APPLICATION ACCEPTED: August 19, 2013
PLANNING COMMISSION: February 4, 2015
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

January 23, 2015

STAFF REPORT

APPLICATION SE 2013-HM-016

HUNTER MILL DISTRICT

APPLICANT:	JBG/Reston Executive Center, LLC
ZONING:	I-5
PARCEL(S):	17-3 ((1)) 28A, 28B, & 28C
ACREAGE:	13.77 acres
OPEN SPACE:	15%
FAR:	0.77
PLAN MAP:	Office
SE CATEGORY:	Category 5 – Retail Sales/Fast Food Restaurant/ Easting Establishment/Quick Service Food Store uses in I-5 District (9-524) Category 6 – Waiver of Certain Sign Regulations (9-620)
PROPOSAL:	The applicant requests approval of a Special Exception to permit building additions and the conversion of existing office space to be used for Retail Sales, Fast Food Restaurant, Eating Establishment, Quick Service Food Store uses in

Brent Krasner, AICP

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

the I-5 District. The applicant also requests the waiver of certain sign regulations to allow for additional signage for the new uses in an I-5 district.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2013-HM-016, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification to allow retail sales establishments, display area, or accessory office to occupy 100% of the gross floor area of an establishment in an I-5 district.

Staff recommends approval a modification to allow outdoor restaurant seating in an I-5 district where such activities are normally limited to enclosed buildings as conditioned and depicted on the SE Plat.

Staff recommends approval of a modification of the frontage improvements along Sunset Hills Road in favor of the existing and proposed conditions depicted on the SE Plat.

Staff recommends approval of a modification of the minimum planting area requirements in the Public Facilities Manual width to permit a width of 4 feet along Town Center Parkway.

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 this special exception 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.

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

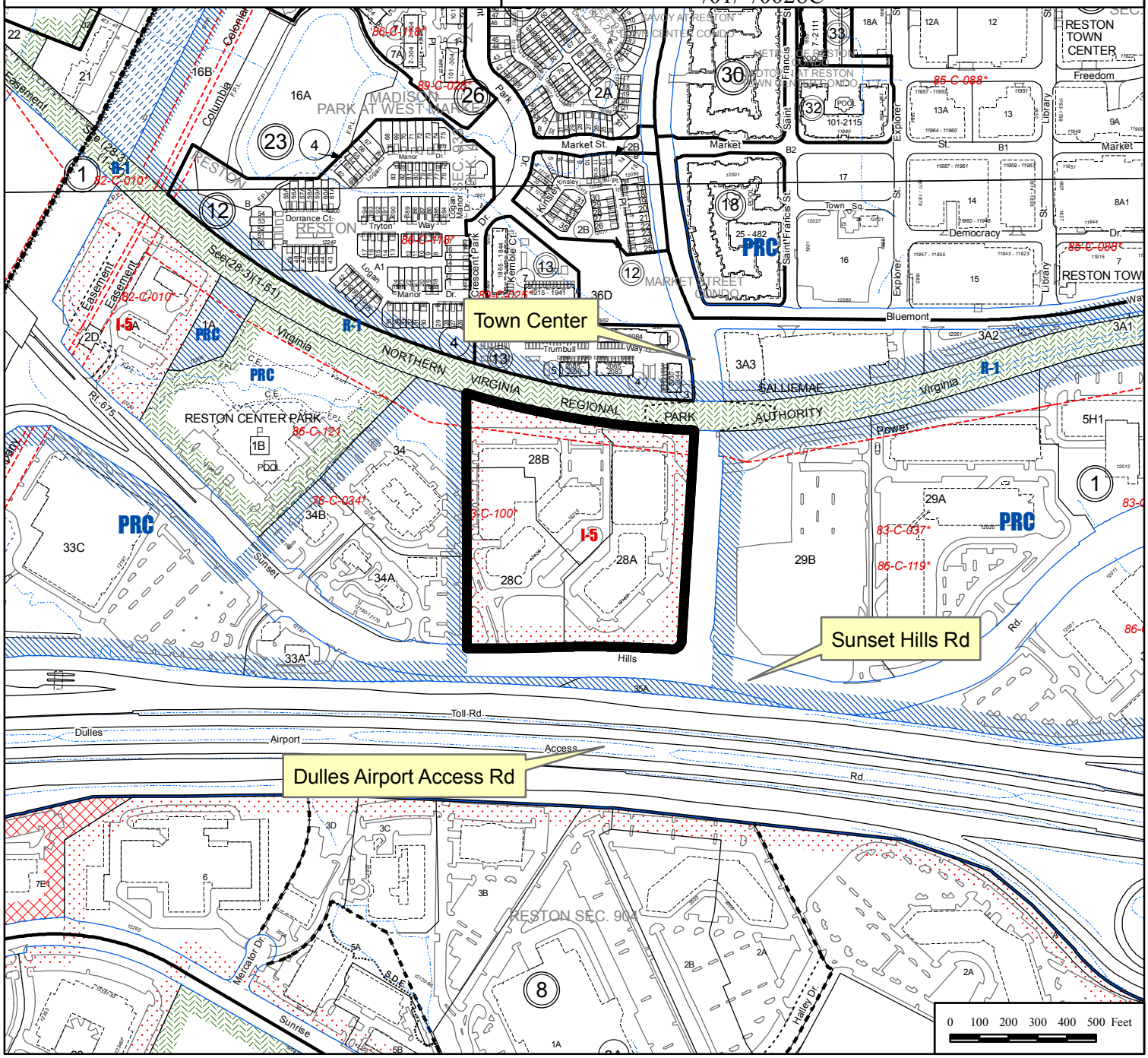
Special Exception

SE 2013-HM-016

Applicant: JBG/RESTON EXECUTIVE CENTER, L.L.C.
Accepted: 08/19/2013
Proposed: RETAIL SALES, RESTAURANTS, FAST FOOD RESTAURANTS AND QUICK SERVICE FOOD STORES

Area: 13.77 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: 05-050405-050405-050405-0504
Art 9 Group and Use: 5-09 5-11 5-20 5-32
Located: 12100 AND 12120 SUNSET HILLS ROAD
Zoning: I- 5
Plan Area: 3,
Overlay Dist:
Map Ref Num: 017-3- /01/ /0028A /01/ /0028B /01/ /0028C



SPECIAL EXCEPTION PLAT (SE)
SE 2013-HM-016
FOR
RESTON EXECUTIVE CENTER
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION NARRATIVE

THE PURPOSE OF THIS SPECIAL EXCEPTION IS TO ALLOW RETAIL, EATING ESTABLISHMENT, FAST FOOD RESTAURANTS & QUICK SERVICE FOOD STORES USES ON PARCELS 28A, 28B, 28C, WHICH IS ZONED I-5.

GENERAL NOTES

1. THE SE APPLICATION IS FOR FAIRFAX COUNTY TAX MAPS #17-3-((1)), PARCELS 28A, 28B AND 28C WHICH ARE CURRENTLY ZONED I-5.
2. SITE AREA: PARCEL 28A = 259,493 SF OR 5.9571 AC.
   PARCEL 28B = 159,284 SF OR 3.6567 AC.
   PARCEL 28C = 181,223 SF OR 4.1603 AC.
   TOTAL = 600,000 SF OR 13.7741 AC.
3. BOUNDARY SHOWN HEREON IS COMPILED FROM LAND RECORDS AND DOES NOT REFLECT A FIELD RUN BOUNDARY SURVEY BY URBAN, LTD.
4. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHY SURVEY BY URBAN, LTD, DATED MARCH 2013. BEARINGS AND COORDINATES SHOWN ARE REFERENCED TO VIRGINIA STATE GRID 1983, NORTH ZONE, US SURVEY FOOT, AS CALCULATED FROM STATIC GPS OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (NGS OPUS). ELEVATIONS ARE REFERENCED TO NGVD 1929 DATUM, AS TAKEN FROM AS-BUILT SITE PLAN OF RESTON EXECUTIVE CENTER, PREPARED BY WALTER PHILLIPS, DATED FEBRUARY 1987.
5. THE SITE SHOWN ON THIS PLAN IS LOCATED IN THE HUNTER MILL DISTRICT, THE BLUE PLAINS SEWER DISTRICTS AND THE SUGARLAND RUN WATERSHED.
6. 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 PFM SECTION 12-0510.4E(5) TO ALLOW A MINIMUM PLANTING WIDTH OF 4 FEET.
   B. THE APPLICANT HEREBY REQUEST A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THIS APPLICATION IN FAVOR OF THE LANDSCAPING PROPOSED HEREON.
   C. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE FRONTAGE IMPROVEMENTS FOR SUNSET HILLS ROAD, AS SPECIFIED IN FAIRFAX COUNTY ZONING ORDINANCE SECTION 17-201.4 AND ON THE COMPREHENSIVE PLAN, IN FAVOR OF THE EXISTING CONDITIONS SHOWN ON THE PLAN.
7. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS WILL BE PROVIDED AS DESCRIBED IN THE NARRATIVES ON THIS SHEET.
8. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE. TO THE BEST OF OUR KNOWLEDGE AND BELIEF ALL UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAT.
9. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE.
12. THERE ARE NO SCENIC OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
13. ALL PARKING SPACES ARE 8.5' X 16.5' UNLESS OTHERWISE NOTED.
14. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 9-004 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
15. THERE ARE NO DESIGNATED FLOOD PLAINS OR ENVIRONMENTAL QUALITY CORRIDORS ON THE SUBJECT SITE BASED ON FAIRFAX COUNTY MAPS. THERE IS A 2003 RPA ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
16. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP 51059C0130E, DATED SEPTEMBER 17, 2010, THIS PROPERTY IS SHOWN AS BEING OUTSIDE THE 500-YEAR FLOOD PLAIN.
17. VEGETATIVE COVER CONSISTS PARTIALLY OF MODERATELY DENSE HARDWOODS ON THE PERIMETER OF THE SITE, WITH THE BALANCE OF THE SITE IN LANDSCAPE AREAS AND GRASSES.
18. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
19. ALL NECESSARY EASEMENTS TO BE PROVIDED AT THE TIME OF SITE PLAN.
20. INGRESS AND EGRESS IS PROVIDED TO THE PROPERTY VIA ENTRANCES OFF OF SUNSET HILLS ROAD AND TOWN CENTER PARKWAY
21. LOCATION, SIZE, AND LIGHTING OF ALL SIGNAGE WILL BE IN CONFORMANCE WITH THE ZONING ORDINANCE AND/OR SUBSEQUENTLY APPROVED COMPREHENSIVE SIGNAGE PLAN. SIGNS SHOWN ON SHEET 4A ARE APPROXIMATE AND THE FINAL LOCATIONS ARE SUBJECT TO FINAL SITE LAYOUT AND ENGINEERING AND UTILITY CONSTRAINTS. MODIFICATIONS TO THE TYPE, NUMBER AND LOCATION OF SIGNS SHALL NOT REQUIRE AN AMENDMENT TO THE SE AND MAY BE PERMITTED SO LONG AS THE OVERALL CHARACTER OF THE SIGNAGE PROGRAM IS IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON SHEET 4A.
22. OUTDOOR SEATING AREAS SHOWN ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL DESIGN.
23. THE FAIRFAX COUNTY COUNTYWIDE COMPREHENSIVE TRAIL PLAN REQUIRES A MAJOR REGIONAL TRAIL AND MINOR PAVED TRAIL WITH PARALLEL NATURAL SURFACE OR STONE DUST TRAIL ON THE NORTHERN PROPERTY LINE, WHICH IS MET WITH THE EXISTING WO&D TRAIL. A MINOR PAVED TRAIL IS REQUIRED ALONG SUNSET HILLS ROAD AND IS PROVIDED WITH AN EXISTING 6' & 8' ASPHALT TRAIL. THE 8' TRAIL WAS BUILT WITH FFX COUNTY PROJECT #D00448 (PA020B) "SUNSET HILLS ROAD SIDEWALK".
24. PROPOSED LIGHTING SHOWN IS SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL DESIGN.

STORMWATER MANAGEMENT NARRATIVE

FOR SWM PURPOSES, THE "SWM SITE AREA" SHALL BE THE AREA OF THE SITE THAT IS DISTURBED WITH THE PROPOSED SPECIAL EXCEPTION PLAT. THIS AREA IS SHOWN ON SHEET #2 AND IS APPROXIMATELY 3.52 ACRES.

THE EXISTING OVERALL RESTON EXECUTIVE CENTER DEVELOPMENT CONSISTS OF THREE OFFICE BUILDINGS, TWO PARKING STRUCTURES, AND SURFACE PARKING AREAS. SWM WAS DESIGNED AND CONSTRUCTED UNDER FAIRFAX COUNTY PLAN #6851-SP-01 FOR THE EXISTING SITE. THE EXISTING SWM, WHICH IS PLANNED TO REMAIN IN PLACE, CONSISTS OF TWO UNDERGROUND CONTROL STRUCTURES (STRUCTURES #52 AND #80) WITH STORAGE BEING PROVIDED IN THE UPSTREAM STORM PIPES. THESE TWO EXISTING STRUCTURES ARE IDENTIFIED ON THE SE PLAT AND THE DESIGN SHEETS FROM THE ORIGINAL PLAN HAVE BEEN INCLUDED FOR REFERENCE ON SHEETS #7 & #8.

THE PROPOSED SE WILL RESULT IN AN INCREASE IN IMPERVIOUS AREA. THEREFORE, WE ARE PROPOSING AN ADDITIONAL UNDERGROUND SWM VAULT TO SERVE THE SITE, SO THAT THE POST-DEVELOPMENT RUNOFF FROM THE SWM SITE AREA DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF FROM THE SWM SITE AREA. A PRELIMINARY LOCATION FOR THE ADDITIONAL SWM VAULT IS SHOWN ON THE SE PLAT. PRELIMINARY SIZING COMPUTATIONS AND A MAP SHOWING THE DRAINAGE AREA TO BE SERVED BY THE NEW SWM VAULT ARE PROVIDED ON SHEET #2.

THE APPLICANT RESERVES THE RIGHT TO CHANGE THE SPECIFIC TYPE AND LOCATION OF SWM, INCLUDING REMOVING THE EXISTING SWM, AT THE TIME OF FINAL SITE PLAN.

BEST MANAGEMENT PRACTICES NARRATIVE

FOR BMP PURPOSES, THE "BMP SITE AREA" SHALL BE THE AREA OF THE SITE THAT IS DISTURBED WITH THE PROPOSED SPECIAL EXCEPTION PLAT. THIS AREA IS SHOWN ON SHEET #2 AND IS APPROXIMATELY 3.52 ACRES.

THE EXISTING OVERALL RESTON EXECUTIVE CENTER DEVELOPMENT CONSISTS OF THREE OFFICE BUILDINGS, TWO PARKING STRUCTURES, AND SURFACE PARKING AREAS. THE EXISTING C FACTOR FOR THE BMP SITE AREA IS APPROXIMATELY 0.60. BASED ON PRELIMINARY DESIGN, IT IS ANTICIPATED THAT THE APPROXIMATE INCREASE IN IMPERVIOUS AREA WILL BE GREATER THAN 20%, WHICH WILL QUALIFY THE SITE FOR NEW DEVELOPMENT CRITERIA IN ACCORDANCE WITH SECTION 6-400 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

INNOVATIVE BMP MEASURES WILL BE UTILIZED TO SATISFY THIS REQUIREMENT FOR THE BMP SITE AREA. A POSSIBLE BMP FACILITY HAS BEEN ROUGHLY SIZED AND SHOWN ON THE SE PLAT BASED ON PRELIMINARY SIZING COMPUTATIONS PROVIDED ON SHEET#2. THE APPLICANT RESERVES THE RIGHT TO REVISE THE SPECIFIC QUANTITY, TYPE, SIZE AND LOCATION OF BMP AT THE TIME OF FINAL SITE PLAN IN CONFORMANCE WITH THE PUBLIC FACILITIES MANUAL.

OUTFALL NARRATIVE

THE SUBJECT PROPERTY LIES IN THE SUGARLAND RUN WATERSHED. THE EXISTING OVERALL SITE IS CURRENTLY DEVELOPED AND HAS A C-FACTOR OF APPROXIMATELY 0.70. THE PROPOSED REDEVELOPMENT OF THE SITE WILL INCREASE THE IMPERVIOUS AREA OF THE SITE, HOWEVER IT WILL NOT INCREASE THE DESIGN RUNOFF DUE TO THE PROPOSED SWM VAULT.

RUNOFF IS PICKED UP IN DRAINAGE INLETS THROUGHOUT THE SITE AND GENERALLY FLOWS VIA CLOSED CONDUIT TOWARDS THE NORTHWEST CORNER OF THE SITE. THE RUNOFF ENTERS AN EXISTING MANMADE DITCH JUST WEST OF THE SITE, WHICH IS LOCATED WITHIN A 2003 RPA. JUST DOWNSTREAM OF THIS OUTFALL, THIS DITCH ENTERS A 100 YEAR FLOODPLAIN, WHICH IS A TRIBUTARY OF SUGARLAND RUN. THE RUNOFF CONTINUES TO FLOW WEST UNTIL IT OUTFALLS INTO TWO WET PONDS IN SERIES (WP0317 AND WP0318). THESE PONDS DISCHARGE TO THE WEST, UNDERNEATH FAIRFAX COUNTY PARKWAY, AND INTO SUGARLAND RUN. THE DRAINAGE AREA TO THIS POINT IS MORE THAN ONE SQUARE MILE. THEREFORE, THE EXTENT OF REVIEW ENDS AT THIS POINT.

IN SUMMARY, IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE, THE OUTFALL HAS BEEN DESCRIBED TO THE POINT WHERE THE DRAINAGE AREA OF THE RECEIVING WATERCOURSE EXCEEDS 100 TIMES THE AREA OF THE SITE THAT DRAINS TO IT OR TO A FLOODPLAIN THAT DRAINS AN AREA OF AT LEAST ONE SQUARE MILE (640 AC), WHICHEVER COMES FIRST. (SEE OUTFALL MAP PROVIDED ON SHEET #6).

WE BELIEVE THERE IS ADEQUATE OUTFALL DOWN TO THIS POINT BECAUSE THERE WILL BE NO INCREASE IN DESIGN RUNOFF FROM THE SITE AS A RESULT OF THIS SPECIAL EXCEPTION.

MEETING PFM REQUIREMENTS

AT THE TIME OF FINAL SITE PLAN, THE SITE OUTFALL WILL BE ANALYZED WITH DETAILED DESIGN COMPUTATIONS TO THE POINT 150 FEET DOWNSTREAM OF A POINT WHERE THE OUTFALL MEETS A REACH WITH A DRAINAGE AREA 90% OR GREATER THAN THE SITE OUTFALL, OR WHERE THE OUTFALL DRAINAGE AREA IS 100 TIMES GREATER THAN THE SITE DRAINAGE AREA, OR WHERE THE TOTAL DRAINAGE AREA IS GREATER THAN 360 ACRES IN ACCORDANCE WITH THE FAIRFAX COUNTY PFM. IF, UPON MORE DETAILED ANALYSIS, THE SUBJECT SITE DOES NOT HAVE ADEQUATE OUTFALL, THE OWNER WILL PROVIDE A PROPORTIONAL IMPROVEMENT TO THE SITE IN ACCORDANCE WITH THE PFM.

OWNERS/ APPLICANTS

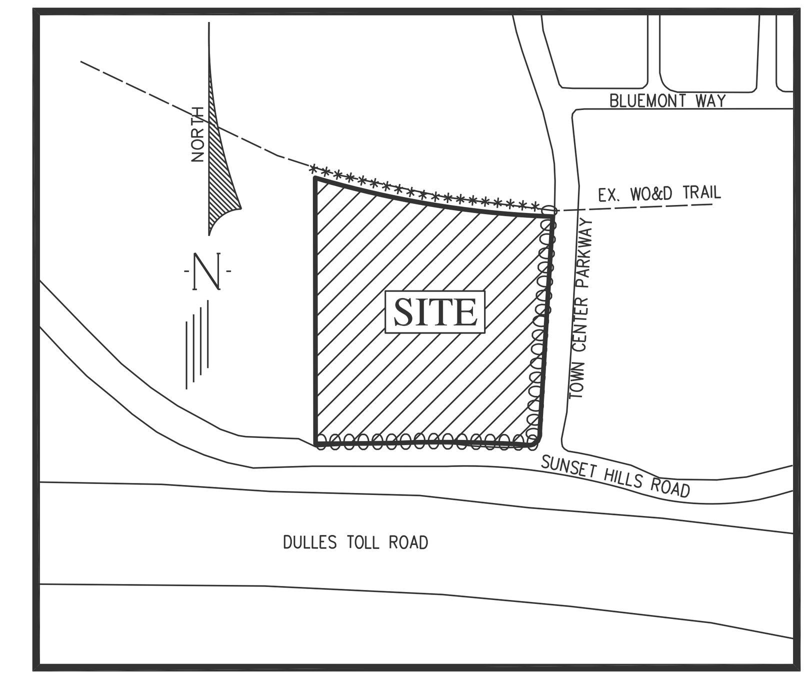
JBG/ RESTON EXECUTIVE CENTER, L.L.C.
4445 WILLARD AVENUE
SUITE 400
CHEVY CHASE, MARYLAND 20815
(240) 333-3600

SHEET INDEX

1.	COVER SHEET
2.	GENERAL NOTES
3.	EXISTING CONDITIONS
4.	SE PLAT
4A.	PROPOSED SIGNAGE LAYOUT EXHIBIT
5-5A.	SE LAYOUT PLAN
6.	OUTFALL MAP
7-8.	SWM REFERENCE SHEETS
9.	OPEN SPACE EXHIBIT
10.	EXISTING VEGETATION MAP
11.	LANDSCAPE PLAN AND COMPUTATIONS
11A-11B.	PLANTING PLANS
11C.	PLANTING DETAILS
11D.	SITE PAVING
12-12A.	BUILDING ELEVATIONS
12B-12D.	PERSPECTIVES
13.	MISCELLANEOUS CORRESPONDENCE
14.	PEDESTRIAN/BICYCLE/VEHICLE CIRCULATION PLAN
14A.	OVERVIEW ACCESS EXHIBIT
15.	SUNSET HILLS ROAD & TOWN CENTER PARKWAY SECTIONS
16-17.	SIGHT DISTANCE PLAN & PROFILES

VICINITY MAP

SCALE: 1" = 500'



SIDEWALK MAINTENANCE: XXXX-VDOT, OOOO-FFX CO
TRAIL MAINTENANCE: OOOO-FFX CO
TRAIL MAINTENANCE: *****-N.V.R.P.A. MAINTAINED
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

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

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4 - 5A

[n/a] 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A. inflt. Trench, underground vault, etc.)	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
UNDERGROUND SWM VAULT	3.52	0	.55	2,862	5,000	n/a
BMP STORMFILTER	3.52	0	1.87	243	n/a	n/a
					Totals	

[n/a] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4 - 5A.

[n/a] 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet n/a.

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

[X] 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1.

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet. 1

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 1

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets. 4 - 5A

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

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

14

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

PLAN DATE
04-22-13
07-19-13
11-04-13
11-25-13
03-18-14
05-09-14
08-15-14
11-26-14

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
Lic. No. 039021
11/26/14
PROFESSIONAL ENGINEER

COVER SHEET
RESTON EXECUTIVE CENTER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
C.I. =N/A
DATE: FEB., 2013

SHEET 1 OF 17

FILE No. SE-2103

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BMP FACILITY DESIGN CALCULATIONS

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Reston Executive Center Date: 11/25/2013

Plan Number: ____________ Engineer: ____________

I. WATER QUALITY NARRATIVE

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
01 Storm Filter	0.90	2.26
02 ONSITE UNCONTROLLED	0.40	1.26
	Total	3.52

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 3.52 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
01 Storm Filter	0.90	x	2.26	=	2.03
02 ONSITE UNCONTROLLED	0.40	x	1.26	=	0.50
	0.00	x	0.00	=	0.00
	0.00	x	0.00	=	0.00
	0.00	x	0.00	=	0.00
	0.00	x	0.00	=	0.00
	0.00	x	0.00	=	0.00

(b) Total 2.54

(C) Weighted average "C" factor (b)/(a) = (C) 0.72

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
01 Storm Filter	50	x	0.64	x	1.25	=	40.07
02 ONSITE UNCONTROLLED	0	x	0.36	x	0.55	=	0.00
		x	0.00	x	0.00	=	0.00
		x	0.00	x	0.00	=	0.00
		x	0.00	x	0.00	=	0.00
		x	0.00	x	0.00	=	0.00

(a) Total = 40.07

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40.00

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) I pre = 1.76 I post = 2.37

Max. Allowable Increase to Impervious Area = 20% Proposed Increase = 34.66%

Redevelopment Threshold is Not Met

[1 - 0.9 x ("I" pre/"I" post)] x 100 = 33.16 %

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 40.07 >= 40.00

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

BMP SIZING COMPUTATION

STORMFILTER

FLOW TO BE TREATED = 2.26 AC * 0.70 CFS / ACRE = 1.58 CFS

NUMBER OF STORM FILTER CARTRIDGES NEEDED =

1.58 CFS*(449 GPM/CFS)*(CARTRIDGE /22.5 GPM) = 32 CARTRIDGES

8'X24' VAULT SHOWN ON PLAN HAS CAPACITY FOR AT LEAST 32 CARTRIDGES.

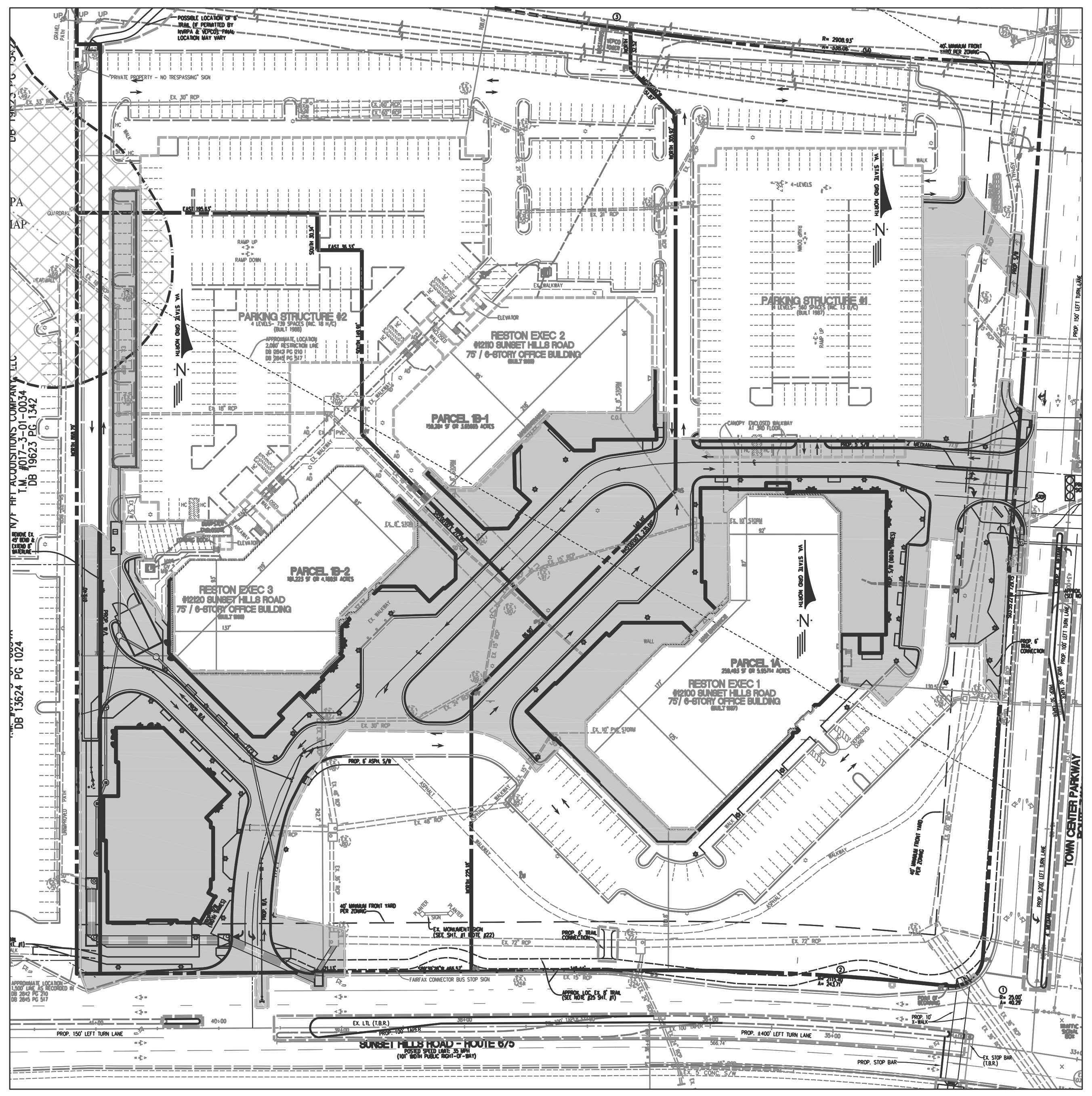
THESE COMPUTATIONS ARE PRELIMINARY AND WILL ADJUSTED AT THE TIME OF FINAL SITE PLAN.

SWM AND BMP AREA EXHIBIT

SCALE: 1"=100'

LEGEND:

SWM/BMP SITE AREA



SWM PRELIMINARY SIZING COMPUTATION

Modified Rational Method Worksheet

Virginia Stormwater Management Handbook Section 5-4.4 (Modified)

Project: Reston Executive Center

Date: 7/19/2013

County:	Fairfax	SWM Site Area	3.52
Approx. Drainage Area to SWM Facility (DA, acres):	**0.55**		
Approx. Drainage Area Uncontrolled (DA, acres):	**2.97**		
Pre-Developed Runoff Coefficient (C):	**0.60**		
Post-Developed Runoff Coefficient (Controlled) (C):	**0.90**		
Post-Developed Runoff Coefficient (Uncontrolled)(C):	**0.7**		
Time of Concentration: (tc, min.):	5		

Allowable/Pre-Developed Discharges	intensity (in/hr)	Q (cfs)
2-year (q2):	**5.45**	11.51
10-year (q10):	**7.27**	15.35

Post-Development Uncontrolled Discharges	intensity (in/hr)	Q (cfs)
2-year (q2):	**5.45**	11.33
10-year (q10):	**7.27**	15.11

Allowable Discharge fom Vault	%Reduction	Q (cfs)
2-year (q2):	**0%**	0.18
10-year (q10):	**0%**	0.24

Rainfall Constants	a	b
2-year:	117.06	17.34
10-year:	178.32	20.49

Calculations	critical duration Td, min	critical intensity I, in/hr	peak inflow Q, cfs	storage vol. V, cf
10% Reduction				
2-year event	84.48	1.15	0.57	2431.00
10-year event	98.50	1.50	0.74	3676.84

Estimated Size of Detention Facility	area		Depth
Assume Standard Box Culvert	2500		2
		Total Volume	5000

SITE TABULATIONS

SE AREA	600,000 SF (13.7741 ACRES)
ZONE:	I-5 (INDUSTRIAL)
EXISTING USE	OFFICE
PROPOSED USE	OFFICE, RETAIL, EATING ESTABLISHMENT, FAST FOOD RESTAURANTS & QUICK SERVICE FOOD STORES
MINIMUM LOT AREA:	20,000 SF
PROPOSED LOT AREAS	>20,000 SF (SEE AREA TABS ON SHEET #1, NOTE #2)
MINIMUM LOT WIDTH REQUIRED	100 FEET
MINIMUM LOT WIDTH PROVIDED	321.13 FEET
MAXIMUM HEIGHT ALLOWED	75 FT
MAXIMUM HEIGHT PROPOSED	75 FT
MINIMUM YARD REQUIREMENTS	
FRONT YARD	45° ANGLE OF BULK PLANE, NOT LESS THAN 40'
SIDE YARD	NO REQUIREMENT
FRONT YARD	NO REQUIREMENT
BULK PLANE ANGLE PROVIDED	SEE BULK PLANE COMPUTATIONS ON THIS SHEET
MAXIMUM FAR	1.0 (REFER TO ITEM #4 ON FFX COUNTY LETTER DATED JUNE 26, 2012 ON SHEET #13)
PROPOSED FAR	0.77* (457,150 GSF / 600,000 SF)
OPEN SPACE REQUIRED	15% (90,000 SF)
OPEN SPACE PROVIDED	A MINIMUM OF 15% (90,000 SF) IS PROVIDED

* APPLICANT RESERVES THE RIGHT TO DEVELOP THE PROPERTY TO THE MAXIMUM ALLOWABLE FAR. FAR IS BASED ON THE TOTAL AREA OF PARCELS 28A, 28B, AND 28C (SEE BUILDING TAB BELOW)

BUILDING DATA

	(a) EXISTING GSF (PER AS BLT FOR SP36851-SP-01-B-1)	(b) CELLAR (NOT INCLUDED IN FAR)	(c) SUB TOTAL (a+b)	(d) APPROXIMATE EXISTING GSF TO BE CONVERTED TO COMMERCIAL	(e) ADDITIONAL GSF (COMMERICIAL)	(f) COMMERCIAL GSF (TOTAL) (d+e)	(g) OFFICE GSF (FAR) (NOT INCLUDING CELLAR) (a-d)	(h) OFFICE SF (PKING) (INCLUDING CELLAR) (g+b)	(i) TOTAL GSF (far) (NOT INCL. CELLAR) (f+g)	(j) TOTAL SF (PKING) (INCLUDING CELLAR) (f+h)
BUILDING 12100 (PARCEL 28A)	180,000 GSF	30,893 GSF	210,893 GSF	10,000 GSF	5,000 GSF	15,000 GSF	170,000 GSF	200,893 GSF	185,000 GSF	215,893 GSF
BUILDING 12110 (PARCEL 28B)	120,000 GSF	20,014 GSF	140,014 GSF	2,100 GSF	4,000 GSF	6,100 GSF	117,900 GSF	137,914 GSF	124,000 GSF	144,014 GSF
BUILDING 12120 (PARCEL 28C)	120,000 GSF	20,047 GSF	140,047 GSF	3,000 GSF	3,500 GSF	6,500 GSF	117,000 GSF	137,047 GSF	123,500 GSF	143,547 GSF
BUILDING A (PARCEL 28C)	0 GSF	0 GSF	0 GSF	0 GSF	12,500 GSF	12,500 GSF	0 GSF	0 GSF	12,500 GSF	12,500 GSF
TOTAL	420,000 GSF	70,954 GSF	490,954 GSF	15,100 GSF	25,000 GSF	40,100 GSF	404,900 GSF	475,854 GSF	445,000 GSF	515,954 GSF

NOTES:

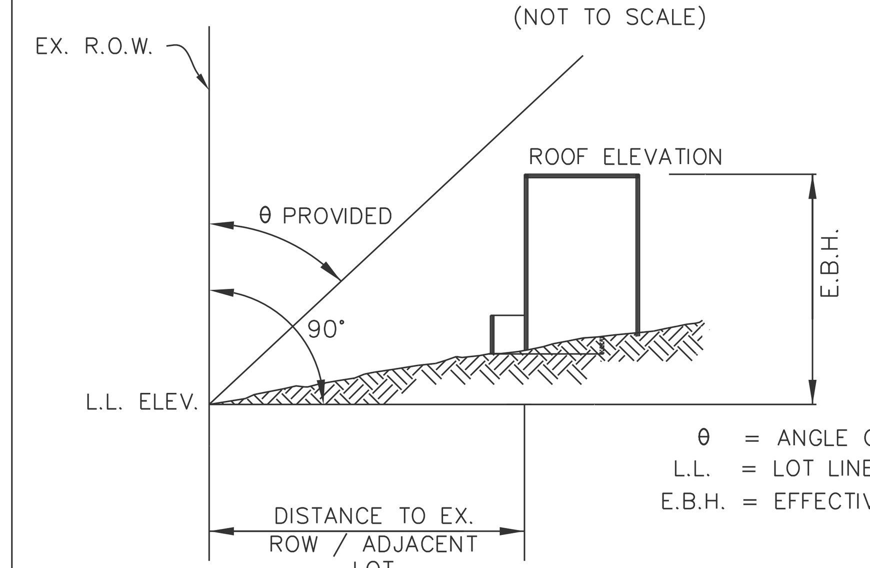
1) APPLICANT RESERVES THE RIGHT TO REALLOCATE THE SF OF COMMERCIAL USES AMONG THE BUILDINGS AS LONG AS THE TOTAL SF OF COMMERCIAL USES IS NOT EXCEEDED.

