notice to FCDOT within ten (10) days of any such assignment. Upon such an assignment, the Applicant shall have no further obligations under this Proffer 35 with respect to the Office Uses.

iii. Build Out. For purposes of this Proffer, “Build Out” of the Residential Units shall be deemed to occur upon eighty-five percent (85%) occupancy of the Residential Units and “Build Out” of the Office Uses shall be deemed to occur upon eighty-five percent (85%) occupancy of the Office Uses, except as otherwise agreed to by the Applicant and FCDOT.

iv. Peak Hours. For purposes of this Proffer, the relevant weekday “Peak Hours” shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 7:00 to 9:00 AM and 4:00 to 6:00 PM, as determined by mechanical traffic counts conducted at two select locations abutting the Property as approved in consultation with FCDOT. To determine the Peak Hour, such counts shall be collected beginning on a Monday at 24:00 hours and continuing to the following Thursday at 24:00 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or when public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each of the Residential Trip Counts and Office Trip Counts described below. The methodology for determining the Peak Hours may be modified subject to approval of FCDOT, but without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.

B. Transportation Demand Management Work Plan. The proffered elements of the TDM Program will be more fully described in a Transportation Demand Management Work Plan (the “TDM Work Plan”). It is the intent of this Proffer 35 that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals for the Residential Units and Office Uses as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan, as coordinated with FCDOT, can be made without the need for a PCA, provided the TDM Work Plan continues to reflect the proffered elements of the TDM Program as set forth below.

C. Transportation Management Association. The Applicant shall coordinate with and participate in the Dulles Area Transportation Association as part of its implementation of the TDM Program.

- D. Trip Reduction Goal. The objective of the TDM Program shall be to reduce the number of weekday peak hour vehicle trips generated by the Residential Units and Office Uses (excluding Secondary Uses) located within the Property in accordance with TDM Guidelines for Fairfax County dated January 1, 2013.
- i. Baseline Residential Trips. The baseline number of weekday peak hour vehicle trips for the Residential Units within the Property (the “Baseline Residential Trips”) against which the TDM Goal (as defined in subparagraph iii) will be measured shall be derived by using the trip generation rates/equations applicable to the Residential Units as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition, based on a total of 549 Residential Units, as reflected in the Traffic Impact Study prepared by Wells+Associates, Inc. dated March 18, 2014. The product of the Baseline Residential Trips multiplied by TDM Goal shall be the “Maximum Residential Trips After Reduction.”
  - ii. Baseline Office Trips. The baseline number of weekday peak hour vehicle trips for the Office Uses within the Property (the “Baseline Office Trips”) against which the TDM Goal (as defined in subparagraph C.iii) will be measured shall be derived by using the trip generation rates/equations applicable to the Office Uses as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition, based on a total of 276,788 square feet of Office Uses, as reflected in the Traffic Impact Study prepared by Wells+Associates, Inc. dated March 18, 2014. The product of the Baseline Office Trips multiplied by TDM Goal shall be the “Maximum Office Trips After Reduction.”
  - iii. TDM Goal. The TDM strategies shall be utilized to reduce the peak hour vehicular trips by a minimum of thirty-five percent (35%) for the Residential Units and Office Uses as measured for the PM peak hour (the “TDM Goal”). The TDM Goal shall apply separately and independently to the Residential Units and the Office Uses in the implementation of the TDM Program.
- E. TDM Strategies. The following list represents potential TDM strategies the Applicant may select and implement as part of the TDM Work Plan in order to meet the TDM Goal. It is the Applicant’s intent to identify a non-exclusive list of potential TDM strategies, which the Applicant may amend and supplement from time to time, subject to approval by FCDOT, without the need for a PCA. The TDM strategies are as follows:
- i. Property-wide TDM Program management;
  - ii. Financial incentives/disincentives;
  - iii. Alternative work arrangements;

- iv. Marketing and dissemination of Fairfax County/regional program information;
- v. Live-work-play marketing;
- vi. Bicycle facilities, as set forth in Proffer 25;
- vii. Regular TDM monitoring and reporting; and/or
- viii. Parking management.

F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

- i. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (“TPM”) for the Property. If not previously appointed, the TPM shall be appointed by no later than sixty (60) days after the issuance of the first building permit for the Residential Units or the Office Uses to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT in writing within ten (10) days of the appointment of the TPM. Following the initial appointment of the TPM, the Applicant or UOA/HOA/COA/CA, as applicable, shall continuously employ, or cause to be employed, a TPM for the Property, and shall notify FCDOT in writing within ten (10) days of any change in such appointment.
- ii. Annual Report and Budget. The Applicant shall prepare and submit to FCDOT an initial TDM Work Plan and an initial TDM budget for one (1) calendar year of implementation of the TDM Work Plan (the “Annual Budget”) no later than one (1) year after the issuance of the first building permit for the Proposed Development. The TDM Work Plan shall include TDM strategies for the Residential Units and/or the Office Uses for which a building permit has been issued by the County. Every calendar year thereafter, but not later than March 15<sup>th</sup>, the applicable TPM shall submit an annual report of the TDM Program (“Annual Report”), based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any additional development on the Property and/or any new external variables that would affect the TDM Program. The Annual Report shall summarize the results of the TDM Program and may update the TDM Work Plan and the Annual Budget for the coming calendar year. The Annual Report shall include, at a minimum:
  - a. Details as to the start-up/ongoing components of the TDM Program

- b. The estimated budget needed to implement the TDM program for the coming calendar year; and
- c. The Maximum Residential Trips After Reduction and the Maximum Office Trips After Reduction determined in accordance with Proffer 35.D above.

The initial TDM Work Plan and initial Annual Budget, and subsequently the Annual Reports, the Annual Budgets, and any changes to the TDM Work Plan, shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the TDM Work Plan, the Annual Report, and the Annual Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the TDM Work Plan, the Annual Report, and/or the Annual Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit to FCDOT reasonable revisions to the TDM Work Plan, the Annual Report, and/or the Annual Budget as discussed and mutually agreed to with FCDOT, with such agreement not to be unreasonably withheld by the Applicant, the TPM or FCDOT, which shall be deemed approved. Thereafter, the TPM shall begin implementation of the approved TDM Program and fund the approved Annual Budget. Following FCDOT's approval of the initial TDM Work Plan and the initial Annual Budget, in subsequent calendar years the Applicant may provide separate TDM Work Plans, Annual Budgets, and Annual Reports for the Residential Units and the Office Uses under the same procedures outlined in these Proffers.

- iii. Residential TDM Account. The Applicant shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "Residential TDM Account") within sixty (60) days of the approval of the TDM Work Plan and the first Annual Budget. All interest earned on the principal shall remain in the Residential TDM Account and shall be used by the TPM for residential TDM purposes. The Residential TDM Account shall be funded by the Applicant, or any successors and assigns, which may include any UOA/HOA/COA/CA, as applicable. Funds in the Residential TDM Account shall not be utilized for purposes other than to fund residential TDM strategies and/or specific infrastructure needs as may be approved in consultation with FCDOT. Funding of the Residential TDM Account shall be in accordance with the Annual Budget for the TDM Program elements to be implemented in each calendar year. The applicable TPM shall provide written documentation to FCDOT demonstrating the establishment of the Residential TDM Account within ten (10) days of its establishment. The Residential TDM Account shall be replenished

annually following the establishment of each year's Annual Budget and submission of the Annual Report.

- iv. Office TDM Account. The Applicant shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "Office TDM Account") within sixty (60) days of the approval of the TDM Work Plan and the first Annual Budget. All interest earned on the principal shall remain in the Office TDM Account and shall be used by the TPM for office TDM purposes. The Office TDM Account shall be funded by the Applicant, or any successors and assigns, which may include any UOA/HOA/COA/CA, as applicable. Funds in the Office TDM Account shall not be utilized for purposes other than to fund office TDM strategies and/or specific infrastructure needs as may be approved in consultation with FCDOT. Funding of the Office TDM Account shall be in accordance with the Annual Budget for the TDM Program elements to be implemented in each calendar year. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the Office TDM Account within ten (10) days of its establishment. The Office TDM Account shall be replenished annually following the establishment of each year's Annual Budget and submission of the Annual Report.
  
- v. Residential TDM Remedy Fund. Prior to the issuance of the first RUP for the Residential Units, the Applicant shall establish a separate, interest bearing account (referred to as the "Residential TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the Residential TDM Remedy Fund shall be made one time at the rate of \$0.10 per gross square foot of Residential Units to be constructed on the Property. Funding shall be provided by the Applicant for the Residential TDM Remedy Fund prior to the issuance of the first RUP for the Residential Units. The amount of the one-time funding for the Residential TDM Remedy Fund shall escalate annually from the date of the approval of this Application in accordance with Proffer 46 below.
  
- vi. Office TDM Remedy Fund. Prior to the issuance of the first Non-RUP for the Office Uses, the Applicant shall establish a separate, interest bearing account (referred to as the "Office TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the Office TDM Remedy Fund shall be made one time at the rate of \$0.20 per gross square feet of Office Uses to be constructed on the Property. Funding shall be provided by the Applicant for the Office TDM Remedy Fund prior to the issuance of the first Non-RUP for the Office Uses. The amount of the one-time funding for the Office TDM Remedy Fund shall escalate annually from the date of the approval of this Application in accordance with Proffer 46 below.

- vii. Residential TDM Incentive Fund. The “Residential TDM Incentive Fund” is an account into which the Applicant shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees of the Residential Units within the Property. Such contributions shall be made one time for the Residential Units at the rate of \$0.02 per gross square foot of the Residential Units to be constructed on the Property and provided prior to the issuance of the first RUP for the Residential Units. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property.
- viii. Office TDM Incentive Fund. The “Office TDM Incentive Fund” is an account into which the Applicant shall deposit contributions to fund a multimodal incentive program for the tenants and employees of the Office Uses within the Property. Such contributions shall be made one time for the Office Uses at the rate of \$0.02 per gross square foot of the Office Uses to be constructed on the Property and provided prior to the issuance of the first tenant Non-RUP for the Office Uses. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property.
- ix. Monitoring. The TPM shall verify that the proffered TDM Goal for the Residential Units and the Office Uses is being met through the completion of surveys of the residents of the Residential Units and/or employees of the Office Uses (“Surveys”), vehicular trip counts of the Residential Units and/or the Office Uses (“Trip Counts”), and/or other such methods as may be reviewed and approved by FCDOT. The results of such Surveys and Trip Counts shall be provided to FCDOT as part of the Annual Reports. Surveys and Trip Counts shall be conducted for the Residential Units beginning with the first January after Build Out of the Residential Units. Such Surveys shall be conducted every three (3) years and such Trip Counts shall be collected annually for the Residential Units until the results of three (3) consecutive annual Trip Counts conducted upon Build Out of the Residential Units show that the TDM Goal for the Residential Units has been met. Surveys and Trip Counts shall be conducted for the Office Uses beginning with the first January after Build Out of the Office Uses. Such Surveys shall be conducted every three (3) years and such Trip Counts shall be collected annually for the Office Uses until the results of three (3) consecutive annual Trip Counts conducted upon Build Out of the Office Uses show that the TDM Goal for the Office Uses has been met. At such time as three (3) consecutive annual Trip Counts conducted upon Build Out show that the TDM Goal for the Residential Units and/or the Office Uses has been met, and notwithstanding Proffer 35.G below, Surveys and Trip Counts shall thereafter be provided for the Residential Units and the Office Uses, respectively, every five (5) years. Any time during which Survey response rates do not reach twenty percent (20%),

FCDOT may request additional surveys be conducted the following year. Notwithstanding the aforementioned, at any time prior to or after Build Out, FCDOT may suspend such Surveys and/or Trip Counts if conditions warrant such without the need for a PCA.

G. Evaluation and Remedies. The results of each Trip Count for the Residential Units shall be compared to the Maximum Residential Trips After Reduction and the results of each Trip Count for the Office Uses shall be compared to the Maximum Office Trips After Reduction to determine whether the TDM Goal is being met for the Residential Units and the Office Uses.

i. Residential Units. In the event three (3) consecutive Trip Counts conducted upon Build Out of the Residential Units show that the vehicle trips generated by the Residential Units are equal to or less than the Maximum Residential Trips After Reduction, then (a) the Applicant Control Period for Residential Units shall expire, (b) any funds remaining in the Residential TDM Remedy Fund shall be released back to the Applicant, and (c) the TDM Program with respect to the Residential Units shall continue to be administered in accordance with Proffer 35.I In the event a Trip Count conducted upon Build Out of the Residential Units shows that the vehicle trips generated by the Residential Units exceed the Maximum Residential Trips After Reduction, then the TPM shall meet and coordinate with FCDOT to review the results of the Trip Count and develop modifications to the TDM Work Plan and the Annual Budget to address the surplus of trips. The TPM shall submit any revisions to the TDM Work Plan and the Annual Budget to FCDOT within thirty (30) days of such meeting. If no written response is provided by FCDOT within sixty (60) days, the TPM's revisions to the TDM Work Plan and the Annual Budget shall be deemed approved. Following approval of the revised TDM Work Plan and Annual Budget, the TPM shall: (a) drawn down on the Residential TDM Remedy Fund, in accordance with the expenditure program that follows, as may be necessary, to fund additional/alternative TDM strategies under the updated TDM Work Plan, (b) increase the TDM Account with Residential TDM Remedy Funds, as may be necessary, to cover any additional costs to implement the updated Annual Budget, and (c) implement the provisions of the updated TDM Work Plan as developed in consultation with FCDOT.

ii. Office Uses. In the event three (3) consecutive Trip Counts conducted upon Build Out of the Office Uses show that the vehicle trips generated by the Office Uses are equal to or less than the Maximum Office Trips After Reduction, then (a) the Applicant Control Period for Office Uses shall expire, (b) any funds remaining in the Office TDM Remedy Fund shall be released back to the Applicant, and (c) the TDM Program with respect to the Office Uses shall continue to be administered in accordance with Proffer 35.I In the event a Trip Count conducted upon Build Out of the Office Uses shows that the vehicle trips generated by the Office Uses

exceed the Maximum Office Trips After Reduction, then the TPM shall meet and coordinate with FCDOT to review the results of the Trip Count and develop modifications to the TDM Work Plan and the Annual Budget to address the surplus of trips. The TPM shall submit any revisions to the TDM Work Plan and the Annual Budget to FCDOT within thirty (30) days of such meeting. If no written response is provided by FCDOT within sixty (60) days, the TPM's revisions to the TDM Work Plan and the Annual Budget shall be deemed approved. Following approval of the revised TDM Work Plan and Annual Budget, the TPM shall: (a) drawn down on the Office TDM Remedy Fund, in accordance with the expenditure program that follows, as may be necessary, to fund additional/alternative TDM strategies under the updated TDM Work Plan, (b) increase the TDM Account with Office TDM Remedy Funds, as may be necessary, to cover any additional costs to implement the updated Annual Budget, and (c) implement the provisions of the updated TDM Work Plan as developed in consultation with FCDOT.

- iii. Remedy Expenditures. Remedial measures and additional/alternative TDM Strategies implemented in accordance with Proffer 35.G(i) and (ii) above shall be funded by the Residential TDM Remedy Fund and/or the Office TDM Remedy Fund, as applicable, based on the expenditure program that follows. There shall be no requirement to replenish the Residential TDM Remedy Fund or the Office TDM Remedy Fund at any time.

<u>Trip Goals Exceeded</u>	<u>Remedy Expenditure</u>
Up to 1%	No Remedy needed
1.1% to 3%	3% of Remedy fund
3.1% to 6%	6% of Remedy Fund
6.1% to 10%	10% of Remedy Fund
Over 10%	15% of Remedy Fund

- H. Additional Trip Counts. After the expiration of the Applicant Control Period for the Residential Units, if an Annual Report indicates that a change has occurred in the vehicle trip characteristics for the Residential Units that reasonably calls into question whether the TDM Goal for the Residential Units continues to be met, then FCDOT may require the TPM to conduct additional Trip Counts (pursuant to the methodology set forth in the TDM Work Plan) within ninety (90) days to determine whether in fact such objectives are being met. After the expiration of the Applicant Control Period for the Office Uses, if an Annual Report indicates that a change in the vehicle trip characteristics of the Office Uses has occurred that reasonably calls into question whether the TDM Goal for the Office Uses continues to be met, then FCDOT may require the TPM to conduct additional Trip Counts (pursuant to the methodology set forth in the TDM Work Plan) within ninety (90) days to determine whether in fact such objectives are being met. If any such Trip Counts for the Residential Units or Office Uses

demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the applicable TDM Work Plan(s) to address the surplus of trips.