2) THE OFFICE SF ON THIS SITE SHALL NOT BE LIMITED BY THIS SE. MAX OFFICE SF SHALL BE BASED ON MAXIMUM ALLOWABLE FAR.

PRELIMINARY DETAIL ANGLE OF BULK PLANE

ELEVATIONS SUBJECT TO CHANGE WITH FINAL ENGINEERING

(NOT TO SCALE)



θ = ANGLE OF BULK PLANE

L.L. = LOT LINE

E.B.H. = EFFECTIVE BLDG. HEIGHT

Bulk Plane Detail Data Table

BLDG	YARD	Lot Line Elev. (Ft)	Max Roof Elevation (ft)	Max Effective Bldg Height (ft)	Distance to EX. ROW / Adjacent Lot	Max Angle of Bulk Plane Proposed θ
12100*	FRONT	±380'	±438'	75'*	±95'	40°
A	FRONT	±380'	±418'	38'	±40'	35°

* NOTE: BULK PLANE IS SHOWN ONLY FOR NEW PROPOSED RETAIL ADDITION AND IS NOT APPLICABLE TO THE EXISTING OFFICE BUILDINGS.

PARKING ANALYSIS

REQUIRED PARKING

OFFICE:
475,854 GSF * 2.6 SP/1000 GSF = 1,238 SPACES

RETAIL (PARKED AS SHOPPING CENTER):
10,025 GSF = 4.8 SP / 1000 GSF = 44 SPACES

EATING ESTABLISHMENT:
1 SPACE/4 TABLE SEATS * 544 SEATS
+1 SPACE/2 COUNTER SEATS * 200 SEATS
+1 SPACE/2 EMPLOYEES * 40 EMPLOYEES = 256 SPACES

TOTAL REQUIRED PARKING = 1,538

PROVIDED PARKING

EXISTING SURFACE SPACES TO REMAIN = 277 SPACES
PROP. SURFACE SPACES = 10 SPACES
EX. GARAGE SPACES = 1,299 SPACES
EX. GARAGE SPACES T.B.R. = 48 SPACES (TO BE SHOWN WITH BUILDING PERMIT)

TOTAL PARKING PROVIDED = 1,538 SPACES

HANDICAPPED SPACES REQUIRED: 26 HANDICAPPED SPACES (5 OF WHICH MUST BE VAN ACCESSIBLE)
HANDICAPPED SPACES PROVIDED: TO BE PROVIDED WITH FINAL SITE PLAN

LOADING SPACE ANALYSIS

LOADING REQUIREMENTS PER FFX. CO. Z.O. ARTICLE 11 SECTION 203

RETAIL: 1SP / 1ST 10,000 GSF + 1SP/EACH 15,000 GSF OR MAJOR FRACTION THERE OF.
1SP + 1 SP [10,025 GSF -10,000)/15,000)]= 2 SPACES

EATING ESTABLISHMENT: 1SP / 1ST 10,000 GSF + 1SP/EACH 25,000 GSF OR MAJOR FRACTION THERE OF.
1SP + 1 SP [30,075 GSF -10,000)/25,000)]= 2 SPACES

OFFICE: 1SP / 1ST 10,000 GSF + 1SP/EACH 20,000 GSF OR MAJOR FRACTION THERE OF.
1SP + 1 SP [((475,854-10,000)/20,000)]= 5 SPACES (5 SPACE MAX PER USE PER ZO 11-202.15)

REQUIRED LOADING = 9 SPACES
PROVIDED LOADING = 10 SPACES (EXISTING TO REMAIN)
2 SPACES PROPOSED
12 SPACES TOTAL (APPLICANT RESERVES RIGHT TO PROVIDE MIN. REQUIRED)

NOTE: PARKING WILL BE PROVIDED GENERALLY AS SHOWN. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE NUMBER AND/OR LOCATION OF PARKING SPACES PROVIDED ON THE SITE PENDING FINAL ENGINEERING, WITHOUT THE NEED TO AMEND THIS SE APPLICATION, PROVIDED THAT THE MINIMUM NUMBER OF PARKING SPACES PROVIDED WILL BE IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR APPROVED PARKING REDUCTION (IF APPLICABLE).

APPLICANT ALSO RESERVES THE RIGHT TO ADJUST THE SQUARE FOOTAGE OF EACH USE, NUMBER OF TABLE SEATS, BAR SEATS AND EMPLOYEES AT TIME OF FINAL SITE PLAN AS LONG AS THE TOTAL SF DOES NOT EXCEED THE ALLOWABLE SF.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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GENERAL NOTES

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. =N/A DATE: FEB., 2013

SHEET 2 OF 17

FILE No. SE-2103

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LEGEND

EXISTING INTERMEDIATE CONTOUR	421.50
EXISTING CONTOUR INDEX	186.50
PROPOSED CONTOUR	86.5
EXISTING EDGE OF PAVEMENT	EX. E.P.
PROPOSED EDGE OF PAVEMENT	PROP. E.P.
PROPOSED HEADER CURB	
EXISTING CURB	
PROPOSED CURB & GUTTER	
PROPOSED CG-6	CG-6
TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
TRANSITION FROM CG-6R TO CG-7R	CG-6R CG-7R
EXISTING WATERLINE W/TEE	W W
PROPOSED WATERLINE W/TEE	W
EXISTING TELEPHONE LINE	T T
PROPOSED TELEPHONE LINE	T
EXISTING STORM SEWER	EX. 15" RCP
PROPOSED STORM SEWER	15" RCP
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING ELECTRIC SERVICE	E E
PROPOSED ELECTRIC SERVICE	E
EXISTING GAS LINE	G
PROPOSED GAS LINE	G
PROPERTY LINE	
EASEMENT LINE	
CENTER LINE	
LIMITS OF CLEARING & GRADING	
EXISTING SPOT ELEVATIONS	+XXX.XX
PROPOSED SPOT ELEVATION	+XX.X
PROPOSED SPOT ELEVATION (TO MATCH EX. GRADE)	+XX.X*
EXISTING TREE LINE	
EXISTING TREE W/TRUNK DIAMETER	12"DIM.
EXISTING TREE W/DRIPLINE	
FLOW LINE OF SWALE	
FENCE LINE	x x x
EXISTING UTILITY POLE	
PROPOSED UTILITY POLE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
PROP. CURB STOP	W CS
EXISTING WATER VALVE	W
PROPOSED WATER VALVE	W
EXISTING REDUCER	
PROPOSED REDUCER	
WATER METER(SINGLE & DOUBLE)	
OVERLAND RELIEF	R
STOP SIGN	STOP
HANDICAP RAMP DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
HANDICAP PARKING SIGN	
HANDICAP PARKING SIGN, VAN ACCESSIBLE	VAN
PARKING INDICATOR INDICATES THE QUANTITY OF PARKING SPACES	1
TEST PIT REQUIRED (SEE NOTE, SHEET 2)	
STREET LIGHT	
TELE. JUNCTION BOX	T
ELEC. TRANSFORMER, SWITCH, OR OTHER ELECTRICAL STRUCTURE	T
TO BE REMOVED	(TBR)
TO BE ABANDONED	(TBA)

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
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PLAN DATE
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EXISTING CONDITIONS

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'
C.I. =2'
DATE: FEB., 2013

SHEET 3 OF 17

FILE No. SE-2103

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CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	25.0'	40.29'	92°20'09"	26.04'	36.07'	S50°05'26"E
2	2115.40'	243.71'	06°36'03"	121.99'	243.57'	N87°02'30"W
3	2908.93'	800.21'	15°45'41"	402.65'	797.69'	S80°46'02"E
3A	2908.93'	338.05'	06°39'31"	169.22'	337.87'	S85°19'07"E
3B	2908.93'	462.15'	09°06'10"	231.57'	461.67'	S77°26'17"E

LEGEND:

APPROXIMATE LOCATION OF RETAIL AREAS. RETAIL TO OCCUPY WITHIN THE FIRST TWO STORIES OF EACH LOCATION WITHIN THE FOOTPRINTS SHOWN, SUBJECT TO FINAL DESIGN.

* POSSIBLE OUTDOOR/ROOFTOP SEATING AREA NOTE:

LOCATIONS FOR OUTDOOR/ROOFTOP SEATING ARE SCHEMATIC ONLY. FINAL LOCATIONS AND SIZE OF SEATING AREAS TO BE DETERMINED WITH FINAL DESIGN. OUTDOOR SEATING MAY OCCUR ALONG ALL RETAIL AREAS SHOWN.

APPLICANT RESERVES THE RIGHT TO CONVERT PARKING AREAS ALONG THE RETAIL AREA FRONTAGE INTO OUTDOOR SEATING AREAS AND/OR AMENITY STREETSCAPE, PROVIDED THAT PARKING IS PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR ANY SUBSEQUENT APPROVED PARKING REDUCTION.

NOTE: SEE SHEET 4A FOR APPROXIMATE SIGN LOCATIONS.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
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SPECIAL EXCEPTION PLAT

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. =2' DATE: FEB., 2013

SHEET 4 OF 17

FILE No. SE-2103

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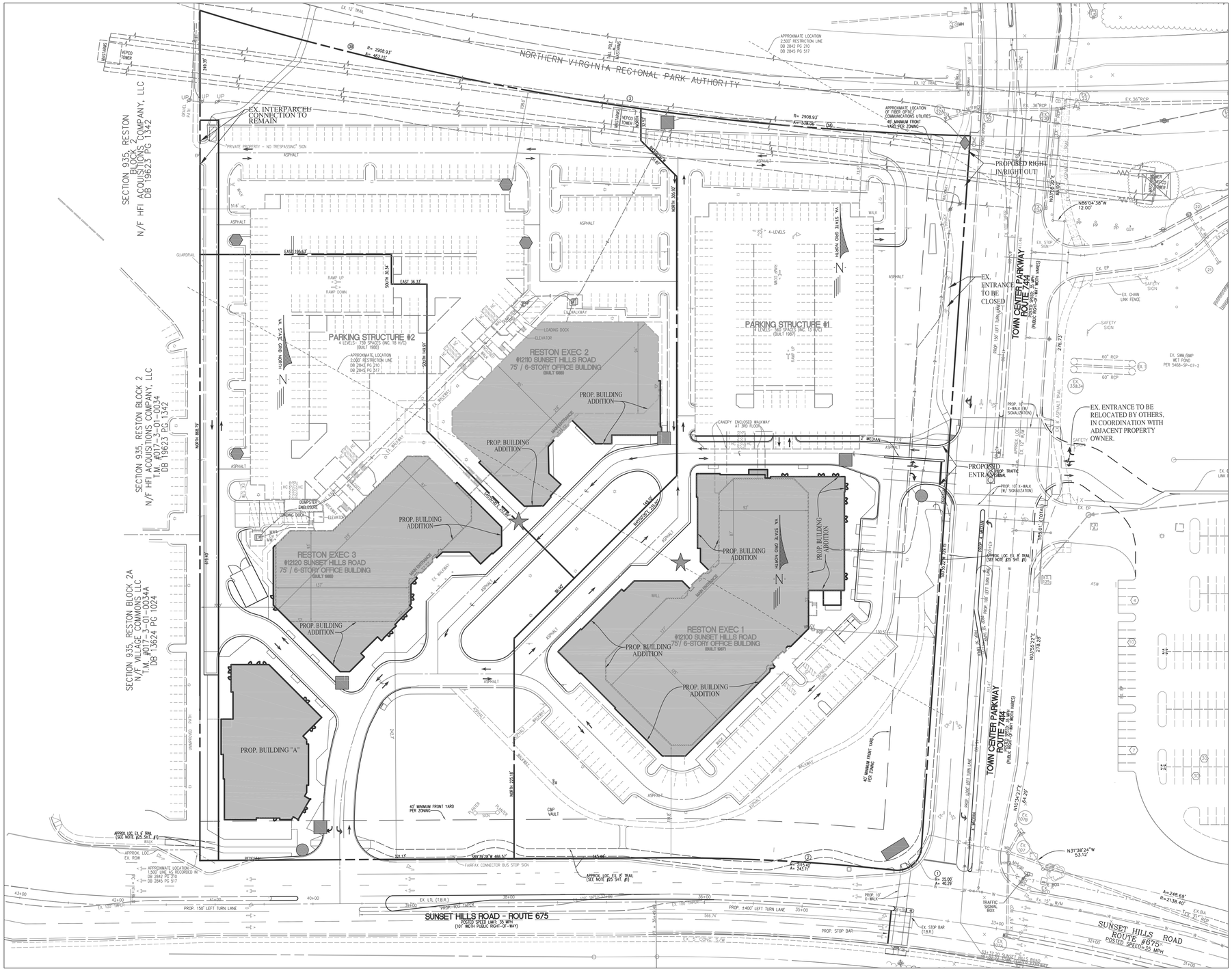

SITE SIGNAGE KEY PLAN

- SIGN TYPE A: PRIMARY MONUMENT/IDENTITY SIGNAGE
- SIGN TYPE B: SECONDARY MONUMENT/IDENTITY SIGNAGE
- SIGN TYPE C: TERTIARY MONUMENT/IDENTITY SIGNAGE
- SIGN TYPE D: PEDESTRIAN DIRECTORIES
- SIGN TYPE E: VEHICULAR DIRECTIONAL SIGNAGE
- SIGN TYPE F: PARKING SIGNAGE

NOTE: ALL SIGNS MUST BE IN CONFORMANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AND/OR COMPREHENSIVE SIGN PLAN FOR THIS SITE.

THIS SHEET IS FOR SIGNAGE LAYOUT EXHIBIT PURPOSES ONLY.

SIGN LOCATIONS SHOWN ON THIS SHEET ARE APPROXIMATE AND FOOTPRINTS ARE NOT SHOWN TO SCALE OR FORM. FINAL SIGN DESIGNS AND LOCATIONS ARE SUBJECT TO THE FINAL SITE LAYOUT AND ENGINEERING AND UTILITY CONSTRAINTS. MODIFICATIONS TO THE TYPE, NUMBER AND LOCATION OF SIGNS SHALL NOT REQUIRE AN AMENDMENT TO THE SE AND MAY BE PERMITTED SO LONG AS THE OVERALL CHARACTER OF THE SIGNAGE PROGRAM IS IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON SHEET 4A

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
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PROPOSED SIGNAGE LAYOUT EXHIBIT

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. =2' DATE: FEB., 2013

SHEET 4A OF 17

FILE No. SE-2103

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SEE SHEET 5A FOR CONTINUATION

✻ POSSIBLE OUTDOOR/ROOFTOP SEATING AREA NOTE:

LOCATIONS FOR OUTDOOR/ROOFTOP SEATING ARE SCHEMATIC ONLY. FINAL LOCATIONS AND SIZE OF SEATING AREAS TO BE DETERMINED WITH FINAL DESIGN. OUTDOOR SEATING MAY OCCUR ALONG ALL RETAIL AREAS SHOWN.

APPLICANT RESERVES THE RIGHT TO CONVERT PARKING AREAS ALONG THE RETAIL AREA FRONTAGE INTO OUTDOOR SEATING AREAS AND/OR AMENITY STREETSCAPE, PROVIDED THAT PARKING IS PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR ANY SUBSEQUENT APPROVED PARKING REDUCTION.

LEGEND:

APPROXIMATE LOCATION OF RETAIL AREAS. RETAIL TO OCCUPY WITHIN THE FIRST TWO STORIES OF EACH LOCATION WITHIN THE FOOTPRINTS SHOWN, SUBJECT TO FINAL DESIGN.

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SPECIAL EXCEPTION LAYOUT PLAN

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB. 2013

SCALE: 1"=30' C.I. 2'

SHEET 5 OF 17

FILE No. SE-2103

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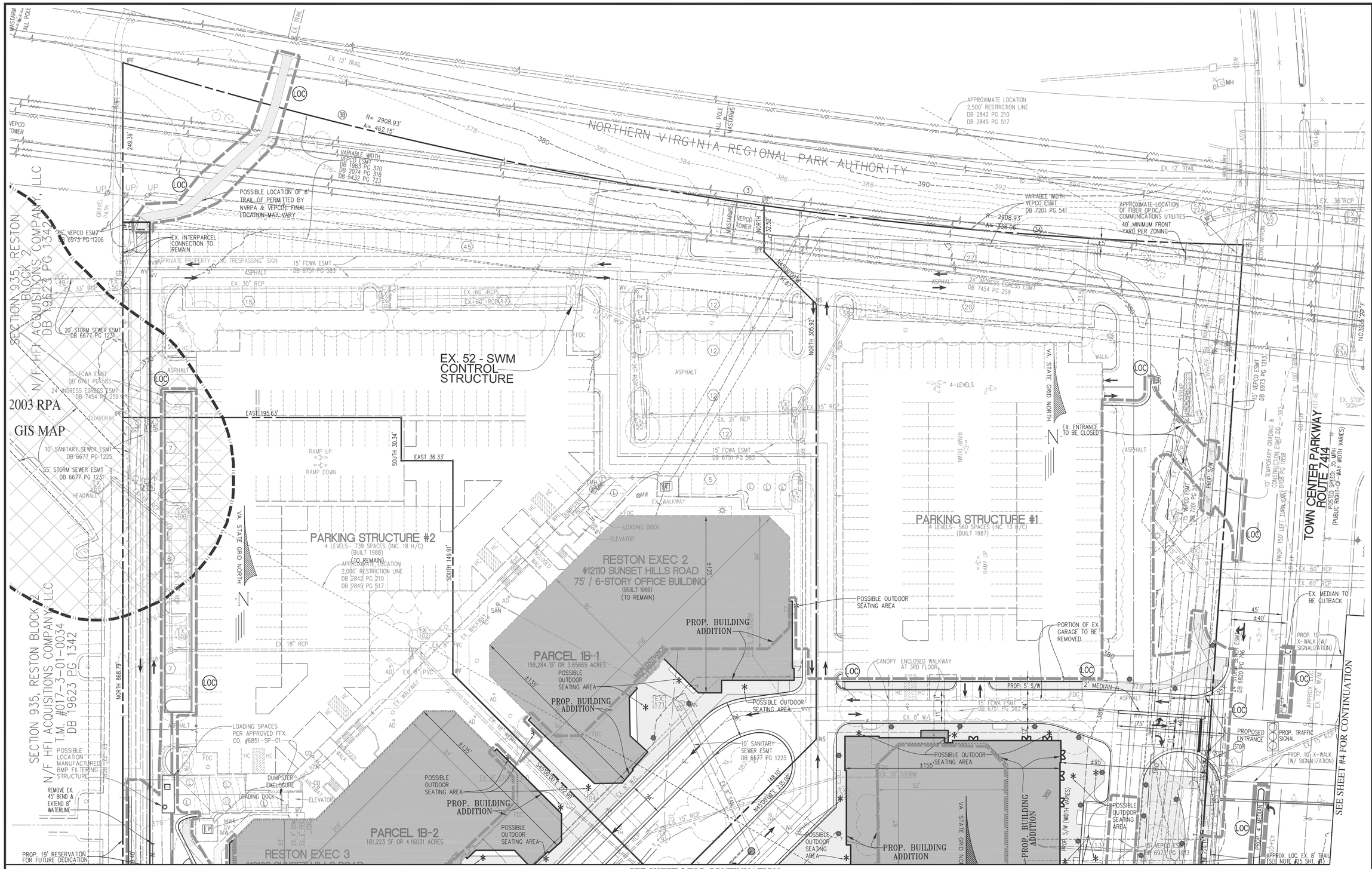

*** POSSIBLE OUTDOOR/ROOFTOP SEATING AREA NOTE:**

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LEGEND:

APPROXIMATE LOCATION OF RETAIL AREAS. RETAIL TO OCCUPY WITHIN THE FIRST TWO STORIES OF EACH LOCATION WITHIN THE FOOTPRINTS SHOWN, SUBJECT TO FINAL DESIGN.

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SPECIAL EXCEPTION LAYOUT PLAN

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' | CI. 2' | DATE: FEB., 2013

SHEET 5A OF 17

FILE No. SE-2103

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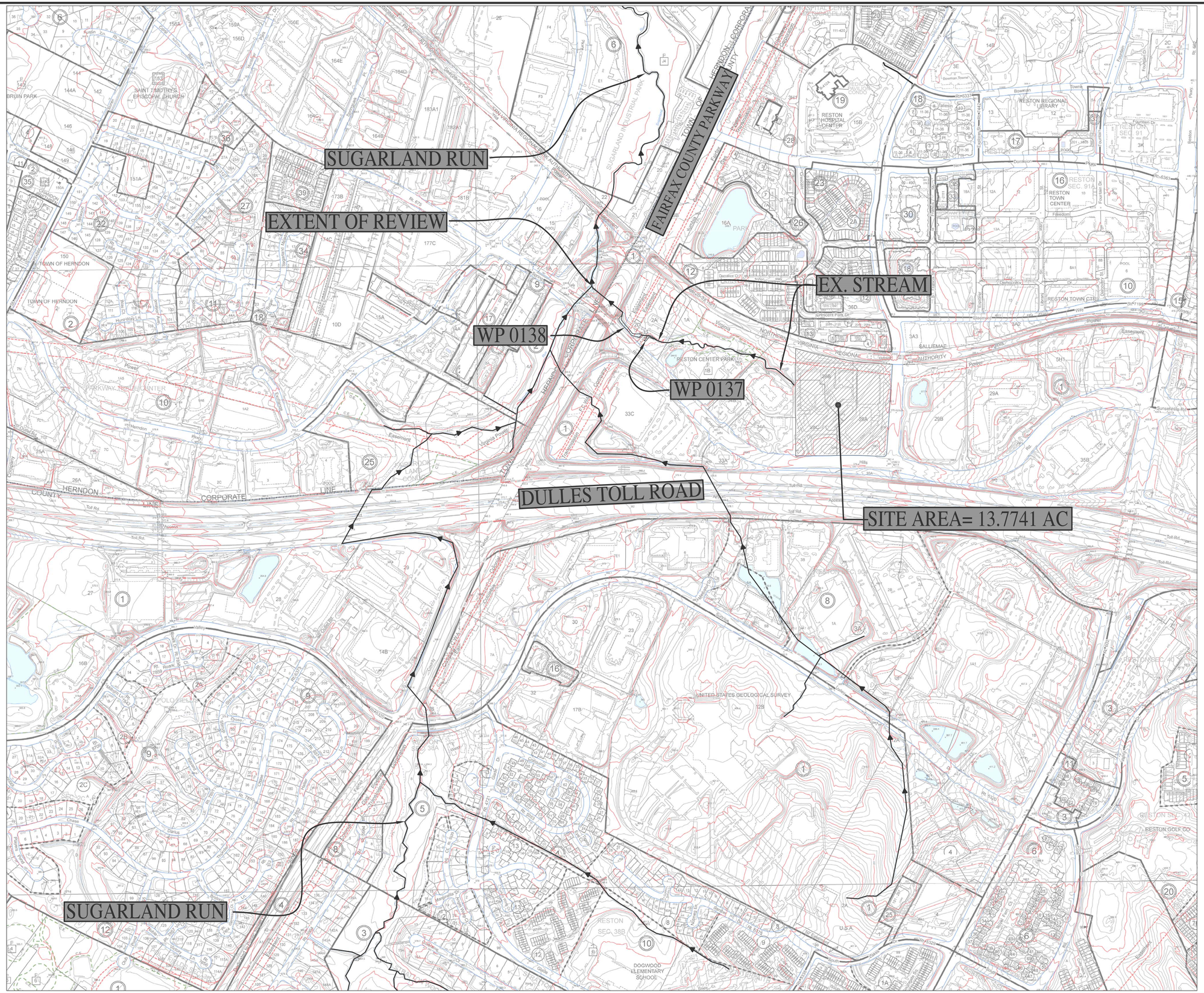

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
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OUTFALL MAP

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=350'
C.I. =2'
DATE: FEB., 2013

SHEET
6
OF
17

FILE No.
SE-2103

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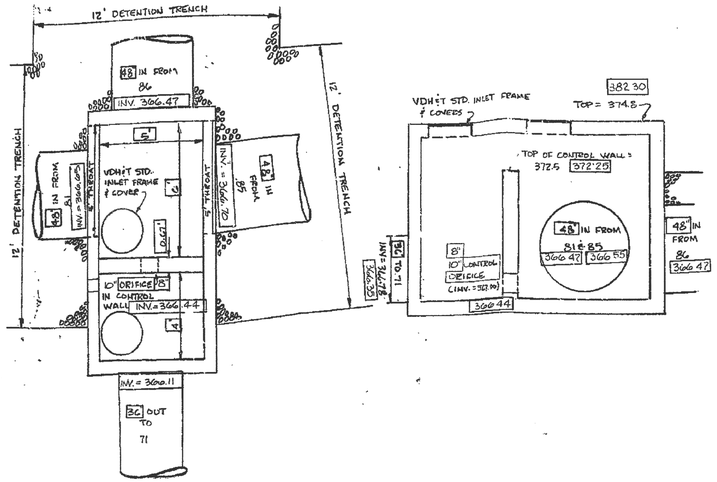
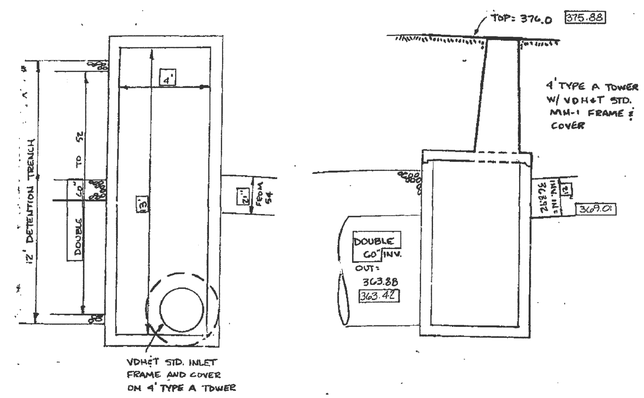


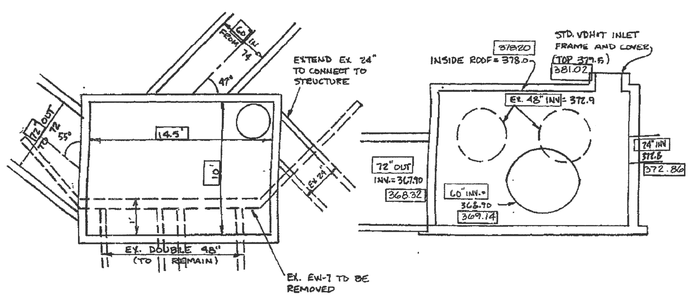
STRUCTURE 80 DETAIL

(SEE STRUCTURE REVISION NOTE SH. 9)



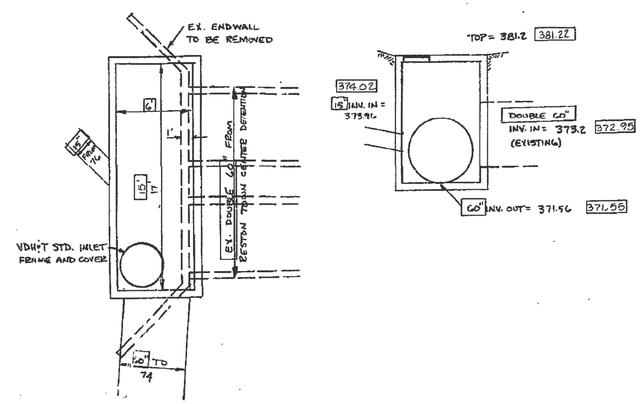
STRUCTURE 53 DETAIL

THIS PLAN REPRESENTS NO COMPLIANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE, CHAPTER 112, ARTICLE XXIII, SECT. 8. 18-92 ONLY TO THE FOLLOWING: 1) BOUNDARY OF SITE, 2) BUILDING LOCATION, 3) STORM SEWER, SANITARY SEWER, AND FIRE HYDRANTS; AND 4) RECORDATION OF DEDICATION AND EASEMENTS AFFECTING THE TEXAS LISTED ABOVE. IN ADDITION TO THE ABOVE, THE NUMBER OF SURFACE PARKING SPACES HAS BEEN SHOWN. NO TITLE REPORT FURNISHED.

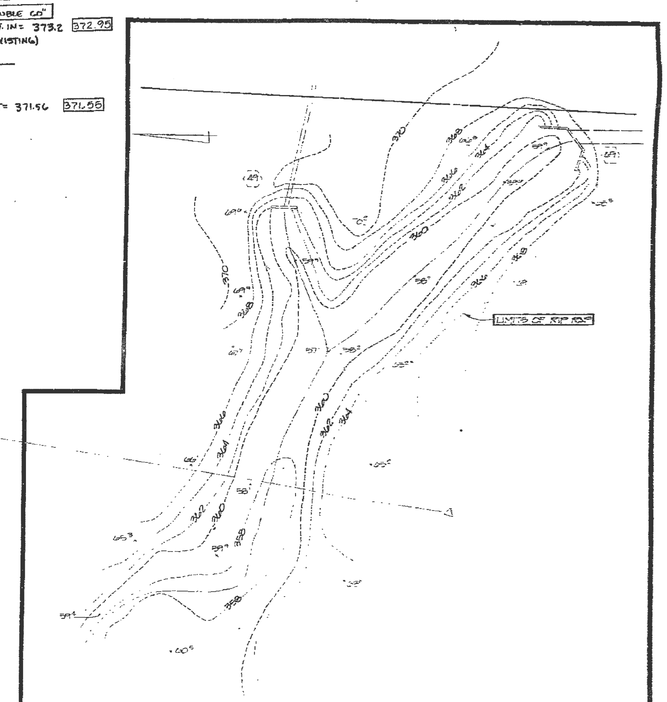


STRUCTURE 73 DETAIL

(SEE TOP ADJUSTMENT NOTE SHEET 9)

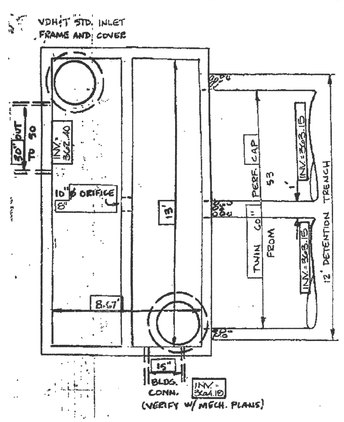


STRUCTURE 75 DETAIL

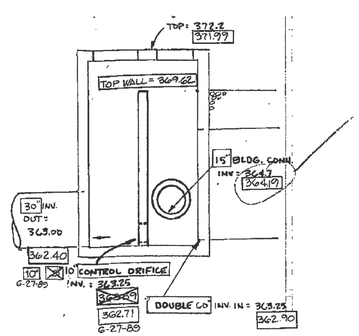


STORM SEWER OUTFALL (AS-BUILT) TOPOGRAPHY

SCALE 1" = 30'



STRUCTURE 52 DETAIL



NOTES

1. ALL STRUCTURES ARE TO MEET ALL VDH&T STANDARDS AND SPECIFICATIONS FOR STD. JB-1 EXCEPT AS MODIFIED BY THE INTERIOR DIMENSIONS AS SHOWN AND THE ADDITIONAL OF CONTROL WALLS WHERE PRESENT.
2. INTERIOR DETENTION CONTROL WALLS ARE TO BE CONSTRUCTED TO MEET THE SAME STANDARDS AND SPECIFICATIONS WITH RESPECT TO CONCRETE TYPE AND REINFORCEMENT AS AN OUTSIDE WALL OF THE STRUCTURE. PROPOSED WALLS ARE TO BE KEYED OR DOWELED INTO BOX SIDE OR MONOLITHICALLY CAST.
3. INVERT SHAPING IN ACCORDANCE WITH VDH&T STANDARD IS-1 TO BE PROVIDED FOR ALL STRUCTURES
4. CONTRACTOR IS TO BE RESPONSIBLE FOR THE REMOVAL OF EXISTING ENDWALLS AND REPAIR OF EXISTING ENDS OF PIPES. PRIOR TO ORDERING PRECAST STRUCTURES CONTRACTOR IS TO VERIFY SEPARATION DIMENSION OF EXISTING PIPES TO BE CONNECTED OR EXTENDED INTO PROPOSED STRUCTURES.

THIS DOCUMENT WAS MICROFILMED
APR 1 1990
BY COMMUNICATION DIVISION
MICROGRAPHICS CENTER

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE TO THIS PLAN, EITHER THAN THOSE INDICATED, EXCEPT FOR THOSE PREVIOUSLY APPROVED.