- I. Review of Trip Reduction Goals. At any time and concurrent with remedial actions as outlined in Proffer 35.G, the Applicant may request that FCDOT review the TDM Goal established for the Residential Units and Office Uses and set a revised lower vehicle trip reduction goal for the Residential Units and/or the Office Uses consistent with the results of Trip Counts and Person Surveys provided under this Proffer or consistent with future changes in County policy. In the event a revised lower TDM Goal is established for the Residential Units and/or the Office Uses, the Maximum Residential Trips After Reduction and the Maximum Office Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- J. Continuing Implementation. Upon the expiration of the Applicant Control Period for Residential Units and/or the Applicant Control Period for Office Uses, the Applicant, and/or its successors and assigns, including any UOA/HOA/COA/CA or other association, as applicable, shall be responsible, through the TPM, for continuing implementation of the TDM Program and compliance with this Proffer 35 with respect to the Residential Units portion of the TDM Program and/or the Office Uses portion of the TDM Program, respectively. The TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer, including submission of Annual Reports.
- K. Notice to Owners. The Applicant, its successors and assigns, shall use commercially reasonable efforts to advise each successor owner and/or developer of its funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.

### **PUBLIC SCHOOLS CONTRIBUTION**

36. Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on January 7, 2003, prior to site plan approval for the Residential Units, the Applicant shall contribute \$1,153.68 per Residential Unit (based on an assumed rate of 0.11 students per unit multiplied by \$10,488 per student generated) constructed on the Property to the Board of Supervisors for transfer to the Fairfax County School Board to be utilized for capital improvements and capacity enhancements to schools in the Reston area that serve the Property.

### **AFFORDABLE HOUSING**

37. Affordable Dwelling Units. Unless otherwise exempt pursuant to Section 803 of Part 8 of Article 2 of the Zoning Ordinance in effect as of the approval date of this Application (the

“ADU Ordinance”), the Applicant shall provide Affordable Dwelling Units (“ADUs”) pursuant to the ADU Ordinance.

38. Workforce Dwelling Units. In addition to the number of ADUs required pursuant to Proffer 37, the Applicant also shall provide for-sale and/or rental housing units with the Proposed Development to be sold/rented as Workforce Dwelling Units (“WDUs”) so that a total of sixteen percent (16%) of the total Residential Units constructed as part of the Proposed Development are sold/rented as either ADUs or WDUs. Such WDUs shall be in addition to any requirement to provide ADUs in accordance with the ADU Ordinance in effect as of the approval date of this Application, provided the total number of ADUs and WDUs does not exceed sixteen percent (16%) of the total number of Residential Units constructed as part of the Proposed Development. When the required number of WDUs results in a fractional unit less than 0.5, the number shall be rounded down to the next whole number. When the required number of WDUs results in a fractional unit greater than or equal to 0.5, the number shall be rounded up to the next whole number. The WDUs shall be administered as set forth in the “Board of Supervisors’ Workforce Dwelling Unit Administrative Policy Guidelines” adopted October 15, 2007, in effect as of the approval date of this Application (the “Policy Guidelines”), except as modified by the following provisions. Where this Proffer 38 conflicts with the Policy Guidelines, this Proffer 38 shall control the administration of WDUs.

- A. Workforce Dwelling Unit Tiers. Both for-sale and rental WDUs (as determined by the Applicant) shall be made available in three tiers as follows: (a) five percent (5%) of the total number of dwelling units constructed on the Property shall be affordable for purchase or rental by households earning up to and including eighty percent (80%) of AMI, (b) five percent (5%) of the total number of dwelling units constructed on the Property shall be affordable for purchase or rental by households earning up to and including one hundred percent (100%) of AMI, and (c) six percent (6%) of the total number of dwelling units constructed on the Property shall be affordable for purchase or rental by households earning up to and including one hundred twenty percent (120%) of AMI.
- B. Mix of Workforce Dwelling Units. Rental and for-sale WDUs may be provided as efficiency/studio, one-bedroom, and/or two-bedroom units, as determined by the Applicant, provided that at least one-third of the WDUs shall be constructed as one-bedroom units or two-bedroom units.
- C. Rental Workforce Dwelling Units. Notwithstanding Sections 8 and 13 of the Policy Guidelines, the Applicant shall have the right to lease rental WDUs to tenants at market rates (as determined by the Applicant) in the event the Applicant, despite good faith marketing efforts in coordination with the Fairfax County Department of Housing and Community Development (“DHCD”), is unable to lease such rental WDUs at the workforce housing rates permitted under the Policy Guidelines within ninety (90) days of DHCD’s execution of the Notice of Availability and Rental Offering Agreement due to the lack of prospective tenants who meet the income eligibility criteria established by DHCD. At any time during which: (a) any rental WDUs are leased to tenants at market rates in accordance with the preceding sentence, and (b) any rental dwelling unit(s) within

the Proposed Development is/are vacated and become(s) available for rent, the Applicant shall conduct good faith marketing efforts in coordination with DHCD to lease any such available unit(s) at the workforce housing rates permitted under the Policy Guidelines. In the event the Applicant, despite such good faith marketing efforts in coordination DHCD, is unable to lease such available unit(s) at the workforce housing rates permitted under the Policy Guidelines within ninety (90) days of the vacancy of such unit(s) due to the lack of prospective tenants who meet the income eligibility criteria established by DHCD, the Applicant shall have the right to lease such unit(s) to tenants at market rates (as determined by the Applicant). It is the intent of this Proffer 38(C) that the Applicant shall have a continuing obligation to make good faith efforts to lease vacated and available rental units within the Proposed Development to income eligible tenants in accordance with the foregoing procedures at any time the number of rental WDUs occupied by income eligible tenants is less than the number of rental WDUs required under these Proffers.

- D. For-Sale Workforce Dwelling Units. Notwithstanding Section 7 of the Policy Guidelines and any amendment to the schedule of County-wide cost factors and/or the cost calculation formula used to determine the sales prices of for-sale WDUs established under Section 7(F) of the Policy Guidelines subsequent to the approval date of this Application, the cost factors and cost calculation formula identified in Exhibit A shall be used to determine the sales prices of for-sale WDUs required under this Proffer 38.
  
- E. Alternative Administration. Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such agreement and the provisions of this proffer shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

## **ARCHITECTURE**

39. Architectural Design and Building Materials. The character of the architectural design and building materials for the Proposed Development shall be in general conformance with the architectural renderings shown on Sheets 21A, 21B, 21C, and 21D of the Development Plan. The Applicant reserves the right to adjust the average grade elevation and the architectural design details of the residential building and the office building, including, but not limited to, the building materials, articulation, balconies, and fenestration, as part of final architectural design and engineering without requiring approval of a DPA, PCA, or PRCA, provided (a) the maximum building height for each building is not increased, (b) the minimum open space is not decreased, and (c) the quality of the architectural design, the quality of the building materials,

and the overall massing of the residential building and the office building remain in general conformance with that shown on the Development Plan, as determined by the Zoning Administrator.

## **GREEN BUILDING**

40. Green Building for the Residential Units. In order to promote energy conservation and green building techniques for the Residential Units, the Applicant shall select one of the following programs to be implemented and will inform the Environment and Development Review Branch (“EDRB”) of DPZ which program the Applicant has chosen as part of the first site plan submission for the residential building.

- A. LEED New Construction. If the Applicant selects the Leadership in Energy and Environmental Design – New Construction (“LEED-NC”) rating system, then the Applicant shall pursue certification for the residential building under the 2009 version of the LEED-NC rating system. In the event the U.S. Green Building Council (“USGBC”) establishes a newer version of the LEED-NC rating system, the Applicant shall have the option to: 1) proceed under the 2009 version of the LEED-NC rating system, so long as the USGBC continues to administer such system, or 2) proceed under the newer version of the LEED-NC rating system.
  - i. Project Checklist. The Applicant will include, as part of the site plan submission and building plan submission for the residential building, a list of specific credits within the applicable LEED-NC rating system that the Applicant anticipates attaining for the residential building. A LEED-accredited professional (“LEED-AP”) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review for the residential building confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification for the residential building.
  - ii. County Team Member. In addition, the Applicant will designate the Chief of EDRB as a team member in the USGBC’s LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
  - iii. Design-Related Credit Review. Prior to building plan approval for the residential building, the Applicant will submit documentation to the EDRB regarding the USGBC’s preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the residential building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for the residential building, the Applicant shall provide

documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the residential building.

- iv. Green Building Escrow. If the Applicant is unable, prior to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that the residential building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the Applicant shall, prior to building plan approval, execute a separate agreement and post a "Residential Green Building Escrow" in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of \$2 per gross square foot of the residential building. The Residential Green Building Escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED certification by the USGBC, under the applicable version of the LEED-NC rating system. The provision to the EDRB of documentation from the USGBC that the residential building has attained LEED certification will be sufficient to satisfy this commitment.
- v. Release of Residential Green Building Escrow. The Residential Green Building Escrow shall be released in accordance with the following:
  - a. If the Applicant is able, subsequent to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that the residential building is anticipated to attain a sufficient number of design-oriented credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the County shall release the entirety of the Residential Green Building Escrow to the Applicant. Prior to release of the bond for the residential building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the residential building.
  - b. If the Applicant provides to the EDRB, within three years after issuance of the final RUP for the residential building, documentation demonstrating that LEED certification for the residential building has been attained, the entirety of the Residential Green Building Escrow shall be released to the Applicant.
  - c. If the Applicant provides to the EDRB, within three years after issuance of the final RUP for the residential building, documentation demonstrating that LEED certification for the

residential building has not been attained but that the building has been determined by the USGBC to fall within three points of the attainment of LEED certification, fifty percent (50%) of the Residential Green Building Escrow will be released to the Applicant; the other fifty percent (50%) will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

d. If the Applicant fails to provide to the EDRB, within three years after issuance of the final RUP for the residential building, documentation demonstrating the attainment of LEED certification or demonstrating that the residential building has fallen short of LEED certification by three points or less, the entirety of the Residential Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

vi. Extension of Time. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC's completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

B. National Green Building Standard ("NGBS"). If the Applicant selects the NGBS, then the Applicant shall seek certification of each unit in the residential building in accordance with the 2012 NGBS rating system using the Energy Star Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and DPZ from a home energy rater certified through the Home Innovation Research Labs that demonstrates each unit in the residential building has attained certification prior to the issuance of the RUP for each such unit.

41. Green Building for the Office Uses. The Applicant shall pursue LEED Silver certification for the office building under the 2009 version of the LEED Core and Shell ("LEED-CS") rating system. In the event the USGBC establishes a newer version of the LEED-CS rating system, the Applicant shall have the option to: 1) proceed under the 2009 version of the LEED-CS rating system, so long as the USGBC continues to administer such version, or 2) proceed under the newer version of the LEED-CS rating system.

A. Project Checklist. The Applicant will include, as part of the site plan submission and building plan submission for the office building, a list of specific credits within the applicable LEED-CS rating system that the Applicant anticipates attaining for the office building. A LEED-AP who is also a professional engineer

or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review for the office building confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification for the office building.

- B. County Team Member. In addition, the Applicant will designate the Chief of the EDRB as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- C. Design-Related Credit Review. Prior to building plan approval for the office building, the Applicant will submit documentation to the EDRB demonstrating that the Applicant has applied for LEED Gold pre-certification for the office building under the applicable LEED-CS program. Prior to release of the bond for the office building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the office building.
- D. Green Building Escrow. If the Applicant is unable, prior to building plan approval, to provide the USGBC's pre-certification documentation demonstrating that the office building is anticipated to attain LEED Gold certification, the Applicant shall, prior to building plan approval, execute a separate agreement and post an "Office Green Building Escrow" in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of \$2 per gross square foot of the office building. The Office Green Building Escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED Silver certification, or higher level of certification, by the USGBC, under the applicable version of the LEED-CS rating system. The provision to the EDRB of documentation from the USGBC that the office building has attained LEED Silver certification will be sufficient to satisfy this commitment.
- E. Release of Office Green Building Escrow. The Office Green Building Escrow shall be released in accordance with the following:
  - i. If the Applicant is able, subsequent to building plan approval, to provide the USGBC's pre-certification documentation demonstrating that the office building is anticipated to attain LEED Gold certification, the County shall release the entirety of the Office Green Building Escrow to the Applicant. Prior to release of the bond for the office building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the office building.

- ii. If the Applicant provides to the EDRB, within three years after issuance of the first tenant Non-RUP for the office building, documentation demonstrating that LEED Silver certification for the office building has been attained, the entirety of the Office Green Building Escrow shall be released to the Applicant.
  - iii. If the Applicant provides to the EDRB, within three years after issuance of the first tenant Non-RUP for the office building, documentation demonstrating that LEED Silver certification for the office building has not been attained but that the building has been determined by the USGBC to fall within three points of the attainment of LEED Silver certification, fifty percent (50%) of the Office Green Building Escrow will be released to the Applicant; the other fifty percent (50%) will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
  - iv. If the Applicant fails to provide to the EDRB, within three years after issuance of the first tenant Non-RUP for the office building, documentation demonstrating the attainment of LEED Silver certification or demonstrating that the office building has fallen short of LEED Silver certification by three points or less, the entirety of the Office Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
- E. Extension of Time. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of EDRB, that USGBC's completion of the review of the LEED certification application for the office building has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

## **PUBLIC ART**

42. Public Art. The Applicant shall contribute to public art in the Reston community as part of the Proposed Development by providing public art within the Property in consultation with the Initiative for Public Art – Reston (“IPAR”). The Applicant shall coordinate with IPAR to obtain its recommendations regarding the options for the Applicant's provision of public art, the type of public art to be provided, and the location of the public art within the Property. Following such consultation, the Applicant shall make the final determination regarding any public art to be provided within the Property. The Applicant shall provide the public art prior to the issuance of the 275<sup>th</sup> RUP for the Residential Units.

## **RECREATIONAL FACILITIES**

43. Park Facilities and Programming. The Applicant shall provide local-serving recreational facilities within the “Picnic/Mulch Area” and the “Yoga Deck/Hardscape Area” identified on Sheet 18 of the Development Plan to activate and enhance the existing park space on Block 4 as a gathering place for residents, workers, retail patrons, and visitors of the Property. Such facilities may include, but shall not be limited to, active and passive recreation amenities such as picnic tables and benches, a playground, a naturally-themed play area, outdoor yoga, and/or seating areas, and shall be provided prior to the issuance of the 275<sup>th</sup> RUP for the Residential Units. In accordance with Proffer 28 above, the Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and streetscape improvements and plantings, including within and around the proposed park space, to facilitate the outdoor passive recreation elements of the Proposed Development, as approved by ZED and UFMD, provided such adjustments otherwise are in substantial conformance with the Development Plan.

### **MISCELLANEOUS PROFFERS**

44. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to “Applicant” in this proffer statement shall include within its meaning and shall be binding upon Applicant’s successor(s) in interest and/or developer(s) of the site or any portion of the site.

45. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

46. Annual Escalation Clause. For all proffers in this document specifying monetary contributions, the contribution and/or budget amount shall escalate or de-escalate, as applicable, on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

47. Advanced Density Credit. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or the Virginia Department of Transportation.

[Signature pages follow]

**BLOCK 4 LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**RESTON TOWN CENTER PROPERTY LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**PRC DEVELOPMENT CONDITION**

**PRC 85-C-088-03**

**MAY 28, 2014**

If it is the intent of the Board of Supervisors to approve PRC 85-C-088-03 for Tax Map 17-1 ((16)) 1, 4 and 5A, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development condition:

1. Development of the property shall be in substantial conformance with the DPA/PRC Plan entitled "Reston Town Center Urban Core, Section 91A, Blocks 4&5," was submitted by Urban, Ltd., and consists of 44 sheets, dated August 8, 2013, and revised through May 20, 2014.

**RESTON TOWN CENTER – SECTION 91A, BLOCKS 4 AND 5  
DEVELOPMENT PLAN AMENDMENT/PROFFERED CONDITION AMENDMENT  
AND PLANNED RESIDENTIAL COMMUNITY PLAN  
STATEMENT OF JUSTIFICATION**

March 25, 2014

**I. Introduction**

Block 4 LLC and Reston Town Center Property LLC, both affiliates of Boston Properties, Inc. (collectively, the “Applicant”), seek approval of a Development Plan Amendment (“DPA”), a Proffered Condition Amendment (“PCA”), and a Planned Residential Community (“PRC”) plan to develop the properties identified on the Fairfax County Tax Map as 17-1 ((16)) 1 and 4 (“Block 4”) and 17-1 ((16)) 5A (“Block 5”) and, collectively with Block 4, the “Property”) with a mix of residential, office, and retail/restaurant uses consistent with the vision for the Reston Town Center Urban Core.