STORM SEWER STRUCTURE DETAILS

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6183

SCALE: NO SCALE | DATE: 2-20-87 REV. 2-27-87 REV. 8-25-87 ADDENDUM 2 | DRAWN: D.O. | SHEET 10 OF 19

RESTON EXECUTIVE CENTER
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
04-22-13
07-03-13
11-04-13
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COMMONWEALTH OF VIRGINIA
MATTHEW K. VOORTHUIS
Lic. No. 028021
PROFESSIONAL ENGINEER

SWM REFERENCE SHEETS
RESTON EXECUTIVE CENTER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A | C.I. =1' | DATE: FEB., 2013

SHEET 7 OF 17

FILE No. SE-2103

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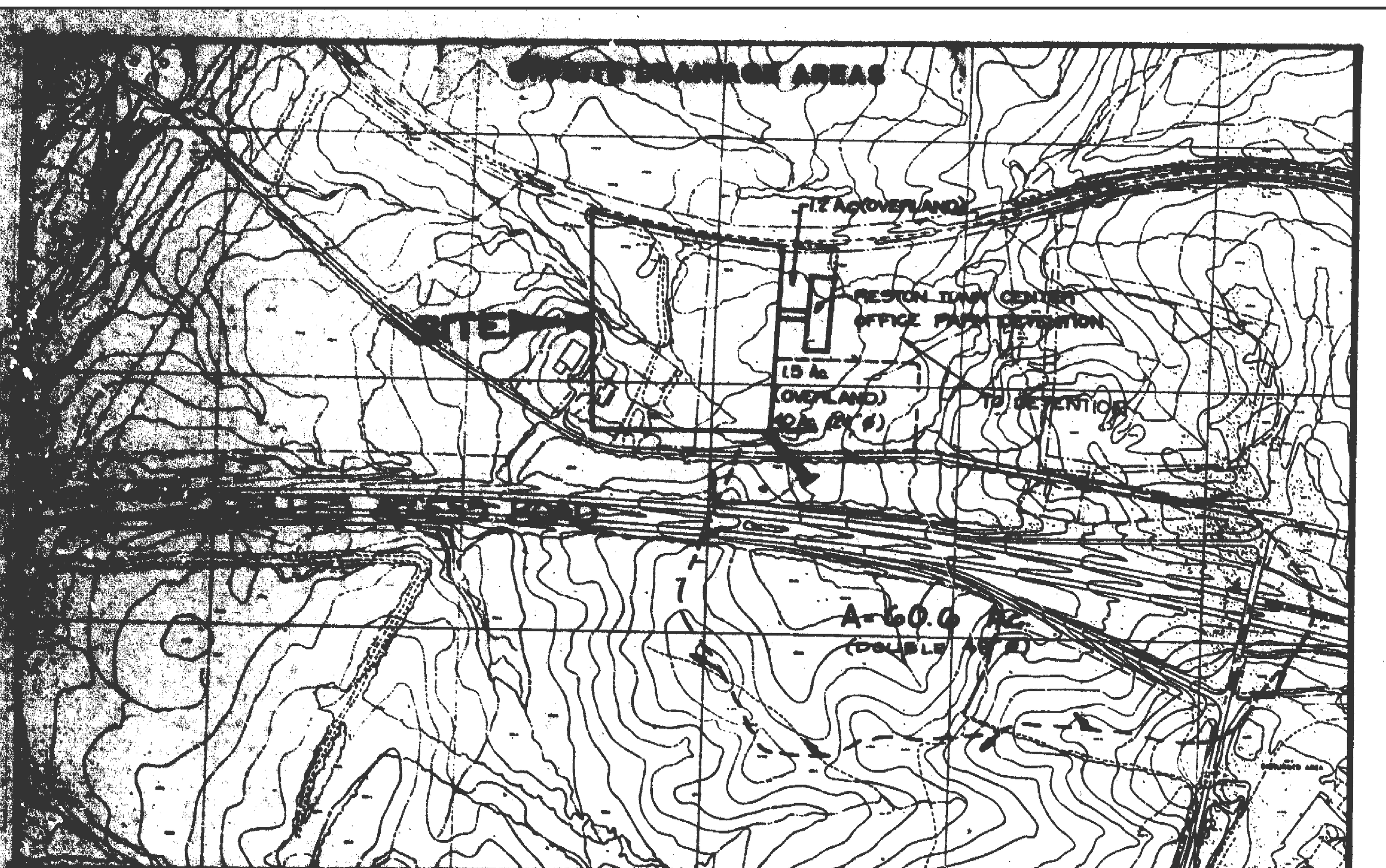


CONDENSED DRAINAGE ANALYSIS
(ON-SITE ONLY)

RESTON EXECUTIVE CENTER
Site Name — County Plan Number

Drainage Shed(s) SUGARLAND RUN Site Area 13.8 Acre(s)

* Pre Development Peak Runoff 270 Cubic Feet/Second (c.f.s.) (10 year, 2 hour storm = Q10)
* Post Development Peak Runoff 265 Cubic Feet/Second (c.f.s.) (10 year, 2 hour storm = Q10) [without detention]
Post Development Peak Runoff -7 Cubic Feet/Second (c.f.s.) (10 year, 2 hour storm = Q10) [after detention - if applicable]

** Pre Development Volume Runoff 13.8×0.167×0.2 = 0.461 Acre Feet (Ac. Ft.) (2 year, 2 hour storm = Vp)
Post Development Volume Runoff 13.8×0.167×0.65=1.498 Acre Feet (Ac. Ft.) (2 year, 2 hour storm = Vd)

Any Runoff Increase
* Peak Runoff (Q10) 0 c.f.s.
** Volume Runoff (av = Vd-Vp) 1.037 Ac. Ft.

Prepared by: D. OLIVER Date: 2-20-87 Phone: 532-6163

County Plan Reviewer: ____________

POST DEVELOPMENT "C" FACTOR BASED ON 8.05 ACRES OF ROOFTOP AND PAVED AREAS AND 5.75 ACRES OF OPEN SPACE AND LANDSCAPED AREAS.

$$"C" = [(8.05 \times 0.9) + (5.75 \times 0.3)] \div 13.8 = 0.65$$

SITE DRAINAGE SUMMARY

PREDEVELOPMENT DISCHARGE RATES t_c FOR BASIN = 10 MIN.

1. ONSITE AREA = 13.77 (1.2 AC. @ C = 0.9 + 12.77 AC. @ C = 0.3)

   C_{BEFORE} = 0.35

   Q_2 = 13.77 X 0.35 X 4.44 = 21.4 CFS
   Q_{10} = 13.77 X 0.35 X 5.92 = 28.53

2. RELEASE FROM RESTON TOWN CENTER DETENTION (SEE PLAN # 5460-SP-01)

TIME	Q_2	Q_{10}
5	36	42
10	48	60
15	52	62
20	56	64
25	56	64
30	56	64

3. OFF-SITE AREA DRAINING ONTO SITE UNDETAINED

   A. OVERLAND Σ(AXC) = (1.2 X 0.5)+(1.5 X 0.5)+(0.04 X 0.9) = (0.08 X 0.9)+(0.3 X 0.3)+(0.14 X 0.3) +(0.06 X 0.3) = 1.6 IMP. AC.

   B. THROUGH EX. TWIN 48" CULVERT
   A = 60.6 AC.
   C = 0.4
   IMPERVIOUS ARA = 24.2 IMP. AC.

   C. THROUGH EX. STRUCTURE 106
   A = 4.0 AC.
   C = 0.8
   IMPERVIOUS AREA = 3.2 AC.

   D. THROUGH EX. STRUCTURE 124
   A = 3.2 AC.
   C = 0.5
   IMPERVIOUS AREA = 1.6 AC.

TOTAL IMPERVIOUS OFF-SITE AREA = 30.6 IMP. AC.
Q_2 = 30.6 X 4.44 = 136 CFS
Q_{10} = 30.6 X 5.92 = 181CFS

PRE - DEVELOPMENT PEAK DISCHARGE

Q_T = TOWN CENTER AT t = 10 MIN. RELEASE + ONSITE RELEASE + OFF-SITE CONTRIBUTING AREA RELEASE.

Q_2 = 48 + 21.4 + 136 = 205 CFS

Q_{10} = 60 + 28.5 + 181 = 270 CFS

(TOTAL AREA BEFORE = 84.9 AC)

POST - DEVELOPMENT DISCHARGE RATES

TOTAL OFF-SITE AREA ROUTED THROUGH UNDETAINED

Σ(A X C) = (0.3 X 0.3)+(0.06 X 0.3)+(1.2 X 0.5)+(1.5 X 0.5)+ (60.6 X 0.4)+(4.0 X 0.8)+(3.2 X 0.5) = 30.4 AC.

TOTAL ONSITE IMPERVIOUS AREA RELEASED UNDETAINED

Σ(A X C) = (0.3 X 0.85)+(0.15 X 0.4)+(1.25 X 0.6)+(0.36 X 0.3)+ (0.16 X 0.7)+(0.79 X 0.75)+(0.95 X 0.3)+(0.11 X 0.3) = 2.18 IMP. AC.

TOTAL IMPERVIOUS AREA RELEASED THROUGH DETENTION AT STRUCTURE 52

Σ(A X C) = (1.39 X 0.9)+(0.29 X 0.85)+(0.22 X 0.9)+(0.08 X 0.85)+ (0.43 X 0.7)+(1.03 X 0.9)+(0.14 X 0.3) = 3.03 IMP. AC.

TOTAL AREA RELEASED THROUGH DETENTION AT STRUCTURE 80

Σ(A X C) = (0.18 X 0.6)+(0.22 X 0.9)+(0.25 X 0.9)+(0.07 X 0.6)+(0.22 X 0.9)+(0.39 X 0.6)+(0.22 X 0.8)+(0.19 X 0.8)+(0.72 X 0.9)+(0.46 X 0.65)+(0.1 X 0.9)+(0.22 X 0.9)+(0.36 X 0.6)+(0.11 X 0.9)+(0.37 X 0.55)+(0.35 X 0.6)+(0.32 X 0.45)+(0.08 X 0.9)+(0.04 X 0.9)+(0.07 X 0.9)+(1.17 X 0.3)+(0.2 X 0.85) = 4.13 IMP. AC.

(TOTAL AREA AFTER = 84.8 AC.) ✓

POST DEVELOPMENT PEAK RELEASE RATE t_c = 10 MIN.

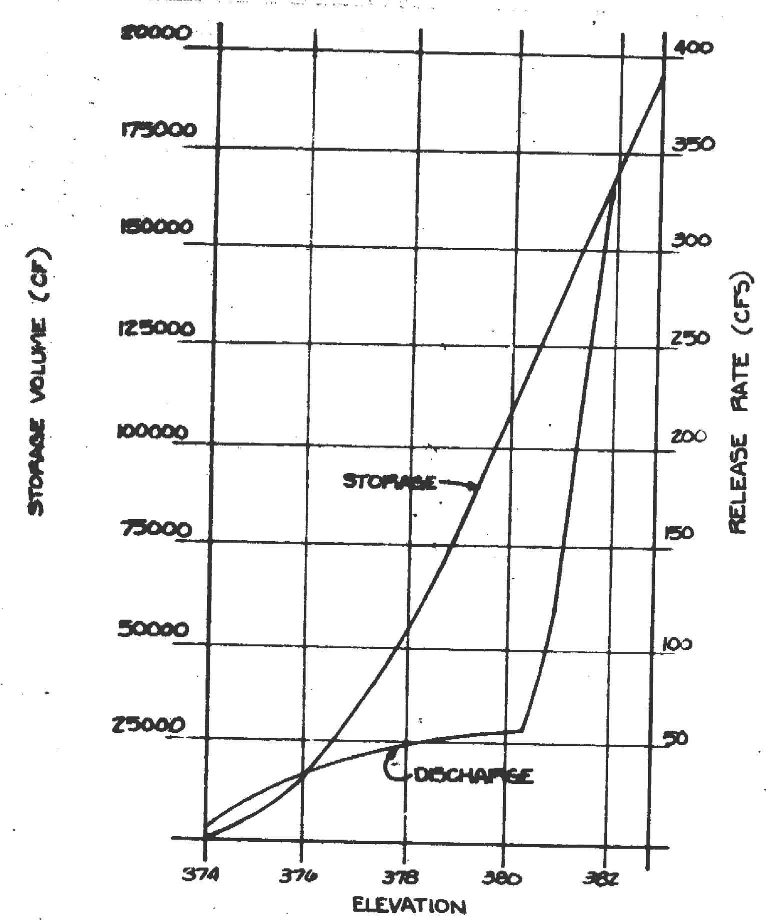
TIME	UNDETAINED AREA RELEASED ONSITE (2.18 IMP. AC)	UNDETAINED AREA RELEASED OFFSITE (30.4 IMP. AC.)	RESTON TOWN CENTER DETENTION	DETAINED RELEASE RATES AT STRUCTURE 80 (4.13 IMP. AC.)	DETAINED RELEASE RATES AT STRUCTURE 52 (3.03 IMP. AC.)	TOTAL
2 YEAR STORM:						
5	5.3	74.1	36	1.8	2.0	119
10	9.7	135	48	4.0	4.5	201
15	7.4	104	52	5.4	5.8	175
20	5.1	71	56	5.9	6.2	144
25	4.0	55	56	6.8	6.2	128
30	3.2	45	56	6.2	6.1	117
			PEAK ALLOWED = 205 CFS > 201 CFS ✓			
10 YEAR STORM:						
5	7.1	99	42	2.3	2.6	153
10	12.9	180	60	4.7	5.3	263
15	9.9	138	62	9.4	7.7	227
20	6.8	95	64	21.7	15.5	203
25	5.3	74	64	5.9	6.4	156
30	4.3	61	64	7.6	6.4	143
			PEAK ALLOWED = 270 CFS > 263 CFS ✓			

100 YEAR-TOWN CENTER DETENTION ROUTING:

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	RISER OUTFALL**	TOTAL OUTFALL
374	27	0.15	9			9
375		1.15	25			25
376	16162	2.15	34			34
377		3.15	41			41
378	35399	4.15	47			47
379		5.15	53			53
380	109301	6.15	57			57
381		7.15	62	0.7	2X34=68	130
382	169071	8.15	66	1.7	2X130=260	326
382.85 ([illegible]) (TOP OF EMBANKMENT)		9.00	70	2.35	2x215=430	500

*STORAGE VOLUME FIGURES FROM RESTON TOWN CENTER SITE PLAN FAIRFAX COUNTY #5460-SP-01

**RISER OUTFALL CAPACITIES FROM VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK PLATE 1.39a



t_c = 10 MIN C x A = (28.5 + 16.2)(0.81) = 56 Ac.

TIME (MIN)	Q IN. (CFS)	Q AVG (CFS)	VOL (CF)	STORAGE (CF)	TOTAL VOL. IN (CF)	TRIAL WS ELEV.	OUTFLOW (CFS)	AVG OUTFLOW (CFS)	TOTAL VOL OUT (CF)	BAL. IN STORAGE	CORR. WS ELEV.
0											
5	[illegible]	66	19800	0	19800	375.6	32	16	4800	15000	375.8
10	[illegible]	207	[illegible]	15000	77100	378.4	50	41	12300	64800	378.4
[illegible]	[illegible]	263	[illegible]	64800	143700	380.6	80	65	19500	124200	380.6
[illegible]	[illegible]	[illegible]	[illegible]	124800	183500	381.2	180	150	39000	144300	381.5
[illegible]	[illegible]	143	[illegible]	144300	187200	381.1	150	165	49800	137700	381.1
[illegible]	[illegible]	115	[illegible]	137700	172200	380.9	120	135	40500	131700	380.9
						PEAK 100 YEAR DISCHARGE = 180 CFS					
						PEAK 100YR FLOW (SEE RESTON TOWN CENTER SITE PLAN #5460-SP-01) = 64 CFS					

STORM WATER DETENTION AT STRUCTURE #80

STORAGE COMPUTATIONS

TOTAL PIPE STORAGE UNDER ELEVATION 372.50

250' - 15"	=	307 CF
62' - 18"	=	110 CF
58' - 24"	=	182 CF
79' - 36"	=	388 CF
34' - 36"	=	240 CF
273' - 48"	=	3,431 CF
TOTAL		4,658 CF

TOTAL STRUCTURE STORAGE (ASSUME 4' Ø STRUCTURES)

43 VF X $\pi(2)^2$ = 540 CF

DETENTION TRENCH STONE VOID VOLUME

TRENCH TOP ELEV. = 372.5
AVERAGE TRENCH INVERT = 367.3
AVERAGE TRENCH HEIGHT = 5.2'
TRENCH WIDTH = 12'
TRENCH LENGTH = 273'
TOTAL TRENCH VOLUME = 5.2' X 12' X 273' = 17035 CF
LESS PIPE VOLUME = 12.57 SF X 273 = 3430 CF
NET STONE VOLUME = 13605 CF

STONE VOID VOLUME (40%) = 0.4 X 13605 = 5442 CF

TOTAL AVAILABLE STORAGE

4658 + 540 + 5442 = 10,640 CF

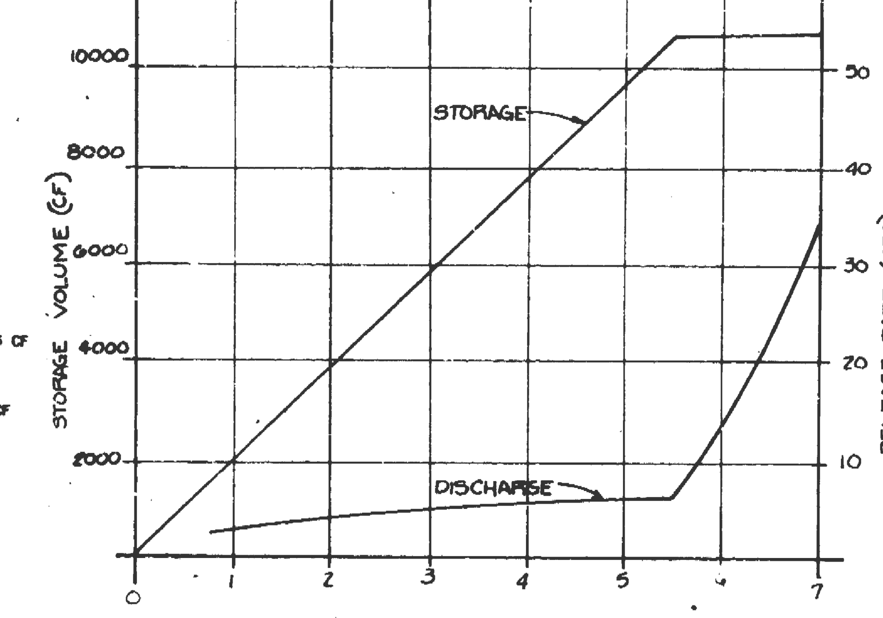
ORIFICE DISCHARGE COMPUTATIONS

$Q_0 = 0.6\ (A)\ \sqrt{2gh}$
FOR 10" ORIFICE A = $\pi(5/12)^2$ = 0.545 SF

$Q_0 = 2.63\sqrt{h}$

OVERFLOW WEIR DESIGN: TOP OF CONTROL WALL = 272.5
INSIDE TOP OF STRUCTURE = 274.3
hw MAX = 1.8'

$Q_w = 2.6\ B\ H^{3/2}$, B = 6' Q = 15.6 $H_w^{3/2}$



DISCHARGE SUMMARY

W.S. ELEV.	h_0	Q_0	H_w	Q_w	Q TOTAL
368	1	2.6			2.6
369	2	3.7			3.7
370	3	4.6			4.6
371	4	5.3			5.3
372	5	5.9			5.9
372.5	5.5	6.2	0		6.2
373	6	6.4	0.5	5.5	11.9
373.5	6.5	6.7	1.0	15.6	22.3
374	7	7.0	1.5	28.7	35.7
374.3	7.3	7.1	1.8	37.7	44.8

Q_{100} = 4.13 X 8.10 = 33.5 < 44.8 ✓

C x A = 4.13, IMP Ac ORIFICE 10" Ø AT INV 367.00

TIME (MIN)	Q IN. (CFS)	Q AVG (CFS)	VOL (CF)	STORAGE (CF)	TOTAL VOL. IN (CF)	TRIAL WS ELEV.	OUTFLOW (CFS)	AVG OUTFLOW (CFS)	TOTAL VOL OUT(CF)	BAL. IN STORAGE	CORR. WS ELEV.
2 YR											
0											
5	10.1	5.1	1530	0	1530	0.7	1.8	0.9	270	1260	0.7
10	18.5	14.2	4260	1260	5520	2.4	4.0	2.9	870	4650	2.4
15	14.0	16.2	4860	4650	9510	4.2	5.4	4.7	1410	8100	4.2
20	9.7	11.9	3570	8100	11670	5.1	5.9	5.7	1710	9960	5.1
25	7.5	8.6	2580	9960	12540	5.6	6.8	6.4	1920	10620	5.5
30	6.2	6.9	2070	10620	12690	5.5	6.2	6.5	1950	10670	5.6
35	5.2	5.7	1710	10670	12580	5.5	6.2	6.2	1860	10520	5.5
10 YR											
0											
5	13.4	6.7	2010	0	2010	0.9	2.3	1.2	360	1650	0.8
10	24.4	18.9	5670	1650	7320	3.2	4.7	3.5	1050	6270	3.2
15	18.7	21.6	6480	6270	12750	5.8	9.4	7.1	2130	10620	5.8
20	13.0	15.6	4680	10620	15300	6.5	21.7	15.6	4680	10620	6.5
25	10.0	11.5	3450	10620	14070	5.0	5.9	13.8	4140	9930	5.1
30	8.2	9.1	2730	9930	12660	5.6	7.6	6.8	2040	10620	5.6
35	6.9	7.6	2280	10620	12900	5.6	7.6	7.6	2280	10620	5.6
40	5.8	6.4	1920	10620	12540	5.3	6.1	6.9	2070	10470	5.4
45	5.4	5.6	1680	10470	12150	5.5	6.1	6.1	1830	10320	5.5

DETENTION AT STORM STRUCTURE #52

CONTRIBUTING AREA

(1.03 X 0.9)+(0.08 X 0.85)+(0.43 X 0.7)+(0.14 X 0.3)+(0.22 X 0.9)+ (0.29 X 0.85)+(1.39 X 0.9) = 3.03 IMP. AC.

A = 3.58 AC AT C = 0.846 = 3.03 IMP. AC.

STORAGE PROVIDED: PIPE - 2 - 60"Ø C.A.P. X 126' LENGTH
2 X $\pi(2.5)^2$ X 126 = 4948 CF

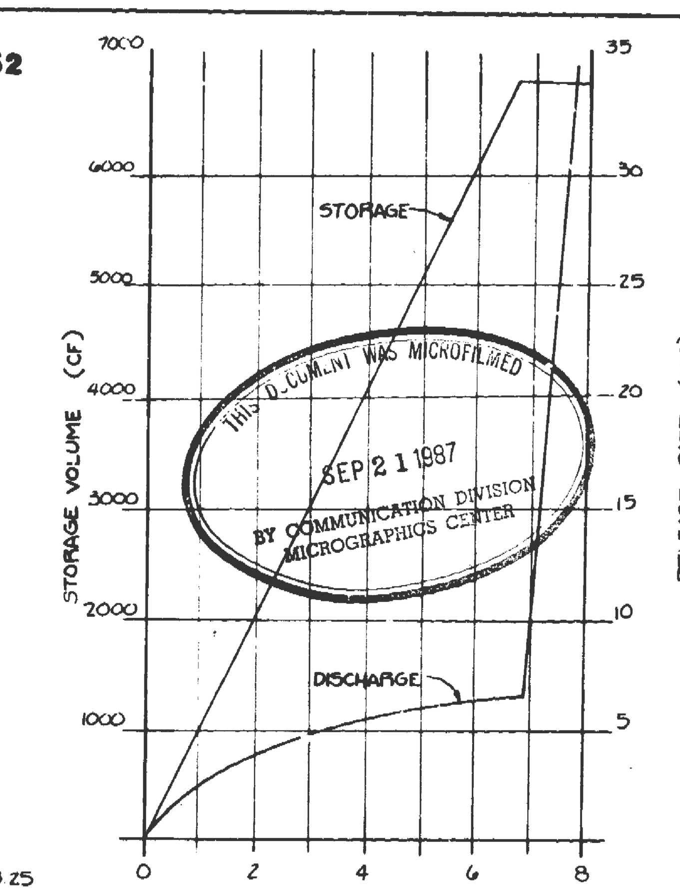
STONE = [(WIDTH X HEIGHT) - PIPE AREA] 0.4 X LENGTH
[(12' X 6.44) - 2$\pi(2.5)^2$] 0.4 X 126 = 1915 CF

TOTAL STORAGE = 4948 + 1915 = 6863 CF

ORIFICE: USE 10" ORIFICE AT INV. = 363.25
$Q = 0.6\ A\ \sqrt{2gh}$
$= 0.6\ (\pi(5/12)^2)\ \sqrt{64.4h} = 2.63\sqrt{h}$
OVERFLOW WEIR (10' WIDE) INV. = 370.0

$Q = 2.6\ L\ H^{3/2} = 26H^{3/2}$

W.S. ELEV.	h	Q_0	h_w	Q_w	Q TOTAL
364.25	1	2.6			2.6
365.25	2	3.7			3.7
366.25	3	4.6			4.6
367.25	4	5.3			5.3
368.25	5	5.9			5.9
369.25	6	6.4			6.4
370.25	7	7.0	0.25	3.3	10.3
370.50	7.25	7.1	0.5	9.2	16.3
370.75	7.5	7.2	0.75	16.9	24.1
371.00	7.75	7.3	1.0	26.00	33.3



t_c = 10 MIN. C x A = 3.03 Ac. ORIFICE 10" Ø AT INV 373.25

TIME (MIN)	Q IN. (CFS)	Q AVG (CFS)	VOL (CF)	STORAGE (CF)	TOTAL VOL. IN (CF)	TRIAL WS ELEV.	OUTFLOW (CFS)	AVG OUTFLOW (CFS)	TOTAL VOL OUT(CF)	BAL. IN STORAGE	CORR. WS ELEV.
2 YR											
0											
5	7.4	3.7	1110	0	1110	0.8	2.0	1.0	300	810	0.8
10	13.4	10.4	3120	810	3930	2.8	4.5	3.3	990	2940	2.9
15	10.3	11.9	3570	2940	6510	4.9	5.8	5.2	1560	4950	4.9
20	7.2	8.8	2640	4950	7590	5.8	6.2	6.0	1800	5790	5.7
25	5.6	6.4	1920	5790	7710	5.7	6.2	6.2	1860	5850	5.7
30	4.5	5.1	1530	5850	7380	5.5	6.1	6.1	1830	5550	5.5
35	3.9	4.2	1260	5550	6810	5.0	6.0	6.0	1800	5010	5.0
10 YR											
0											
5	9.8	4.9	1470	0	1470	1.1	2.6	1.3	390	1080	1.1
10	17.9	13.9	4170	1080	5250	4.0	5.3	4.0	1200	4050	4.0
15	13.7	15.9	4770	4050	8820	6.9	7.7	6.5	1950	6870	6.9
20	9.5	11.6	3480	6870	10350	7.2	15.5	11.6	3480	6870	7.2
25	7.4	8.5	2550	6870	9420	6.0	6.4	11.0	3300	6120	6.0
30	6.0	6.7	2010	6120	8130	6.0	6.4	6.4	1920	6210	6.0
35	5.1	5.5	1650	6210	7860	5.8	6.3	6.4	1920	5940	5.9

THIS DOCUMENT WAS MICROFILMED
SEP 21 1987
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MICROGRAPHICS CENTER

OFFSITE DRAINAGE MAP, STORM WATER DETENTION COMPUTATIONS AND SITE DRAINAGE SUMMARY

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163

DATE: 2-20-87 DRAWN: CG SCALE: NONE SHEET 11 OF 12

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

RESTON EXECUTIVE CENTER
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
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11/26/14
PROFESSIONAL ENGINEER

SWM REFERENCE SHEETS
RESTON EXECUTIVE CENTER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. =1' DATE: FEB., 2013

FILE No. SE-2103

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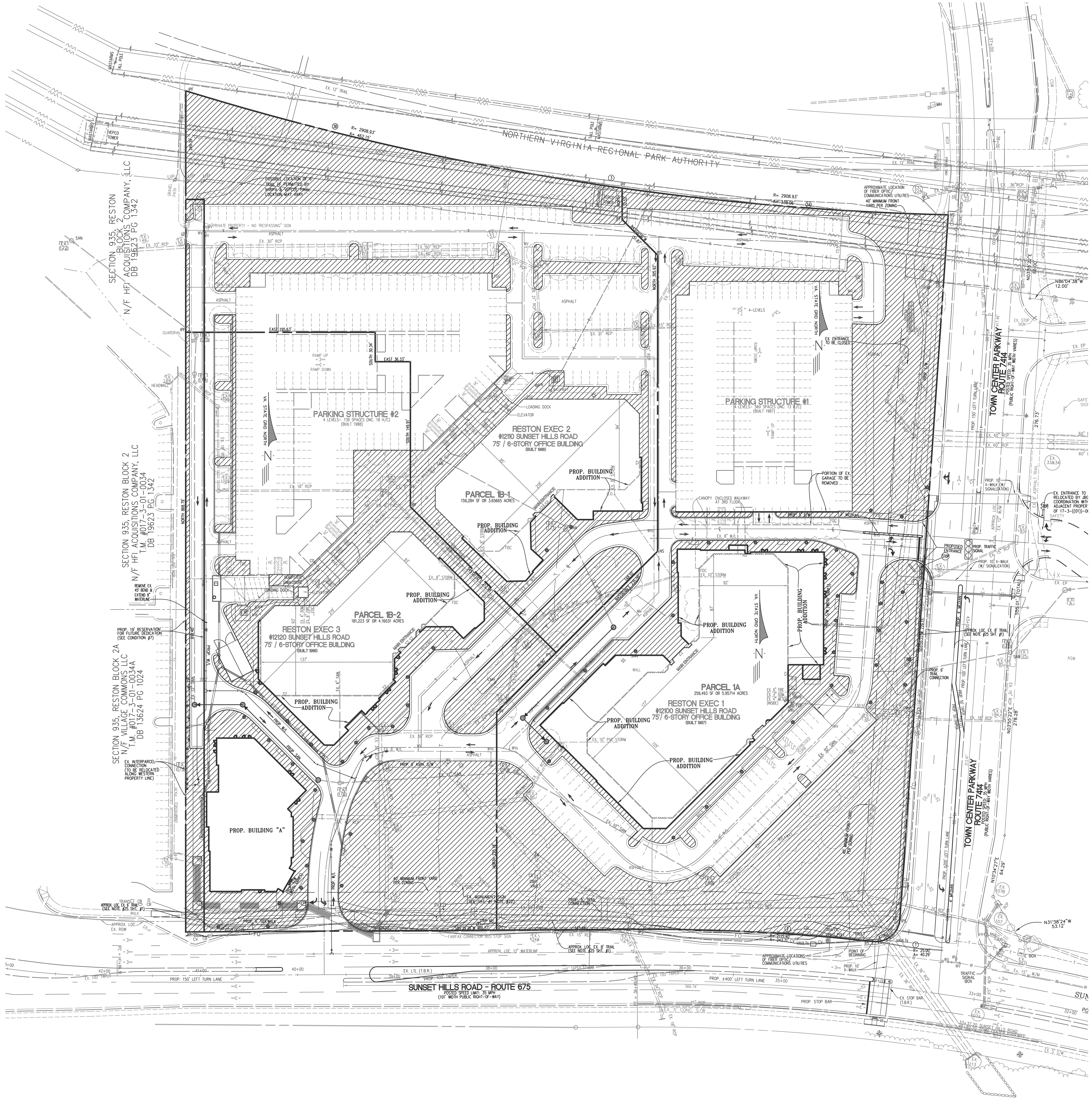

- OPEN SPACE (SEE SHEET #2 FOR COMPUTATION)

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
Lic. No. 039021
11/26/14
PROFESSIONAL ENGINEER

OPEN SPACE EXHIBIT

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50 C.I. =2' DATE: FEB., 2013

SHEET 9 OF 17

FILE No. SE-2103

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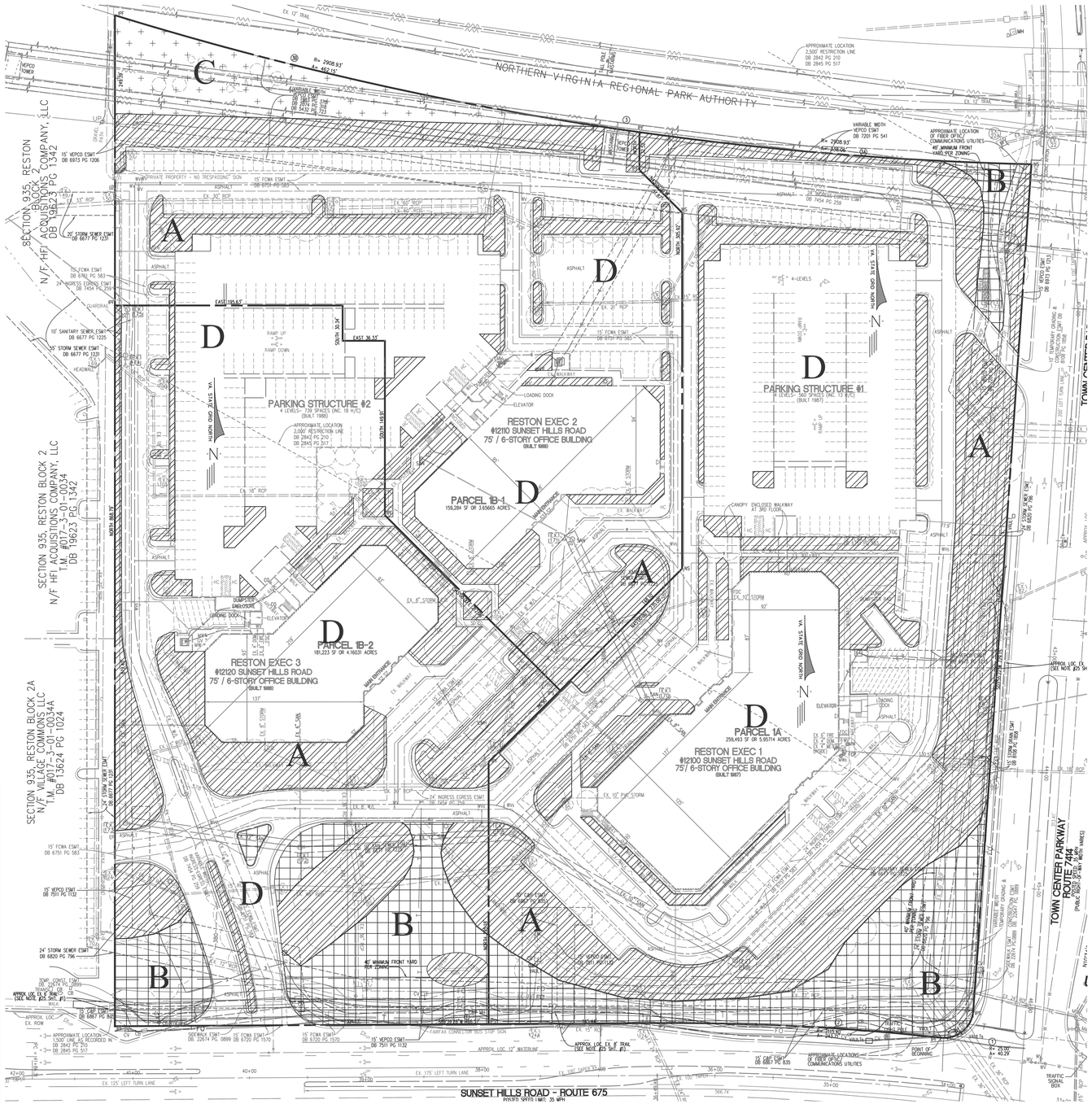

EXISTING VEGETATION SUMMARY

	Cover Type	Dominant Species	Successional Stage	Condition	Area	Comments
A	Landscaped Tree Canopy	Pin Oak (Quercus palustris)(12-16" D.B.H.) Red Maple (Acer rubrum)(6-10" D.B.H.), Picea abies (Norway Spruce)(15-20'ht.) White Pine (Pinus strobus)(20-30'ht.), American Holly (Ilex opaca)(15-20'), Saucer Magnolia (Magnolia x soulangiana)(6-8" D.B.H.)	N/A	Good	150,661 sf.	This cover type consists primarily of tree canopy that has been established through the planting of nursery stock trees that are not part of the natural forest community. The dominant species found throughout the site is Pin Oak (Quercus palustris) while other common species include Red Maple (Acer rubrum), Picea abies (Norway Spruce) and White Pine (Pinus strobus), Understory trees found throughout the site include American Holly (Ilex opaca), Saucer Magnolia (Magnolia x soulangiana), Kousa Dogwood (Cornus kousa), Malus sargentii (Sargent Crabapple) and Kwanzan Cherry (Prunus serrulata). Shurbs found throughout the site include Azalea (Azalea ssp.), Creeping juniper (Juniperus horizontalis), Winged Euonymous (Euonymous alatus), and Inkberry Holly (Ilex glabra). All of the landscaping on site is meticulously maintained and in good health.
B	Maintained Grasslands	N/A	N/A	Good	53,581 sf.	This cover type consists of maintained open turf areas.
C	Successional Forest Community	None	N/A	Good	15,292 sf.	This cover type is a naturalized buffer between the site and the Fairfax County bike path. It consists primarily of brambles and grasses that have not been maintained. There is no dominant canopy in this area however a number of small Magnolia trees (1-3" D.B.H.) have begun to grow above the other vegetation in this area.
D	Developed Land	N/A	N/A	Good	380,576 sf.	This cover type consists of constructed features including buildings, parking, roadways and walks.

*dbh = diameter at breast height (trunk measured 4.5 ft. above the ground).

Note: Field data collected during site visit on March 22, 2013.

THIS PLAN PREPARED AND/OR APPROVED
BY A CERTIFIED ARBORIST
Kyle Berseth, ISA Certified Arborist
MA-5175A

0 25' 50' 100' 200'

VA STATE GRID NORTH

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
04-22-13
07-24-13
11-04-13
11-25-13
02-10-14
03-18-14
06-09-14
08-19-14
11-26-14

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Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOURTOUMIAN
Lic. No. 038023
11/26/14
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. =2' DATE: FEB., 2013

SHEET 10 OF 17

FILE No. SE-2103

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TREE PRESERVATION TARGET CALCULATIONS			
Gross Site Area (s.f.)			**600,000**
Pre-Development Area of Existing Tree Canopy (s.f.)			78,331
Percentage of Gross Site Area Covered by Existing Tree Canopy			13%
Tree Preservation Target			
10-Year Tree Canopy Requirement Percentage			10%
10-Year Tree Canopy Required (s.f.) (See "10-Year Tree Canopy Calculations" Table)			54,058
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")			**13%**
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)			7,028
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)			47,300
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation			87%
Tree Preservation Target met (%)...	**87%**	is greater than...	**13%**
Tree Preservation Target met (s.f.)...	**47,300**	is greater than...	**7,028**

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS		
Gross Site Area (s.f.)		**600,000**
Deduction:		
Existing VEPCO Esmt. (25'+ width) (s.f.)		-59,419
Adjusted Gross Site Area (s.f.)		**540,581**
Zone: I-5	**Use: Office**	
Tree Canopy Required	10%	**54,058**

10-YEAR TREE CANOPY PROVIDED	
Total Canopy Area Provided Through Tree Preservation (s.f.)	**47,300**
Total Proposed Canopy Area (s.f.)	**6,800**
Total Tree Canopy Provided (s.f.)	**54,100**

TREE PRESERVATION CALCULATIONS				
Tree Preservation Target (%)				**13%**
Tree Preservation Target (s.f.)				**7,028**
Tree Save Areas	Cover Type	S.F.	Credit Factor	Total
	Normal	47,300	1.00	47,300
Total Tree Preservation Provided (s.f.)				**47,300**

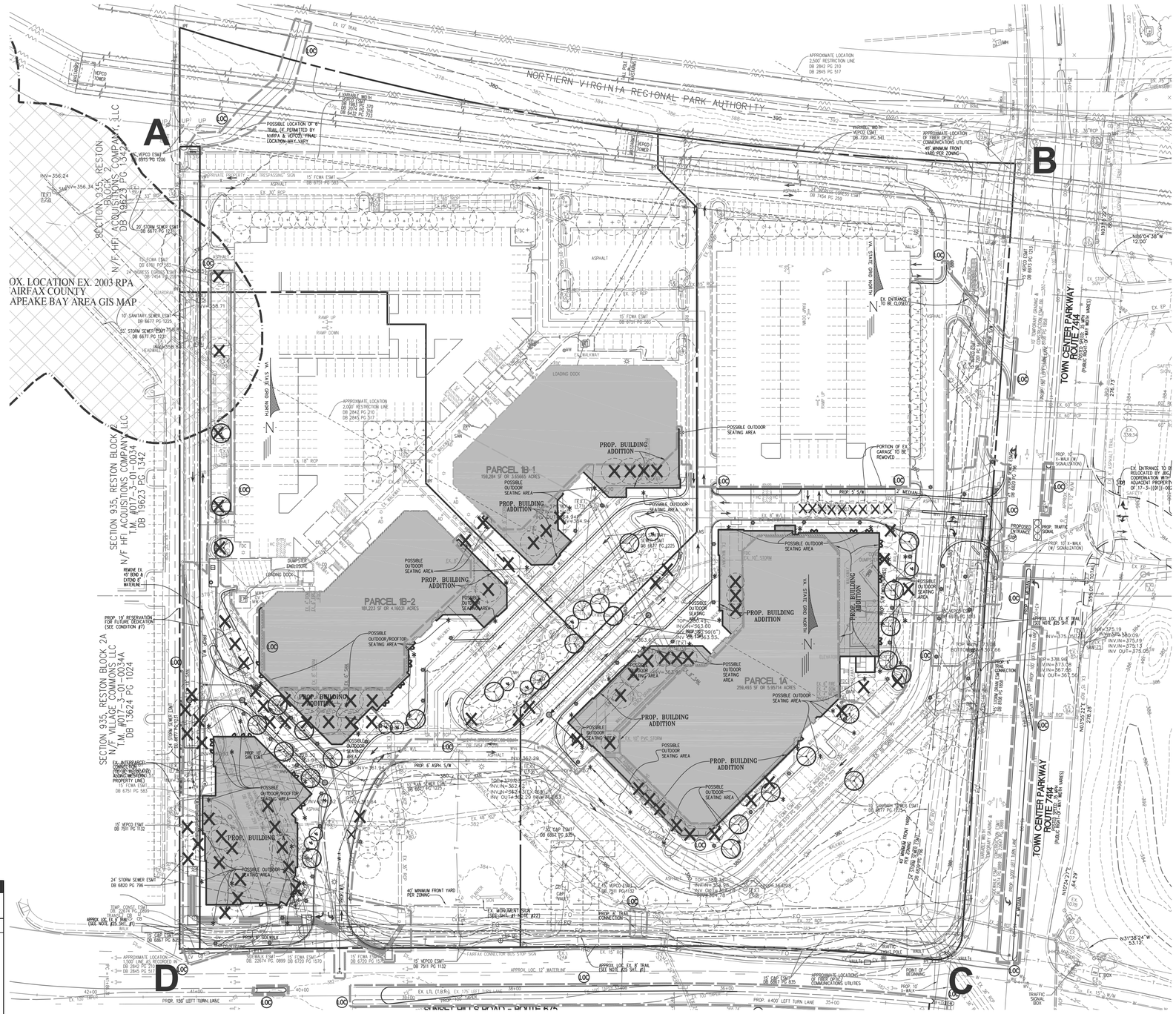
NOTE: APPLICANT RESERVES THE RIGHT TO REDUCE TREE PRESERVATION AREA WITH FINAL SITE PLAN, PROVIDED THAT THE PFM MINIMUM TREE PRESERVATION TARGET AND 10 YEAR CANOPY REQUIREMENTS ARE MET.

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS	
Adjacent Use (Group)	**Required Transitional Screening / Barrier**
North: Buffer A - B Open/Vacant Space (Park Authority) (Group 11)	None
East: Buffer B - C Offices (Group 8)	None
South: Buffer C - D Open/Vacant Space (Between Routes 675 & 267) (Group 9)	None
West: Buffer A - D Offices (Group 8)	None

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS
Parking area is being reduced by (40) parking spaces, therefore no additional interior parking lot landscaping is being provided.

GENERAL PLANT SCHEDULE							
Qty.	**Botanical Name**	**Common Name**	**Size**	**Type**	**Remarks**	**10 Yr. Canopy Coverage (s.f.)**	
	Cat. IV Deciduous Trees						
29	Acer rubrum	Red Maple	2" Cal.	B & B	Uniform branching pattern	200	5,800
	Ginkgo biloba	Ginkgo (male only)	2" Cal.	B & B	Uniform branching pattern	200	
	Platanus x acerifolia	London Planetree	2" Cal.	B & B	Uniform branching pattern	200	
	Quercus phellos	Willow Oak	2" Cal.	B & B	Uniform branching pattern	200	
	Quercus rubra	Northrn Red Oak	2" Cal.	B & B	Uniform branching pattern	200	
	Tilia americana	American Basswood	2" Cal.	B & B	Uniform branching pattern	200	
	Zelkova serrata	Japanese Zelkova	2" Cal.	B & B	Uniform branching pattern	200	
	Nyssa sylvatica	Sour Gum	2" Cal.	B & B	Uniform branching pattern	200	
	Quercus bicolor	Swamp White Oak	2" Cal.	B & B	Uniform branching pattern	200	
	Betula nigra	River Birch	2" Cal.	B & B	Uniform branching pattern	200	
	Gleditsia triancanthos 'inermis'	Thornless Honeylocust	2" Cal.	B & B	Uniform branching pattern	200	
	Quercus coccinea	Scarlet Oak	2" Cal.	B & B	Uniform branching pattern	200	
	Cat. II Deciduous Trees						
10	Amelanchier canadensis	Canadian Serviceberry	2" Cal.	B & B	Uniform branching pattern	100	1,000
	Magnolia × soulangeana	Saucer Magnolia	2" Cal.	B & B	Uniform branching pattern	100	
						Total (s.f.)	**6,800**

NOTE: MINIMUM REQUIRED 10-YEAR TREE CANOPY WILL BE PROVIDED IN CONFORMANCE WITH PFM. QUANTITIES, LOCATIONS, SPECIES, AND CULTIVARS OF TREES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.



NOTE: PER PFM TABLE 12.17, MINIMUM REQUIRED PLANTING AREA FOR STREET TREES AND TREES IN TREE PITS WILL BE CONFIRMED WITH FINAL DESIGN. IF MINIMUM PLANTING AREA AND WIDTH REQUIREMENTS CANNOT BE MET, AN ALTERNATIVE DESIGN DETAIL, SUCH AS STRUCTURAL CELL TECHNOLOGY, OR SIMILAR, AS APPROVED BY UFMD, WILL BE IMPLEMENTED THAT SATISFIES THE STREETSCAPE PLANTING SPACES DEVELOPMENT CONDITIONS. FINAL DECISION WILL BE MADE WITH FINAL DESIGN.

LEGEND

- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

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

PLAN DATE
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07-24-13
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MATTHEW K. KOURTOUHANIS
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11/26/14
PROFESSIONAL ENGINEER

LANDSCAPE PLAN AND COMPUTATIONS

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2013

SCALE: 1"=50' C.I. =2'

SHEET 11 OF 17

FILE No. SE-2103

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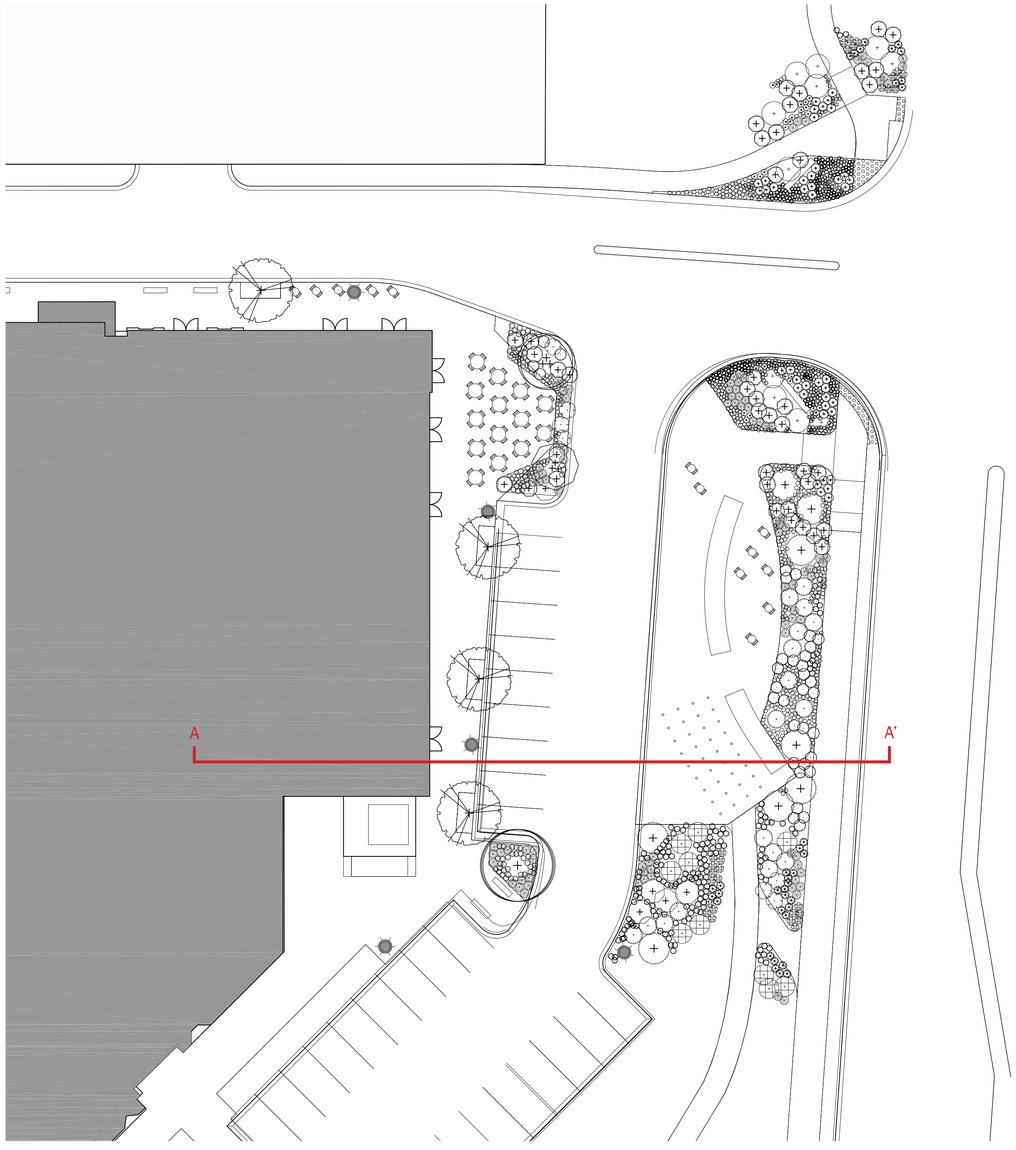


PLANT SCHEDULE REC 1

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BET NIG	1	Betula nigra	River Birch Multi-Trunk	1 gal.
	GT	4	Gleditsia triacanthos inermis	Thornless Common Honeylocust	3"-4" Cal.
	QUE COC	1	Quercus coccinea	Scarlet Oak	3"-4" Cal.
FLOWERING TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	AME CAN	1	Amelanchier canadensis	Canadian Serviceberry	2"-3" Cal.
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	ARO ME2	17	Aronia melanocarpa	Chokeberry	5 gal
	CLE ALN	10	Clethra alnifolia	Summersweet Clethra	5 gal
	COR RE5	7	Cornus sericea	Red Twig Dogwood	5 gal
	FOT GAR	41	Fothergilla gardenii	Dwarf Fothergilla	5 gal
	HAM VIR	5	Hamamelis virginiana	Common Witch Hazel	5 gal
	HYD QUE	11	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal
	ITE VI2	34	Itea virginica	Virginia Willow	5 gal
	RHU GRO	42	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac	1 gal
	VIB DUM	8	Viburnum plicatum	Dummer Snowflake Viburnum	5 gal
PERRENIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	AMS HUB	95	Amsonia hubrichtii	Arkansas Blue-star	1 gal
	CHA LA2	75	Chasmanthium latifolium	Wood Oats	1 gal
	CHE GL2	41	Chelone glabra	White Turtle-head	1 gal
	DIA CA2	69	Dianthus carthusianorum	Clusterhead	1 gal
	ECH PUR	35	Echinacea purpurea	Purple Coneflower	5 gal
	EPI GR3	254	Epimedium grandiflorum		1 gal
	PEN ALO	161	Pennisetum alopecuroides	Fountain Grass	1 gal
	PEN HUS	74	Penstemon digitalis 'Huskers Red'	Beard-tongue	1 gal
	PER AFF	231	Persicaria affinis	Fleeceflower	6" pot
	PHY MIS	75	Physostegia virginiana 'Miss Manners' TM	Miss Manners Obedient Plant	1 gal
	ROD AES	28	Rodgersia aesculifolia	Fingerleaf Rodgersia	1 gal
	RUD BL2	29	Rudbeckia fulgida	Coneflower	1 gal
	SES HEU	142	Sesleria heufleriana	Moor Grass	6" pot

Section Scale 3/32" = 1'-0"

PLANTING PLANS

REC 1 / SITE SECTION

sheet: 11A of 17

RTC West

Board Title

Disclaimer: Drawings are for Illustrative Purposes Only

0' 20' 40'

OLIN

November 26, 2014

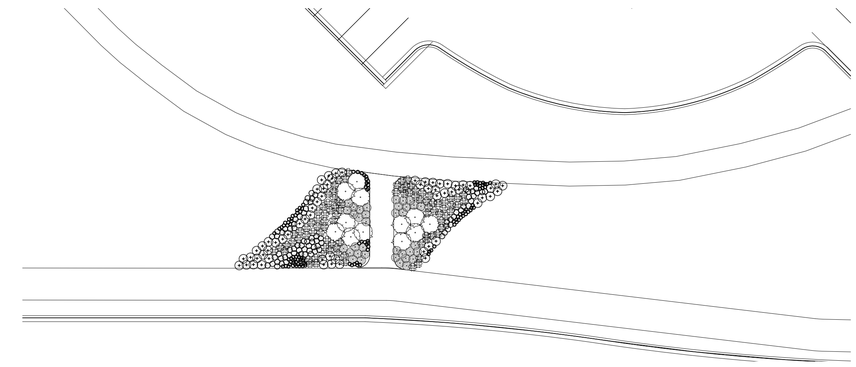
OLIN Partnership Ltd.

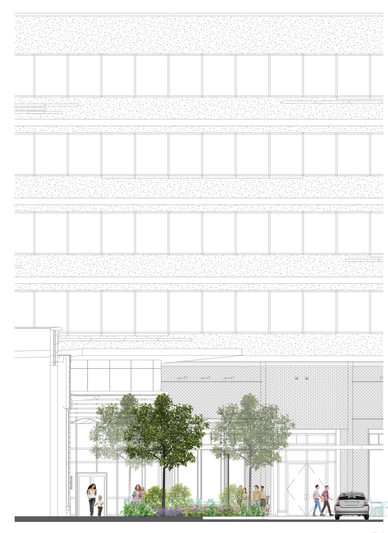
PLANT SCHEDULE REC 3

	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES					
	QUE BIC	8	Quercus bicolor	Swamp White Oak	1 gal.
FLOWERING TREES					
	MAG SOU	5	Magnolia x soulangiana	Saucer Magnolia	1 gal.
SHRUBS					
	CLE ALN	30	Clethra alnifolia	Summersweet Clethra	5 gal
	COR RES	24	Cornus sericea	Red Twig Dogwood	5 gal
	HYD QUE	6	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal
	ITE VI2	35	Itea virginica	Virginia Willow	5 gal
	PIE JAP	22	Pieris japonica	Lily of the Valley Bush	5 gal
	VAC HIG	26	Vaccinium corymbosum	Highbush Blueberry	5 gal
	VIB NUD	18	Viburnum nudum "Winterthur"	Smooth Witherod	5 gal
	VIB DUM	6	Viburnum plicatum	Dummer Snowflake Viburnum	5 gal
PERRENIALS					
	CHA LA2	242	Chasmanthium latifolium	Wood Oats	1 gal
	CHE GL2	115	Chelone glabra	White Turtle-head	1 gal
	EPI GR3	164	Epimedium grandiflorum		1 gal
	KNI UV	36	Kniphofia uvaria	Torchlily	5 gal
	LIA SP2	90	Liatris spicata	Spike Gayfeather	1 gal
	PAN VIR	54	Panicum virgatum	Switch Grass	1 gal
	PEN ALO	29	Pennisetum alopecuroides	Fountain Grass	1 gal
	PEN HUS	100	Penstemon digitalis "Huskers Red"	Beard-tongue	1 gal
	PHY MIS	113	Physostegia virginiana "Miss Manners" TM	Miss Manners Obedient Plant	1 gal
	SES HEU	148	Sesleria heufleriana	Moor Grass	6" pot
	TIA COR	79	Tiarella cordifolia	Foamflower	1 gal

PLANT SCHEDULE CONNECTOR

	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
SHRUBS					
	RHU GRO	62	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac	1 gal
	VIB NUD	12	Viburnum nudum "Winterthur"	Smooth Witherod	5 gal
PERRENIALS					
	AMS HUB	36	Amsonia hubrichtii	Arkansas Blue-star	1 gal
	PEN ALO	75	Pennisetum alopecuroides	Fountain Grass	1 gal
	RUD BL2	90	Rudbeckia fulgida	Coneflower	1 gal
	SES HEU	112	Sesleria heufleriana	Moor Grass	6" pot





B B'

Section Scale 3/32" = 1'-0"

PLANTING PLANS

REC 3 / SITE SECTION

sheet: 11B of 17

RTC West

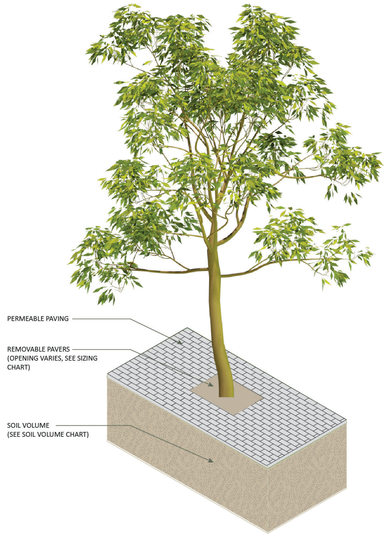
0' 20' 40'

OLIN

November 26, 2014

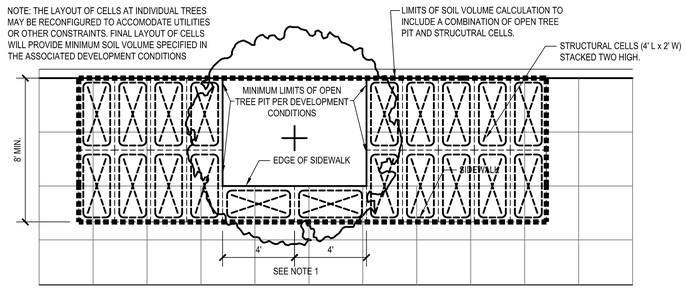
OLIN Partnership Ltd.

Disclaimer: Drawings are for Illustrative Purposes Only

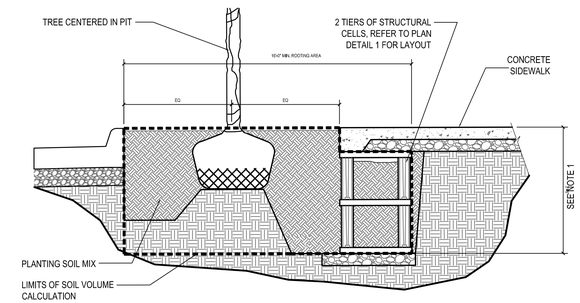


Preferred Option:
Permeable Paving- see planting matrix for additional details

Detail Examples (All details subject to review and approval by applicable agencies)



Silva Cell Planting Detail- Plan View



Silva Cell Planting Detail- Section

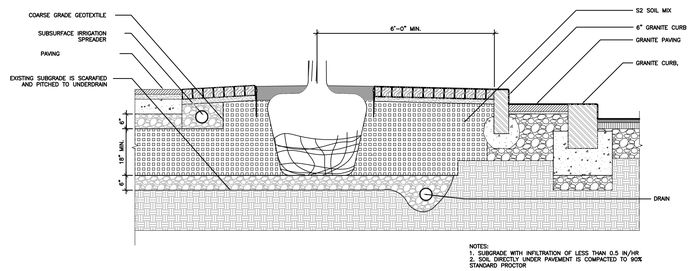
TREE PIT NOTES
1. MINIMUM 3'-6" DEPTH FOR 4' TO EACH SIDE OF TREE.

2. SOIL MIX FOR SILVA CELLS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. MIX SHALL CONSIST OF TOPSOIL, COMPOST, AND COARSE SAND MIXED TO THE FOLLOWING PROPORTION:

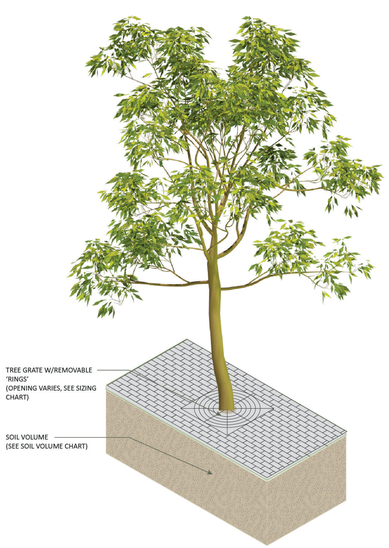
MATERIAL	% BY VOLUME
COMPOST	12-17%
COARSE SAND	35-50%
TOPSOIL	35-50%

A) RATION SHALL BE ADJUSTED TO ACHIEVE A WATER PERMEABILITY BETWEEN 0.75 AND 1.75 INCHES PER HOUR WHEN COMPACTED TO 80-85% OF MAXIMUM DRY DENSITY. THE PERMEABILITY OF THE ALLOWABLE TOPSOIL MATERIALS WILL VARY THE OVERALL PERMEABILITY OF THE FINAL MIX. SUBMIT MULTIPLE MIX RATIOS FOR PERMEABILITY TO ESTABLISH THE CORRECT MIX RATIO FOR THE AVAILABLE TOP SOIL.
B) FINAL MIX SHALL HAVE A pH BETWEEN 5.5 AND 6.5.
C) FINAL MIX SHALL HAVE AN ORGANIC MATTER CONTENT OF BETWEEN 3 AND 5%.

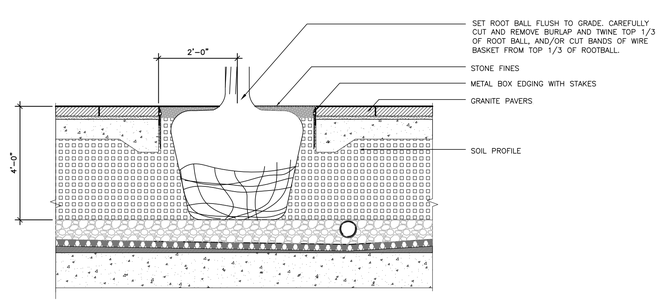
3. ALL REQUIRED PLANTINGS TO SATISFY THE REQUIREMENTS OF THIS PRC APPLICATION AND THE PFM. ADDITIONAL INSTALLATION DETAILS TO BE PROVIDED AT TIME OF SITE PLAN.



Structural Soil Planting Detail w/ Porous Paving



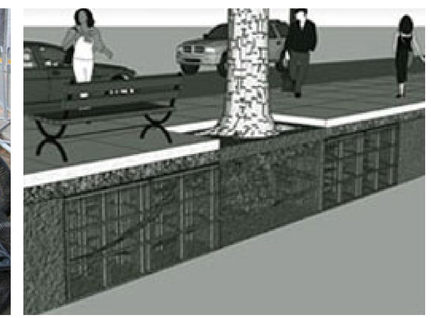
Alternate Option:
Tree Grate System- see planting matrix for additional details



Structural Soil Planting Detail w/ Concrete and Granite Pavers

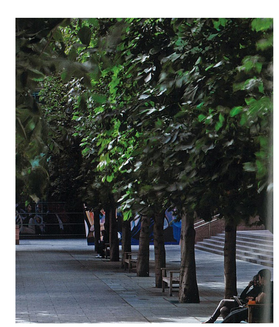
Precedents

Queensway, Toronto, ON, CN
Silva Cell during installation; the image above shows the extent of root growth capacity as well as the potential of for paving to extend between street and sidewalk



Silva Cell Axon
The axonimetric view above shows a projected ideal of an installed street tree in an urban condition relative to paving.

Beringer Vineyards, Saint Helena, CA
This precedent shows permeable paving that allows for narrow planting spaces while providing adequate water and oxygen to street trees.
With proper maintenance the paving cobbles can be removed to accomodate tree growth.

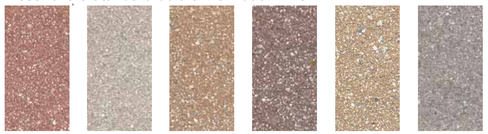


Bishops Gate, London, UK
This precedent is an example of a paving surface extended above structural soil to help air and light infiltrate to established plants.

PLANTING DETAILS
PLANTING PRECEDENTS
sheet: 11C of 17

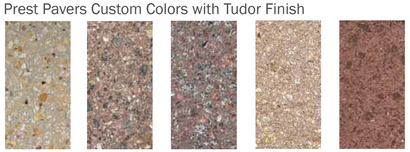
Potential Color Ranges

Prest Pavers Standard Colors with Tudor Finish



Quarry Red | Natural* | Tan | Brown | Cream | Limestone

Prest Pavers Custom Colors with Tudor Finish

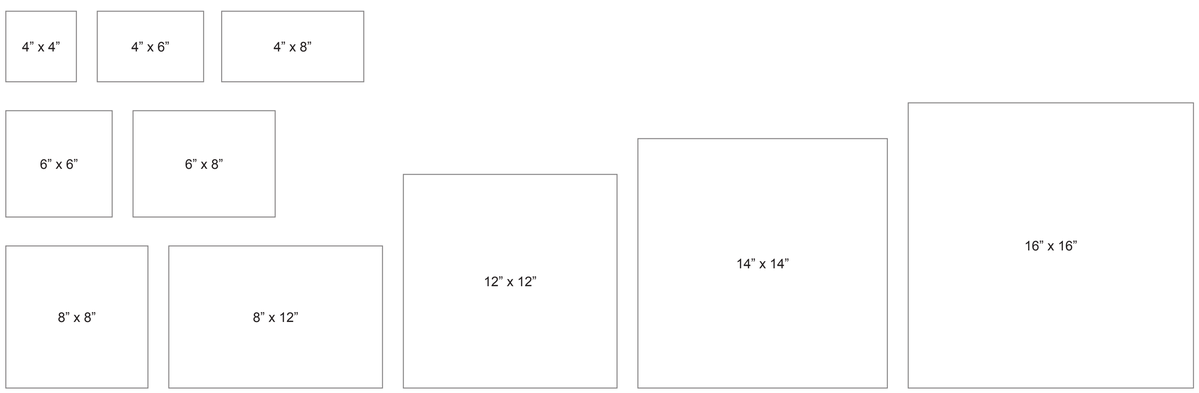


Antietam* | Matrix #1119 | Matrix #1916* | Matrix #2115 | Matrix #2156

Custom Color with Tudor #13 Finish

Matrix #1775

Potential Paver Sizes

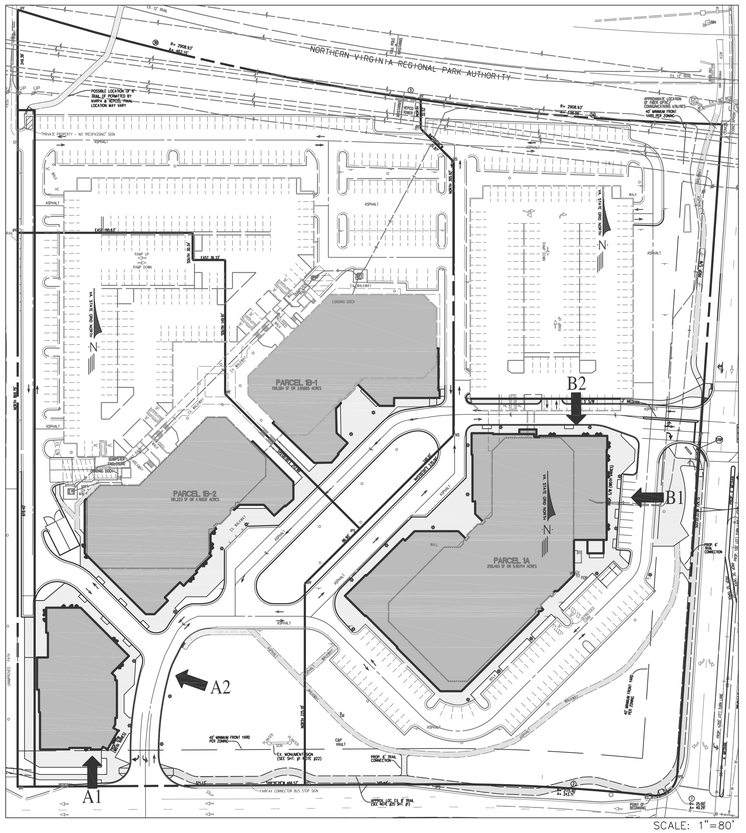


* paver sizes can be randomly assorted and/or a combination of similar sizes
** paver sizes shown at 25% actual size

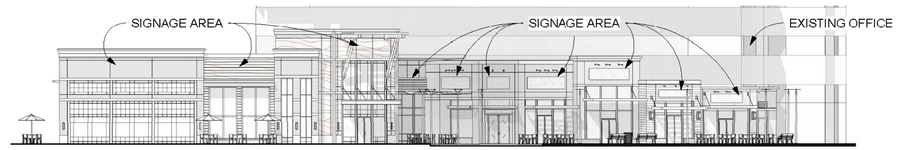
SITE PAVING

COLOR & SIZE OPTIONS

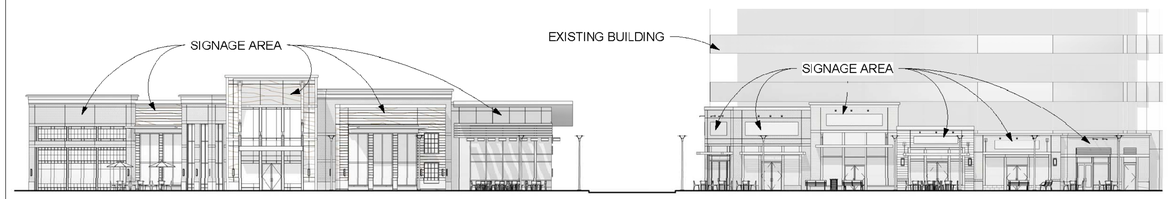
sheet: 11D of 17



SCALE: 1"=80'



2 Elevation from Sunsets Hill Rd - Retail A1
1" = 20'-0"



1 Front Elevation - Retail A2
1" = 20'-0"

streetsense.