Specifically, the Applicant proposes to develop Block 4 with a high-rise, multi-family residential building consisting of two towers with a maximum of 549 dwelling units and up to 25,100 square feet of complementary retail/restaurant uses. The Applicant proposes to redevelop Block 5 with 284,588 square feet of high-quality office and retail/restaurant uses. The multi-family and retail/restaurant uses on Block 4 will replace the last remaining surface parking lot in the Urban Core and the office and retail/restaurant uses on Block 5 comprise the Urban Core’s last remaining non-residential square footage. The Applicant’s proposed development represents a significant milestone in Reston’s history and the fulfillment of the vision for Reston Town Center as the nation’s premier pedestrian-friendly, mixed-use planned community.

**II. Property Location and Existing Conditions**

The Property is located west of Reston Parkway, south of New Dominion Parkway, east of Fountain Drive, and north of Market Street within the Reston Town Center Urban Core. Block 4 is comprised of two parcels containing approximately 4.5 acres. The eastern parcel along Reston Parkway is an open space area. The western parcel currently is used as a surface parking lot that has little landscaping and minimal open space. Block 5 contains approximately 1.8 acres and currently is developed with approximately 251,098 square feet of office space in the existing One Fountain Square office building. There also is approximately 39,088 square feet of office and retail uses in the adjacent low-rise portion of Block 5, which is where the Applicant proposes to locate the new commercial density noted above.

**III. Zoning Approvals for the Reston Town Center Urban Core**

The Property is located within the 84.25-acre area known as the Urban Core of the Reston Town Center. On March 9, 1987, the Fairfax County Board of Supervisors granted approval of rezoning application RZ 85-C-088 for the creation of the Urban Core as part of four consolidated rezoning applications for approximately 449 acres of land described as the Reston Town Center. As part of RZ 85-C-088, the Property is subject to the consolidated set of proffers

associated with the Reston Town Center rezonings (the "Proffers") and a development plan ("Development Plan") that divided the Urban Core into development blocks served by a grid of streets. The Development Plan designates Block 4 as permitting "Office, Retail, and Parking Up to 21 Stories." Under the Development Plan, Block 5 is designated for "Office and Retail Up to 15 Stories." The Development Plan currently does not permit residential uses on the Property.

Under the Proffers, the Urban Core may be developed with up to a maximum of 3,465,000 square feet of non-residential development, including office, hotel, and retail uses. Non-residential development within the Urban Core has reached this maximum square footage based on constructed buildings, the development underway on Block 16, and the site plan approval for 250,000 square feet of office space on Block 4. In other words, there is no longer any unallocated non-residential square footage remaining available within the Urban Core. The Applicant does not propose any change to the maximum non-residential square footage under the existing zoning approvals. Rather, the Applicant merely proposes to shift the location of the 250,000 square feet of remaining non-residential density from its current Block 4 location to Block 5.

The Proffers also include a minimum number of residential dwelling units, which already has been achieved based on existing residential development within the Urban Core. Moreover, under an interpretation issued by Fairfax County subsequent to the approval of RZ 85-C-088, the Reston Town Center Urban Core is deemed to be a "High Density Residential" area permitted to develop up to 50 dwelling units per acre across the entire 84.25-acre Urban Core. Per this interpretation, the Urban Core may be developed with up to a maximum of approximately 4,212 residential units. To date, a total of 2,044 residential units have been constructed within the Urban Core. As a result, there are approximately 2,168 residential units remaining available to be developed within the Urban Core. The Applicant proposes to allocate 549 of these available residential units to Block 4 as part of this application.

#### **IV. Comprehensive Plan Recommendations**

The Property is located within the Town Center Urban Core District of the Reston Town Center Transit Station Area portion of the Fairfax County Comprehensive Plan. The Plan notes that the Reston Town Center Urban Core area west of Reston Parkway is planned for and developed with a variety of uses, including office, retail, residential and community-serving uses, at an approved intensity of up to 0.95 FAR for commercial uses. As described above, this maximum FAR allows a total of 3,465,000 square feet of non-residential development within the Urban Core, all of which has been constructed, is under constructed, or already allocated to the Property. The Plan further notes that residential uses do not have a maximum density, although, as noted above, the existing zoning approvals and interpretation permit a total of up to 4,212 residential units within the Urban Core.

In addition, the Comprehensive Plan highlights that the Urban Core has a central plaza that serves as a significant community gathering place and an urban park which provides important green space and a location for active and passive recreation. Given that the Urban Core is planned for development in accordance with its existing uses and approved densities, there is not a redevelopment option for the Urban Core identified in the Comprehensive Plan.

## **V. Proposed Pedestrian-Friendly, Mixed-Use Development**

### **A. Multi-Family Residential and Complementary Retail/Restaurants on Block 4**

The Applicant seeks approval of a DPA/PCA/PRC plan to develop high-density, multi-family residential and complementary retail/restaurant uses on Block 4 consistent with the Comprehensive Plan's vision for a substantial residential component within Reston Town Center. The residential units and retail/restaurant uses to be developed on Block 4 will consist of a high-rise, multi-family residential building with two towers containing up to 549 units. The building will be up to 220 feet (21 stories) in height, which is consistent with the building height permitted under the approved Development Plan. The DPA portion of the Applicant's proposed development of Block 4 is necessary to allow High-Density Residential as a permitted use.

In addition, the proposed development of Block 4 will include up to 25,100 square feet of complementary, high-quality retail/restaurant uses fronting on Fountain Drive, Freedom Drive, and Presidents Street. The development will include additional amenity spaces for residents along the ground-floor and within the building and ground-floor, walk-up residential units along the western portion of New Dominion Parkway. The proposed retail and restaurant uses will bring additional pedestrian activity to this corner of the Urban Core consistent with the vision for an active, people-oriented place. Block 4 will have wide sidewalks, landscaping, streetscaping, and pedestrian-oriented retail storefronts and restaurants consistent with the attractive, high-quality pedestrian environment in the Town Center Urban Core.

The main pedestrian entrance to the residential building will be provided via an open entry plaza at the corner of Freedom Drive and Presidents Street, which will be flanked by retail uses and amenity space on each side. Parking will be provided in an eight-level parking structure that will be integrated into the mixed-use building such that retail stores, amenity space, and residential units will conceal portions of the parking structure along Freedom Drive, Fountain Drive, and New Dominion Parkway. The residential building will essentially be at grade along the Reston Parkway side of the site. Block 4 will have approximately 40 percent open space, including the preservation of a substantial open space/park area east of the proposed building along Reston Parkway. This area presently includes trees and walking paths.

### **B. Office and Complementary Retail/Restaurants on Block 5**

The Applicant proposes to redevelop a portion of the existing low-rise office and retail uses on Block 5 with a high-rise office building containing ground-floor retail and restaurant uses. More specifically, the Applicant seeks approval of a DPA to increase the maximum building height for Block 5 from 15 stories to 17 stories to accommodate a new office building of up to 216 feet. The proposed development includes up to 276,788 square feet of office space and up to 7,800 square feet of retail/restaurant uses on the ground floor of the office building. In addition, 228,324 square feet of existing office space and 24,875 square feet of existing retail space will remain on Block 5, such that the total development on Block 5 will be 505,112 square feet of office space and 32,675 square feet of retail/restaurants. The replacement of a portion of the existing development on Block 5 with the proposed office and retail/restaurants represents a total of 245,500 square feet of net new development on Block 5.

Like the development of Block 4, Block 5 also will have wide sidewalks, landscaping, streetscaping, and pedestrian-oriented retail storefronts and restaurants in keeping with the pleasant pedestrian environment in the Town Center Urban Core. Pedestrian access will be provided on three sides of the office building, and the fourth side will be a courtyard between the proposed office building and the existing Fountain Square office building to serve as an amenity for office employees and visitors. Parking will be located in a structured parking garage integrated with the proposed office building such that the parking is below grade. Block 5 will have approximately 30 percent open space.

### **C. Fulfilling the Vision for the Reston Town Center Urban Core**

The Applicant's proposed DPA/PCA/PRC plan will provide substantial additional residential units, significant office space, and complementary restaurants and retail stores to achieve the vision for the Property established under the original rezoning for the Town Center Urban Core. The proposed development reflects a balanced mix of residential and office uses with supportive ground-floor restaurants and retail stores in conformance with the Comprehensive Plan recommendations for an integrated, pedestrian-scaled project with a mix of uses and a substantial residential component. The proposed development will further enhance the northern gateway into the Urban Core and create a stronger connection to the future redevelopment north of Block 4. In addition, the Property's proximity to the planned Reston Town Center Metro Station and convenient pedestrian connections will encourage residents, office employees, and retail/restaurant patrons to use Metrorail in furtherance of Fairfax County's transit-oriented development objectives for the Reston Town Center.

With this proposal the Applicant seeks to implement the development envisioned for the Property under the Comprehensive Plan and embodied in the approved Urban Core rezoning. The Applicant does not propose any new density beyond that already approved for the Town Center Urban Core, and is simply allocating residential units, office space, and retail/restaurant uses intended within the Town Center Urban Core to the Property specifically. The proposed development will complement the existing pedestrian-oriented, mixed-use, and live/work/play environment in the Urban Core and further the Reston Town Center's continued success as the nation's premier mixed-use, planned community.

## **VI. Requested Modifications**

As set out on the cover sheet of the DPA/PCA/PRC Plan, the Applicant is requesting the following modifications/waivers as part of this application.

A. A reduction in the number of loading spaces required by the Zoning Ordinance. The Applicant seeks to reduce the number of loading spaces required for Block 4 from five spaces to four spaces. The Applicant seeks to reduce the number of loading spaces required for Block 5 from five spaces to two spaces.

For the following reasons, the Applicant believes the loading space requirements in the Zoning Ordinance are outdated and not reflective of current requirements or standards:

1) The Applicant will manage the proposed buildings, together with much of Phase 1 of Reston Town Center. This consolidated management allows for coordinated visits to

Town Center buildings for making deliveries or collecting refuse, reducing the need for multiple loading spaces.

2) Since the loading space requirements were drafted, there have been dramatic changes in how people and companies communicate. Thorough digital advancements, the numbers of deliveries that are made, in particular to office buildings, have been reduced. The requested loading space reduction reflects this.

3) The proposed number of loading spaces is consistent with other buildings in the Reston Town Center.

Notwithstanding the above, the provision of more loading spaces than are actually required for a building's operation can have significant impacts to streetscapes, in terms of design, activation and the pedestrian experience.

B. A modification to allow the existing 6 foot trail on the west side of Reston Parkway to be retained in lieu of 8 foot wide trail shown on the Countywide Trailways Map. The existing trail winds through the park adjacent to Reston Parkway, and its retention will prevent disturbance to the park and potential impacts to mature vegetation. Further, the existing trail width is consistent with other sections of the trail on Reston Parkway.

C. A waiver to permit underground detention facilities within a residential development. This waiver is requested in the event the new technical regulations (Article 4 of the Stormwater Management Ordinance) are applied to the application property and if on-site detention is required to meet channel protection/flood protection requirements. In this event, the Applicant will need to address such a requirement using underground detention in a residential development. Since the County's Public Facilities Manual does not permit underground detention in a residential development, this waiver has been added to the application.

## VII. Conclusion

The Applicant's DPA/PCA/PRC plan application is in conformance with the Comprehensive Plan recommendations for the Property and will fulfill the vision for high-density, high-quality residential and office development with ground-floor retail and restaurant uses that complement the existing pedestrian-oriented, mixed-use development in the Reston Town Center Urban Core. The proposed application seeks to implement approved residential and non-residential density within the Urban Core that achieves Fairfax County's economic development and urban planning objectives for mixed-use, transit-oriented development in the Reston Town Center. The Applicant, therefore, respectfully requests the support of Fairfax County Staff, the Planning Commission, and the Board of Supervisors.

Respectfully submitted,



Brian J. Winterhalter, Esq.

Cooley LLP

**REZONING AFFIDAVIT**

DATE: May 6, 2014  
 (enter date affidavit is notarized)

I, Brian J. Winterhalter, do hereby state that I am an  
 (enter name of applicant or authorized agent)

123000a

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

in Application No.(s): PCA 85-C-088-09/ DPA 85-C-088-07  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Block 4 LLC Agents: Peter D. Johnston Peter V. Otteni Kenneth F. Simmons Richard (nmi) Ellis	2200 Pennsylvania Avenue, N.W. Suite 200W Washington, DC 20037	Applicant/Property Owner of Tax Map 17-1 ((16)) 1 and 4
Reston Town Center Property LLC Agents: Peter D. Johnston Peter V. Otteni Kenneth F. Simmons Richard (nmi) Ellis	2200 Pennsylvania Avenue, N.W. Suite 200W Washington, DC 20037	Applicant/Property Owner of Tax Map 17-1 ((16)) 5A

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

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

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

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

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for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
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<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Urban Engineering & Associates, LLC t/a Urban, Ltd.) Agents: Eric S. Siegel, PE Matthew K. Koirtyohann, PE Peter F. Crawford, PE	7712 Little River Turnpike Annandale, VA 22003	Engineer/Agent
Cooley LLP Agents: Antonio J. Calabrese, Esq. Mark C. Looney, Esq. Colleen P. Gillis Snow, Esq. Jill S. Parks, Esq. Brian J. Winterhalter, Esq. Shane M. Murphy, Esq. Jeffrey A. Nein, Planner Ben I. Wales, Planner Molly M. Novotny, Planner Katherine P. Humphrey, Planner	One Freedom Square Reston Town Center 11951 Freedom Drive, #1500 Reston, VA 20190	Attorney/Agent
Shalom Baranes Associates Agent: Ari (nmi) Blumenthal Shalom S. Baranes Hanna L. Chang Annabel C. Farrales Filipa T. Powell Robert M. Sponseller	1010 Wisconsin Avenue, NW Suite 900 Washington, DC 20007	Architect/Agent
LSG Landscape Architecture Inc. Agent: Connie Yunhui Fan Daniel (nmi) Park	1919 Gallows Road Suite 110 Vienna, VA 22182	Landscape Architect/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin, PE	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Traffic Engineer/Agent

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

REZONING AFFIDAVIT

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(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

- Block 4 LLC  
2200 Pennsylvania Avenue, NW, Suite 200W  
Washington, DC 20037

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

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

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

Boston Properties Limited Partnership

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

- Boston Properties Limited Partnership - Manager

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

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

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

DATE: May 6, 2014

(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07

(enter County-assigned application number (s))

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

Reston Town Center Property LLC  
2200 Pennsylvania Avenue, N.W., Suite 200W  
Washington, DC 20037

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

- There are 10 or less shareholders, and all of the shareholders are listed below.
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**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Reston Town Center JV LLC

=====

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

Reston Town Center JV LLC - Manager  
Suzanne M. Hay - Independent Manager  
John W. Farnkopf - Independent Manager

=====

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

Reston Town Center JV LLC  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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

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

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

BP RTC Member LLC  
Reston Town Center Holding LLC

=====

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

BP RTC Member LLC - Manager

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

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

DATE: May 6, 2014

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(enter date affidavit is notarized)

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(enter County-assigned application number (s))

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800 Boylston Street, Suite 1900  
Boston, MA 02199

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Boston Properties Limited Partnership

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

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

Boston Properties Limited Partnership - Manager

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

Reston Town Center Holding LLC  
200 State Street, 5th Floor  
Boston, MA 02109

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

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VA/WA Portfolio CF First Mezz LLC

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Reston Town Center Holding LLC (CONTINUED)  
200 State Street, 5th Floor  
Boston, MA 02109

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Jeffrey D. Brown, Man. Dir.	Michael A. Bruckner, Man. Dir.	Robert C. Healey, Man. Dir.	Jeffrey L. Kovach, Man. Dir.
Andrew J. Moore, Man. Dir.	Kevin M. Whelan, Man. Dir.	Michael J. Bowler, SVP	Joseph B. Donovan, SVP

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Stuart M. Milstein, SVP	Dane B. Rasmussen, SVP	Michael W. McMahon, SVP	Christopher A. Gulden, SVP
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**Rezoning Attachment to Par. 1(b)**

DATE: May 6, 2014

1230009

(enter date affidavit is notarized)

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Brigitte C. Esau, VP	Andy (nmi) Wattula, VP	Rodrigo R. Abenza, VP	Catherine G. Mossman, VP

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VA/WA Portfolio CF Second Mezz LLC

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Yvonne (nmi) Apodaca, VP	Thomas J. Flinn, VP	Matthew T. Golden, GC, Man. Dir. & Ass. Sec.	