15

Building Elevations - Retail A

Reston Executive Center

08/14/14

THE JBG COMPANIES

2 FRONT ELEVATION - RETAIL B1
3/32" = 1'-0"

1 SIDE ELEVATION - RETAIL B2
3/32" = 1'-0"

streetsense.

16

Building Elevations - Retail B

Reston Executive Center

08/14/14

THE JBG COMPANIES

THE INFORMATION SHOWN HEREON IS SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW THE CHARACTER OF THE PROPOSED RETAIL USE. OTHER PROPOSED DETAIL AREA NOT SHOWN IN ELEVATION WILL BE OF THE SAME QUALITY & CHARACTER AS SHOWN HEREON.

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

PLAN DATE
04-22-13
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11-04-13
11-25-13
12-19-13
03-18-14
08-19-14
08-19-14
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTEKHAAN
Lic. No. 039021
11/26/14
PROFESSIONAL ENGINEER

BUILDING ELEVATIONS

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2013

SCALE: NOT TO SCALE

C.L.=N/A

SHEET 12 OF 17

FILE No. SE-2103

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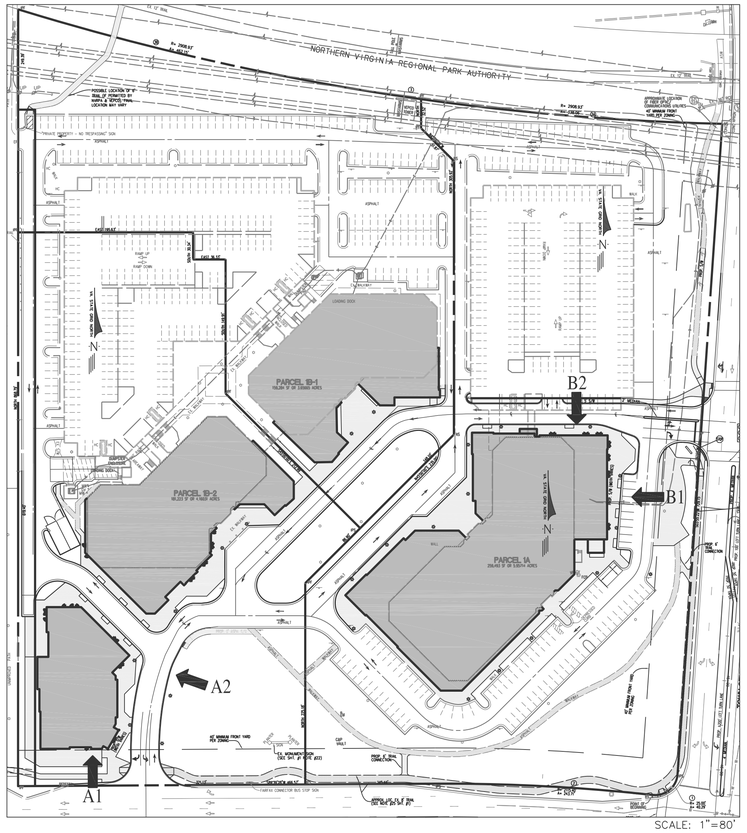
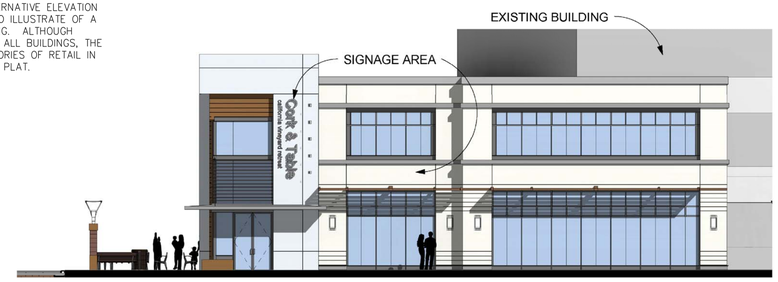
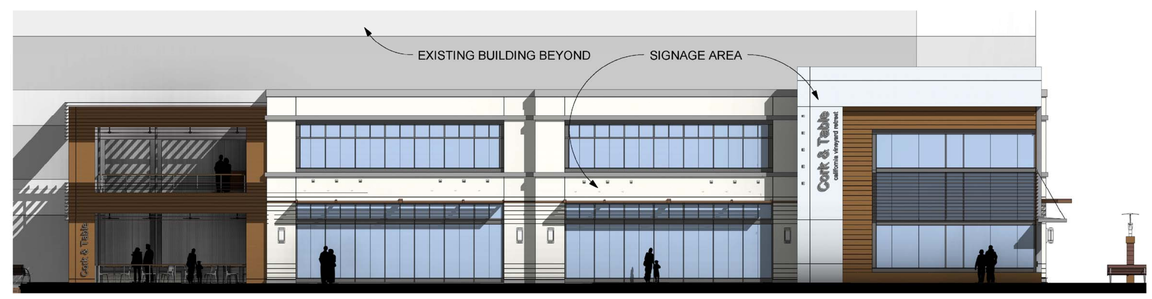


2 STORY RETAIL OPTION: AN ALTERNATIVE ELEVATION OF VIEWS B1 & B2 ARE SHOWN TO ILLUSTRATE OF A POSSIBLE 2 STORY RETAIL BUILDING. ALTHOUGH ELEVATIONS ARE NOT SHOWN FOR ALL BUILDINGS, THE APPLICANT MAY CONSTRUCT 2 STORIES OF RETAIL IN ALL AREAS IDENTIFIED ON THE SE PLAT.



1 Side Elevation - Retail B1 2 STORY OPTION
3/32" = 1'-0"



2 Front Elevation - Retail B2 2 STORY OPTION
3/32" = 1'-0"

streetsense.

B-03

Building Elevations - Town Center Parkway Retail

Reston Executive Center

08/28/13

THE JBG COMPANIES

JBG ROSENFELD RETAIL

THE INFORMATION SHOWN HEREON IS SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW THE CHARACTER OF THE PROPOSED RETAIL USE. OTHER PROPOSED DETAIL AREA NOT SHOWN IN ELEVATION WILL BE OF THE SAME QUALITY & CHARACTER AS SHOWN HEREON.

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MATTHEW K. KOERTSCHMANN
Lic. No. 038621
11/26/14
PROFESSIONAL ENGINEER

BUILDING ELEVATIONS

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2013

SCALE: NOT TO SCALE

C.I. =N/A

SHEET
12A
OF
17

FILE No.
SE-2103

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RESTON EXECUTIVE CENTER

RESTON, VIRGINIA
November 25, 2014

Prepared by: streetsense. OLIN THE JBG COMPANIES JBG ROSENFELD RETAIL

RESTON EXECUTIVE CENTER

RESTON, VIRGINIA
November 25, 2014

Prepared by: streetsense. OLIN THE JBG COMPANIES JBG ROSENFELD RETAIL

RESTON EXECUTIVE CENTER

RESTON, VIRGINIA
November 25, 2014

Prepared by: streetsense. OLIN THE JBG COMPANIES JBG ROSENFELD RETAIL

REZONING APPLICATION

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

June 12, 1984

Mr. E. A. Prichard
Boothe, Prichard and Dudley
4103 Chain Bridge Road
Fairfax, Virginia 22030

Re: Rezoning Application
Number RZ 83-C-100
AMENDED LETTER

Dear Mr. Prichard:

Enclosed you will find copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 4, 1984, granting, as proffered, Rezoning Application RZ 83-C-100 in the name of Reston Land Corporation, to rezone certain property in the Centreville District from the R-1 and I-5 Districts to the I-5 District on subject parcels 17-3 ((1)) 1 and part 2 consisting of approximately 33.98 acres.

Very truly yours,

for Ethel Wilcox Register, CMC
Clerk to the Board

EWR/mg

cc: Samuel A. Patteson, Jr.
Supervisor of Assessments
✓ Gilbert R. Knowlton, Deputy,
Zoning Administrator
Peter T. Johnson, Division Director,
Zoning Evaluation Division
Fred R. Beales, Supervisor,
Base Property Mapping/Overlay
Ted Austell, III,
Executive Assistant to the County Executive

FAIRFAX COUNTY
RECEIVED
JUN 22 1984
DIVISION OF
ZONING ADMINISTRATION

EXHIBIT
D

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 4th day of June, 1984, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 83-C-100

WHEREAS, Reston Land Corporation, filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 and I-5 Districts to the I-5 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Centreville District, and more particularly described as follows: (See attached legal description);

Be, and hereby is, zoned to the I-5 District, and said property is subject to the use regulations of said I-5 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 4th day of June, 1984.

Ethel Wilcox Register, CMC
Clerk to the Board

Reston Land Corporation

11800 SUNRISE VALLEY DRIVE, SUITE 1400
RESTON, VIRGINIA 22091
TELEPHONE (703) 620-4780

PRELIMINARY
PROFFER STATEMENT
REZONING APPLICATION RZ 83-C-100

Reston Land Corporation, as the applicant and owner of the property which is the subject of the above referenced rezoning application, hereby commits that development of the property shall occur in accord with the following conditions:

1. Applicant proffers that development of this parcel under the I-5 category shall exclude the following permitted uses:

   A. Heavy equipment and specialized vehicle sale, rental and service establishments.

   B. Lumber yards and building material yards to include rock, sand and gravel.

   C. Motor freight terminals.

   D. Motor vehicle storage and impoundment yards.

   E. Recycling centers.

   F. Storage yards.

   G. Vehicle light service establishment, limited by the provisions of Section 505 below.

   H. Vehicle major service establishments.

   I. Warehousing and associated retail establishments.

   In addition, manufacturing and production of food and beverage products shall only be permitted if they meet Article 5-405, item 2, Use Limitation wherein, "All operations, activities and storage shall be conducted within a completely enclosed building...".

a Mobil company

2. Development of this parcel will be reviewed by the Architectural Board of Review as the land included in the application will be subjected to the Reston Center for Industry and Government Declarations of Protective Covenants and Restrictions, recorded in Deed Book 2565, page 34 and amended in Deed Book 2845, page 503 and Deed Book 3243, page 320.

3. Applicant will require an effective visual barrier such as earthen mounds and/or sufficient landscaping in order to provide screening of major parking areas from Sunset Hills Road and from the W&OD Regional Trail, and also to provide for internal visual break-up of large expanses of parking.

4. Applicant will require the final site plan to include a coherent on-site pedestrian circulation system to be integrated with the Reston-wide major pathway system.

5. Applicant agrees to provide a four lane divided roadway with 90' right-of-way (with no parking) to accommodate traffic flow on relocated Sunset Hills Road in conjunction with development of this property and in conjunction with VDH&T abandoning the old Sunset Hills Road right-of-way.

6. Applicant will provide road geometrics and site entrance spacing as shown on the approved preliminary plan number 5468-P-01 for Sunset Hills Road.

7. Applicant agrees to complete the improvements proffered with RZ 83-C-037 prior to occupancy of buildings on the subject site.

8. Applicant agrees to provide a pedestrian connection from the site to the W&OD Trail.

J. C. Cleveland
Executive Vice President

JCC/sbp

May 22, 1984

ZONING COMPLIANCE REQUEST

County of Fairfax, Virginia

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

Sent Via Regular Mail

June 26, 2012

Jeffrey A Nein
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190-5656

Re: Zoning Compliance Request
12100, 12110 and 12120 Sunset Hills Road
Reston, Parcel 1A, 1B1, 1B2
Tax Map: 17-3 ((1)) 28A, 28B and 28C
Zoning District: I-5

Dear Mr. Nein:

This is in response to your letter dated June 20, 2012, to Eileen McLane requesting certain zoning information regarding the referenced property. Our files contain the following information:

1. The referenced property is zoned I-5, General Industrial District, which permits office as a by-right use. The property is subject to the proffered conditions associated with Rezoning RZ 83-C-100, approved by the Board of Supervisors on June 4, 1984. There are no associated special exception, special permit or variance applications. Enclosed please find the I-5 District regulations, the proffered conditions associated with RZ 83-C-100, and the zoning map.

2. The property is also located in the Phase II Dulles Rail Transportation Improvement District ("Phase II District"). As such, as set forth more fully in the Phase II Petition Pursuant to Virginia Code Section 33.1-431 for the Creation of the Phase II Dulles Rail Transportation Improvement District, the commercial and industrial zoning classifications, and the uses, densities/intensities of use and all development, site plan and subdivision criteria, rules and regulations related thereto (including, but not limited to, Bulk Regulations and Open Space Regulations as set forth in the County Zoning Ordinance), in effect as of December 21, 2009, the date the Phase II District was created, shall remain in force and effect within the Phase II District until the earlier of either (a) the maximum period permitted by law, and in any event not less than twenty (20) years from the date the Phase II District was created, or (b) the

Department of Planning and Zonin
Zoning Administration Divisic
Ordinance Administration Branc
12055 Government Center Parkway, Suite 8(
Fairfax, Virginia 22035-55(
Phone 703-324-1314 FAX 703-803-63
www.fairfaxcounty.gov/dp

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Integrity * Teamwork* Public Service

EXHIBIT
G

Mr. Nein
June 26, 2012
Page 2

abolition of the Phase II District; and shall not be eliminated, reduced or restricted except (i) upon the written request or approval of the owner of the property affected by any such change, (ii) as required to comply with the provisions of the Chesapeake Bay Preservation Act (§ 10.1-2100 et seq.) or the regulations adopted pursuant thereto, (iii) as required to comply with the federal Clean Water Act (33 U.S.C. § 1342 (P)) and regulations promulgated thereunder by the federal Environmental Protection Agency, or (iv) as specifically required to comply with any other state or federal law.

3. Our records indicate that As-Built Site Plan #6851-SP-01-B-1, entitled "Reston Executive Center" was approved on July 21, 1989, for three six-story office buildings and two four-story parking garages. According to our records, it appears that the property was developed in accordance with all applicable provisions of the Zoning Ordinance.

4. In accordance with Zoning Ordinance Amendment (ZOA) 92-225, the properties are subject to a maximum floor area ratio (FAR) of 1.0 in perpetuity in lieu of the current regulations that allow a maximum FAR of 0.5 with an FAR of 1.0 with the approval of a special exception application.

5. According to our records, there are no pending rezoning, special exception, special permit, or variance applications with regard to the referenced property. In addition, there are no outstanding zoning violations or zoning enforcement actions against the referenced property.

Enclosed for your records is Receipt #2012-0791 for the zoning compliance letter fee. I trust this satisfactorily responds to your request. Should you have any additional questions, please feel free to contact me at 703-324-1396.

Sincerely,

Roger Marcy
Assistant to the Zoning Administrator

Attachments: A/S

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

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Lic. No. 039021
11/26/14
PROFESSIONAL ENGINEER

MISCELLANEOUS CORRESPONDENCE
RESTON EXECUTIVE CENTER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. =N/A DATE: FEB., 2013

SHEET 13 OF 17

FILE No. SE-2103

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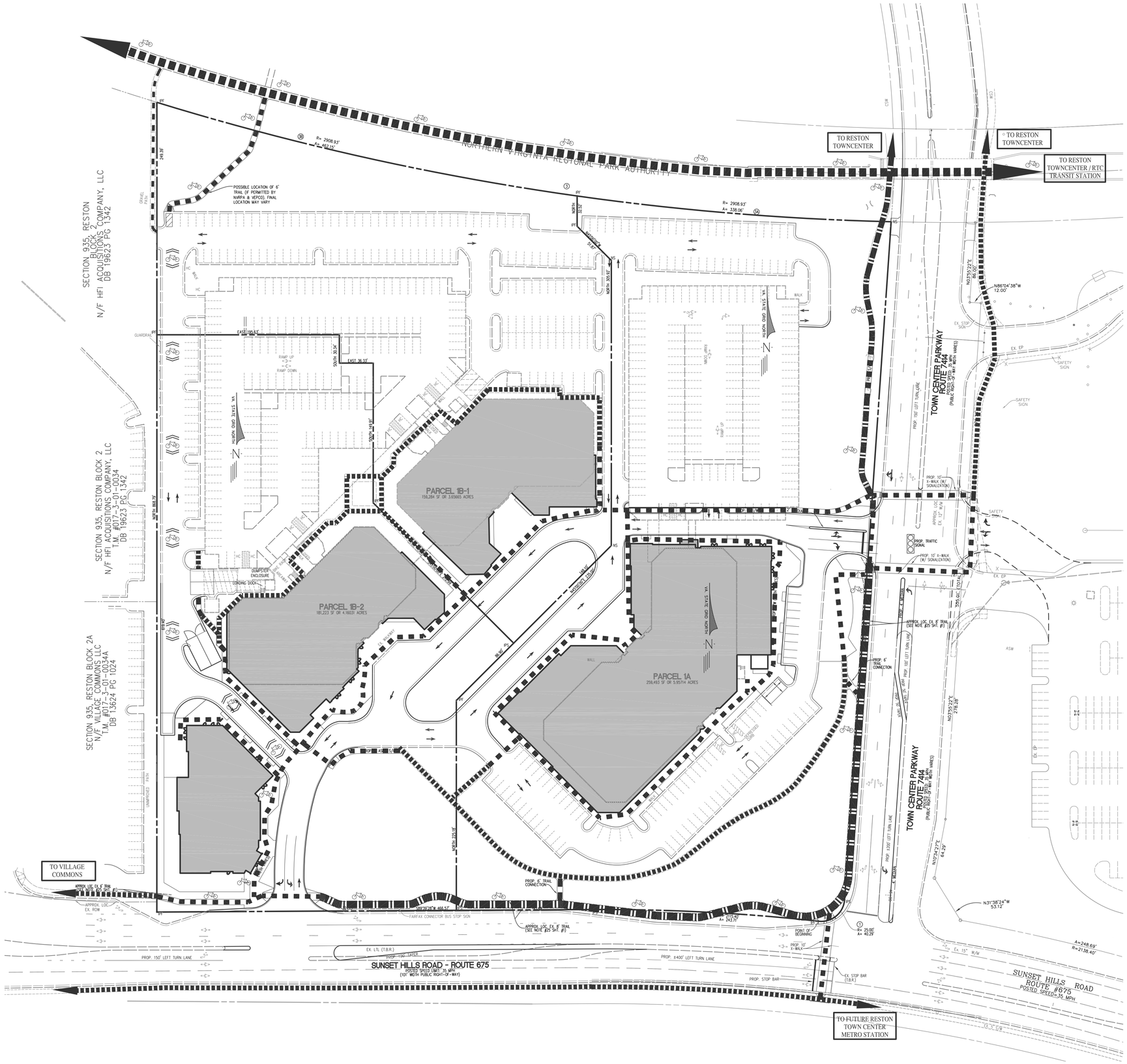

PEDESTRIAN CIRCULATION KEY

- EXISTING WO&D MAJOR REGIONAL TRAIL (ASPHALT)
- EXISTING NATURAL SURFACE TRAIL
- EXISTING SIDEWALK
- PROPOSED 5' (MIN) SIDEWALK /XWALK
- EXISTING 8' SIDEWALK (ASPHALT) (SEE SHT. #1, NOTE #25)
- EX. 6' SIDEWALK (ASPHALT)
- SHARED LANE MARKING
- POSSIBLE BIKE ROUTE

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PROFESSIONAL ENGINEER

PEDESTRIAN/ BICYCLE/ VEHICLE CIRCULATION EXHIBIT

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE:1"=50 | C.I.= N/A | DATE: FEB., 2013

SHEET 14 OF 17

FILE No. SE-2103

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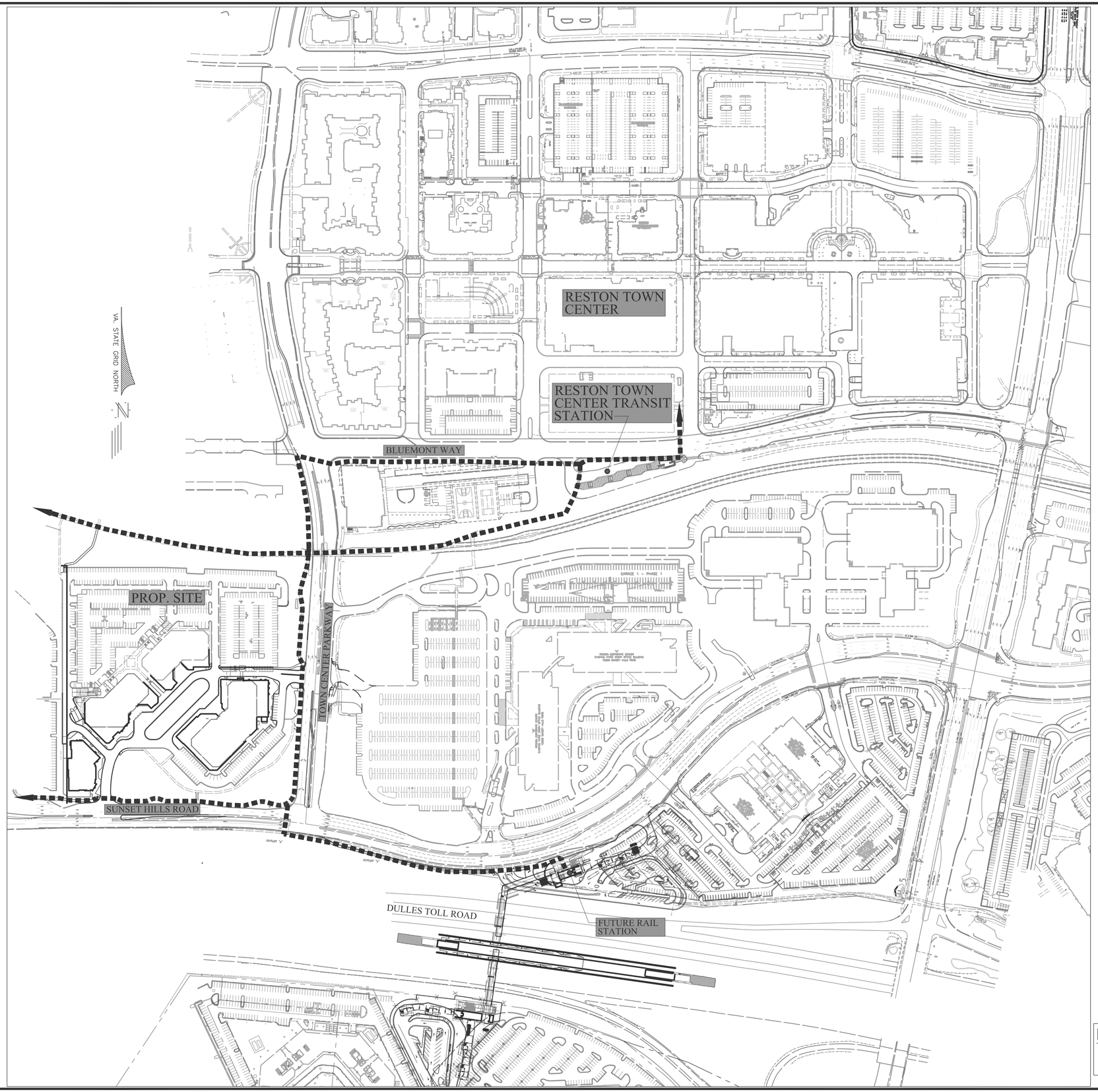

PEDESTRIAN CIRCULATION KEY

PEDESTRIAN PATH

PLAN DATE
04-22-13
07-03-13
11-04-13
11-25-13
12-02-13
03-18-14
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11/24/14

OVERVIEW ACCESS EXHIBIT

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=150'
C.I.= N/A
DATE: FEB., 2013

SHEET 14A OF 17

FILE No. SE-2103

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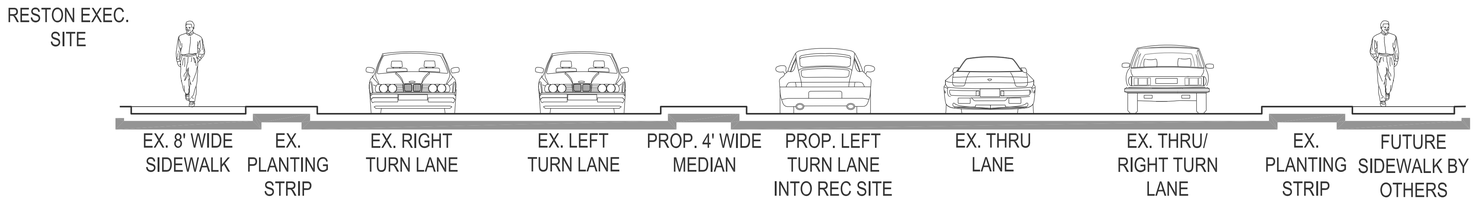
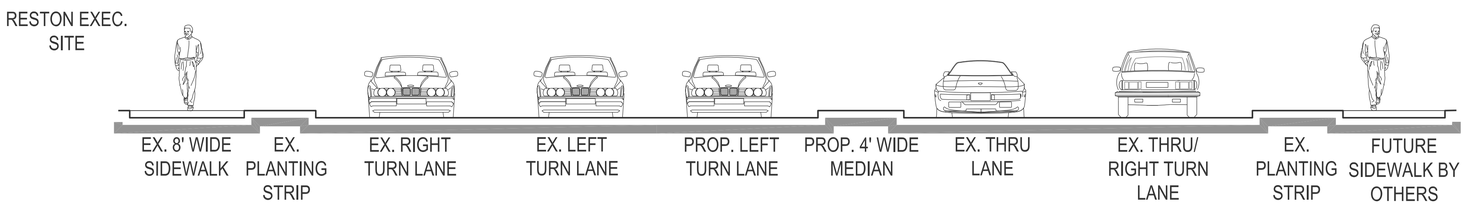


1 SECTION 1: TOWN CENTER PARKWAY (LOOKING NORTH)
SCALE = NTS



2 SECTION 2: TOWN CENTER PARKWAY (LOOKING NORTH)
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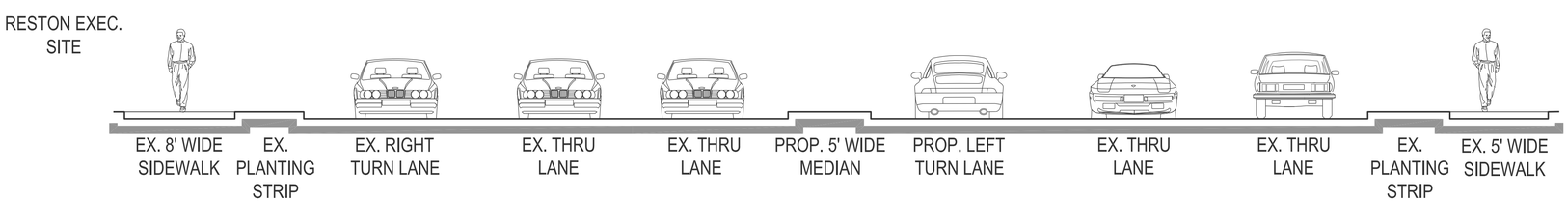
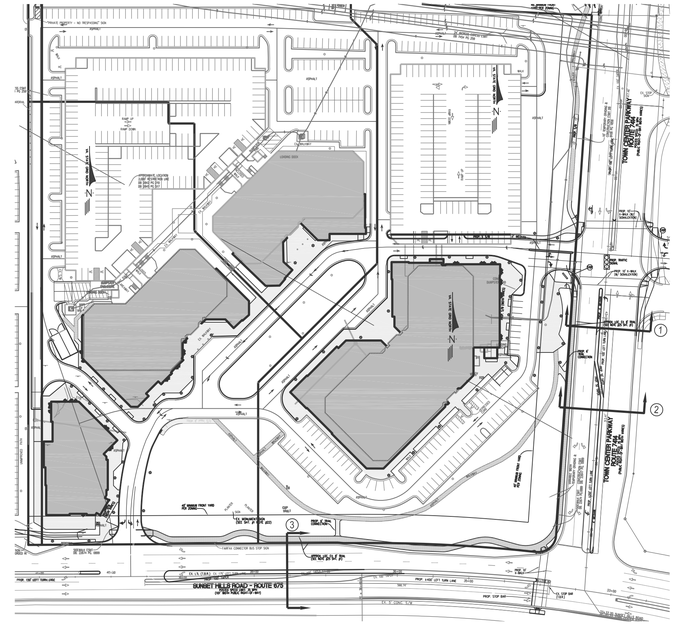


3 SECTION 3: SUNSET HILLS ROAD (LOOKING EAST)
SCALE = NTS



KEY PLAN
Scale: 1"=100'

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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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOERTGHANN
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PROFESSIONAL ENGINEER

SUNSET HILLS RD & TOWN CENTER PARKWAY SECTIONS

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
C.I. =N/A
DATE: FEB., 2013

SHEET 15 OF 17

FILE No. SE-2103

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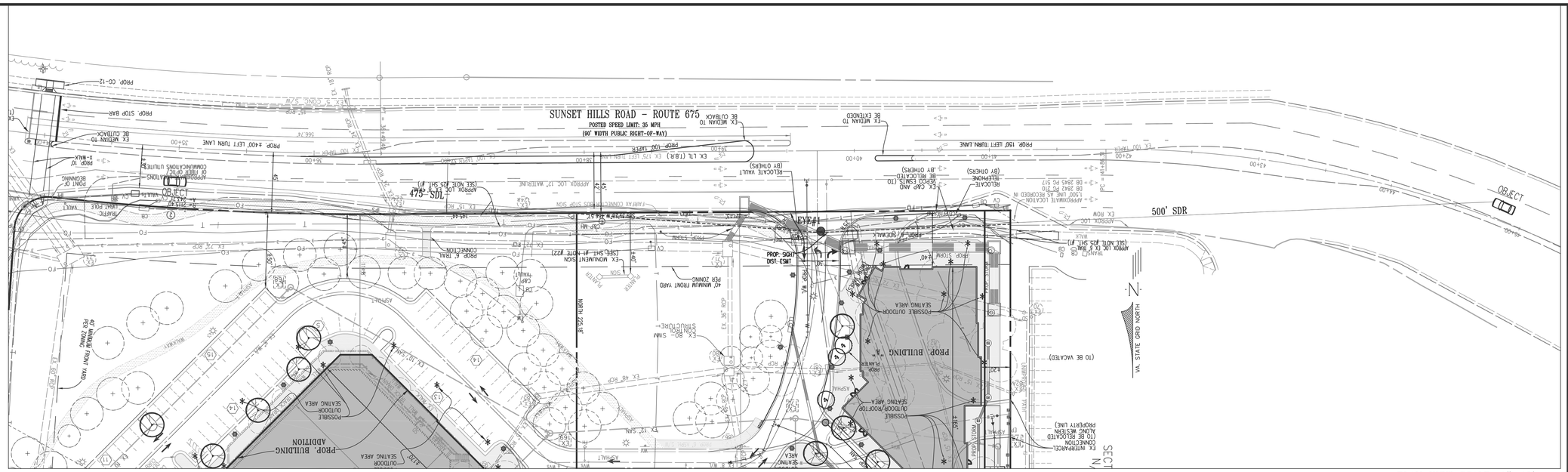
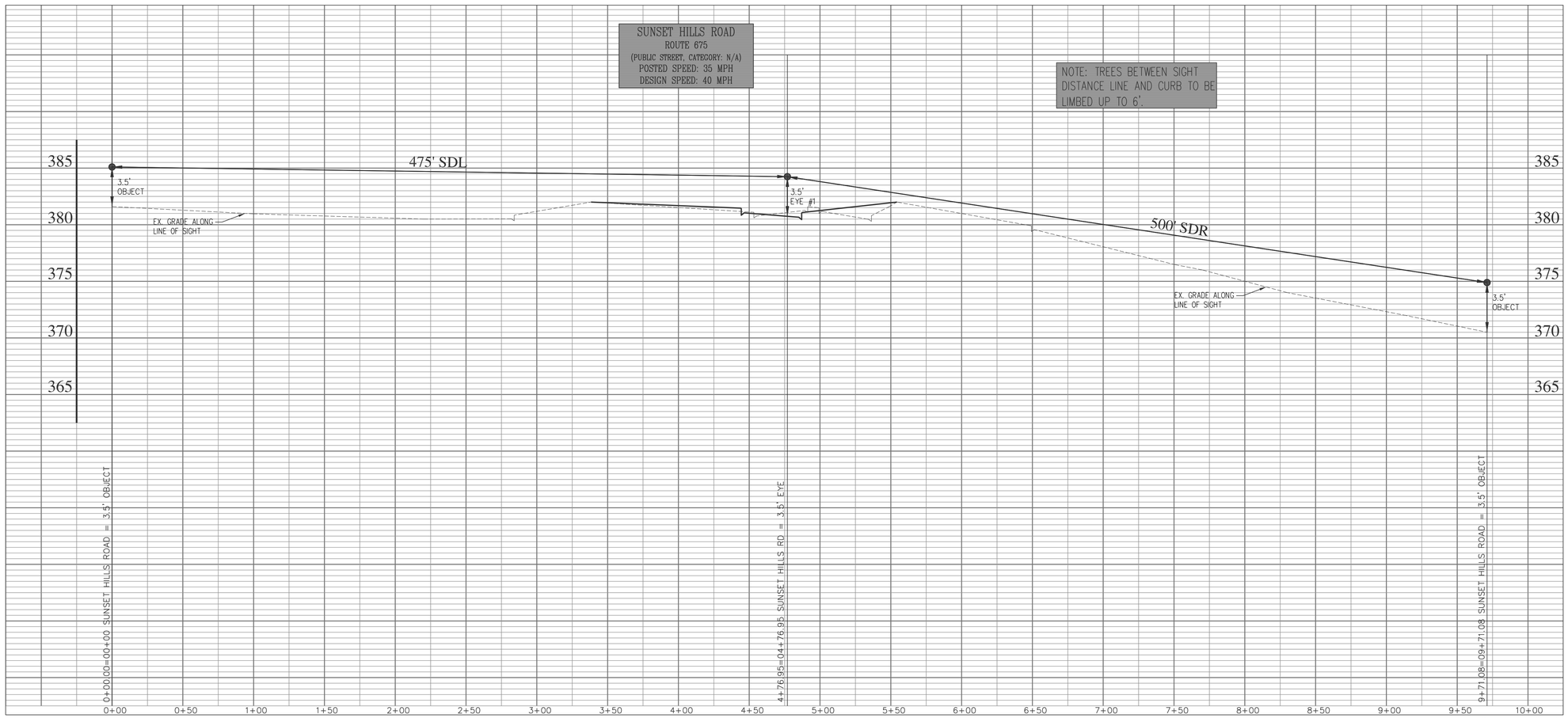


PLAN VIEW SCALE: 1"=40'



PROFILE SCALE: H:1"=40: V:1"=5'

NOTE: SIGHT DISTANCE BASED ON VDOT ROAD DESIGN MANUAL TABLE 2-7 "INTERSECTION SIGHT DISTANCE" (REV. 1/14)

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MATTHEW K. KOURTOUHANIS
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PROFESSIONAL ENGINEER

SIGHT DISTANCE PLAN & PROFILES

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2013

SCALE: H:1" = 40'; V: 1"=5' C.I. = 2'

SHEET 16 OF 17

FILE No. SE-2103

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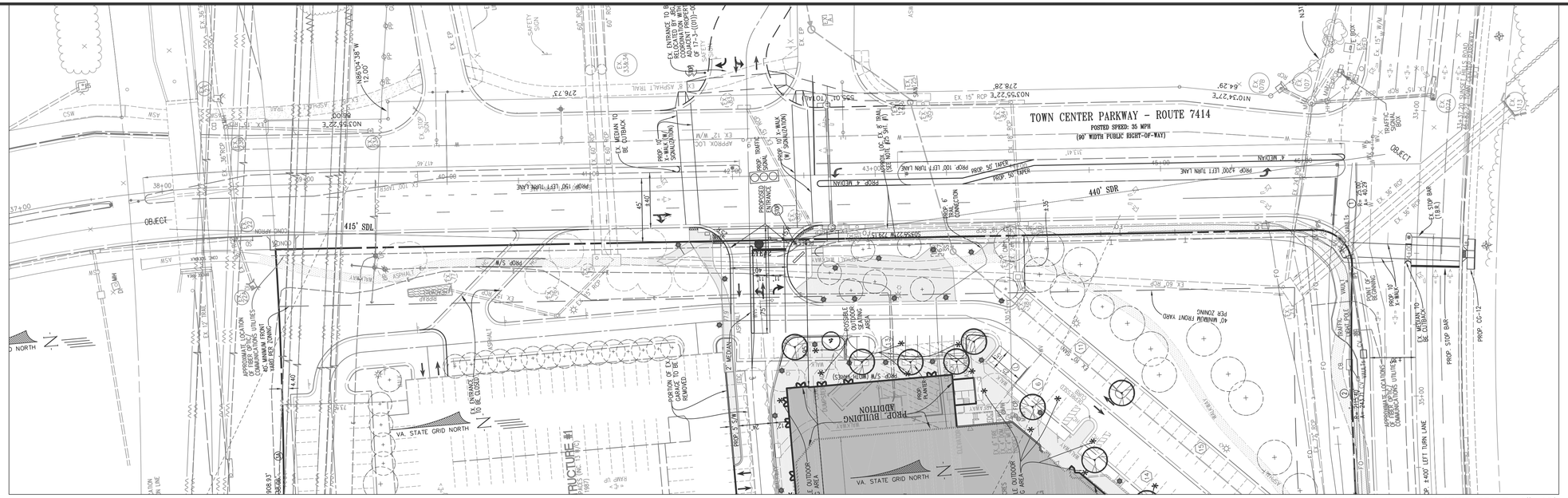
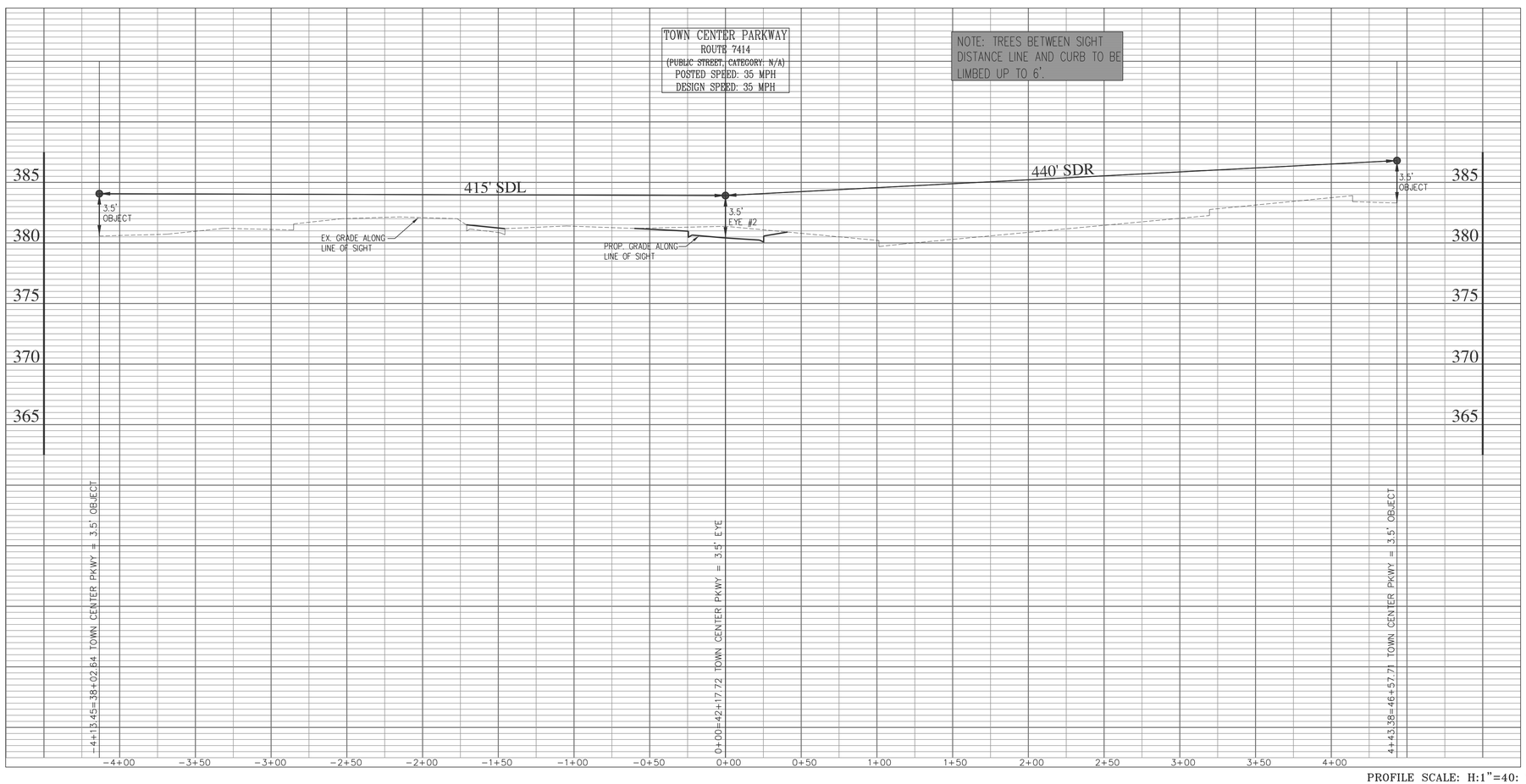


PLAN VIEW SCALE: 1"=40'



PROFILE SCALE: H:1"=40: V:1"=5'

NOTE: SIGHT DISTANCE BASED ON VDOT ROAD DESIGN MANUAL TABLE 2-7 "INTERSECTION SIGHT DISTANCE" (REV. 1/14)

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11/26/14

SIGHT DISTANCE PLAN & PROFILES

RESTON EXECUTIVE CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2013

SCALE: AS NOTED

C.I.: 2'

SHEET 17 OF 17

FILE No. SE-2103

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

DESCRIPTION OF THE APPLICATION

SE 2013-HM-016

The subject property is located at the northwest corner of the intersection of Sunset Hills Road and Town Center Parkway and is the site of an existing office complex of three buildings known as the Reston Executive Center. The applicant requests approval of a Special Exception in order to add retail, restaurant, and food store uses to the office buildings in the I-5 Zoning District. The first two floors of each building would be converted from office space, with multiple small building additions proposed around the periphery of the buildings to increase the ground level space that would be available for the new uses. In addition, one new retail building would also be constructed at the southwest corner of the site. The applicant is also requesting a Special Exception for a waiver of sign regulations in order to provide additional signage for the new retail and restaurant uses.

A reduced copy of the Special Exception plat is included at the front of this report. The proposed development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2 and 3, respectively. The applicant's sign package is included in Appendix 14.

Waivers and Modifications:

- Modification of Par. 1.A of Section 9-524 to allow retail sales establishments, display area, or accessory office to occupy 100% of the gross floor area of an establishment in an I-5 district where 60% is allowed.

- Modification of Par. 8 of Section 9-525 to allow outdoor restaurant seating in an I-5 district where such activities are normally limited to enclosed buildings.

- Modification of the frontage improvements along Sunset Hills Road in favor of the existing and proposed conditions depicted on the SE Plat.

- Modification of the minimum planting area requirements in the Public Facilities Manual width to permit a width of 4 feet along Town Center Parkway.

LOCATION AND CHARACTER

Location:

The property totals 13.77 acres in size and is located on the west side of Town Center Parkway at Sunset Hills Road at the southwestern edge of the Reston Town Center area.

Site Description:

The property is developed with three, six-story office buildings totaling 490,954 sqaure feet in gross floor area and two four-level parking structures. One office building and parking structure are situated adjacent to Town Center Parkway. The other two buildings and parking garage are located towards the western side of the site. Additional surface parking spaces and internal access drives surround the periphery of the buildings and garages. A meandering asphalt trail runs along Town Center Parkway and then curves west, roughly following Sunset Hills Road. The main vehicular access point is along Sunset Hills Road. There is a second driveway located in the northeast corner of the site, along Town Center Parkway.

Surrounding Area Description:

The site abuts several restaurants, a hotel, and drive-through bank, to the west. The W&OD trail runs along the site's northern boundary and beyond that are townhouses on Trumbull Way. To the east is a vacant parking lot that was formally the Connector Bus park and ride facility, before the opening of the Wiehle Avenue Metro Stop in August 2014. A narrow, Board of Supervisors-owned outlot and the Dulles Toll Road are located across Sunset Hills Road, to the south, beyond which are multistory office buildings. A summary of the surrounding uses, zoning, and comprehensive plan recommendations is provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Public Park (W&OD Trail – NVRPA)	R-1	Public Park
East	Vacant Parking Lot	PRC	Office, Retail, Residential, and Community Serving Uses @ 0.70-1.0 FAR
South	Vacant (Board-owned outlot)	PRC	Residential Planed Community
West	Restaurants, Hotel, Bank	PRC	Office @ 0.8-0.9 FAR or Residential @ up to 30 du/ac

BACKGROUND

The property was developed with the existing office buildings in the mid-1980s and was subject to the following zoning applications:

- June 4, 1984 - Board Approved RZ 83-C-100 which rezoned the subject property and the parcels to the west from R-1 to I-5 to allow for Industrial and Office Use.

- November 1986 – Site Plan approval received to construct two office buildings and parking structure totaling 420,000 square feet known as Centennial Sunset Hills Office Park. (plans ultimately revised to three buildings and two parking structures with same total GFA).

- 1987-88 - Construction of the three buildings and two garages completed.

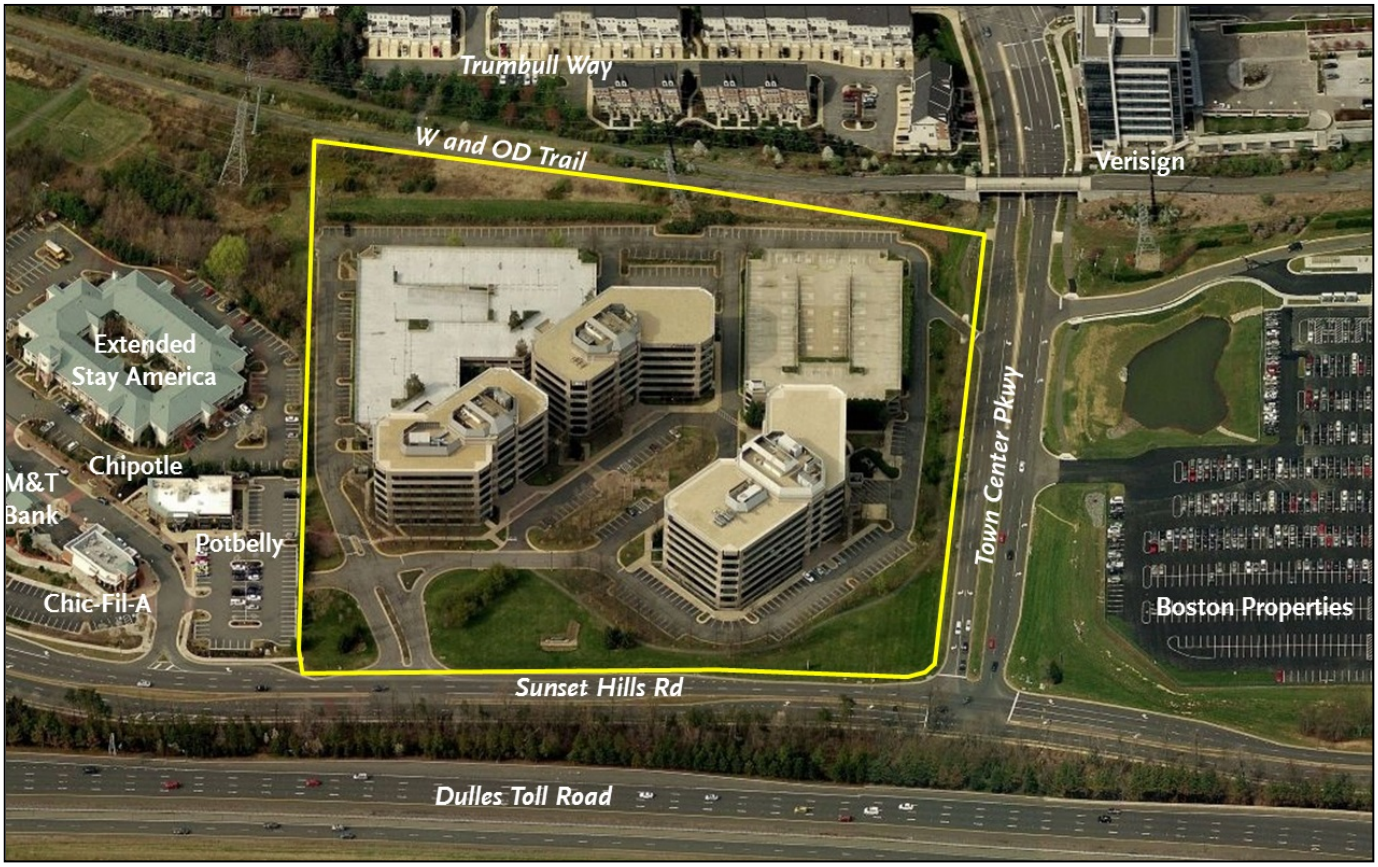


Figure 1: Aerial View of Site

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	III
Planning District:	Upper Potomac
Planning Sector:	UP-5 Reston
Special Area:	Reston Transit Station Areas – Reston Town Center Station TOD District – North Sub-district)

Plan Map: Office

The Comprehensive Plan's discussion of the North Sub-district of the Town Center Station area identifies the subject property as part of the Transit Station Mixed Use area. The base plan recommends a variety of uses including office, retail, residential, and community serving uses at intensities of .70 to 1.0 FAR. Given the proximity to the planned Town Center Metro station, however, the redevelopment option for the property calls for significant redevelopment that would introduce a greater range of uses in mid and high rise buildings. Specifically, the Plan recommends intensities between 3.0 and 4.0 FAR with up to 3 million square feet of existing and new development across the mixed use area. The Plan recommends a mix of half residential and half non-residential uses and calls for ground level retail and support services to enhance the pedestrian environment. The Plan also calls for support retail uses within office, hotel, and residential buildings to allow employees and residents to minimize car trips. The full plan text can be found in Appendix 4.

SE PLAT ANALYSIS

Special Exception Plat (SE Plat)
(Copy at front of report)

Title of SE Plat:	"Special Exception Plat – Reston Executive Center"
Prepared By:	Urban, Ltd.
Original and Revision Dates:	April 22, 2013, revised through November 26, 2014
Number of Sheets:	27

Description of SE Plat:

Proposed Layout

The applicant's Special Exception Plat shows that the new one-story retail building, measuring 12,500 square feet is planned just south of the westernmost building (#12120), across a new access drive, roughly parallel to the western property line and reaching towards Sunset Hills Road. A series of additions to and conversions of office space totaling 6,500 square feet is also shown for the front side of the western building. Fifteen thousand square feet of new and converted space is shown around all sides the eastern building (#12100). Finally, 6,100 square feet of new and converted space is shown at the southern side of the northern building (#12110), facing the central plaza area, for a total of 40,100 square feet of new retail and restaurant space. Of this, 25,000 square feet is new space and 15,100 sf is existing space that will be converted. The total FAR of the site would be 0.77. Areas for outdoor dining and seating are shown adjacent to the each of

the buildings. A small area in the northwest portion of the site is located within an RPA area and is not being modified with this application.

Figure 2: Site Layout (new building and additions highlighted)

Vehicle Access/Circulation

The Reston Executive property currently has two access points; the main two-way entrance and exit on Sunset Hills Road at the southwest corner of the property and an exit-only slip ramp onto Town Center Parkway at the northeast end of the site. The

applicant proposes modifications to both access points to accommodate the new development and provide more direct access from Town Center Parkway.

The slip ramp would be closed and in its place the applicant proposes a new ingress/egress onto Town Center Parkway located about mid-way along the site's frontage, aligned between the parking garage and the eastern building. The current access on Sunset Hills Road would shifted to the east by about 40 feet and reduced in width from 60 feet to about 30 feet to allow for the new retail building.

Several modifications to the internal circulation pattern are proposed under this SE application. The traffic around the central open space area would now circulate one-way clockwise and some of the internal driveways would be shifted around the new building additions. A 24 foot wide drive-aisle would be constructed to connect the central common space area with the proposed new driveway onto Town Center Parkway. The current access drive on the east side of the northern garage would be removed, except for the portion that provides ingress/egress to the garage at the northeast corner. The SE Plat shows a vehicular connection between the new retail building and the western office building that provides access to the garage and rear of the site. It should also be noted that the SE plat includes a 19 foot wide reservation area along the western property line that could be used for a new north-south connection to Town Center Parkway and to relocate the second interparcel access to the property to the west which is being removed as part of this application. The existing reserved interparcel access at the northwest corner of the site is being retained (unchanged). Development conditions are proposed to regulate the near term and future vehicular connections to and through the site. Additional discussion and analysis of the transportation issues associated with the application is provided in the Transportation analysis section of this report.

Pedestrian Circulation

Sheet 14 of the SE Plat provides a pedestrian and bicycle circulation plan for the site. There is an existing 6 foot wide asphalt trail along Town Center Parkway and a meandering 8 foot wide trail along Sunset Hills Road. In addition, the property has an existing 6 foot wide asphalt walkway that partially circles the southeast corner of the property around the southern and eastern sides of building # 12100. The applicant proposes to connect this walkway to the adjacent trails along the public roadways. The SE Plat shows a series of new internal sidewalk connections and crosswalks along and around the sides of the new building and additions as well as along the new drive aisle to Town Center Parkway. Two new crosswalks are also proposed across Town Center Parkway at the new access point. Many of the proposed sidewalk areas adjacent to the new retail and restaurant uses are shown at up to 20 feet in width and will accommodate outdoor restaurant seating as well as landscaping and public seating areas. The W&OD trail runs along the northern periphery of the site. The SE Plat shows a new six foot wide connection to this facility at the northwest corner of the site.

Parking and Loading

Between the two large garages and surface lots, the property currently contains over 1,600 parking spaces for the 490,000 square foot office complex. The new building

additions and conversion of existing office space, however, changes the parking requirements for the site. With the approval of this application there would be a total of 475,854 square feet of office space, requiring 1,238 spaces at 2.6 spaces per 1,000 square feet of gross floor area. The 10,025 square feet of retail space requires 44 spaces at 4.8 spaces per 1,000 square feet of gross floor area. Finally, the 544 table seats, 200 counter seats, and 40 employees for the restaurants generate the need for 256 spaces. Thus the new total requirement is 1,538 spaces. The applicant indicates they will meet this requirement through 1,299 spaces in the garage, 277 existing surface spaces, plus 10 new surface spaces. The new and existing uses generate the need for nine loading spaces. The SE Plat shows a total of 12 spaces (ten existing plus two new, indicated with a star on Figure 3).

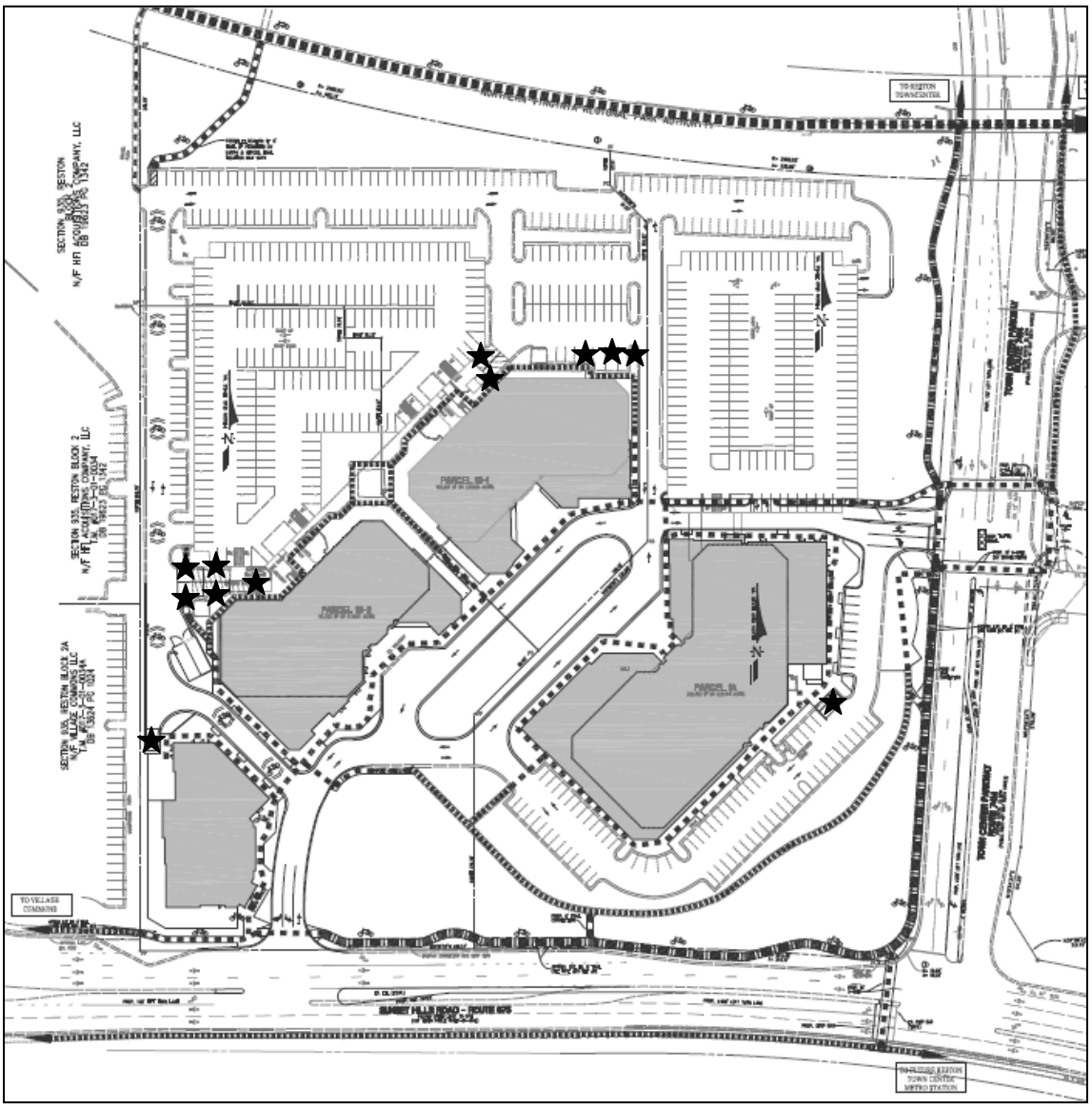


Figure 3: Existing and Proposed Trail Network/Loading Spaces

Open Space and Landscape

The Zoning Ordinance requires a minimum of 15 percent open space for the 13.77 acre site. The proposed plan shows 15 percent or 90,000 square feet of the property is retained as open space. The new development results in the removal of numerous ornamental and small shade trees located around the periphery of the buildings. However, the Landscape Plan and calculations on Sheet 11 show that the site will meet the tree preservation target, 10-year canopy, and interior parking lot landscaping requirements and many of the tees being removed will be replaced. Significant additional tree and shrub plantings are proposed to complement the new retail and restaurant areas as part of the applicant's vision of upgrading the urban design and pedestrian environment at the site. Figures 4 and 5 show sample details and renderings of the proposed urban-style landscape design in the interior of the site and along town Center Parkway. A modification is being requested to allow a minimum planting width of four feet along Town Center Pkwy. No disturbance is proposed to the existing vegetation adjacent to the W&OD Trail.

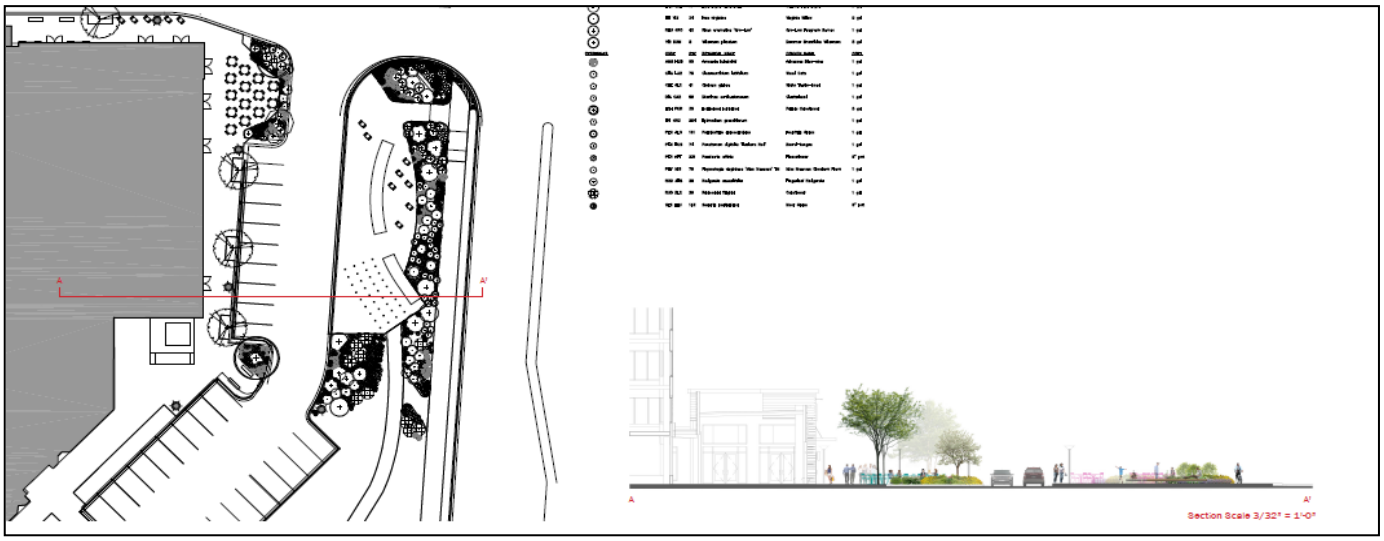


Figure 4: Sample Landscape Detail along Town Center Parkway

Stormwater Management

The site falls within the Sugarland Run Watershed. The property currently contains two underground SWM vaults built in accordance with the approved site plan from 1987. The stormwater management (SWM) narrative on Sheet 1 of the SE Plat indicates that stormwater from the additional impervious cover is to be accommodated by an additional underground detention vault located along the western property line, west of the parking garage. The site will continue to drain through a series of inlets and underground pipes to the existing and proposed vaults. The vaults outfall via underground conduit to a ditch just beyond the northwest corner of the site which flows into two wet ponds and then ultimately joins Sugarland Run west of the Fairfax County Parkway. An underground storm filter system located to the north of the new building is proposed to meet BMP requirements for a 40 percent decrease in phosphorous.

Figure 5: Rendering of Town Center Parkway Streetscape

Architecture/Urban Design

Elevations and conceptual renderings supplied by the applicant (Figures 5, 6 and 7) show a modern design with a range of façade materials to update the Executive Center's 1980s-era office design. The one and two story retail façades feature a modulated building wall with generous fenestration and creative signage. Set behind wide landscaped sidewalks, the overall urban design as depicted in the renderings, helps to create a pedestrian friendly environment that does not currently exist at the site. Given the site's location in close proximity to the future metro station, a high-quality, visually distinctive design is appropriate. In addition, urban design features compatible with a transit-oriented, mixed use neighborhood are important. Further discussion of these issues is provided in the land use analysis section of this report.

Signage

Sheet 4A of the SE Plat provides a signage layout for the proposed development. The applicant has also provided a separate sign package to support their special exception request for a waiver of certain sign regulations (see Appendix 14). The applicant is proposing one 18 foot tall primary monument sign at the intersection of Town Center Parkway and Sunset Hills Road. One 5 foot tall secondary monument sign is shown at each of the two vehicular access points (Figure 8). A series of pedestrian directory, vehicular direction, and parking signs are shown throughout the internal drive aisles and sidewalks. The sign package (found in Appendix 14) also includes sample details of the retail wall signage.

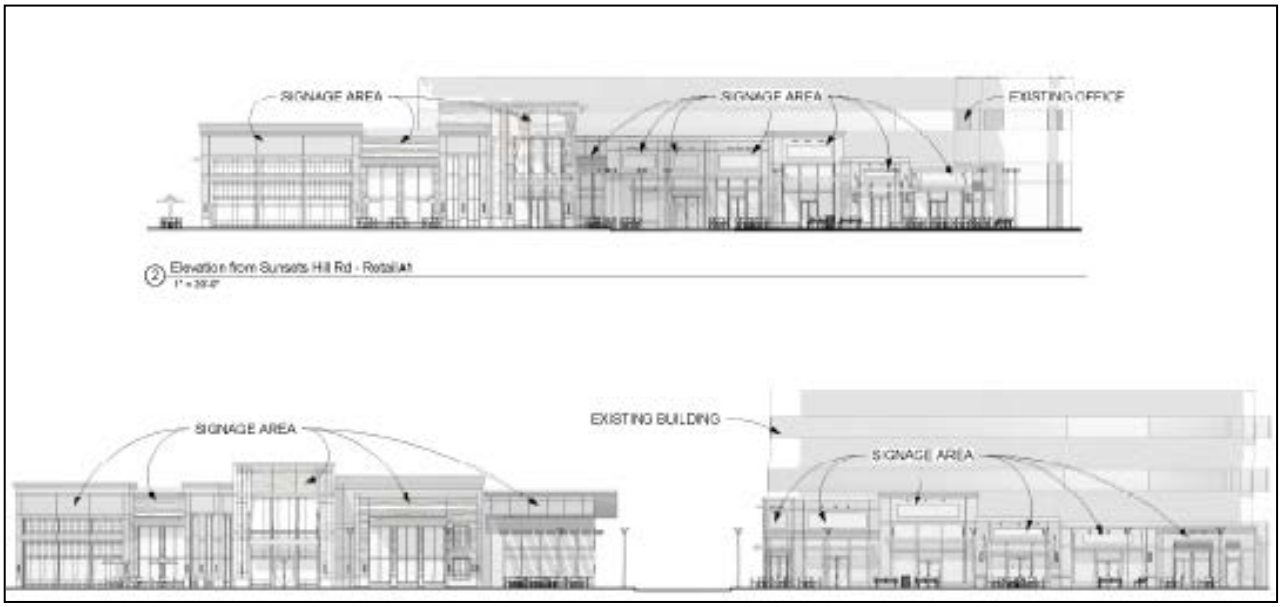


Figure 6: Building Elevation (New Building and Adjacent Addition Looking West)

Several of these signs, including the retail wall signs, exceed the ordinance requirements and are part of the applicant's SE request for additional signage. The SE request for the waiver of certain signage regulations is discussed in greater detail in a following section of this report.

Figure 7: Concept Rendering of New Retail Building (foreground) and addition (background) looking north from Town Center Parkway

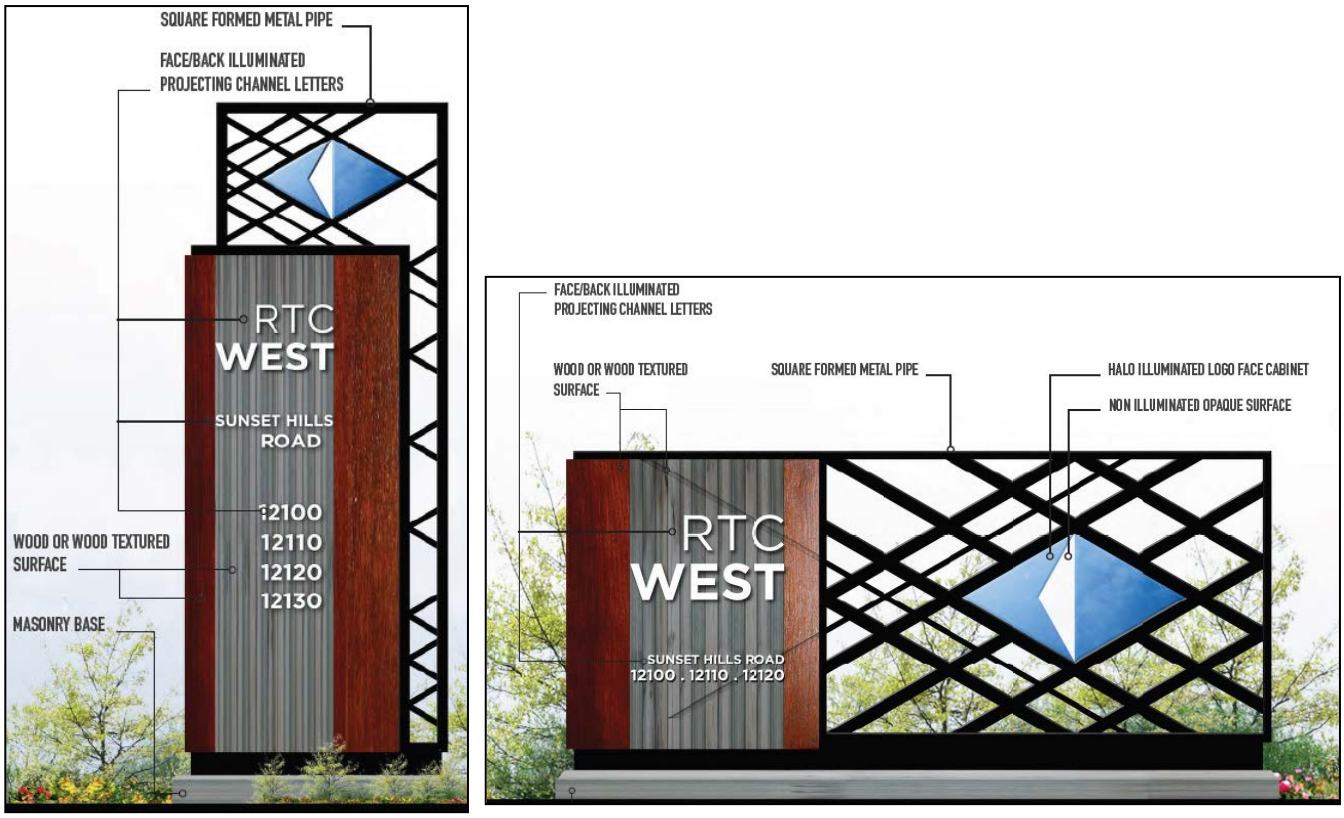


Figure 8: Primary (l) and Secondary (r) Monument Signage

STAFF ANALYSIS

Land Use and Environmental Analysis (Appendices 4 - 5)

Staff accepts the applicant's position that given the limited amount of new floor area proposed relative to the size of the office complex, the application does not meet the Plan threshold for redevelopment. As such, the base plan would apply. Overall, the proposal for retail and restaurant uses within the Reston Executive Center office complex at a total FAR of 0.77 is consistent with the base plan recommendations that call for a mix of uses including office, retail, residential, and community serving uses at intensities of 0.70 to 1.0 FAR.