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

VA/WA Portfolio CF Third Mezz LLC

=====

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

Elicia A. Hauschild, VP	Brian P. Lambert, VP	Efie (nmi) Papaioannou, VP	Kathleen M. Polvay, VP
Anthony T. Pozzuto, VP	Jason C. Rascoe, VP	Kathleen M. Spinale, VP	Nancy J. Broderick, Man. Dir. & Treas.
Kathleen M. Laubenthal, Sec.	Stephen A. Stanley, SVP	Douglas E. Cornelius, CCO	
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**Rezoning Attachment to Par. 1(b)**

DATE: May 6, 2014  
(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
VA/WA Portfolio CF Second Mezz LLC (CONTINUED)  
200 State Street, 5th Floor  
Boston, MA 02109

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
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B&B Portfolio JV LLC

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BCSP V U.S. JV LLC

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

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

Karen S. Gentry, SVP	McClure (nmi) Kelly, SVP	John H. Lawrence, SVP	Lisa A. Meomartino, SVP
Stuart M. Milstein, SVP	Dane B. Rasmussen, SVP	Michael W. McMahon, SVP	Christopher A. Gulden, SVP
Brigitte C. Esau, VP	Andy (nmi) Wattula, VP	Rodrido R. Abenza, VP	Catherine G. Mossman, VP

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

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

DATE: May 6, 2014  
(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
BCSP V U.S. JV LLC (CONTINUED)  
200 State Street, 5th Floor  
Boston, MA 02109

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
BCSP V U.S. Investments, L.P.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
Albert B. Scaramelli, SVP    Christine R. Stokes, SVP    Christopher Y. Okumura, SVP & Ass. GC    Sara S. Shank, SVP  
Peter T. Abcunas, VP    Nathan J. Adams, VP    Kirsten L. Hoffman, SVP & Ass. GC    Robert B. Albro, Jr., VP  
Yvonne (nmi) Apodaca, VP    Thomas J. Flinn, VP    Matthew T. Golden, GC, Man. Dir. & Ass. Sec.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
BCSP REIT V, Inc., a Maryland Corporation  
200 State Street, 5th Floor  
Boston, MA 02109

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Beacon Capital Strategic Partners V, L.P.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
Elicia A. Hauschild, VP    Brian P. Lambert, VP    Effe (nmi) Papaioannou, VP    Kathleen M. Polvay, VP  
Anthony T. Pozzuto, VP    Jason C. Rascoe, VP    Kathleen M. Spinale, VP    Nancy J. Broderick, Man. Dir. & Treas.  
Kathleen M. Laubenthal, Sec.    Stephen A. Stanley, SVP    Douglas E. Cornelius, CCO  
Conan C. Cottrell, SVP    Brigitte C. Esau, VP    Andy (nmi) Wattula, VP

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

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

DATE: May 6, 2014

(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number (s))

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

BCSP REIT V, Inc., a Maryland Corporation (CONTINUED)  
200 State Street, 5th Floor  
Boston, MA 02109

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

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

Beacon Capital Strategic Partners V, L.P.

=====

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

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

Alan M. Leventhal, CEO	Fred A. Seigel, Pres & COO	Jeremy B. Fletcher, Sen. Man. Dir.	Philip J. Brannigan, Jr., Man. Dir.
Jeffrey D. Brown, Man. Dir.	Michael A. Bruckner, Man. Dir.	Robert C. Healey, Man. Dir.	Jeffrey L. Kovach, Man. Dir.
Andrew J. Moore, Man. Dir.	Kevin M. Whelan, Man. Dir.	Michael J. Bowler, SVP	Joseph B. Donovan, SVP

=====

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

BCSP REIT V, Inc., a Maryland Corporation (CONTINUED)  
200 State Street, 5th Floor  
Boston, MA 02109

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

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Beacon Capital Strategic Partners V, L.P.

=====

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

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

Karen S. Gentry, SVP	McClure (nmi) Kelly, SVP	John H. Lawrence, SVP	Lisa A. Meomartino, SVP
Stuart M. Milstein, SVP	Dane B. Rasmussen, SVP	Michael W. McMahon, SVP	Christopher A. Gulden, SVP
Brigitte C. Esau, VP	Andy (nmi) Wattula, VP	Rodrido R. Abenza, VP	Catherine G. Mossman, VP

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

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

DATE: May 6, 2014

(enter date affidavit is notarized)

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for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07

(enter County-assigned application number (s))

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

BCSP REIT V, Inc., a Maryland Corporation (CONTINUED)  
200 State Street, 5th Floor  
Boston, MA 02109

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

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

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

Beacon Capital Strategic Partners V, L.P.

=====

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

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

Albert B. Scaramelli, SVP	Christine R. Stokes, SVP	Christopher Y. Okumura, SVP & Ass. GC	Sara S. Shank, SVP
Peter T. Abcunas, VP	Nathan J. Adams, VP	Kirsten L. Hoffman, SVP & Ass. GC	Robert B. Albro, Jr., VP
Yvonne (nmi) Apodaca, VP	Thomas J. Flinn, VP	Matthew T. Golden, GC, Man. Dir. & Ass. Sec.	

=====

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

Urban Engineering & Associates, LLC (t/a Urban, Ltd.)  
7712 Little River Turnpike  
Annandale, VA 22003

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

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

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

J. Edgar Sears, Jr.  
Brian A. Sears

=====

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

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

(check if applicable)



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

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

DATE: May 6, 2014

(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07

(enter County-assigned application number (s))

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

- Boston Properties, Inc., General Partner  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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

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

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

- Boston Properties, Inc. is a publicly traded company listed as BXP on the NYSE.

=====

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

- Peter G. Back, VP Construction	- Robert A. Barrasso, VP Property Acctng	- Jack W. Burkart, VP Develop
- Zoe Baird Budinger, Dir.	- John K. Brandbergh, Sen VP Leasing	- Frank D. Burt, Sen VP, General Counsel, Sec.
- Stacey A. Baker, VP Leasing	- Helene R. Bryks, VP, Counsel	- Gregory A. Butler, VP, Regional Controller

=====

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

- Boston Properties, Inc., General Partner (CONTINUED)  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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

- There are 10 or less shareholders, and all of the shareholders are listed below.
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**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

- Boston Properties, Inc. is a publicly traded company listed as BXP on the NYSE.

=====

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

- Michael A. Cantalupa, Sen VP Development	- Lynne P. Coville, VP Const	- Rodney C. Diehl, Sen VP Leasing
- Bruce L. Christman, Sen VP, Regional Gen Counsel	- Frederick J. DeAngelis, Sen VP, Sen Counsel	- Kelli A. DiLuglio, Ass Sec
- Keli (nmi) Colby, VP, Counsel, Ass. Sec.	- Mark J. Denman, VP Const	- Philip F. Dorman, VP Leasing
- Steven R. Colvin, Sen VP, Prop Manager	- Mark D. Denny, VP, Regional Controller	- Anne B. DuMont, VP Leasing

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

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

DATE: May 6, 2014  
(enter date affidavit is notarized)

1230009

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number (s))

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

Boston Properties, Inc., General Partner (CONTINUED)  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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

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Boston Properties, Inc. is a publicly traded company listed as BXP on the NYSE.

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

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

Kelly E. Egli, VP, Reg. Controller	Arthur S. Flashman, VP, Controller (former)	Robert S. Hamilton, VP, Reg. Controller
Carol B. Einiger, Dir.	Donna (nmi) Garesche, VP, HR	James A. Hart, VP, Dev
Jason (nmi) Fivek, VP Leasing (former)	Amy C. Gindel, Sen VP Finance	Thomas L. Hill, Sen VP Prop Management

=====

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

Boston Properties, Inc., General Partner (CONTINUED)  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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

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

Mark E. Hockenjos, VP Prop Management	Jonathan L. Kaylor, Sen VP Leasing	Bryan J. Koop, Sen VP and Reg. Manager
Michael J. Holland, VP Construction	Janet (nmi) Kerr, VP Risk Management	Jonathan B. Kurtis, Sen VP Construction
Franklin (nmi) Hyre, III, VP Leasing	Eric G. Kevorkian, Sen VP, Sen Counsel	Michael E. LaBelle, Sen VP, CFO & Treasurer
Peter D. Johnston, Sen VP and Reg. Manager	Joel I. Klein, Dir.	Mitchell S. Landis, Sen VP and Reg. Manager (former)

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

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

DATE: May 6, 2014

(enter date affidavit is notarized)

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for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07

(enter County-assigned application number (s))

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

Boston Properties, Inc., General Partner (CONTINUED)  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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=====

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

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

Andrew D. Levin, Sen VP, Leasing	James J. Magaldi, VP Capital	David E. Miller, VP Const.	Thomas J. O'Connor, VP Acq.
Douglas T. Linde, Pres.	Matthew W. Mayer, Sen VP, Reg GC & Ass. Sec.	Richard (nmi) Monopoli, VP Dev	Peter V. Otteni, VP Const.
Matthew J. Lustig, Dir.	Steven P. Morken, VP Const	Alan J. Patricof, Dir.	Laura D. McNulty, Sen VP Prop

=====

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

Boston Properties, Inc., General Partner (CONTINUED)  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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

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

Edward D. Penn, VP, Reg. Counsel	Jonathan S. Randall, Sen VP Const	Michae J. Schumacher, VP Const	Robert A. Silpe, Sen VP
Robert E. Pester, Sen VP, Reg Man.	Raymond A. Ritchey, Exec VP	Peter V. See, Sen VP, Prop Man.	Barney H. Silver, VP
Jeffrey S. Phaneuf, VP Finance	Michael J. Rowe, VP Finance	Robert E. Selsam, Sen VP (former)	Lori W. Silverstein, VP, IA
David C. Provost, Sen VP Leasing	Robert A. Schubert, Sen VP Const	David (nmi) Pigott, VP	Christine (nmi) Shen, VP Reg Couns

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

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for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number (s))

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

~ Boston Properties, Inc., General Partner (CONTINUED)  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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

~ Kenneth F. Simmons, Sen VP Dev.	~ Jake (nmi) Stroman, VP Dev.	~ David A. Twardock, Dir.
~ Carl W. Slagle, VP Const.	~ Owen (nmi) Thomas, CEO	~ Melanie J. Waldron, VP, Regional Prop. Man.
~ Damona Smith Strautmanis, VP Dev. (former)	~ Madeleine C. Timin, Sen VP	~ Michael R. Walsh, Sen VP Finance

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

~ Boston Properties, Inc., General Partner (CONTINUED)  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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

~ Gregory M. Storrs, VP Leasing	~ Martin (nmi) Turchin, Dir.	~ James J. Whalen, Sen VP and CIO
~ Maura L. Wheat, VP Tax	~ Mortimer B. Zuckerman, Executive Chairman	

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

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

\ Boston Properties, Inc., General Partner (CONTINUED)  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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=====

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

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

\ Jacob A. Frenkel, Dir.                      \ John F. Powers, Sen VP, Reg. Man.                      \ Richard (nmi) Ellis, VP Dev.

=====

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

\ Boston Properties, Inc., General Partner (CONTINUED)  
800 Boylston Street, Suite 1900  
Boston, MA 02199

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

\ Boston Properties, Inc. is a publicly traded company listed as BXP on the NYSE.

=====

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

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

\ Kevin (nmi) Sheehan, VP Dev.                      \ David (nmi) Stewart, VP Dev.                      \ Adam (nmi) Frazier, VP Leasing

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

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for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number (s))

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

\ Shalom Baranes Associates  
1010 Wisconsin Avenue, NW  
Washington, DC 20007

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

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

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

\ Shalom S. Baranes

=====

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

=====

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

\ LSG Landscape Architecture Inc.  
1919 Gallows Road, Suite 110  
Vienna, VA 22182

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

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

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

\ Mark R. Lewis      Robert K. Esselburn  
Mark C. Gionet      \ Connie Yunhui Fan

=====

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

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

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DATE: May 6, 2014

(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07

(enter County-assigned application number (s))

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

- M.J. Wells & Associates, Inc.
- 1420 Spring Hill Road, Suite 610
- McLean, VA 22102

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

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

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

- M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)
- (All employees are eligible Plan participants; however, none owns 10% or more of any class of stock)

=====

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

=====

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

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

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

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

=====

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

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

REZONING AFFIDAVIT

DATE: May 6, 2014  
(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

- Boston Properties Limited Partnership
- Prudential Center
- 800 Boylston Street
- Suite 1900
- Boston, MA 02199

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

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

- Boston Properties, Inc. - General Partner
- There are over 200 limited partners in this real estate investment fund, none of whom own 10% or more of Block 4 LLC or Reston Town Center Property LLC

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

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

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

DATE: May 6, 2014  
(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number (s))

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

\ BCSP V U.S. Investments, L.P.  
800 Boylston Street  
Suite 1900  
Boston, MA 02199

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

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

\ General Partner:

\ BCSP REIT V, Inc., a Maryland Corporation

Limited Partners:

\ BCP Strategic Partners V, L.P. - owns less than 10% of Reston Town Center Property LLC.

\ Beacon Capital Strategic Partners V-A, L.P. - owns less than 10% of Reston Town Center Property LLC

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

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

DATE: May 6, 2014  
(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number (s))

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

Beacon Capital Strategic Partners V, L.P.  
800 Boylston Street  
Suite 1900  
Boston, MA 02199

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

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

General Partner:

BCP Strategic Partners V, L.P. - owns less than 10% of Reston Town Center Property LLC

Limited Partners:

None of the limited partners owns 10% or more of Reston Town Center Property LLC

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

**Rezoning Attachment to Par. 1(c)**DATE: May 6, 2014123000a

(enter date affidavit is notarized)

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07

(enter County-assigned application number (s))

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

Cooley LLP  
 One Freedom Square, Reston Town Center  
 11951 Freedom Drive, Suite 1500  
 Reston, VA 20190

(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Gian-Michele a Marca	William T. Christiansen, II	James F. Fulton, Jr.
Jane K. Adams	Sean M. Clayton	William S. Galliani
Maureen P. Alger	Samuel S. Coates	W. Andrew H. Gantt III
DeAnna D. Allen	Jeffrey L. Cohen	Stephen D. Gardner
Mazda K. Antia	Thomas A. Coll	Jon E. Gavenman
Orion (nmi) Armon	Joseph W. Conroy	Jonathan C. Glass
Gordon C. Atkinson	Carolyn L. Craig	Michael B. Goldstein
Michael A. Attanasio	John W. Crittenden	Wendy C. Goldstein
Jonathan P. Bach	Janet L. Cullum	Kathleen A. Goodhart
Charles J. Bair	Nathan K. Cummings	Lawrence C. Gottlieb
Celia Goldwag Barenholtz	John A. Dado	Shane L. Goudey
Frederick D. Baron	Scott D. Dailard	Jonathan G. Graves
Matthew S. Bartus	Benjamin G. Damstedt	Jacqueline I. Grise
Michael D. Basile	Craig E. Dauchy	Kenneth L. Guernsey
Keith J. Berets	Renee R. Deming	Patrick P. Gunn
Laura Grossfield Birger	Darren K. DeStefano	Divakar (nmi) Gupta
Thomas A. Blinka	Jennifer Fonner DiNucci	Sarah J. Guske
Barbara L. Borden	Eric W. Doherty	Jeffrey M. Gutkin
Jodie M. Bourdet	William P. Donovan, Jr.	John B. Hale
Wendy J. Brenner	Michelle C. Doolin	Danish (nmi) Hamid
Matthew J. Brigham	Joseph M. Drayton	Jonathan D. Hart
James P. Brogan	Christopher (nmi) Durbin	Ray (nmi) Hartman
Nicole C. Brookshire	John C. Dwyer	Bernard L. Hatcher
Matthew D. Brown	Shannon (nmi) Eagan	Matthew B. Hemington
Alfred L. Browne III	Gordon H. Empey	David M. Hernand
Matthew T. Browne	Sonya F. Erickson	Cathy Rae Hershcopf
Peter F. Burns	Michael R. Faber	Gordon (nmi) Ho
Blain B. Butner	Lester J. Fagen	Lila W. Hope
John T. Byrnes	Jesse D. Farmer	C. Thomas Hopkins
Robert T. Cahill	Brent D. Fassett	Mark M. Hrenya
Antonio J. Calabrese	M. Wainwright Fishburn, Jr.	Brendan J. Hughes
Christopher C. Campbell	John R. Feore, Jr.	Christopher R. Hutter
William Lesse Castleberry	Thomas J. Friel, Jr.	Jay R. Indyke
Lynda K. Chandler	Francis (nmi) Fryscak	Craig D. Jacoby
Reuben H. Chen	Koji F. Fukumura	Eric C. Jensen
Dennis (nmi) Childs		