Although the project is not subject to the full redevelopment recommendations in the Reston Plan, the applicant has indicated that the proposed improvements in this SE application will, in effect, be the first phase of the large scale redevelopment of the property. Accordingly, staff has reviewed the redevelopment guidelines to ensure that nothing proposed with the current application is at odds with the long term vision in the Plan.

Urban Design

The SE Plat and accompanying renderings provided by the applicant show a new streetscape for the internal walkways in the Reston Executive Center that will be anchored

by outdoor restaurant seating, wide sidewalks, and landscaped seating areas. The new stand-alone retail building includes a landscaped seating area adjacent to Sunset Hills Road. The addition of this space will help to activate the street in this location and will improve the pedestrian experience along Sunset Hills Road (see Figure 7). A similar treatment is shown along Town Center Parkway, near the proposed entrance (see Figure 5). The proposed changes to the urban design of the site will be an improvement to existing conditions and are consistent with the guidelines in the Comprehensive Plan.

Pedestrian Circulation

Staff initially had concerns about the pedestrian circulation at the site, both internally and from the adjacent roadway. Subsequent revisions have added additional pedestrian walkways that connect to the sidewalks along Town Center Parkway and Sunset Hills Road. In addition, the applicant has proposed upgrading the trail connection to the W&OD trial at the northwest corner of the site, subject to approval from NVRPA.

Vehicular Circulation

The first phase of the Reston Plan did not provide a detailed conceptual street grid for this sub-district; however staff identified the need for the application property to provide appropriate east-west and north-south connections through the site. As the property is at a key intersection in the Reston Town Center TOD District, such connections are a vital component of the eventual build out of the sub-unit which envisions as much as 3 million square feet of residential and non-residential development. After many months of discussion with the applicant and numerous revisions to the plans, the SE Plat now shows both an east-west connection along the northern edge of the site and a reservation for a north-south connection along the western property line, with two inter-parcel access points with the property to the west. Staff is satisfied that these connections provide the necessary flexibility to implement a street grid on the application property when a rezoning for the full redevelopment is pursued in the future.

It should also be noted that the Comprehensive Plan calls for Town Center Parkway to be extended through an underpass beneath the Dulles Toll Road to Edmund Hailey Drive and Sunrise Valley Drive. Although only conceptual engineering of this project has occurred, the ultimate grading will affect the application property. The applicant conducted their own analysis and contends that the conditions depicted in the elevations are accurate based on current information. Additional analysis of the transportation improvements are provided in the Transportation section of this report.

Green Building Practices

The Comprehensive Plan's green building policy for the Reston Transit Station area recommends that all new non-residential development be planned or designed to achieve LEED silver or equivalent. While the conversion of the existing office space to other uses would not generate a green building expectation, the construction of the new stand-alone building would be expected to meet the Plan recommendation. The applicant has provided a list of green building technologies they will be incorporating into the construction of both the existing and new spaces. A development condition is

proposed that will address the Plan expectation for a green building commitment. The applicant has indicated that when they pursue a rezoning and final development approval in the near future they intend to fully comply with the Plan recommendations for green buildings for the planned development at the site. While the stand-alone retail building proposed with this SE application is not technically meeting the Plan expectation, the effect of this deficiency would be assuaged by the anticipated green building commitment that will be coming with the rezoning and ultimate redevelopment of the site.

Office of Community Revitalization (OCR) (Appendix 6)

The applicant's proposal can be considered an interim or preliminary phase of the larger redevelopment of the site; however, it will establish the foundation for a major redevelopment. Accordingly, the Office of Community Revitalization reviewed the proposal to determine conformance with the urban standards for transit station areas in the Reston Plan. The improvements made as part of this SE application, including the building placement, setbacks and transportation connections will set the stage for ultimate redevelopment of the property. Overall, staff believes the introduction of retail and restaurant uses will positively contribute to the transformation of the Reston Town Center area by increasing activity at the site and improving the pedestrian environment.

OCR initially had some concerns with the design of the public realm including the streetscape and pedestrian connections to the surrounding sidewalk network. Staff requested additional landscape details such as a ground floor plan and detailed landscape plan that identifies and shows dimensions for planting beds, paving, and seating areas at key areas throughout the site. With the latest submission, this concern has largely been addressed; however staff recommends that the planting plan also include detailed drawings of the paving patterns, dimensions, and plant types.

Staff also recommends that a pedestrian walkway be provided on the west side of the property to connect the site with the W&OD trail along with additional walkway connections to the existing trail near Building one. Staff has proposed a development condition that requires adding these elements to the plan.

Transportation Analysis – FCDOT/VDOT (Appendix 7)

Fairfax County DOT and VDOT have worked with the applicant throughout the course of the review to address concerns related to the expected traffic generated by this proposal. In addition, given the significant redevelopment potential of the property encouraged by the Comprehensive Plan and anticipated by the applicant, staff sought to ensure that no future improvements would be precluded by the implementation of this SE application. The following discussion summarizes these issues and explains a series of proposed development conditions to guarantee that current and future transportation needs in this central area of Reston are adequately addressed.

New Entrance on Town Center Parkway

The application proposes to close the existing exit-only driveway on Town Center Parkway and to construct new signalized access point located about 440 feet north of the intersection with Sunset Hills Road. Constructing an entrance in this location will require the relocation or closure of an existing entrance for the property across Town Center Parkway (Parcel 29B) to avoid an unsafe offset intersection. Staff has requested that the applicant obtain a formal agreement with the owner of this property (Boston Properties, Inc.) to allow for this closure or relocation to occur. The applicant has indicated that Boston Properties is receptive to their plan and work is continuing on the terms of this agreement which would have this applicant fund and undertake the actual work on the east side of Town Center Parkway. Accordingly, staff has proposed a development condition that would require that a formal agreement with Boston Properties be obtained at the time of site plan approval and that the applicant relocate or close the opposing entrance before approval of the first Non-RUP to ensure the necessary offsite work will be implemented.

It should also be noted that the proposed entrance does not meet VDOT's signal spacing requirements and requires an Access Management Exception. VDOT has concerns with approving this request under their typical street standards and has denied the request at this time. The applicant will need to obtain this exception at site plan in order to build the entrance as depicted on the SE Plat.

The proposed entrance also warrants the need for a right turn lane on southbound Town Center Parkway based on the existing and expected traffic volumes. The applicant has submitted a waiver request with VDOT. FCDOT and VDOT are in agreement that this waiver should not be granted unless it is demonstrated the lane it is not necessary for safety. In addition, it is staff's opinion that the turn lane would facilitate truck traffic accessing the site exiting onto Town Center Parkway. The applicant should provide an auto turn analysis to demonstrate there are adequate turning movements into and throughout the site for the largest trucks expected to visit the site.

Interparcel Access

In the latest submission, the applicant has heeded staff recommendations to retain two interparcel access points with the property to the west. The applicant has indicated that one will remain at the northwest corner of the site, while the other "floats" within a 19 foot wide reservation area along the western property line. A development condition is proposed that requires the provision of the two interparcel access points to be clearly identified.

Internal Circulation

Staff is concerned that the spacing between the new garage entrance and the internal roadway opposite the north side of Building 1 is too short. Westbound vehicles may not have adequate time to see vehicles exiting the garage turning left and vice versa. If this condition remains in the plan, additional signage or other warning devices may be necessary. The applicant has implemented the staff recommendation for one-way

circulation around the oval-shaped central plaza area. The applicant should also provide raised medians or directional striping to help reinforce the circulation pattern at the entrance and exit points to the oval.

Pedestrian Circulation – Outdoor Seating

Staff is concerned that some of the sidewalk areas designated for outdoor restaurant seating are too narrow or too close to main points of vehicles access. A development condition is proposed that requires the applicant to prepare a detailed outdoor seating plan as part of the site plan to ensure that adequate pedestrian space is provided.

Construction Phasing and Timing of Improvements

Given the great importance of the transportation improvements at this site, the precise timing and phasing of their implementation is equally important. The applicant has indicated that in order to build the new retail building and reconstruct the Sunset Hills Road entrance, the current entrance must be closed for a period of at least several weeks. Staff recommends that construction be phased so this entrance can remain open at all times, especially in light of the uncertainty as to the opening of the new Town Center entrance. In addition, staff does not support the applicant's plan to temporarily operate the existing exit-only driveway onto Town Center Parkway simultaneously with the new Town Center Parkway access point, especially while the Sunset Hills access is closed. Development conditions are proposed that detail the timing and phasing of all transportation improvements at the site.

Urban Forest Management (Appendix 8)

The Urban Forest Management Branch of DPWES reviewed the application and had several comments related to the interior parking lot landscaping, peripheral lot landscaping, tree canopy credit, and planting details. While most these concerns have been addressed in the latest revision, several items remain outstanding:

Existing Vegetation Map

The existing vegetation map (EVM) on Sheet 10 incorrectly shows areas of the site as contiguous tree canopy when the area is actually comprised of individual trees dispersed in a lawn area. The EVM should be revised which will then trigger necessary adjustments to the tree canopy calculation and preservation target. Staff has proposed a development condition to this effect to require that calculations be corrected at the time of site plan.

Planting Area Requirements

Staff noted that the planting spaces shown along the east side of Building 1 along Town Center Parkway do not appear to meet the minimum planting area requirements and utilize alternative planting designs with structural cells and soil. The use of structural soil is discouraged, but structural cells can be used if they meet PFM standards. Staff has proposed a development condition that will require conformance with these standards.

Screening of Parking Area

Trees adjacent to the parking area southeast of Building One near the corner of Town Center Parkway and Sunset Hills Road do not provide effective screening of the parking area as required by Proffer 3 in the Reston Land Corporation approval from 1984, which applies to this site. Staff recommends that additional trees be added to increase the screening along Sunset Hills Road.

Stormwater Management (Appendix 9)

According to the applicant's Stormwater Management Narrative, Best Management Practice narrative, and Adequate Outfall analysis on Sheet 1 of the SE plat, the two existing underground storage vaults will be retained and third vault added along the western property line. According to the applicant, this will result in post development peak flows below pre-development levels.

As the increase in impervious area will be greater than 20 percent (the increase is 33 percent), the site will need to comply with the "new development" criteria in the PFM for phosphorous reduction. The applicant proposes to use 32 storm filters within the detention vaults to reduce phosphorous by the required 40 percent. Final approval of the stormwater management system for adequate quantity and quality will be made by DPWES at the time of site plan review.

Fairfax County Park Authority (Appendix 10)

The Park Authority reviewed the application and had several comments on the provision of outdoor public space. Overall, staff is supportive of the applicant's plans to incorporate public space at the site, within a ¼ mile of a planned metro station. This is consistent with the Urban Park Framework contained in the Policy Plan. Echoing concerns expressed by other staff, the FCPA had concerns with the level detail provided for the public spaces, as it was not clear what would be dedicated to private establishments and what would be truly open to the public. The latest submission includes additional details which show that in several points throughout the site, such as along Town Center Parkway near the proposed new entrance, a landscaped seating area is provided that would be open to the public. The renderings provided (see figure 5) help to illustrate how this area will function and includes benches along a wide walkway with well designed landscaping.

Staff also had concerns about pedestrian connectivity to the site including the W&OD connection. These concerns have been addressed in the latest submission which includes an improved trail connection along with additional internal walkways. When the site fully redevelops, the applicant would be expected to meet the Urban Parks Framework as part of any future rezoning approval

Northern Virginia Regional Park Authority (NVRPA) (Appendix 11)

As the applicant is proposing to upgrade the existing informal connection to the W&OD trail, NVRPA staff reviewed the application and provided comments. The current dirt path at the northwest corner of the site does not provide public access and is technically an unlicensed encroachment on park property that does not meet NVRPA standards. In the long term, NVRPA strongly supports a connector trail from Town Center Parkway that would also serve the application property. In the interim, the applicant's proposal for a paved connection is acceptable and could be provided; however, on park property the connection should follow the alignment of the existing dirt path. NVRPA prefers this location over that currently shown on the SE plat since it would not require the removal of vegetation and would be offset with an existing trail connection on the opposite side which is the preferred condition. The applicant will need to obtain a NVRPA permit and will be required to maintain the entire connector trail. A development condition has been proposed requiring that the trail connection be provided subject to the review and approval of NVRPA.

Sanitary Sewer (Appendix 12)

The property is located within the Sugarland Run Watershed, and is ultimately served by the Blue Plains Treatment Plant in Washington, DC through an inter-municipal agreement. There is a 12 inch existing line on the property that ties into mains located along Sunset Hills Road which is deemed adequate for the proposed additions at this time.

ZONING ORDINANCE PROVISIONS

The chart below compares the required bulk standards of the I-5 zoning district with the proposed development:

Bulk Standards (I-5)		
Standard	**Required**	**Provided**
Lot Size	20,000 square feet	13.77 acres
Lot Width	100 feet	321 feet
Building Height	75 feet	75 feet
Front Yard[1]	≥40 feet	40 feet (Sunset Hills Road)
FAR	1.0	0.77
Open Space	15%	15%
Parking Spaces	1,538	1,538

1. ABP = 45 degree Angle of Bulk Plane (not less than 40 feet)

As shown in the chart above, the proposal conforms to the minimum bulk regulations for the I- 5 District.

Waivers/Modifications:

Modification of Section 9-524.1.A to allow retail sales establishments, display area, or accessory office to occupy 100% of the gross floor area; and

Modification of Section 9-524.8 to allow outdoor restaurant seating area

Within an I-4 or I-5 district, Par 1.A of Sect. 9-524 limits retail sales establishments, display area, or accessory office space to 60 percent of the gross floor area of any establishment. Par. 8 restricts all business activity to within a completely enclosed building. For the purposes of the ordinance, each individual business is considered its own establishment, whether it is within an office building or freestanding. Thus, the applicant's proposal for in-line and stand-alone retail stores, eating establishments, fast food restaurants, and/or quick service food stores will have these establishments occupying 100 percent of their floor area, and triggers the need for a modification. Many of the restaurants desire to utilize outdoor space as well. The intent of these ordinance restrictions is to limit where and how accessory restaurants and warehouse stores operate within an industrial park or manufacturing facility environment. Although zoned industrial, the subject property is developed as an office complex and is surrounded by and in close proximity to other offices, restaurants, and retail uses. Moreover, the recently adopted Comprehensive Plan places this site within the Reston Town Center Mixed use Transit Station Area. The Plan specifically calls for ground level retail and support services to add to the vibrancy and enhance the pedestrian environment. With the applicant's stated plans to rezone and redevelop the property, the existing I-5 zoning is anticipated to be temporary. It is staff's opinion that the ordinance limit on retail floor area and conducting business outdoors (which would technically include outdoor restaurant seating) is at odds with the Comprehensive Plan vision for the future of this area and thus, staff supports the modification.

Modification of the frontage improvements along Sunset Hills Road in favor of the proposed conditions depicted on the SE Plat.

The Comprehensive Plan calls for the widening of Sunset Hills Road to three lanes in each direction. However, based on the additional traffic projected to be generated by the 40,100 square feet of new retail and restaurant uses with this SE application, staff supports the requested modification of frontage improvements at this time. During any future rezoning applications, staff will reevaluate the needs for additional improvements to this roadway based on the specific quantity of new development proposed.

Modification of the minimum planting area requirements in 12-0510.4E(5) of the Public Facilities Manual along Town Center Parkway to permit a width of four feet

With the adoption of the recommended development condition from the Urban Forester for streetscape planting spacing, including the use of a proper soil mixture,

staff supports the requested modification of this standard to permit a minimum open surface planting width of 4 feet in open areas and 6 feet in areas restricted by barriers, such as streetscape.

Special Exception Requirements (Appendix 13)

General Special Exception Standards (Sect. 9-006)

General Standard 1 states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan*. As stated in the Land Use Analysis, staff believes that the proposal to add retail and restaurant uses to the existing office complex is in harmony with the Plan for the Reston Town Center Station Mixed Use Transit Station Area. In addition, the additional signage is consistent with the Plan guidelines for the urban design and streetscape for this area.

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations*. The proposed addition of new commercial uses and additional signage is generally consistent with the purpose and intent of the zoning district in that it provides support and amenities to existing office uses which are permitted in the I-5 zone.

General Standard 3 requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.* The proposed building additions and signage are compatible with the surrounding office buildings, retail operations, restaurants and hotel. Furthermore, the high quality architectural finishes, plantings, and urban design elements are designed to be compatible with the future redevelopment of the surrounding properties into a transit-oriented mixed-use residential neighborhood as envisioned in the comprehensive plan. This standard is satisfied.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.* Access to the site will be redesigned to feature a new access point on Town Center Parkway in addition to the current access on Sunset Hills Road. A series of other improvements are proposed which include a new left turn lane from Town Center Parkway onto Sunset Hills Road, and a possible new signal at the new access point on Town Center Parkway. The applicant's traffic analysis indicates these improvements will be adequate to handle the expected increase in volume from the 40,100 square feet of new commercial floor area proposed with this SE application; however, it should be noted that several waivers and exceptions have not been approved and additional mitigations have been requested by VDOT that have yet to be fully addressed by the applicant. Land has also been set aside for potential new vehicular connections through the site both east-west from Town Center Parkway and North-South from Sunset Hills Road. Significant new pedestrian connections to and

through the site are also being provided, including an improved access to the W&OD trail. With these improvements and the adoption of the proposed development conditions, staff believes this standard has been met; however, this assumes that the outstanding concerns will be addressed during review of the site plan.

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13.* **General Standard 6** requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* **General Standard 7** requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided*. There are no screening requirements for the proposed use in Article 13; however Proffer #3 from RZ 83-C-100 requires screening of the parking areas from adjacent roadways. The Urban Forester has requested additional plantings to meet this proffered condition. The requisite 15 percent of open space is being provided, as is all parking and loading spaces. All utility and stormwater issues have been addressed; accordingly, these standards are met.

General Standard 8 requires that *signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.* With the exception of the specific requests for additional sign area identified as part of this application, all remaining signage on the property will conform to Article 12.

<u>Standards for all Category 5 uses (Sect. 9-503)</u>

Standards 1, 2 and 3 for Category 5 Uses states that *all uses shall comply with the lot size, bulk regulations, and performance standards of the zoning district in which it is located and shall be subject to the provisions of Article 17, Site Plans.*

The proposed uses comply with the lot size, bulk, and performance standards in the I-5 district. The general Category 5 standards are satisfied.

<u>Additional Standards for Retail Sales Establishments in I-4 or I-5 Districts (Sect. 9-524)</u>

Standard 1 states *such special exception use shall be limited to one of the following: A. An establishment wherein a maximum of sixty (60) percent of the gross floor area may be devoted to retail sales, display area and any accessory office, with the remaining gross floor area devoted to warehousing; or B. An establishment in which retail sales are conducted only on Fridays commencing at 6:00 PM, Saturday, Sundays, and Federal holidays.*

The applicant has requested a modification to the provision for establishments in Part A. The applicant requests permission from the Board to allow the proposed retail, restaurant, and food store establishments to utilize 100 percent of the gross floor area with no space devoted to warehousing. As stated in the preceding section, staff supports this modification and recommends the Board waive the strict application of this Standard.

Standard 2 states *the Board shall determine that the retail use will be compatible with and not adversely impact the adjacent properties, and will not hinder or be contrary to the adopted comprehensive plan for commercial and industrial development in the area. To that end, the Board may impose such conditions and restrictions which it may deem necessary to ensure compatibility and to mitigate potential adverse impacts, which may include, but need not be limited to the following: A. Hours of operation, B. Site development or design standards, C. Transitional screening and landscaping requirements.*

The Comprehensive Plan for this site specifically calls for the addition of retail and restaurant uses to this area. Such uses will complement the surrounding commercial activity and encourage future redevelopment of the area. The applicant's plans are consistent with the urban design vision for this site and a development condition is proposed that requires the new additions and building to be architectural consistent with the elevations and renderings in the SE Plat. Design standards in the Reston Plan will be formally applicable during the future rezoning; thus, no additional restrictions are recommended and this standard is satisfied.

Standard 3 states *the structure shall be designed to promote the character of the district through architectural design which is compatible with surrounding industrial uses.*

The high-quality, modern architectural design of the new retail and restaurant uses is compatible with the surrounding area; this standard is satisfied.

Standard 4 states *the Board shall determine that parking as required by Article 11 is provided on-site or may approve a cooperative parking arrangement in accordance with the provisions of Article 11.* The proposal provides all of the parking required per Article 11 in surface lots and in the existing garages; this standard is satisfied.

Standard 5 states *such use shall be designed so that pedestrian and vehicular circulation are coordinated with that on-site and on adjacent properties and vehicular access to the site shall to the greatest extent possible be provided via the internal circulation system of the building complex.* As stated under the general standards discussion above, with the adoption of the proposed development conditions FCDOT is satisfied that the new traffic generated by the 40,100 square feet of gross floor area requested under this SE will be adequately accommodated by the proposed transportation improvements. The applicant is reserving two inter-parcel access points to the west, as well as two possible new vehicular connections through the property from surrounding roadways. Pedestrian connectivity will also be improved; with the adoption of the proposed development conditions, staff believes this standard is satisfied.

Standard 6 states *such use shall be designed to provide safe and convenient access and to minimize any potential conflicts between industrial service and delivery vehicles, passenger vehicles and pedestrian traffic.* Neither the existing office use, nor the uses which surround the site generate heavy industrial traffic, outside of normal office, retail, and restaurant deliveries. The SE Plat shows that the site can accommodate regular service and delivery vehicles and adequate loading areas are provided. Overall, this standard is satisfied; however; the applicant should provide an auto turn analysis that

shows the largest trucks expected to the visit the site can be accommodated, including during construction.

Standard 7 states *any public improvements required as the result of the introduction of retail uses to an area designed and developed for industrial uses shall be provided.* The site presently contains only office uses and is surrounded by other commercial, non-industrial uses. In addition, the area is not planned for future industrial activity; as such, the introduction of retail uses will not generate the need for any public improvements to support industry or manufacturing; this standard is not applicable

Standard 8 states *all business, service, storage and display of goods shall be conducted within a completely enclosed building, and all refuse shall be contained in completely enclosed facilities.* The applicant has requested a waiver of this standard to allow outdoor restaurant seating. As discussed in the waivers section above, staff supports the request because the Comprehensive Plan identifies this site for enhanced pedestrian activity and encourages a more vibrant streetscape. Staff recommends that the Board waive the strict application of this standard

<u>Additional Standards for a Waiver of Certain Sign Regulations (Sect. 9-620)</u>

Standard 1 states that *such waiver may be for an increase in sign area, increase in sign height, or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.* The SE application is for an increase in sign area for the wall signage for the retail and restaurant tenants, larger freestanding monument signs at the site's two entrances, and larger directory and vehicular signage. The applicant's sign package includes an extra freestanding sign that the applicant indicates is an error. A development condition is proposed that clarifies only two freestanding signs are permitted as the site has two street frontages. The applicant accepts this restriction and otherwise no additional signage is requested that is not already permissible under Article 12. As such, the signage request is within the scope of the special exception provisions.

Standard 2 states that *Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use*.
The applicant has presented several points in their Statement of Justification (Appendix 3) to substantiate the request for larger signage. The specific additional signage requests are detailed below:

<u>Wall Signage</u>
The applicant is requesting a maximum of 2,400 square feet of wall sign area (2 square feet of sign area per linear foot of building frontage) where the ordinance would allow 1,450 square feet (1 square foot of sign area per linear foot of building frontage in an I-5 district).

Figure 9: Sample Wall Signage

Freestanding Signage

The applicant is requesting to install a primary monument sign with a total area of 108 square feet (see Figure 8) located at the corner of Town Center Parkway and Sunset Hills Road. The ordinance allows up to two signs with a maximum area of 80 square feet each. The applicant is also requesting to install two secondary monument signs (one at each vehicular entrance) measuring 50 square feet in area each where the ordinance allows a maximum of 40 square feet. In addition, although the applicant has differentiated between primary and secondary freestanding signs, within in an I-district, no such distinction is applicable and the ordinance limit of one sign per street frontage applies. Accordingly, while the Board can approve the additional sign area for any of the monument signs, the applicant will only be allowed a total of two freestanding signs on the property (primary or secondary), regardless of whether they are placed near the site entrances or at the corner. A development condition is proposed that makes this restriction clear. It should be noted that the height of the proposed monument signs are within the Article 12 limit of 20 feet.

Directory Signage

The applicant requests two pedestrian directory signs that measure 24 square feet in area each. The ordinance allows two signs that measure no more than 15 square feet in area.

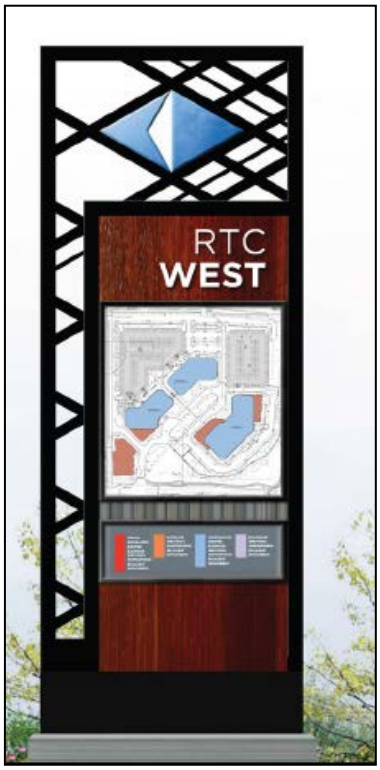


Figure 10: Directory Signage

<u>Vehicular Signage/Parking Signage</u>
The applicant is requesting four vehicle directional signs measuring 14 square feet each and four parking signs measuring 12 square feet each. The ordinance allows two square feet each for both types of sign.

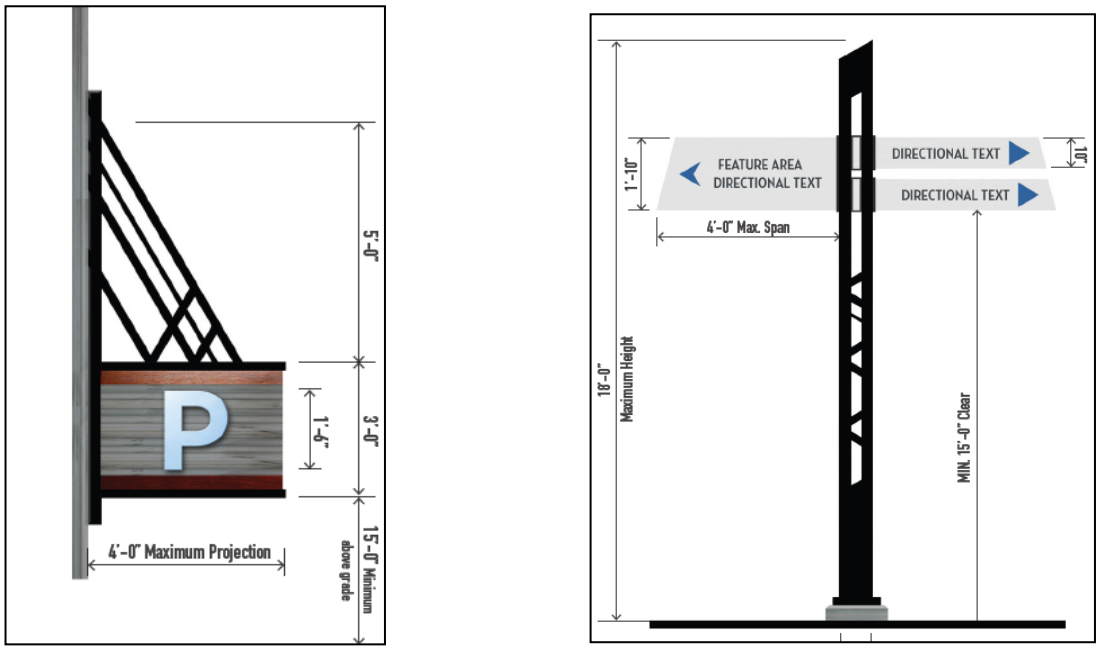


Figure 11: Parking Signage (l) and Vehicle Signage (r)

In essence, the applicant contends that the special exception is appropriate owing to unusual circumstances with respect to site configuration, the existing structures on the site and the site's location in the Reston Town Center Transit Station Area, with planned intensities within a 3.0 to 4.0 FAR range. Overall, staff concurs that many of the proposed retail spaces are internal to the site and not visible from the surrounding roadways. In addition, the applicant has stated plans to apply for a rezoning of the property to a planned district and will ultimately implement a comprehensive sign plan. As discussed elsewhere in this report, such a rezoning would add additional residential and non-residential uses and is recommended in the Comprehensive Plan. The sign package provided with this application will likely serve as the basis for a future comprehensive sign plan. Accordingly, the combination of these factors creates a set of particular conditions that make larger signs reasonable in this instance. Based on this, it is staff's opinion that the standard has been met.

Standard 3 states that *such waiver will be in harmony with the policies of the adopted comprehensive plan.* As discussed in earlier sections of this report, staff believes that the proposal to permit larger retail signs than what is normally permitted in an industrial district is consistent with the Comprehensive Plan recommendations for the site and the guidelines for the Reston Town Center Transit Station Area that call for an enlivened streetscape and an improved pedestrian environment. The proposed signage is designed to be compatible with the high quality architectural design of the new building additions and is consistent with the future vision of the Reston Town Center Transit Station Area.

Standard 4 states that *A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.* The majority of the land surrounding this site and in the wider Reston Town Center area is zoned Planned Residential Commercial (PRC) and developed with high intensity, commercial, office and retail uses. Many of these properties have approved comprehensive sign plans which allow even greater signage than that proposed by the applicant under this SE. The applicant's property is the only piece of industrially zoned land in this area of Reston Town Center, and its zoning is more restrictive than that of surrounding non-residential uses with respect to signage. Overall, the retail signage proposed with this SE features a high quality design and is consistent with the signage utilized by nearby commercial developments. In addition, the developer has indicated that a comprehensive sign plan would accompany any future rezoning for this property which would obviate the need for any additional special exceptions for signage. Thus, it is staff's opinion the applicant's signage request will not negatively affect the development of adjacent properties and is consistent with Article 12.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application seeks special exception approval to allow retail, restaurant, and quick service food store uses in an industrially zoned office complex and for additional signage to support those uses. The applicant's proposal has the potential to be the first step in what could be a dramatic transformation of the Reston Executive Center property from a 1980s office complex to a mixed use transit-oriented development as envisioned in the new Comprehensive Plan text for the Reston Town Center area. The high quality architecture and urban design proposed by the applicant will enhance the vibrancy and activity of this site and help to set the tone for the future redevelopment of this property and adjacent properties. The applicant has worked with staff over many months to address concerns with the proposed transportation improvements and to ensure that nothing approved as part of this SE application precludes or impedes future vehicular and pedestrian connectivity; this has resulted in a comprehensive set of development conditions; with these conditions, staff is satisfied that the proposed Special Exception is in harmony with the Comprehensive Plan and the criteria in the zoning ordinance.

Staff Recommendations

Staff recommends approval of SE 2013-HM-016, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification to allow retail sales establishments, display area, or accessory office to occupy 100% of the gross floor area of an establishment in an I-5 district.

Staff recommends approval a modification to allow outdoor restaurant seating in an I-5 district where such activities are normally limited to enclosed buildings as conditioned and depicted on the SE Plat.

Staff recommends approval of a modification of the frontage improvements along Sunset Hills Road in favor of the existing and proposed conditions depicted on the SE Plat.

Staff recommends approval of a modification of the minimum planting area requirements in the Public Facilities Manual width to permit a width of 4 feet along Town Center Parkway.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception amendment 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.

APPENDICES

1. Proposed Development Conditions SE 2013-HM-016
2. Affidavit for SE 2013-HM-016
3. Statement of Justification
4. Land Use Analysis/Comprehensive Plan Citations
5. Environmental Analysis
6. Office of Community Revitalization
7. Transportation Analysis – FCDOT/VDOT
8. Urban Forest Management Analysis
9. Stormwater Management Analysis
10. Fairfax County Park Authority
11. Northern Virginia Regional Park Authority
12. Sanitary Sewer Analysis
13. Zoning Ordinance Provisions
14. Sign Package
15. Proffers for RZ 83-C-100
16. Glossary

Appendix 1

DEVELOPMENT CONDITIONS

SE 2013-HM-016

January 23, 2015

If it is the intent of the Board of Supervisors to approve SE 2013-HM-016 located at 12100, 12110, and 12120 Sunset Hills Road [Tax Map 17-3 ((1)) 28A, 28B, & 28C] to permit retail and restaurant uses in an I-5 district and the waiver of certain sign regulations pursuant to Sects. 9-524 and 9-620 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

General Conditions

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan or signage submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Special Exception Plat For Reston Executive Center", consisting of 17 sheets prepared by Urban, Ltd. dated April 22, 2013 as revised through November 26, 2014, the sign plan entitled "RTC West Comprehensive Sign Plan" consisting of 45 pages prepared by Streetsense dated April 25, 2014, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. The total amount of gross floor area dedicated to non-office commercial uses on the application property shall not exceed 40,100 square feet as indicated in the table on Sheet 2 of the SE Plat.

5. The final architectural design of the additions and new building shall be consistent with the general type, quality, and proportion of materials depicted in the illustrative perspectives, elevations, and renderings contained in the SE Plat.