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

**Rezoning Attachment to Par. 1(c)**DATE: May 6, 2014

(enter date affidavit is notarized)

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07

(enter County-assigned application number (s))

123000a

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

Cooley LLP (continued)  
 One Freedom Square, Reston Town Center  
 11951 Freedom Drive, Suite 1500  
 Reston, VA 20190

(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Robert L. Jones	Robert B. Lovett	Susan Cooper Philpot
Barclay J. Kamb	Andrew P. Lustig	Frank V. Pietrantonio
Richard S. Kanowitz	Thomas O. Mason	Mark B. Pitchford
Kimberly J. Kaplan-Gross	Jennifer (nmi) Massey	Michael L. Platt
Matthew A. Karlyn	Joshua O. Mates	Christian E. Plaza
Jeffrey S. Karr	Keith A. McDaniels	Aaron M. Pomeroy
Sally A. Kay	Michael J. McGrail	Marya A. Postner
Heidi M. Keefe	John T. McKenna	Steve M. Przesmicki
Jason L. Kent	Bonnie Weiss McLeod	Seth A. Raffkin
Mehdi (nmi) Khodadad	Mark A. Medearis	Frank F. Rahmani
Charles S. Kim	Laura M. Medina	Marc (nmi) Recht
Kevin M. King	Beatriz (nmi) Mejia	Michael G. Rhodes
Michael J. Klisch	Craig A. Menden	Michelle S. Rhyu
Jason M. Koral	Erik B. Milch	Lyle (nmi) Roberts
Barbara A. Kosacz	Chadwick L. Mills	John W. Robertson
Kenneth J. Krisko	David E. Mills	Ricardo (nmi) Rodriguez
Carol Denise Laherty	J. Kevin Mills	Kenneth J. Rollins
Mark F. Lambert	Patrick J. Mitchell	Kevin K. Rooney
Matthew E. Langer	Ali M.M. Mojdehi	Adam J. Rutenberg
Samantha M. LaPine	Ann M. Mooney	Thomas R. Salley III
John G. Lavoie	Timothy J. Moore	Jessica Valenzuela Santamaria
Robin J. Lee	William B. Morrow, III	Glen Y. Sato
Louis (nmi) Lehot	Howard (nmi) Morse	Martin S. Schenker
Jamie K. Leigh	Frederick T. Muto	Joseph A. Scherer
Natasha (nmi) Leskovsek	Danielle E. Naftulin	Marc G. Schildkraut
Shira Nadich Levin	Ryan E. Naftulin	William J. Schwartz
Alan (nmi) Levine	Jeremy M. Naylor	Audrey K. Scott
Michael S. Levinson	Stephen C. Neal	John H. Sellers
Stephanie (nmi) Levy	Edward J. O'Connell	Ian R. Shapiro
Elizabeth L. Lewis	Ian (nmi) O'Donnell	Michael N. Sheetz
Michael R. Lincoln	Kathleen (nmi) Pakenham	C. Christopher Shoff
James C. T. Linfield	Timothy G. Patterson	Jordan A. Silber
Samuel M. Livermore	Anne H. Peck	Brent B. Siler
Douglas P. Lobel	D. Bradley Peck	Ian D. Smith
J. Patrick Loofbourrow	David G. Peinsipp	Stephen R. Smith
Mark C. Looney	Nicole K. Peppe	Colleen P. Gillis Snow

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

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

DATE: May 6, 2014

(enter date affidavit is notarized)

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07

(enter County-assigned application number (s))

123000a

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

Cooley LLP (continued)  
One Freedom Square, Reston Town Center  
11951 Freedom Drive, Suite 1500  
Reston, VA 20190

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

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

Whitty (nmi) Somvichian  
Wayne O. Stacy  
Anthony M. Steigler  
Steven M. Strauss  
James (nmi) Strawbridge  
M. Anne Swanson  
C. Scott Talbot  
Mark P. Tanoury  
Gregory C. Tenhoff  
Joseph (nmi) Teja, Jr.  
Michael E. Tenta  
Timothy S. Teter  
Michael (nmi) Tollini  
Michael S. Tuscan  
Jay (nmi) Vaughn  
Miguel J. Vega  
Erich E. Veitenheimer III  
Aaron J. Velli

David A. Walsh  
Mark B. Weeks  
Mark R. Weinstein  
Thomas S. Welk  
Peter H. Werner  
Francis R. Wheeler  
Geoffrey T. Willard  
Andrew S. "Drew" Williamson  
Peter J. Willsey  
Mark Windfeld-Hansen  
David J. Wittenstein  
Nancy H. Wojtas  
Amy M. Wood  
J. Peyton Worley  
Nan (nmi) Wu  
Babak (nmi) Yaghmaie  
David R. Young  
Christina (nmi) Zhang  
Kevin J. Zimmer

Additions:  
Ivor R. Elrifi  
Heidi A. Erlacher

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

REZONING AFFIDAVIT

DATE: May 6, 2014  
(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number(s))

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

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

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

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

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

None.

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

REZONING AFFIDAVIT

DATE: May 6, 2014  
(enter date affidavit is notarized)

123000a

for Application No. (s): PCA 85-C-088-09/ DPA 85-C-088-07  
(enter County-assigned application number(s))

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

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

None.

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

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

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

WITNESS the following signature:

(check one)

Brian J. Winterhalter

[ ] Applicant

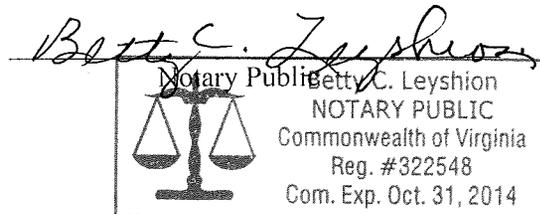
[x] Applicant's Authorized Agent

Brian J. Winterhalter, Esquire

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 6th day of May 20 14, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/14





# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager   
Park Planning Branch, PDD

**DATE:** April 2, 2014

**SUBJECT:** PRC 85-C-088-03, RTC Urban Core Blocks 4 & 5 – Revised  
Tax Map Number: 17-1((16)) 1, 4, 5A

### BACKGROUND

The Park Authority has reviewed the proposed Development Plan dated March 24, 2014, for the above referenced application; this memorandum is intended to replace all previous memoranda regarding the application.

The Development Plan shows Block 4 of the Reston Town Center, currently partially developed as a surface parking lot and partially undeveloped as open space with landscaping and paths, being redeveloped with a single mixed-use building that contains up to 597,500 square feet of residential uses (or 549 dwelling units) and up to 4,500 square feet of ground-floor retail uses. Block 5 of the Reston Town Center, currently developed with 24,875 square feet of retail uses and 228,324 square feet of office uses, is also shown being redeveloped with a single mixed-use building that contains up to 32,675 square feet of retail uses and up to 505,112 square feet of office uses. Overall, the redeveloped Blocks 4 & 5 will add up to 597,500 square feet of residential uses (or 549 dwelling units) and 289,088 square feet of non-residential uses for a total of 886,588 square feet of new gross floor area.

Due to the subject property's location in the Reston Town Center Urban Core and proximity to the future Reston Parkway Metrorail Station, along with Comprehensive Plan guidance, the Park Authority recommends applying the Urban Parks Framework to this review. Based on an average multi-family household size of 1.75 in urban areas, the development could add 960 new residents (549 x 1.75) to the Hunter Mill Supervisory District.

### COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others

(Parks and Recreation, Objective 6, p.8). The Parks and Recreation element of the Policy Plan includes an Urban Parks Framework that provides an urban parkland standard and detailed guidance on urban park development. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

Recommendations for the Reston Town Center Transit Station Areas in the Area III Plan describe the importance of high quality publicly-accessible urban parks, open spaces, and gathering places (Area III, Upper Potomac Planning District, Reston Town Center Transit Station Areas, Areawide Recommendations, pp. 71-59). In addition, urban design guidelines regarding parks and recreation include:

“High quality open spaces of all types provide opportunities for spontaneous interaction and programmed activities as well as for introducing variability in the fabric of the built environment. A variety of large and small publicly accessible open spaces should be available throughout the Reston community.” (Area III, Upper Potomac Planning District, Reston Town Center Transit Station Areas, Areawide Recommendations, pp. 51).

“In order to continue to realize the goal of making Reston a vibrant place to live, work and play, public art should be encouraged in future development in the Reston TSAs. Designated open spaces should also be encouraged to include public art.” (Area III, Upper Potomac Planning District, Reston Town Center Transit Station Areas, Areawide Recommendations, pp. 44).

Finally, text from the Upper Potomac District chapter of the Great Parks, Great Communities Comprehensive Park System Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include using the Urban Parks Framework to set developer and community expectations for urban parks in transit oriented areas.

## **ANALYSIS AND RECOMMENDATIONS**

### **Park and Recreation Needs:**

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Baron Cameron Park, Lake Fairfax Park, Reston Town Green Park, Reston North Park) meet only a portion of the demand for parkland generated by residential development within one mile of the subject property. Reston Town Center parks also serve the nearby residents, workers, and visitors in the area. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, playgrounds, adult softball diamonds, rectangle fields, and trails. The Reston community has also expressed the need for more playgrounds and off-leash dog areas.

Utilizing guidance from the Comprehensive Plan coupled with the subject property’s location in the Reston Town Center Urban Core and proximity to the future Reston Parkway Metrorail Station, it is appropriate to apply the Urban Parks Framework to this review, which emphasizes form and function. Applying the urban park standard (at least 1.5 acres of urban park space per 1,000 new residents and 1.0 acres per 10,000 new employees), the proposed development

generates a need for about 1.6 acres of urban park space. In addition to parkland, the proposed development also generates a need for local-serving recreational facilities that should be integrated onsite, such as playgrounds, basketball courts, and other small-scale facilities.

- The proposed Development Plan states that 1.8 acres of open space is provided in Block 4. While the plan set does not indicate the size of the retained treed park space, staff understands that the majority of the 1.8 acres of open space is contained there within. In this respect, the portion of the retained treed park space will meet the Comprehensive Plan recommendation to provide at least 1.6 acres of onsite urban park space.

#### Proposed Onsite Park and Recreational Facilities:

The proposed Development Plan regarding Block 4 shows two onsite publicly-accessible park spaces, a plaza/retail seating area attached to the southwest corner of the eastern residential building, and the retained treed park space in the eastern portion of the site. Proposed features shown in the retained treed park space include an open lawn and play area, a picnic and mulch area, a yoga deck and hardscape area, a potential location for public art, and pedestrian connections to the existing sidewalks. Further, the Applicant has indicated that the retained treed park space is envisioned to remain mostly passive without active recreation.

- The Applicant is encouraged to include a playground within the retained treed park space.
- The Applicant should ensure that ADA standards are met throughout the proposed park spaces.

The plan also shows a private rooftop amenity space with a swimming pool located on top of the parking garage in Block 4, and a private courtyard between the proposed office building and existing adjacent office building to serve as an amenity space in Block 5.

#### Proffer #41 – Park Facilities and Programming

Draft proffers dated March 25, 2014, state that the Applicant will “provide local-serving recreational facilities ... identified on Sheet 18 of the Development Plan to activate and enhance the existing park space on Block 4 as a gathering place for residents, workers, retail patrons, and visitors of the Property.”

- The proffer does not include any timing mechanism for these proposed improvements to the retained treed park space. Further, the Applicant should commit in proffers to install these improvements prior to the issuance of the first RUP, or some other measureable milestone such as the 275th RUP (i.e., ½ of the total RUPs).

#### Proffer #40 – Public Art

Draft proffers dated March 25, 2014, state that the Applicant will contribute to public art in the Reston Community as part of the proposed development.

- This contribution, no matter which option is exercised as outlined in the proffer, should occur prior to the issuance of the first RUP, or some other measureable milestone such as the 275th RUP (i.e., ½ of the total RUPs), rather than the final RUP as currently proffered.

## **SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section.

- The Applicant is encouraged to include a playground within the retained treed park space.
- The Applicant should ensure that ADA standards are met throughout the proposed park spaces.
- The Applicant should commit in proffers to install the proposed improvements in the retained treed park space prior to the issuance of the first RUP, or some other measureable milestone such as the 275th RUP (i.e., ½ of the total RUPs). No such timing mechanism is indicated in the proffer.
- The Applicant should commit in proffers to provide the public art contribution, no matter which option is exercised as outlined in the proffer, prior to the issuance of the first RUP, or some other measureable milestone such as the 275th RUP (i.e., ½ of the total RUPs), rather than the final RUP as currently proffered.

Please note the Park Authority would like to review and comment on proffers and development conditions related to park and recreation issues. We request that draft and final proffers and development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Jay Rauschenbach  
DPZ Coordinator: Mary Ann Tsai

Copy: Cindy Walsh, Director, Resource Management Division  
Andrea L. Dorlester, Planner IV, Park Planning Branch  
Mary Ann Tsai, Zoning Coordinator  
Chron Binder  
File Copy



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 4, 2014

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: PRC 85-C-088-03;  
DPA 85-C-088-07;  
PCA -C-088-09

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Planned Residential Community (PRC), Development Plan Amendment (DPA), Proffered Condition Amendment (PCA) revised through March 24, 2014 and proffers, revised through March 25, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations. The Fairfax County Comprehensive Plan, 2013 Edition, Area III, as amended through March 4, 2014 under the Environmental Stewardship section, pages 90-95, addresses Stormwater Management, Natural Resources Management, Tree Canopy Goals, Green Buildings and Noise Impacts. Environmental Stewardship Guidelines may be accessed at:

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

Excerpts from the Reston Transit Station Areas are also included below.

The Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, Reston Transit Station Areas, as amended through March 4, 2014, pages 91-92 state:

“Stormwater Management

Future development offers considerable opportunities to improve upon past stormwater management practices in furtherance of efforts to protect and restore local streams and to reduce pollutant loads entering the Potomac River and Chesapeake Bay. Low impact development (LID) techniques of stormwater management can serve to reduce runoff volumes entering local streams and can more easily be incorporated within densely developed areas.... These LID practices can include, but are not limited to, bioretention or biofiltration facilities (commonly known as rain gardens), vegetated swales, porous pavement, vegetated roofs, tree box filters and the collection and reuse of stormwater runoff.

Environmentally-friendly stormwater design should be an integral design principle that will be part of the conceptual stage of site development for all future development, recognizing that stormwater management measures may be phased with development. The stormwater design should first seek to minimize the effect of impervious cover, followed by the application of stormwater reuse, retention, detention, extended filtration and, where soils and infrastructure allow, infiltration to improve downstream waters....

Stormwater quantity and quality control measures should be provided with the goal of reducing the total runoff volume or significantly delaying its entry into the stream system. In furtherance of stream protection and/or restoration through replication of natural hydrologic conditions, the emphasis should be on LID techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it....

In addition, at a minimum the following guidelines should be followed for any application for which a floor area ratio (FAR) of 1.0 or more is proposed. Any development proposals in the TSAs should be reviewed on a case-by-case basis for the appropriate optimization of stormwater management and water quality controls, allowing for flexibility in specific approaches taken to achieve these guidelines.

1. For sites that have greater than 50 percent impervious cover in the existing condition, the total volume of runoff released from the site in the post-developed condition for the 2-year, 24-hour storm should be at least 25 percent less than the total volume of runoff released in the existing condition for the same storm. Furthermore, the peak runoff rate for the 2-year, 24-hour storm in the post-developed condition should be at least 25 percent less than the existing condition peak runoff rate for the same storm.

2. For sites that have 50 percent or less impervious cover in the existing condition, the total volume of runoff released as well as the peak release rate for the 1- and 2-year, 24-hour storm in the post-developed condition should be equal to or less than the total runoff volume and peak release rate in the existing condition for the same storm.
3. In addition to item 1 or 2 above, stormwater runoff associated with the development should be controlled such that either: (a) the total phosphorus load for the property is no greater than what would be required for new development pursuant to Virginia's Stormwater Regulations/ the County's Stormwater Management Ordinance; or (b) an equivalent level of water quality control is provided.

As an alternative to items 1, 2 and 3 above, stormwater management measures may be provided that are sufficient to attain the Rainwater Management credit of the most current version of Leadership in Energy and Environmental Design-New Construction (LEED-NC) or LEED-CS (Core & Shell) rating system (or equivalent of this/these credit(s)).

...Stormwater management measures and/or downstream improvements may be pursued to optimize site-specific stormwater management and/or stream protection/restoration efforts, consistent with the adopted watershed management plan(s) that is/are applicable to the site. Such efforts should be designed to protect downstream receiving waters by reducing stormwater runoff volumes and peak flows from existing and proposed impervious surfaces to the maximum extent practicable, consistent with watershed plan goals."

The Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, Reston Transit Station Areas, as amended through March 4, 2014, page 93 states:

*"Environmental Enhancement*

Environmental enhancement efforts should be encouraged and should include endeavors such as the planting of native species of vegetation in degraded open space areas, invasive plant control, deer management, stream restoration, and creating new natural areas where disturbed areas currently exist...."

The Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, Reston Transit Station Areas, as amended through March 4, 2014, pages 93 & 94 state:

"Green Buildings

The Policy Plan's Environment section provides guidance for green building practices. Non-residential development in the TSAs should achieve LEED Silver certification or the equivalent, at a minimum, in light of the level of redevelopment potential proposed for the TSAs. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices. Achievement of higher levels of

LEED certification is also encouraged. A broad range of practices can be pursued in support of or in addition to green building certification.

The following are examples of energy and ecologically conscious approaches to building design that should be encouraged within Reston:

- Provision of green (vegetated) roofs
- Use of site and building design and orientation for passive solar heating and daylighting
- Use of thermal and/or photovoltaic solar energy systems
- Incorporation of passive cooling through proper shading and ventilation
- Use of ground source heat pump heating and cooling systems for space conditioning and hot water requirements
- Reduction of water consumption, including the re-use of gray water where allowed
- Use of radiant floor heating
- Provision of roof-mounted wind turbines as an energy source
- Recycling of building materials and maximizing the use of locally produced materials
- Use of light reflecting roof surfaces.
- Use of outside light shades that provide shading for glass while also directing sunlight deep into interior building spaces.”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through February 12, 2013, page 7-9 states:

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

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

- Policy j. Regulate land use activities to protect surface and groundwater resources. . . .
- Policy k. For new development and redevelopment, apply better site design and low impact design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created.
  - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
  - Where feasible, convey drainage from impervious areas into pervious areas. . . .
  - Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
  - Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
  - Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
  - Encourage shared parking between adjacent land uses where permitted.
  - Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
  - Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through February 12, 2013, page 10 states:

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

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

The Fairfax County Comprehensive Plan Policy Plan, 2013 Edition, Environment section as amended through February 12, 2013, pages 11 and 12 states:

... “Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses. . . .

**Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA.”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 18 states:

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

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

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 19 states:

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

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

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

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage

commitments to the attainment of the ENERGY STAR<sup>®</sup> rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range....”

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities. Analysis for this application addresses the overall conceptual development plan and proffered commitments for the subject property.

### **Water Quality Protection and Stormwater Management Best Management Practices**

The 6.35 acre application property consists of two blocks – 4 and 5A within the Reston Transit Station Area (TSA) located on the southwest corner of the intersection of Reston Parkway and New Dominion Parkway. Block 5A is currently developed with low rise office buildings and Block 4 is currently developed with a surface parking lot and a park. The redevelopment plan

proposes a mixed use development with two multi-family residential buildings – 21 stories and 19 stories with ground floor non-residential uses on Block 4 and a smaller park; and a 17 story office/retail building and associated parking on Block 5A.

The subject property is located in the Sugarland Run watershed. In previous iterations of this redevelopment proposal, the proposed stormwater plan for the site relied solely on the Reston Town Center regional pond which is situated northwest of the subject property to meet water quality and water quantity control requirements for this proposal. The March 24, 2014 version of the development plan continues to propose the use of the Reston Town Center regional pond as Option A, and as Option B, a palette of possible low impact development measures have been proposed onsite to treat runoff. The low impact development measures include two areas of green roof; 2 grass pave areas and approximately 5 underground vaults. The possible low impact development measures which have been proposed as part of the current revised development plan and proffers are an important improvement over previous plan versions. However, no language has been incorporated into the proffer which demonstrates support of the site specific Comprehensive Plan text related to stormwater management, as cited above. The applicant is encouraged to provide greater detail on the development plan and in the proffer specifically regarding stormwater management which specifically addresses whether "...the total volume of runoff released from the site in the post-developed condition for the 2-year, 24-hour storm..." is at least "...25 percent less than the total volume of runoff released in the existing condition for the same storm..." and whether "...the peak runoff rate for the 2-year, 24-hour storm in the post-developed condition..." is at least "...25 percent less than the existing condition peak runoff rate for the same storm."

In addition, staff requests that the applicant provide more information about how much of the site is proposed to be served by the various low impact development measures and what level / amount of rainfall will be retained, infiltrated or re-used on site.

**Adequate Outfall** The adequate outfall narrative describes that both Blocks 4 and 5A drain to a single outfall on the west side of the site. Runoff then collects in catch basins and is then directed into a closed conduit system that outfalls at Reston Town Center regional pond located northwest of the subject property. In the opinion of the consulting engineer the outfall is adequate. The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. In support of this legislation, the Fairfax County Board of Supervisors adopted the Stormwater Management Ordinance as an amendment to the Code of Fairfax County on January 28, 2014. Staff from the DPWES will administer the stormwater management ordinance, effective July 1, 2014. The applicant will be required to comply with the new requirements for this development if the applicant has not, prior to July 1,

Barbara Berlin  
PRC 85-C-088-03;  
DPA 85-C-088-07;  
PCA -C-088-09  
Page 10

2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program General Permit for Discharges of Stormwater from Construction Activities. This proposed development may not be grandfathered from the new ordinance as a result of approval of this zoning application. The applicant should, therefore, design the proposed stormwater management system consistent with new stormwater management requirements. A link to the recently adopted ordinance is below.

[http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter\\_124.pdf](http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf)

**Traffic Noise** Regarding transportation generated noise, the Comprehensive Plan guidance, both specific site guidance and general Policy Plan guidance, recommends that interior noise levels for new residential development and other noise sensitive uses should not exceed DNL 45 dBA in interior areas and 65 dBA for outdoor recreational areas. In support of Comprehensive Plan guidance regarding transportation generated noise for this proposed development, proffer #27 commits to the submission of acoustical analyses for each residential building. Staff recommends that the acoustical analyses for each building be provided at building plan submission, as opposed to the time of the building permit. Staff also recommends that the applicant provide a commitment to mitigate noise in outdoor recreation areas to ensure that noise does not exceed 65 dBA Ldn. Except for these changes; the current noise proffer conforms to Plan guidance. The applicant is encouraged to provide the staff recommended revisions to the proffer.

**Tree Preservation/Restoration** The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES to look for opportunities to restore tree cover wherever possible.

**Green Buildings** The applicant has provided a proffer (#38) which commits to seeking LEED NC certification or the equivalent for the proposed multi-family residential buildings. However, the proffer should be revised regarding the level of certification sought with and/or without the posting of a green building escrow. To be consistent with other approved green building commitments when there is a Comprehensive Plan expectation for LEED certification, the applicant should post a \$2.00 per square foot green building escrow (which would be returned to the applicant upon demonstration of LEED certification). If the applicant demonstrates that the project is on track for LEED Silver certification, then an escrow would not be posted.

The proffer appropriately includes the 2012 National Green Building Standard as an alternative without an escrow, but the proffer should be revised to correct that the home energy rater providing documentation to the County is certified through the Home Innovation Research Labs, as opposed to the incorrectly stated National Association of Home Builders Research Center. The proffer could be expanded further to incorporate another equivalent rating system Earth Craft that would not require a posting of a green building escrow.

Regarding the green building commitment for the office building (#39), the proffer indicates the applicant's intention to seek LEED Silver certification for the office building under LEED Core and Shell (LEED-CS) rating system with an escrow and it incorporates language which refers to

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a “design related credit review.” Design related credit review is not available with LEED-CS, but precertification is. To be consistent with other approved green building commitments when there is a Comprehensive Plan expectation for LEED Silver certification, the applicant should post a \$2.00 per square foot green building escrow (which would be returned to the applicant upon demonstration of LEED Silver certification), or demonstrate LEED-CS Gold precertification.

The applicant is encouraged to add an option for the office building to pursue the next higher level without an escrow which would be LEED Gold certification. Staff has provided the applicant’s agent with recommended revisions which are very important to the clarity and the correctness of this commitment. If the recommended proffer changes are incorporated into the proffer statement, then the green building commitment for this application will generally conform to the Comprehensive Plan guidance.

PGN: MAW



# County of Fairfax, Virginia

## MEMORANDUM

DATE: May 1, 2014

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

**FROM:** Michael A. Davis, Acting Chief  
Site Analysis Section, Department of Transportation *MAD*

**FILE:** **RZ 85-C-088**  
DPA 85-C-088-7 / PCA 85-C-088-09 / PRC 85-C-088-03

**SUBJECT:** Block 4 LLC & Reston Town Center Property LLC  
(Reston Town Center Block 4 & 5)  
11810 Freedom Drive; N/A; 1750 President's Street  
Tax Map: #17-1 ((16)) 1, 4, & 5A

This department has reviewed the subject application including the Development Plan Amendment, Proffer Condition Amendment and PRC Plan dated August 3, 2013, as revised through April 25, 2014, and offers the following comments:

- Based on the Traffic Impact Analysis dated December 5, 2013, as revised through March 18, 2014 and the Supplemental Operational Analysis, dated March 19, 2014, staff recommends the following roadway improvements be constructed by the applicant:
  - Extend the existing single left turn lane on eastbound New Dominion Parkway at Reston Parkway to 350 feet with a 50-foot taper.
  - Extend the existing dual left turn lane on northbound Reston Parkway at New Dominion Parkway to 374 feet with a 100-foot taper.
  - Reduce the existing median on northbound Freedom Drive at New Dominion Parkway in order to provide an exclusive left turn lane
- Staff recommends the applicant commit to a Traffic Demand Management (TDM) Program with a peak hour trip reduction goal of 35% to apply to the entire proposal of both office and residential and to be consistent with the current County TDM policy structure.
- Staff recommends the applicant remove the existing 6-foot trail along the west side of Reston Parkway and repave an 8-foot minor asphalt trail in its place. Repaving the trail in place would satisfy the trail requirement per the County Trails Plan, retain the existing vegetation along Reston Parkway, avoid the need for retaining walls to address the grade difference between the roadway and the existing pedestrian facility and to minimize disturbance to the mature trees adjacent to the exiting trail. The final layout and trail location can be made in consultation with FCDOT and the Urban Forester at site plan.
- Proffer comments will be submitted under separate cover.

MAD/EAI

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May 2, 2014

## MEMORANDUM

**TO:** Land Development

**FROM:** Traffic Engineering

**CC:** File

**SUBJECT:** Reston Town Center Block 4 + 5 - Supplemental Operational Analysis

TE has reviewed the subject operational analysis and had comments on the analysis that assumes 35% site trips reduction (35% TDM):

- Following observations are made for the intersection of Reston Pkwy/ Old Dominion Pkwy:
    - 1. When all 4-SYNCHRO files, 2018 TF AM, 2018 TF AM (IMPR), 2018 TF PM, 2018 TF PM (IMPR), for 35% TDM use the same lane geometry including dual westbound left-turn lanes on Temporary Rd. Please verify and, if needed, remove extra results from Table 4 for this intersection.
      2. Both, with improvements (2018 TF AM (IMPR)) and without improvements (2018 TF AM), SYCNHRO files for the total future AM peak hour conditions with 35% TDM use the same details such as the signal timing, lane geometry, and turn lane storage lengths. Please verify and explain why.
      3. 2018 TF AM with 35% TDM should use the same parameters (except for the traffic volumes) as that in the 2018 Background AM and 2018 TF AM with 25% TDM (without signal timing improvements).
      4. 2018 TF PM with 35% TDM (and without improvements) should use the same parameters (except for the traffic volumes) as that in the 2018 Background PM and 2018 TF PM with 25% TDM (without signal timing improvements).
- Please verify the details such as mentioned above for other intersections as well and, if needed, revise the results in Table 4 for the AM and PM 2018 conditions.
- Appropriate SYNCHRO files should be provided.



# County of Fairfax, Virginia

## MEMORANDUM

DATE: April 11, 2014

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** **Land Use Analysis**  
DPA85-C-088-07/PCA85-C-088-09/PRC 85-C-088-03(Reston Block 4 & 5)

The memorandum, prepared by Faheem Darab, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the Development Plan Amendment/Proffered Condition Amendment, and Planned Residential Community application dated August 8, 2013 as revised through March 24, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, Block 4 LLC & Reston Town Center Property LLC, is requesting a Development Plan Amendment (DPA), Proffered Condition Amendment (PCA), and Planned Residential Community (PRC) Plan. The requested changes are for approximately 6.35 acres that includes approximately 3.49 acres of land on tax map parcel 17-1 ((16)) 1, approximately 1.03 acres of land on tax map parcel 17-1 ((16)) 4 (the two parcels are collectively referred to as "Block 4") and approximately 1.83 acres of land on tax map parcel 17-1 ((16)) 5A (referred to as "Block 5"). The request is within the area known as the Reston Town Center Urban Core.

The applications would maintain the existing PRC zoning designation (planned residential community). On Block 4, the applications are proposing to replace a surface parking lot and open space with two multi-family residential mixed use buildings with 597,500 square feet of gross floor area, or 549 dwelling units, and up to 4,500 square feet of ground floor retail/restaurant uses (excluding 20,600 in cellar space). The residential buildings would be a maximum of 21 stories or 234 feet in height. On Block 5, the applicant is proposing to demolish an existing three-story wing of an office building and replace with a 284,588 square foot office building consisting of 276,788 square feet of office space and 7,800 square feet of ground-floor retail and restaurant uses. The applicant has an approved Development Plan for an office

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building on Block 4, but is proposing to shift that square footage to Block 5 with this proposal. The previously approved Development Plan does not include any residential units.

### **LOCATION AND CHARACTER OF THE AREA**

The subject property is located west of Reston Parkway, south of New Dominion Parkway, east of Fountain Drive, and north of Market Street. Block 4 is currently developed with a surface parking lot and open space along Reston Parkway. Block 5 is currently developed with a 15-story office tower with a 3-story wing containing office and retail uses. Land to the north of the subject property is zoned Planned Residential Community (PRC) and is developed with retail uses and surface parking, with an approved PRC Plan allowing for mixed use as part of the Spectrum development. Land to the east is zoned Commercial (C-3) and is developed with a 3-story office building. Land to the southeast is zoned Planned Residential Community (PRC) and is developed with the Stratford, a low and high rise multi-family residential development. Land to the south and west is zoned Planned Residential Community (PRC) as part of the Reston Town Center Urban Core mixed use development. This development includes a high rise hotel with ground floor retail to the south, a public pedestrian plaza to the southwest, a 15 story office building with ground floor retail to the west and a 6 story parking structure to the northwest.

### **COMPREHENSIVE PLAN CITATIONS**

#### **Subject Property Specific Land Use Recommendation**

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through February 11, 2014, Reston Transit Station Areas, District Recommendations, Reston Town Center Transit Station Area, Town Center Urban Core District, page 121:

#### **“Town Center Urban Core District**

The Town Center Urban Core subdistrict is comprised of approximately 87 acres and is bounded by New Dominion Parkway on the north, Old Reston Avenue on the east, the W&OD trail on the south and Town Center Parkway on the west as shown on Figure 29.

Existing development includes the Reston Town Center, which has office, residential, retail and hotel uses. It also has a central plaza which serves as a significant community gathering place and an urban park which provides important green space and a location for active and passive recreation. On the east side of Reston Parkway is Stratford House, a multi-family residential community with a high-rise building and three low-rise buildings, is located on the east side of Reston Parkway and a three-story office building at the intersection of Temporary Road.

The part of the district to the west of Reston Parkway is planned for and developed with a variety of uses, including office, retail, residential and community-serving uses, at an approved intensity of up to .95 FAR for commercial uses. Residential uses do not have a maximum density. The part of the district to the east of Reston Parkway is planned for residential and/or

hotel uses. The Stratford House development is planned for its currently approved density. The parcel with the three-story office building located at the corner of Reston Parkway and Temporary Road is planned for redevelopment to a development intensity that will result in a new building at a similar scale to the high-rise building in the Stratford House development. This is planned to be realized by a residential use at up to a 3.0 FAR or a hotel use up to a 2.5 FAR.

Opportunities to provide small-scale recreational waysides (e.g. seating areas, playgrounds) or larger recreational or cultural facilities (e.g. gathering places) near the W&OD and in collaboration with NVRPA should be explored.”

### **Areawide Land Use Recommendations**

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through March 4, 2014, Reston Transit Station Areas, Areawide Recommendations, pages 39-105, may be accessed at:

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

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through March 4, 2014, Reston Transit Station Areas, Areawide Recommendations, Land Use, Development Review Performance Objectives, pages 48-52 (summarized below):

#### “Development Review Performance Objectives

All development proposals within the TSAs will be evaluated for the extent to which they meet or contribute to the following objectives.

- Achieve High Quality Site Design and Architecture [...]
- Provide Pedestrian and Bicycle Connectivity throughout the Transit Station Areas [...]
- Provide Urban Parks and other Recreational Amenities throughout the Transit Stations Areas [...]
- Achieve Greater Housing Diversity [...]
- Provide Office Uses in Strategic Locations [...]
- Provide Public Uses [...]
- Provide Retail, Hotel Uses, and Institutional Uses [...]
- Encourage Coordinated Development Plans [...]
- Encourage Educational Institutions [...]
- Accommodate Existing Uses and Buildings [...]
- Protect Existing Low Density Residential Areas” [...]

### **COMPREHENSIVE PLAN MAP: Residential Planned Community**

## **LAND USE ANALYSIS**

The approximately 6.35 acre site is in the Upper Potomac Planning District's Reston Town Center Transit Station Area. Within the Reston Town Center TSA, the site is within the Reston Town Center Urban Core District, a non-TOD District.

The current zoning approval, DPA 85-C088-5, which is associated with RZ 85-C-088, one of the original Reston Town Center rezonings, was approved in June 2007. The original zoning approval, for an area known as the Reston Town Center Urban Core, covers an area of approximately 84 acres. The approval allows for an overall commercial FAR up to 0.95 including office, hotel and retail uses. The original approval also includes a minimum 1,000 residential units across the entire site. According to a Fairfax County interpretation subsequent to the approval of RZ 85-C-088, the area is deemed to be a "High Density Residential" area allowing up to 50 dwellings units per acre across the 84 acre site. Based on this interpretation, up to approximately 4,200 residential units are allowed across the 84 acres, 2,044 of which have been built. As a result, about 2,150 residential units are available for development within the Urban Core. The application is seeking to develop 549 of these 2,150 residential units.

Block 4 is currently allowed to develop with office, retail and parking up to 21 stories. Block 5 allows for office and retail use up to 15 stories.

## **USE AND INTENSITY**

The applicant is requesting to relocate 250,000 gross square feet of approved office use (non-residential density) from Block 4 to Block 5 within Reston Town Center's Urban Core and to add multi-family residential and retail use to Block 4. The Plan's Town Center Urban Core District is "planned for and developed with a variety of uses, including office, retail, residential and community-serving uses, at an approved intensity of up to .95 FAR for commercial uses. Residential uses do not have a maximum density." The proposed intensity and uses are in general conformance with the District specific Plan guidance.

### **Affordable /Workforce Housing**

The applicant proffers (#36) to provide a total of 12% Workforce Dwelling Units as set forth in the Policy Plan. Staff continues to request a 16% contribution based on a 3.03 FAR.

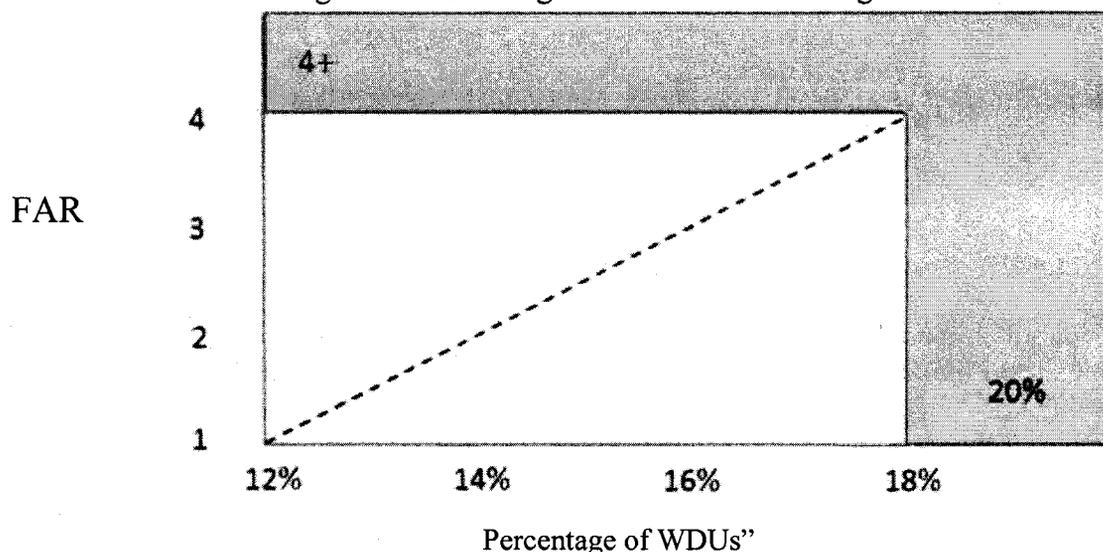
Regarding WDU contributions, the Comprehensive Plan states (p.49):

"To ensure the provision of adequate affordable housing, future development should meet county policies on affordable housing. All projects that seek to utilize the redevelopment option in the District Recommendations should contribute toward the creation of affordable housing as described below.

- Development proposals with a residential component should meet the provisions of the Affordable Dwelling Unit Ordinance (ADU) when applicable.
- For the Policy Plan's Workforce Housing Policy, proposals with a residential component seeking up to a 1.0 FAR should meet the current policy objective of 12

percent of total units as Workforce Dwelling Units (WDU). Proposals for development above a 1.0 FAR should provide WDUs according to the Guidelines for the Provision of Workforce Housing found in Appendix 1 of the Housing section of the Policy Plan (including the opportunity to realize bonus market rate units) but with an increasing proportion of WDUs as the development intensity increases, as shown in the following table. The residential use should integrate a variety of households such as families, senior housing and residential studio units. Bonus units (or bonus square footage when applicable), as provided for in the WDU policy, are excluded from the planned intensity. Cash contributions in lieu of providing WDUs are not desired.

Figure 16. Percentage of Workforce Dwelling Units



The applicant, in their response letter to Staff dated March 25, 2014, provides two main reasons for their continuing to offer a 12% WDU contribution instead of the requested 16% contribution. It is the applicant’s position that the application is not seeking to “utilize the redevelopment option in the District Recommendations” but rather the baseline option and so therefore isn’t required to contribute beyond the 12%. Second it is the applicant’s view that the application is not a “[P]roposal for development above a 1.0 FAR” is based on how the Zoning Ordinance calculates FAR.

The District Recommendation for the applicant’s property does not specify either a redevelopment option or baseline option. The Comprehensive Plan states (p. 121):

“The part of the district to the west of Reston Parkway is planned for and developed with a variety of uses, including office, retail, residential and community-serving uses, at an approved intensity of up to .95 FAR for commercial uses. Residential uses do not have a maximum density.”

The application includes a Development Plan Amendment that specifically requests a new use and additional intensity to the site with the addition of the residential component that could not be developed solely with a PRC Plan. It is staff's view that these new proposed residential uses would have similar impacts of redevelopment and therefore the Comprehensive Plan guidance on the provision of workforce housing seeking to utilize the redevelopment option in the District Recommendations should be applied.

The calculation of the FAR in determining the percentage for the provision of WDUs is based upon the Comprehensive Plan's guidance on FAR, not the Zoning Ordinance. The adopted Comprehensive Plan, like previous Comprehensive Plans for the Reston area, links consideration of certain levels of intensity as measured by FAR to expected achievement of various recommendations. The Comprehensive Plan generally calculates FAR based on all uses. Exceptions to this method of calculating intensity do exist, and are explicitly explained in the Areawide Recommendations of the Comprehensive Plan. Exceptions for counting the square feet of certain uses include ground floor retail or public uses, towards FAR. Based on extensive Task Force and community discussions that led to the adopted Comprehensive Plan guidance regarding FAR, residential square feet was always understood to be included in FAR calculations, whether in the PRC zoning district or not. In fact, uses exempted from counting towards FAR engendered extensive discussion, even though it was understood that they would ultimately be a very small proportion of any development proposal. Residential use, on the other hand, was always understood to be a major proportion of development (as can be seen in Areawide land use guidance on mix of use) to be counted towards FAR and was not excluded. Residential uses being counted towards FAR are also reflected in the land use alternatives analyzed by the county. This analysis, in part, formed the basis of the Comprehensive Plan recommendations. Exclusion of residential uses from intensity calculations does not conform to the Comprehensive Plan guidance and with community discussions and analysis that formed the basis of the adopted Comprehensive Plan.

The applicant's revised development plan, dated March 24, 2014, identifies 597,500 square feet of new residential use in Block 4. Applying the Comprehensive Plan's guidance on housing diversity under Development Review Performance Objectives, staff recommends that the applicant provide 16% WDUs for the new residential use based on 3.03 FAR (597,500 square feet/approximately 196,880 square feet). The 3.03 FAR is calculated solely on the new residential use requested in Block 4.

## **URBAN DESIGN**

The applicant is requesting several deviations from the Comprehensive Plan's guidance on urban design, more specifically, streetscape.

### Streetscape

The Reston Transit Station Area Comprehensive Plan text provides guidance for streetscape design applicable to the proposed project. The applicant, rather, is proposing that the streetscape satisfy the Reston Town Center Urban Design Principles dated February 1991. This document has been used by the Reston Town Center Design Review Board for design review

of applications in the Reston Town Center Urban Core. The applicant requests use of the February 1991 urban design guidance in order to be consistent with the streetscape in surrounding blocks. In summary, in many instances the applicant does not strictly meet either the Comprehensive Plan guidance or the February 1991 urban design guidance. The Comprehensive Plan does offer flexibility under the "Streetscape Design Flexibility and Transitions" section (p.59) stating:

"Consistent dimensions within each block should be promoted to avoid shifting pedestrian features or building frontages. However, variation from the streetscape guidance may be permitted 1) when the variation results in the continuation of an existing desired streetscape, 2) where pre-existing site constraints are present or 3) where infill or expansion of buildings or other existing features limit the ability of a development to satisfy all streetscape requirements. Variation from the streetscape guidance may be permitted as long as it results in an acceptable minimum sidewalk, landscape amenity panel and building zone width and an acceptable amount and location of trees and landscaping. In addition, it may be desirable for the new streetscape to relate to existing adjacent streetscape."

With this guidance, staff accepts flexibility on provision of certain streetscape elements such as provision of building zones. In most cases, building zones have been excluded from the design. Staff does not view their provision as critical. There are however, several critical elements that the applicant should provide, including street trees (recommended by both the 1991 guidelines and the Comprehensive Plan) and a Reston-specific local streetscape.

The streetscape along Block 5's new office tower is proposed without any street trees. This block fronts on Freedom Drive, Presidents Street and Market Street. These blocks should include street trees, even if irregularly spaced or clustered. The applicant does not meet Comprehensive Plan recommendations or the 1991 guidelines, both of which call for street trees.

The Comprehensive Plan calls for a Reston-specific local streetscape along at least one block face per development block. The Plan states (pages 65-66):

#### "Reston-specific Local Street Streetscape

To strengthen the overall development quality and reflect the uniqueness of the landscape design character in Reston, certain local streets should incorporate an alternative, Reston-specific streetscape whose primary design characteristic is the creation of wide, thickly planted areas of irregularly spaced street trees as a contrast to the regularly spaced street trees lining the majority of streets. Ideally, this streetscape treatment would be applied on multiple blocks to create corridors with additional areas of tree cover. Coordination between development applications will be required to achieve this objective.

This streetscape will echo the aesthetic created by the existing areas of densely growing trees bordering streets throughout Reston's residential areas and along selected segments of Sunrise Valley Drive and Wiehle Avenue. The streetscape also provides for additional environmental benefits due to the increased tree canopy (accomplished by the increased number and size of trees), and reduction in impervious surfaces.

In recognition that this streetscape's unique design requires more land than other streetscape types, development may limit the application of this streetscape to a minimum of one block face per development block.

#### Landscape amenity panel

This zone should be a minimum of 12 feet wide. Street trees should be irregularly spaced, in relation to the curb and themselves, within a continuous tree space with open soil, with hardscaped pedestrian access points every 80 feet, recognizing the constraints of utility locations. There should be a maximum of 30 feet between trees. Vegetation to include shrubs, grasses and ground cover should be planted between the street trees. On-street parking is envisioned for these streets so a pedestrian step-out zone with a 2-foot width should be provided. Amenities such as bicycle racks and bus shelters should be provided as needed to serve the adjacent land uses. Attractive street lighting should be provided to illuminate both the street and the sidewalk.

#### Sidewalk

Sidewalks should be 6-8 feet wide.

#### Building Zone

This zone should range from 4 to 12 feet. When residential uses with direct entry to the street are located on the ground level, a building zone with a minimum 8-foot width should be provided to accommodate entry stairs or other design elements. When ground-level retail is provided in a building, a portion of this building zone should be used for retail browsing or outdoor dining. Supplemental plantings (to include shade and flowering trees, shrubs, flowering plants, ground cover, and grasses) may be provided for buildings without retail uses. Like the landscape amenity panel, these supplemental plantings may include a wide, continuous open soil area. This area would include thickly planted, irregularly spaced street trees with shrubs, grasses and ground cover planted between trees. In addition, clusters of trees may also be used as a landscape design element to emphasize building entries, feature corners or provide transitions between the sidewalk and publicly accessible open space."

The applicant does not provide the Reston-specific local streetscape. The Plan guidance recommends, at a minimum, the application of these streetscape on one block face per development block. The application includes two blocks, so there should be at least two block faces with the Reston-specific local streetscape. There is an opportunity to provide this streetscape along at least one block face along Fountain Drive. The streetscape, excluding the Plan's building zone, could be accommodated within the applicant's proposed streetscape dimensions. This particular block is suggested for the Reston-specific local streetscape because it is the block more likely to see redevelopment on its opposite side (Block 10), and therefore would present an opportunity for the application of the streetscape in a coordinated fashion with the surrounding development. As the applicant rightly points out, based on the county's interpretation of the original Reston Town Center Urban Core rezoning, there are over 2,150 additional residential units that could be developed in the Urban Core. The parking structures along New Dominion Drive and Bluemont Way, if redeveloped, are suggested for

Barbara Berlin  
DPA 85-C-088-07/PCA 85-C-088-09/PRC 85-C-088-03  
Reston Block 4 and 5  
Page 9

accommodating the Reston-specific streetscape along their north-south streets leading out of and into the Town Center Urban Core.

## **CONCLUSION**

The revised Development Plan demonstrates multiple improvements over the original submission. However, outstanding issues remain. The Affordable/Workforce Housing contribution should meet the Comprehensive Plan's guidance, as noted above. The urban design should also be revised as noted above, to better meet the Comprehensive Plan's guidance.

PGN/AFD



FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services  
Office of Facilities Planning Services  
8115 Gatehouse Road, Suite 3200  
Falls Church, Virginia 22042

November 6, 2013

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning

**FROM:** Lee Ann Pender, Director *lap*  
Office of Facilities Planning Services

**SUBJECT:** PCA 85-C-088-09 assoc. w/PRC 85-C-088-03, Reston Town Center-Block 4

**ACREAGE:** 6.35 acres

**TAX MAP:** 17-1 ((16)) 1, 4, 5A

**PROPOSAL:**

The application requests PRC approval to redevelop Blocks 4 and 5 of the Reston Town Center from a surface parking lot and low rise commercial building into two mixed use high rise buildings. The Block 4 building, comprised of two residential towers, would include a maximum of 549 multi-family units.

**ANALYSIS:**

School Capacities

The schools serving this area are Lake Anne Elementary, Hughes Middle and South Lakes High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (2012)	Projected Enrollment 2013-14	Capacity Balance 2013-14	Projected Enrollment 2017-18	Capacity Balance 2017-18
Lake Anne ES	716 / 764	690	747	17	934	-170
Hughes MS	1,114 / 1,114	964	1,095	19	1,246	-132
South Lakes HS	2,125 / 2,125	2,325	2,413	-288	2,983	-858

Capacities based on 2014-2018 Capital Improvement Program (November 2012)

Project Enrollments based on 2012-13 to 2017-18 6-Year Projections (April 2012)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually. At this time, if development occurs within the next five years, all three school levels are projected to have capacity deficits. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2014-18 Capital Improvement Program (CIP) includes an unfunded addition to South Lakes High School. It also identifies the unfunded need for a West County Area Elementary School and Southwest County Area High School. In addition, a renovation was recently completed at Lake Anne Elementary School.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Proposed

School level	Mid/high-rise multi-family ratio	Proposed # of units	Estimated Student yield
Elementary	.059	549	32
Middle	.017	549	9
High	.030	549	16

57 total

2012 Countywide student yield ratios (September 2013)

**RECOMMENDATIONS:**

Proffer Contribution

A net of 57 new students is anticipated (32 Elementary, 9 Middle and 16 High School) from the proposed development. While this is a PRC plan proposal and not a rezoning request, should the developer be inclined to make a monetary contribution, considering the capacity deficits of the schools serving the property, a proffer contribution of \$617,025 (57 x \$10,825) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution be directed toward schools in Cluster VIII or to schools in the South Lakes High School Pyramid at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

*Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.*

Proffer Notification

It is also recommended that the developer proffer notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

**ADDITIONAL INFORMATION:**

Future Development Impacts

In addition, Lake Anne, Hughes, and South Lakes also are receiving schools for several other significant developments that are approved or pending approval in the Reston Town Center Area. Student yields from these developments are likely to impact receiving schools. These developments include:

Application #	Application Name	Status	Proposed Units	Estimated Students
PRC 85-C-088-2	Reston Town Center, Block 16	Approved	359 multi-family units	32
PRC 82-C-060	Athena Renaissance/ ParcReston	Approved	360 multi-family units	28
PRCA B-846	JBG/Reston Heights	Approved	498 multi-family units	54*

PRC 86-C-121-03	Oracle/Reston Excelsior	Approved	457 multi-family units	38
PRC 86-C-121-04	Spectrum	Approved	1,422 multi-family units	125
PRC 87-C-088	Four Seasons	Approved	11 multi-family units	3
PRC A-502-02	Fairway Apartments	Approved	128 townhouse, 328 multi-family	34
PRC 86-C-121-2	Winwood	Approved	125 multi-family units	9
PCA 78-C-098-02	Linden Springs	Approved	60 multi-family units	7
RZ/FDP 2009-HM-019	Reston Station at Wiehle Ave.	Approved	513 multi-family units	54*
RZ/FDP 2010-HM-008	RPB&M (Sunset Hills Rd.)	Approved	421 multi-family units	36*

*\*Not in Lake Anne ES Attendance Area*

In addition to the PRC and Rezoning applications above, a Comprehensive Plan Amendment has been approved for Lake Anne Village area. This redevelopment would bring approximately 935 new residential units into the Lake Anne, Hughes, and South Lakes attendance area.

LAP/gjb

Attachment: Locator Map

- cc: Pat Hynes, School Board Member, Hunter Mill District  
 Kathy Smith, School Board Member, Sully District  
 Ilryong Moon, Chairman, School Board Member, At-Large  
 Ryan McElveen, School Board Member, At-Large  
 Ted Velkoff, School Board Member, At-Large  
 Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services  
 Fabio Zuluaga, Cluster VIII, Assistant Superintendent  
 Kimberly Retzer, Principal, South Lakes High School  
 Aimee Monticchio, Principal, Hughes Middle School  
 Brendan Menuey, Principal, Lake Anne Elementary School



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 3, 2014

**TO:** Mary Ann Tsai, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Aileen M. Santiago, Stormwater Engineer  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** PRC Development Plan Application # PRC 85-C-088-03 concurrent with PCA 85-C-088-09, DPA 85-C-088-07, Reston Town Center Urban Core, Block 4 & 5 dated March 26, 2014, LDS Project #7067-ZONA-003-1, Tax Map #17-1-16-0001, 0004 and -0005A, Hunter Mill District

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

### Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls (BMP) are required for this development project (PFM 6-0401.1, CBPO 118-3-2(f)(2)). The applicant states that current water quality controls (BMP) requirements are met with an existing off-site pond (the Town Center Parkway Pond, built with Plan No. 5734-PI-001) which was designed to fully serve the subject site.

The applicant is proposing an alternative development option (“option 2”) on sheet 12A with additional onsite BMP’s, in the event that proposed development is not considered “grandfathered” by the County of Fairfax and thus, subject to the water quality criteria under Article 4 of the Stormwater Management Ordinance as approved by the Board of Supervisors (BOS) on January 28, 2014, effective on July 1, 2014.

The proposed development “option 2” depicts two (2) vegetated roof areas as additional BMP’s on the DPA/PCA/PRC plat. The proposed vegetated roof is permitted under the Virginia Stormwater BMP Clearinghouse website as required under Article 4 of the Stormwater Management Ordinance. However, an estimated size or volume of onsite storage needed to meet the water quality criteria, under Article 4 of the BOS approved Stormwater Management Ordinance, was not included with the application.

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



A maintenance agreement between the owner of the off-site pond and owner of the subject site will be required prior to final site plan approval (PFM 6-0303.2).

A private maintenance agreement will be required for the proposed onsite BMP facilities.

#### Floodplain

There are no regulated floodplains on the property.

#### Downstream Drainage Complaints

There are no downstream drainage complaints on file.

#### Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The narrative states that the current stormwater detention requirements are met with an existing off-site pond (the Town Center Parkway Pond, built with Plan No. 5734-PI-001) which was designed to serve the subject site. The use of an offsite pond will require an onsite detention waiver approval (PFM 6-0301.3)

The applicant is proposing an alternative development option (“option 2”) on sheet 12A with additional onsite detention facilities in the event that proposed stormwater management plan is not considered “grandfathered” by the County of Fairfax and thus, subject to the water quantity criteria (channel protection and flood protection) under Article 4 of the Stormwater Management Ordinance as approved by the Board of Supervisors on January 28, 2014, effective on July 1, 2014.

Proposed development “option 2” depicts on sheet 12A the approximate location of three (3) onsite underground detention vaults. However, the estimated size or volume of storage needed to meet the water quantity and flood criteria, under Article 4 of the BOS approved Stormwater Management Ordinance, was not included with the application. The applicant has requested a waiver for the use of underground detention facilities in a residential area as shown with development option 2 (PFM 6-0303.8). This type of waiver must be approved by the Board in conjunction with the zoning action.

Applicant needs to demonstrate on the site plan that the post-development conditions will not exceed the pre-development peak flow rate of the site as required by the applicable codes with the existing off-site detention facility or with proposed development “option 2”.

A private maintenance agreement between the owner of the off-site pond and the property owner of the site will be required prior to final site plan approval (PFM 6-0303.2). A maintenance agreement will be required for the underground detention facilities proposed with development “option 2”.

### Site Outfall

An outfall narrative has been provided. The applicant has identified the point where the drainage area exceeds 100 times the contributing site area (ZO 16-302.4.L (2) (c)). The outfall narrative needs to describe the existing conditions and stability of each site outfall extended downstream from the site to the extent of outfall analysis.

The applicable PFM outfall requirements of the extent of review and analysis shall be addressed during site plan submission (PFM 6-0203 & 6-0204)

### Additional Comment

The future site plan(s) for this application may be subject to the revised PFM and Stormwater Management Ordinance as approved by the Board of Supervisors (BOS) on January 28, 2014 and effective on July 1, 2014.

Please contact me at 703-324-1464 if you require additional information.

AS/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES  
Shahab Baig, Chief, North Branch, SDID, DPWES  
Zoning Application File



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 2, 2014

**TO:** Mary Ann Tsai, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Aileen M. Santiago, Stormwater Engineer  
Site Development and Inspection Division  
Department of Public Works and Environmental Services

**SUBJECT:** Reston Town Center Urban Core Blocks 4 and 5, PCA 85-C-088-09; DPA 85-C-088-09, PRC 85-C-088-03 dated March 26, 2014, Tax Map # 017-1-16-0001,- 0004, -0005A; and # 015-2-01- 0013, Hunter Mill District

**REFERENCE:** Waiver #7067-WPFM-004-1 for the Location of Underground Facilities in a Residential Area

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground stormwater management facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective property owners for maintenance. Underground stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and,
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The applicant states that current detention requirements for the proposed development are met with an existing off-site pond (the Town Center Parkway Pond, built with Plan No. 5734-PI-001) which was designed to fully serve the subject site. The applicant is proposing an alternative development option ("option 2") with additional onsite facilities, in the event that proposed development is not considered "grandfathered" by the County of Fairfax and thus, subject to the water quality criteria under Article 4 of the Stormwater Management Ordinance



as approved by the Board of Supervisors (BOS) on January 28, 2014, effective on July 1, 2014.

The applicant has proposed with “development option 2” underground stormwater facilities on a development which is comprised of 549 residential units. The proposed development includes the use of underground detention vaults and underground structural BMP for stormwater management. All of these vaults will be located just outside the footprint of the proposed building.

### ANALYSIS

An analysis of the possible impacts on public safety, the environment, and the burden placed on the owners for maintenance is as follows.

Impacts on Public Safety – The underground vaults are proposed to be located just outside the footprint of the proposed building. The access points to the facility will be visible. Locking manholes and doors must be provided at each access point.

If it is the intent of the Board to approve the waiver request, the property owner shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities.

Impacts on the Environment – The surrounding areas are developed and the underground facility would outfall into an existing piped storm drainage system. The existing receiving system is having adequate capacity to convey the runoff from the subject site. Staff does not believe that there will be any adverse impact on the environment from the proposed underground facility.

### Burden Placed on Property Owner for Maintenance and Future Replacement –

*The maintenance:* The engineer has provided \$15,100 as an estimate of the annual maintenance cost for all the underground facilities; staff finds this estimate reasonable. Before site plan approval, \$302,000 should be placed into escrow to fund 20 years of maintenance. About \$27.50 per new apartment would be escrowed. These monies would not be available to the owner until bond release.

If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends the property owner be required to establish a financial plan for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facility.

*Future Replacement:* The property owner should also be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facility, the property owner must be required to construct the underground facilities with reinforced concrete products only. A replacement cost fund, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities. The engineer has estimated the construction cost of the total amount of facilities to be \$581,000; staff finds this estimate reasonable. The owner would be expected to contribute about \$21.17/year per each residential unit to a fund the facility's replacement.

A minimum height of 72" is required to facilitate maintenance within the underground stormwater structures. Accessibility to the underground facilities is of concern as to provide sufficient head room above the facilities for maintenance purposes. To provide greater accessibility for maintenance purposes, staff recommends the applicant provide a minimum 72" of interior structure height for all underground stormwater facilities.

The applicant must also provide that disclosure will be made in the chain of title of the homeowners' responsibility for maintenance and the associated waiver conditions.

#### RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate the underground facility at Dulles Station Building L, a multi-family residential development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #7067-WPFM-004-1 Conditions, Reston Town Center Urban Core Blocks 4 and 5, PCA 85-C-088-09; DPA 85-C-088-09, PRC 85-C-088-03 dated March 26, 2014, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 324-1464.

#### ATTACHED DOCUMENTS:

Attachment A – Waiver #7067-WPFM-004-1 Conditions, Reston Town Center Urban Core Blocks 4 and 5, dated March 26, 2014  
Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive  
James Patteson, Director, DPWES  
Michelle Brickner, Director, Land Development Services, DPWES  
Bill Schell, Director, Maintenance and Stormwater Management Division, DPWES  
Shahab Baig, North Branch Chief, SDID, DPWES  
Zoning Application File (7067-ZONA-003)  
Waiver File

**Waiver Request #7067-WPFM-004-1 Conditions**

Reston Town Center Urban Core Blocks 4 and 5,  
PCA 85-C-088-09, DPA 85-C-088-09  
& PRC 85-C-088-03  
March 26, 2014

1. The underground facility shall be constructed in accordance with the development plan and these conditions as determined by the Director of the Department of Public Works and Environmental Services (DPWES).
2. To provide greater accessibility for maintenance purposes, the underground facility shall have a minimum height of 72 inches.
3. The underground facility shall be constructed of reinforced concrete products only.
4. The underground facility shall incorporate appropriate safety features, such as locking manholes and doors, as determined by DPWES at the time of construction plan submission.
5. The underground facility shall be privately maintained and shall not be located in a county storm drain easement.
6. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the land records of the county prior to final site plan approval. The maintenance agreement shall run with the land, its successors and assigns. The private maintenance agreement shall include:
  - a condition that the property owner and its successors or assigns shall not petition the county to assume the maintenance, or the replacement, of the underground facility;
  - a reference to the establishment of the reserve funds for the maintenance and replacement of the underground facility;
  - a reference to the operation, inspection, and maintenance procedures detailed in the site plan;
  - a condition that the property owner provide and continuously maintain liability insurance; a typical liability insurance amount is at least \$1,000,000 against claims associated with underground facility; and
  - a statement that Fairfax County shall be held harmless from any liability associated with the facility.

ATTACHMENT A

7. Operation, inspection, and maintenance procedures associated with the underground facility shall be included in the site plan to ensure the safe operation, inspection, and maintenance of the facility. The procedures shall include:

- establishment of procedures to facilitate inspection by the county including, but not limited, to
- an advance notice procedure,
- a requirement for inspection of transitional screening,
- a requirement for contact information,
- the procedure for obtaining the access keys,
- the procedure to ensure the access points to the facility are not blocked; and
- establishment of operation and maintenance procedures to
- ensure the facility will continue to control the stormwater generated from the site,
- continue to minimize the possibility of clogging events, and

8. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval. The financial plan shall include:

- a separate line item in the annual budget for operation, inspection, and maintenance shall be established;
- a reserve fund for future replacement of the underground facility shall be established to receive annual deposits based on the initial construction costs and an estimated 50-year lifespan for concrete products; and
- prior to final construction plan approval, the property owner shall escrow sufficient funds which will cover a 20-year maintenance cycle of the underground facility; these monies shall not be made available to the owner until after final bond release.

**The Public Facilities Manual (PFM) Section 6-0303.8 (24-88-PFM, 83-04-PFM)**

Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 1, 2014

**TO:** Mary Ann Tsai, Staff Coordinator  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** Reston Town Center Urban Core, PCA 85-C-088-7

I have reviewed the above referenced PCA application consisting of a Statement of Justification and a DPA/PCA/PRC Plan, stamped as received by the Zoning Evaluation Division on March 25, 2014 and March 26, 2014, respectively; and draft proffers dated (revised) March 25, 2014. The following comments and recommendations are based on this review and site visits conducted earlier in the review process. Comments are provided for you information as concerns described in the comments have been reviewed and discussed via email with Chris Cowles, Senior Urban Forestry Consultant with Davey Resource Group. He has provided clarification on mulching and root pruning and stated that revisions will be made to the Tree Preservation Plan to address Forest Conservation Branch comments.

- Comment:** Mulch is shown only for the picnic area within the circular walkway in the existing park. Tree Preservation Specifications state in 5.1: "Install mulch rings for designated significant trees or provide continuous mulch strip 10 ft. to 15 ft. wide along LOD within preserved CRZ areas." Mulch is an important root zone treatment. The size of mulch rings is not specified and many existing trees shown to be preserved are not specified to be mulched.

**Recommendation:** Obtain a commitment to provide specified mulched areas for existing trees designated for preservation. Recommended proffer language is as follows:

**Mulching:** Mulched areas shall be provided for existing trees designated for preservation equal, at a minimum, to the area around trees identified as the structural critical root zone (SRZ) on Exhibit C. Where these areas overlap, a continuous mulched bed shall include groups of trees. Mulch in SRZ areas shall be maintained for the life of the tree and provide for any new planting. In addition, during the construction phase of the project, a continuous mulch strip 15 ft. wide shall be provided along the LOD within preserved CRZ areas. Mulch shall consist of material as specified in the Tree Preservation Plan.



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2. **Comment:** Exhibit C indicates root pruning along the edge of the proposed asphalt walkway and wood deck. The walkway is shown to be installed over root aeration mat and the deck is on piers to be excavated by hand or SSAT to minimize disturbance within the root zones of existing trees. These are techniques to preserve roots and allow their normal function so root pruning is neither necessary nor desirable.

**Recommendation:** Root pruning should not be performed along the perimeter of the asphalt walkway and wood deck. Delete root pruning (RP) shown on the plan at the perimeter of the asphalt walkway and wood deck.

If you have any questions or further assistance is desired, please contact me at (703)324-1770.

HCW/  
UFMDID #: 123622

cc: DPZ File

**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		