Transportation Conditions

6. The applicant shall execute an agreement with the owner of Tax Map Parcel 17-3-((01))-29B, with a street address of 12050 Sunset Hills

Road, to allow the applicant to enter that site and reconfigure that property entrance to align with the proposed entrance to the application property from Town Center Parkway. The applicant shall be solely responsible for securing this agreement and completing all improvements on Parcel 29B necessary to align with the proposed entrance to application property. This agreement shall be executed prior to approval of a site plan which includes the new entrance. A copy of the final agreement shall be provided to FCDOT. The applicant shall construct the entrance in general conformance with the Special Exception plat prior to the issuance of NonRUPs for the uses proposed on the site plan which includes this improvement.

7. Subject to VDOT approval, in conjunction with constructing the proposed new entrance from Town Center Parkway, the applicant shall complete the internal modifications depicted on the Special Exception plat, which include construction of a median and closure of internal access points proximate to the new entrance.

8. Subject to VDOT approval, in conjunction with constructing the proposed new entrance from Town Center Parkway, the applicant shall modify the existing median crossover on Town Center Parkway as depicted on the Special Exception plat, including construction of a left turn lane from Town Center Parkway to the site entrance.

9. Subject to VDOT approval, the applicant shall construct a right-turn deceleration lane from Town Center Parkway to serve the proposed new entrance.

10. The applicant shall close the existing slip ramp connection to Town Center Parkway with construction of the new entrance to Town Center Parkway. The applicant shall scarify the pavement, reset the curb and gutter on Town Center Parkway, construct a sidewalk connection, and sod and seed the utility strip between the sidewalk and curb.

11. The applicant shall complete the internal site circulation and garage access improvements. Notwithstanding what is shown on the Special Exception plat, the applicant shall incorporate into the first and all site plans the following revisions to the access for the eastern parking garage: the existing entrance on the east side of the structure shall be retained and the access road that serves that entrance shall be kept open but shall not directly connect to the proposed entrance on Town Center Parkway. No access point shall be provided along the southern side of the garage onto the proposed new internal roadway.

12. The applicant shall maintain access from Sunset Hills Road during all phases of construction on the site.

13. Prior to the issuance of the first NonRUP for site improvements approved with this Special Exception, the applicant shall have completed the modifications to the site entrance from Sunset Hills Road as depicted on the Special Exception plat.

14. The applicant shall dedicate all necessary area in fee simple along Sunset Hills Road to ensure the trail on this frontage is within public right-of-way.

15. Following completion of the improvements associated with the new entrance to Town Center Parkway and the issuance of a NonRUP for the first building addition to the site, the applicant shall complete and submit a signal warrant analysis. The signal warrant analysis shall also include an assessment of the VDOT access management signal spacing requirements for VDOT evaluation with the warrant analysis. If VDOT determines that a signal is not warranted at this entrance, the applicant shall submit additional warrant analyses following the issuance of a NonRUP for both the second and final building addition on the site. If VDOT determines that a signal is warranted with any of the three analyses submittals, the applicant shall design, equip, and install a signal, including pedestrian signalization and crosswalks. Prior to signal installation, the applicant shall dedicate or acquire for dedication all necessary right-of-way and/or easements to facilitate the installation of signal equipment.

16. With submittal of the first site plan, the applicant shall reserve for future dedication in fee simple right-of-way along the western property line 19 feet in width within the subject property. The applicant shall dedicate the reserved area no later than 90 days after receipt of a written request from the County indicating that an agreement to secure right-of-way from the adjoining property owner that provides the ability to construct a street in this alignment is completed. The applicant shall be allowed to utilize the reserved area for outdoor dining/seating, expanded sidewalks, and/or landscaping. Upon notice to dedicate, the applicant shall remove, at their own expense, all improvements within the right-of-way identified by the County that will conflict with the construction and operation of the street.

17. By the time of first site plan, the applicant shall record by the interparcel easements on the western property line. One easement shall be located at the northwest corner of the site as shown the Special Exception plat. The other shall be permitted to “float” within the 19 foot wide reservation area shown on the SE Plat. A note shall be added to all site plans that identifies and defines the bounds for the location of the easements.

18. Subject to VDOT approval, the applicant shall construct a second southbound left-turn lane on Town Center Parkway approaching Sunset

Hills Road prior to the issuance of a NonRUP for the first building on the site. The applicant shall design, equip, and install all signal modifications necessary with construction of the additional left-turn lane. In conjunction with this improvement, the applicant shall also modify the eastbound left-turn lane on the Sunset Hills Road approach to accommodate the design and vehicle capacity needed at this intersection.

19. Subject to VDOT approval, the applicant shall construct pedestrian improvements at the intersection of Sunset Hills Road and Town Center Parkway to include VDOT standard crosswalks and pedestrian signalization on all intersection approaches.

20. The applicant shall work with the Northern Virginia Regional Park Authority (NVRPA) and Dominion Virginia Power to establish an easement for a pedestrian connection between the site and the W&OD trail. If an easement agreement is secured, the applicant shall construct a pedestrian trail connection to standards specified by NVRPA.

21. A pedestrian walkway should be provided on the west side of the property to connect pedestrians from the W&OD trail into the site, and additional pedestrian connections to the surrounding street and sidewalk network from Building One should be provided as depicted in the graphic provided in Attachment #2 to these conditions.

<u>Signage Conditions</u>

22. Except as specifically modified as part of this Special Exception application to allow increases in sign area, all signs shall conform to Article 12 of the Zoning Ordinance. The number, size and total sign area for each sign type shall be consistent with the table of signage on pages 44-45 of the signage package referenced in Condition #3 and attached to these conditions as Attachment 1, except that no more than two freestanding signs shall be permitted, regardless of what is depicted on the SE Plat and signage table. Signs not requiring permits, allowed by Section 12-103 in the Ordinance, may be permitted, as qualified by these development conditions.

23. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits, which includes the sign type, sign height, sign area, and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all freestanding signage to be provided on site. Each sign permit shall be accompanied by a letter from the

property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

24. All freestanding signs shall be located outside of required sight lines and/or sight triangles, and shall not restrict visibility for drivers entering or exiting travel intersections, aisles or driveways, as determined at the time of sign permitting. Minor modifications to the locations of proposed signs may be permitted to achieve adequate sight distance without necessitating a special exception amendment, provided such changes are in substantial conformance with the locations depicted on the SE Plat. (Signs may be relocated to the opposite side of the roadway and/or set back further to achieve adequate sight distance.)

25. Minor modifications to sign design may be permitted without an SEA if such changes are consistent for all approved signage and are determined to be in substantial conformance with the character of the approved signs.

26. All sign lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

<u>Landscape Conditions</u>

27. At the time of site plan approval the applicant shall prepare a detailed outdoor seating plan as part of the landscape plan including paving patterns, dimensions, and plantings of all streetscape. The plan shall identify the areas of the site proposed for outdoor restaurant seating and demonstrate that adequate pedestrian space is reserved between the limit of the outdoor seating and the curb. At least five feet of unobstructed pedestrian corridor space shall be provided adjacent to any area of outdoor seating. In addition,

28. Any interior parking lot landscaping that is dead, dying, or otherwise in poor condition shall be replaced as determined by Urban Forest Management. The applicant shall work with Urban Forest Management in determining the most appropriate size and species in order to ensure survivability. A corrected Existing Vegetation Map (EVM) reflecting individual trees where appropriate as determined by UFM, shall be included as part of the first and all site plans. All landscaping shall be maintained in good condition and include regular maintenance. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt replacement to maintain the required landscaping of this Special Exception, as determined by Urban Forest Management.

29. Streetscape Planting Spaces: All site plan submissions shall include a landscape plan as generally shown on the Special Exception Plat, which shall be subject to review and approval by Urban Forest Management Division (UFMD). Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth shall provide a planter open surface area at least 6.0 feet wide. Rooting zone width beneath the paver surfaces a minimum of eight feet shall be provided using structural cell technology or other solutions acceptable to UFMD that provide uncompacted soil within the planting space, with planting sites meeting the following specifications:

    - A minimum of 4 feet open surface width and 16 square feet open surface area.

    - Rooting area beneath paver surfaces a minimum of 8 feet wide. Planting space depth shall be 3-4 feet. Paved surfaces over the specified planting area shall not be dependent upon compacted soil for structural support.

    - Soil volume for Category III or IV trees (as indicated in Table 12.17 of the Public Facilities Manual) shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is not restricted.

    - Soil in planting sites shall be specified in planting notes to be included in site plans to be reviewed and approved by Urban Forest Management.

<u>Stormwater Management Conditions</u>

30. The stormwater management system and Best Management Practices (BMPs) shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established

procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the proposed buildings. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

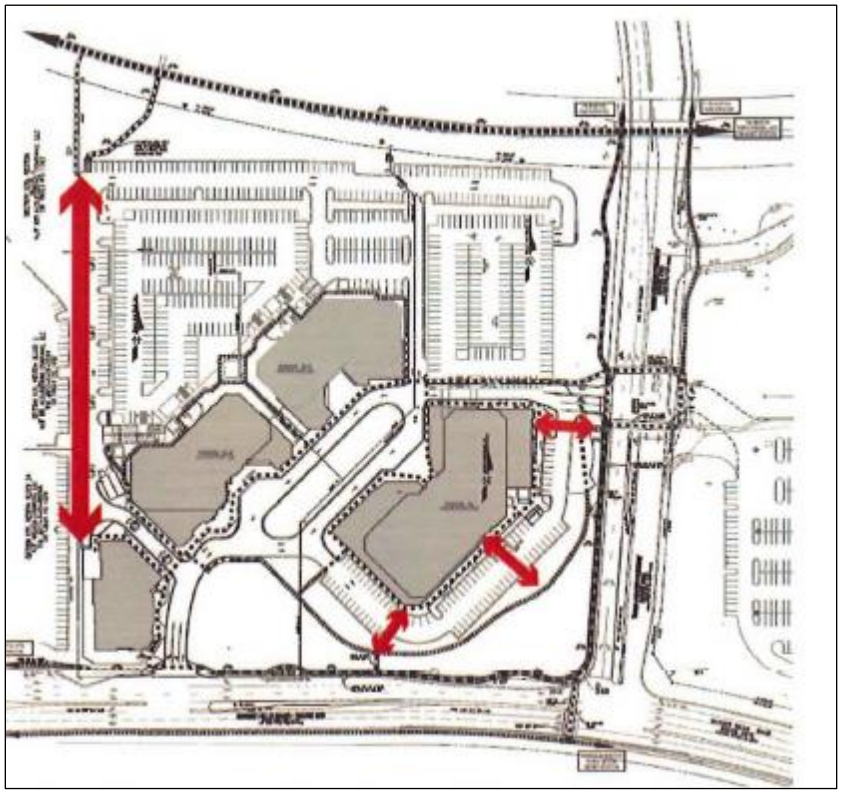
SIGNAGE MATRIX COMPARISON OF ZONING AND CSP

Sign Type/Name	Number of Locations	Maximum Size and Area	Total Area of Sign Type	Allowable Area by Zoning	Notes
Sign Type A Primary Monument	1 location (see page 9)	18'-0" x 6'-0" overall 108 square feet	108 square feet	160 square feet (80 sf maximum per sign)	Proposed sign within overall allowable height limit of 20'-0"; proposing one sign at corner rather than two signs.
Sign Type B Secondary Monument	2 locations (see pages 12 and 15)	5'-0" x 10'-0" overall 50 square feet	100 square feet	80 square feet (40 sf maximum per sign)	Proposed sign within overall allowable height limit of 20'-0"; signs proposed at entrances to project.
Sign Type C Tertiary Monument	Not Used	N/A	N/A	N/A	
Sign Type D Pedestrian Directories	2 locations (see page 18)	8'-0" x 3'-0" overall 24 square feet	48 square feet	30 square feet (15 sf maximum per sign)	Proposed sign within overall allowable height limit of 8'-0".
Sign Type E Vehicular Directionals	4 locations (see page 21)	14'-0" x 9'-0" overall Approximately 14 square feet sign area	Approximately 56 square feet	10 square feet (2 sf maximum per sign)	Signs for the direction and convenience of the public have a maximum area of 2 square feet per sign.
Sign Type F Parking Signage	4 locations (see page 23)	4'-0" x 8'-10" overall Approximately 12 square feet sign area	Approximately 48 square feet	10 square feet (2 sf maximum per sign)	Signs for the direction and convenience of vehicular traffic on the site and have a maximum area of 12 square feet per sign.

SIGNAGE MATRIX COMPARISON OF ZONING AND CSP

Sign Type/Name	Number of Locations	Maximum Size and Area	Total Area of Sign Type	Allowable Area by Zoning	Notes
Retail Signage	Varies (see pages 24 to 34)	Varies by tenant 1,200 linear feet total	2,400 square feet (2 square feet per linear foot)	1,800 square feet	Zoning allows 1.5 square feet of signage per linear foot.
Office Signage	Varies (see pages 35 to 40)	Varies by tenant 894 linear feet total	1,044 square feet	1,044 square feet	Proposed signage allowance conforms to existing zoning.

Attachment #2 to Conditions for
SE 2013-HM-016



SPECIAL EXCEPTION AFFIDAVIT

DATE: December 29, 2014
(enter date affidavit is notarized)

I, David S. Houston, do hereby state that I am an
(enter name of applicant or authorized agent)

122349a

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2013-HM-016
(enter County-assigned application number(s), e.g. SE 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 are to 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.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
JBG/Reston Executive Center, L.L.C. Agents: Greg W. Trimmer Matthew R. Valentini Edward R. Johnson (former) Kelly L. Miller	4445 Willard Avenue Suite 400 Chevy Chase, MD 20815	Applicant / Title Owner TM 17-3-((1)), Parcels 28A, 28B and 28C
Reed Smith LLP Agents: Benjamin F. Tompkins, Esq. Grayson P. Hanes, Esq. Robert A. Lawrence, Esq. Linda S. Broyhill, Esq. Michael A. Banzhaf, Esq. David S. Houston, Esq. Sarah L. Buzby, Esq.	3110 Fairview Park Drive Suite 1400 Falls Church, VA 22042	Attorneys / Agent for Applicant

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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).

Special Exception Attachment to Par. 1(a)

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to 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.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Urban Engineering & Associates, LLC (t/a Urban, Ltd.) Agents: Eric S. Siegel, P.E. Matthew K. Koirtyohann, P.E. Peter F. Crawford, P.E.	7712 Little River Turnpike Annandale, VA 22003	Engineers / Agent for Applicant
M.J. Wells & Associates, Inc. Agents: Michael J. Workosky Robin L. Antonucci John F. Cavan	1420 Spring Hill Road Suite 610 Tysons, VA 22102	Transportation Consultants / Agent for Applicant
Streetsense Architecture LLC Agents: Sean C. Murphy Matthew S. Hopkins	3 Bethesda Metro Suite 140 Bethesda, MD 20814	Architects / Agent for Applicant

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(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:

(**NOTE**: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) JBG/Reston Executive Center, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)

JBG/Company Manager IV, L.L.C., Managing Member

JBG/Fund VIII Trust

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JBG/Company Manager IV, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)
Michael J. Glosserman
Brian P. Coulter, Managing Member
Robert A. Stewart
James L. Iker, Managing Member
W. Matt Kelly

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JBG/Fund VIII Trust
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)
JBG Investment Fund VIII, L.L.C.

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: December 29, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

122349a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JBG Investment Fund VIII, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)
The Trustees of Princeton University
Indigo 2009, LLC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Indigo 2009, LLC
c/o The JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)
Fourth Century, LLC

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Fourth Century, LLC
c/o The JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)
Yale University
3C Corporation

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
3C Corporation
c/o The JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)
3C Corporation own less than 10% of the Title Owner.
3C Corporation is a non-stock corporation and has no owners or shareholders.

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

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

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
Tysons, 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 SHAREHOLDERS: (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)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Streetsense Architecture LLC
3 Bethesda Metro
Suite 140
Bethesda, MD 20814

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)
Streetsense Architecture, Inc.

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Streetsense Architecture, Inc.
3 Bethesda Metro
Suite 140
Bethesda, MD 20814

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)
Streetsense LLC

==========

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Streetsense LLC
3 Bethesda Metro
Suite 140
Bethesda, MD 20814

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)
Streetsense Companies, Inc.
The Heiserman Group LLC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Streetsense Companies, Inc.
3 Bethesda Metro
Suite 140
Bethesda, MD 20814

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)
Marc S. Ratner
Guy E. Silverman

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Heiserman Group LLC
3 Bethesda Metro
Suite 140
Bethesda, MD 20814

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)
Herb A. Heiserman

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)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(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, and number, street, city, state, and zip code)
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

(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)**

Abbott, Kevin C.
Abdalla, Tarek F.
Alexander, Eric L.
Allen, Thomas L.
Andrews, Alexander T.
Arnold, Roy W.
Atallah, Ana (NMI)
Baker, Scott D.
Barber, William James Gresham
Barnes, James J. (former)
Bartfeld, Arnold L.
Bastier, Ellen L.
Beale, Giles W. (former)
Beale, Timothy (NMI) (former)
Begley, Sara A.
Beilke, Michele J.
Bell, Gordon F. (former)
Bernier, Maria N. (former)
Bernstein, Leonard A.
Bettino, Diane A.
Bhattacharyya, Gautam (NMI)
Bickham, J. David
Binder, Dr. Justus (NMI)
Binis, Barbara R.
Birt, Steven James
Blasier, Peter C.
Boehner, Russell J. (former)
Bolden, A. Scott
Bonessa, Dennis R.
Booker, Daniel I.
Borg, Christopher (NMI)
Boutcher, David J.
Boven, Douglas G. (former)
Bovich, John P.
Box, M. Tamara
Bradley, Patrick E.
Brennan, James C.
Broughton, Kenneth E.
Brown, Andrew Kenneth (former)
Brown, Charles A.
Brown, Claude (NMI)
Brown, Jon M.
Brown, Michael K.
Burke, Carol M.
Burroughs, Jr., Benton (former)
Cameron, Douglas E.
Campos, Lorraine M.
Caplan, Gary S. (former)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(c)

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

[CONTINUED]

(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**)

Carder, Elizabeth B.
Cardozo, Raymond A.
Casdagli, Emma Francis (former)
Cassidy, Peter J.
Charot, Benoit (NMI)
Cheung, Janet Bo Chun
Clark, II, Peter S.
Cobetto, Jack B.
Cody, Daniel A.
Cohen, David R.
Colman, Abraham J.
Conner, W. Thomas
Connoley, Mark F.
Convery, III, J. Ferd (former)
Cooper, Steven (NMI)
Cotler, Alan K.
Couste, Marina (NMI)
Davies, Colleen T.
Davis, James M.
Dentice, Nathan P.W.
Dermody, Debra H.
DiFiore, Gerard S.
Dilling, Robert M.
Dillon, Lee Ann
DiNome, John A.
Doron, Uri (former)
Drew, Jeffery R.
Dubelier, Eric A.
Dumville, S. Miles (former)
Duronio, Carolyn D.
East, Lindsay T. (former)
Ellis, Peter M.
Ellison, John N.
Enochs, Craig R.
Epstein, Bette B. (former)
Eskilson, James R.
Estrada, Edward J.
Evagora, Kyriacos (NMI)
Fagelson, Ian B. (former)
Falkner, Robert P.
Fawcett, David B.
Fogel, Paul D.
Fosh, Michael John J.
Francis, Jr., Ronald L.
Frank, Ronald W.
Freeman, Lynne P.
Frenier, Diane M.
Fritton, Karl A.
Gabbert, Dale (former)
Gallo, Frank J.
Gasparetti, Lorenzo E.
Geist, Melissa A.
Gentile, Jr. Pasquale D.
Graumlich, Betty S.
Greenblatt, Lewis B.
Green-Kelly, Diane
Greer, Amy J. (former)
Greeson, Thomas W. (former)
Grellet, Luc J.
Grignon, Margaret A.
Grimes, David M.
Gross, Dodi Walker
Guadagnino, Frank T. (former)
Gunn, Richard M.
Gwynne, Kurt F.
Haag, Edmund Lee
Hackett, Mary J.
Halbreich, David M.
Hammodi, Ziad A.
Hansson, Leigh T.
Hardin, Julie A.
Hardy, Peter A.
Hartley, Simon P.
Hartman, Ronald G.
Hasselman, Scot T.
Hawley, Terence N.
Healy, Christopher W.
Heffler, Curt L.
Hemming, Seth M.
Hewetson, Charles M.
Hill, Robert J.
Hill, Thomas E.
Hirsch, Austin L.
Hitt, Leo N.
Ho, Delpha (NMI)
Hofmeister, Jr., Daniel J.
Holloway, Wanda G.
Honigberg, Carol C. (former)
Hooper, John P.
Horrigan, Courtney C.
Houston, Marsha A.
Hultquist, James T.
Husar, Linda S.
Iino, John M.
Ince, Thomas A.
Innamorato, Don A.
Jared, Cynthia (former)
Jaskot, Paul J.
Jeffcott, Robin B.
Jenkinson, Andrew P.
Jong, Denise (NMI)
Jordan, Gregory B. (former)
Kabnick, Lisa D.
Karides, Constantine (NMI)
Kaufman, Marc S.
Kaung, Alexander Wai Ming
Kirk, Dusty Elias
Kirkpatrick, Stephen A.
Kozlov, Herbert F.
Kramer, Ann V.
Krasik, Carl (former)
Krebs-Markrich, Julia
Kugler, Stefan L.
Kwuon, Janet H.
Lai, Ivy (NMI)
Lasher, Lori L.
Leech, Frederick C.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

[CONTINUED]

(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**)

Leiderman, Harvey L.
Li, Lianjun (NMI)
Loepere, Carol C.
LoVallo, Michael A.
Lowenstein, Michael E.
Lyons, III, Stephen M.
Magera, George F. (former)
Maguire, Nicola K.
Mahone, Glenn R.
Maiden, Todd O.
Mantell, Nanette W. (former)
Martin, James C.
Martini, John D.
McAllister, David J.
McCarroll, James C.
McConnell, Stephen J.
McDavid, George E.
McGarrigle, Thomas J.
McNair, James E.
Melodia, Mark S.
Mercadante, James A.
Metro, Joseph W.
Miller, Edward S.
Miller, Jesse L.
Miller, Steven A.
Min, Catharina Y.
Moberg, Marilyn A.
Mok, Kar Chung
Moller, Charlotte (NMI)
Morrison, Alexander David
Munsch, Martha Hartle
Napolitano, Perry A.
Naugle, Louis A. (former)
Nelson, Jack R.
Nicholas, Robert A.
O'Brien, Kathyleen A.
O'Donoghue, Cynthia (NMI)
O'Neil, Mark T.
Paisley, Belinda L.
Parker, Roger J.
Patterson, Lorin E.
Pearman, Scott A.
Peck, Jr., Daniel F.
Pedretti, Mark G.
Pepper, Michael Ross David
Petersen, Matthew J.
Peterson, Kurt C.
Philipps, Richard P. (former)
Phillips, Robert D.
Phillips, Robert N.
Pierre, Yvan-Claude J.
Pike, Jonathan R.
Poe, Alexandra (NMI)
Pollack, Michael B.
Powell, David C.
Pryor, Gregor J.
Quenby, Georgia M.
Radley, Lawrence J.
Raju, Ajay K. (former)
Rawles, Douglas C.
Raymond, Peter D.
Reid, Graham M.
Reinke, Donald C.
Robinson, Richard A.
Roche, Brian D.
Rosen, Barry S.
Rosenbaum, Joseph I.
Rosenberg, Carolyn H.
Roth, Robert A.
Rowan, Vincent B.
Rubenstein, Donald P.
Ryan, Catherine S.
Rydstrom, Kirsten R.
Rymer, Philip R.
Sanders, James L.
Sanders, Michael (NMI)
Sauvage, Nicolas C. (former)
Schaffer, Eric A.
Schatz, Gordon B. (former)
Scheve, Stephen E.
Schlecker, David M.
Schlesinger, Matthew J.
Schmarak, Bradley S.
Scogin, Hugh T. (former)
Scott, Michael T.
Seaman, Charles H.
Sedlack, Joseph M.
Sessa, Stephen E.
Shanus, Stuart A.
Sharma, Asha Rani
Shaw, Nicholas J.
Shay-Byrne, Olivia
Short, Carolyn P.
Shugrue, John D.
Siev, Jordan W.
Sigelko, Duane F.
Simons, Robert P.
Singer, Paul M. (former)
Skrein, Stephen P.
Slater, Phillip B. (former)
Smersfelt, Kenneth N.
Smith, John Lynn
Smith, Robert M.
Snyder Bagnell, Nicolle R.
Sollie, Kyle O.
Sorensen, Anker (NMI)
Spafford, Richard A.
Speed, Nicholas P.
Springer, Claudia Z.
Stanley, David E.
Stephenson, Leon (NMI)
Stewart, II, George L.
Stimpson, Barry P.
Suddath, Thomas H.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

[CONTINUED]

(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**)

Suss, Philipp T.
Swinburn, Richard G.
Tandler, James R.
Tashman, Matthew E.
Taylor, Andrew D.
Taylor, Philip M.
Teare, Peter A.
Temple, Mark D.
Terras, Alexander (NMI)
Thallner, Jr., Karl A.
Thomas, Alexander Y.
Thompson, David A.
Thompson, Gary S.
Tocci, Gary M.
Tompkins, Benjamin F.
Toms, Jason (NMI)
Turner, Paul B.
Vishneski, John S.
Vitsas, John L.
von Waldow, Arnd N.
Watt, Christopher B.
Weiss, David E.
Weissman, David L.
Weissman, Sonja S.
Weller, Charles G.
Wells, Kristin I.
Wilkinson, James F.
Wilkinson, John N.
Wolff, Sarah R.
Wood, Douglas J.
Yam, Perry (NMI)
Yan, Betty (NMI)
Yan, Jay J.
Yoo, Thomas J.
Zaman, Peter O.
Zoeller, Lee A.
Zurzolo, Tracy L.

Added as of February 12, 2014:

Alfieri, Paul M.
Armao, Joseph P.
Berman, Patricia Dondanville
Boranian, Steven J.
Brown, Bryan K.
Dakessian, Mardiros H.
Hagan, John F., Jr.
Hatfield, Jacqueline A.
Hryck, David M.
Katsambas, Panagiotis (NMI)
Klett, Dr. Alexander R., LL.M.
Korenblatt, Jeffrey S.
Lackert, Clark W.
Lackner, Marc A.
MacElhone, Isabelle (NMI)
Minniti, Cindy Schmitt
Mitchell, Jonah D.
Richthammer, Dr. Etienne (NMI)
Schryber, John W.
Solomon, Jonathan (NMI)
Suleman, Sakil A.
Theodorou, Demitris C.
Watterson, Kim M.
Wong, Patrick Ho Yin

Added as of December 29, 2014:

Brocklesby, Nicholas (NMI)
Johnson, Gary C.
O'Neil, Michael (NMI)
Rammelt, David A.
Samant, Prajakt K.
Yuffee, Michael A.

Equity Partners as of January 1, 2015:

Beiersdorf, Oliver K.
Ferak, Tracy G.
Fox, Caspar L.
Gordon, Vincent R.
Howes, Dwight A.
Jones, Tyree P.
Lee, Michael P.
Maira, Thomas G.
Miner, Brian C.
Rogan, Edward G.
Rudnicki, Leah T.
Sher, Lawrence S.
s'Jacob, Oliver P.
Wilkins, Robert A.
Young, Michael J.
Yu, Desmond (NMI)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 29, 2014
(enter date affidavit is notarized)

122349a

for Application No. (s): SE 2013-HM-016
(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 "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2013-HM-016

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 29, 2014

(enter date affidavit is notarized)

122349a

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.)

John C. Ulfelder, a member of the Fairfax County Planning Commission, is being represented by Grayson P. Hanes of Reed Smith LLP in an unrelated legal matter.

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 "Special Exception 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) [ ] Applicant [✓] Applicant's Authorized Agent

David S. Houston, Esq.

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 29th day of December 20 14, in the State/Comm. of Virginia, County/City of Fairfax.

Sara A. Stein

Notary Public

My commission expires: 09/30/2015

SARA A. STEIN
NOTARY PUBLIC
REGISTRATION # 7509057
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2015

Special Exception to Permit Establishment of Retail Sales, Eating Establishments, Fast Food Restaurants and Quick Service Food Stores

PURSUANT TO SECTION 9-501 OF THE ZONING ORDINANCE; AND WAIVER OF CERTAIN SIGN REGULATIONS PURSUANT TO SECTION 9-620 OF THE ZONING ORDINANCE

STATEMENT OF JUSTIFICATION

Revised August 20, 2014

JBG/Reston Executive Center, L.L.C. (the "Applicant"), seeks a Special Exception (SE) to allow for the establishment of retail sales, eating establishments, fast food restaurants and quick service food stores. The parcels are identified as tax map number 17-3((1)) 0028A, 0028B and 0028C and are zoned I-5. The subject property is located in the Hunter Mill District. Specifically, the Applicant seeks the following Special Exceptions:

- To establish up to 40,100 square feet of retail sales, eating establishments, fast food restaurants and quick service food stores. This 40,1000 square feet of retail, restaurants and related uses will be accomplished by converting up to 15,100 square feet of existing office use and constructing 25,000 square feet of building additions to the existing office buildings and a new retail building. For purposes of the attached Trip Generation Analysis, 30,075 square feet of retail of the 40,100 square feet of retail shall be considered high turn over restaurant and 10,025 shall be considered specialty retail.

- The existing development on the application property consists of a three building office park with warm grey precast and ribbon window facades centered around a common interior drive with surrounding structured and surface parking.

- We are proposing to extend a portion of the ground level facade on the easternmost office building to address Town Center Parkway and offer a new front door to the project that welcomes the neighbors into the project. An additional larger extension to the westernmost office building and an adjacent free standing retail building allows for a pedestrian connection to Sunset Hills Road and offers a more activated entry to the project from the south, as well as providing inter parcel access to the west. Finally, a more modest extension to the northernmost building will provide the critical mass to complete the transformation of the application property to a more pedestrian-focused and amenity-rich environment. These three retail extensions and the additional retail building will provide a more dynamic retail component to the existing office uses, reduce offsite trips during the work day and add important pedestrian plazas to a project that currently has limited public space amenities.

- The new retail architecture will add an exciting new visual component to the office buildings and capture some interesting activated plaza spaces in front of the proposed retail storefronts. This exciting retail environment will serve the tenants and residents of the surrounding Reston/Herndon area and will be easily accessable from the Reston Parkway

metrostation, which is within a short ¼ mile walk from the application property. This application will introduce an important upscale amenity base to this part of Reston.

- The new development associated with this application will be the first step in repurposing the application property to benefit from and support the future Reston Parkway metrostation and to realize the future vision for Reston that is beginning to take shape in the Reston Master Plan Study.

- The waiver of certain sign regulations as allowed by Section 9-620 of the Zoning Ordinance is reflected in the comprehensive sign plan being simultaneously submitted. Such waiver is consistent with the purpose and intent of Article 12 of the Zoning Ordinance and will ensure that "proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter" on and around the site. Further, such signs are so located and sized that they will not have any deleterious effect on the existing or planned development of adjacent properties. The proposed sign plan does not allow the erection of a freestanding sign or off-site sign not otherwise permitted by the Zoning Ordinance or the establishment of any sign prohibited by the provisions of Section 12-104 of the Zoning Ordinance. The waiver is appropriate since there are unusual circumstances with respect to the subject property including the site configuration, the existing structures on the site and the site's location in the Reston Town Center Transit Oriented Development with planned intensities within a 3.0 to 4.0 FAR range.

- Signs are a necessary means of visual communication for public convenience and are most effective when organized in a comprehensive system. A properly conceived sign plan reflects the Applicant's concern and sense of responsibility for public safety, while also enhancing the image and use of the development. The proposed sign plan accommodates multiple uses within the same site and accounts for changing tenants, changing market conditions, additional phases of construction, and periodic renovations over time. The sign plan establishes sign design standards in order to create and maintain a coordinated and well-developed signage system that will establish the community's identity and will unify all uses throughout the site.

The SE plat provides a detailed depiction of the building site and signage layout. The schedule of these improvements is subject to market demand, but would be anticipated to commence shortly after approval.

This statement provides the following specific project information required as part of the Special Exception Application:

A. **Type of Operation**. Retail Sales, Eating Establishments, Fast Food Restaurants and Quick Service Food Stores.

B. **Hours of Operation**. 7:00 AM – 2:00 AM - 7 days a week.

C. **Estimated Number of Patrons**. Proposed: 2800.

D. **Proposed Number of Employees**. Proposed: 140 at any one time.

E. **Estimated Traffic Impact**. See attached Trip Generation Analysis.

F. **General Area to be Served by Proposed Uses**. Reston/Herndon.

G. **Description of Building Façade and Architecture**. A highly undulating facade with dramatically changing roof lines to achieve an interesting contrast to the modern simplicity of the precast and glass office structures. A warm color approach to a contemporary design will complement the existing buildings and strongly establish the new street level pedestrian environment. A mix of modern skin and canopy materials and detailing to take advantage of horizontal elements and fine grain connection details to break the facade down into pedestrian scaled pieces. Shifting the facade at a variety of angles and taking advantage of careful detailing will achieve a more vibrant immersed retail experience than would ordinarily accompany a single use office park. See illustrative building elevations on Sheet 12 of the SE Plat.

H. **Listing of all hazardous substances, toxic wastes or petroleum products known or to be handled on site.** None.

I. **Conformity with Ordinances**. The proposed use will be in conformance with all applicable ordinances, regulations, adopted standards and previously approved plans and conditions, except as follows:

1. A modification of Section 12-0510.4E(5) of the Public Facilities Manual is requested to allow a minimum planting width of 4 feet.

2. A modification of Section 9-524.1.A that limits retail sales establishments to a maximum of 60% of the gross floor area to be devoted to retail sales display area and any accessory office is requested to allow 100% of the gross floor area to be used for such purposes.

3. A modification of Section 9-524.8 is requested to permit outdoor seating.

Modifications 2 and 3 above find support in the recently adopted Comprehensive Plan for the Reston area. The proposed use is located in the Reston Town Center Station TOD District and is designated for Transit Station Mixed Use. Within the Transit Station Mixed Use area ground level retail and support services are encouraged to add to the vibrancy and enhance the pedestrian environment. Both outdoor seating and retail spaces where 100% of the gross floor area may be devoted to retail uses enhance the vibrancy of the uses beyond what would be permitted without the modifications.

County of Fairfax, Virginia

MEMORANDUM

DATE: December 22, 2014

TO: Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis
SE 2013-HM-016 (JBG Reston Executive Center)

The memorandum, prepared by Richard Lambert, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the Special Exception Plat revised through November 26, 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 requests Special Exception approval to allow for the establishment of 40,100 total square feet (SF) of retail sales establishments, eating establishments, quick service food stores, and fast food restaurant uses at an existing office campus. The applicant proposes to convert 15,100 (SF) of office space to retail/restaurant space and add 25,000 (SF) of new retail/restaurant space within an existing office campus on three parcels with total site area of 13.77 acres in the Reston Town Center Transit Station Area. The site is zoned I-5 General Industrial District and is currently developed with three six-story office buildings, parking garages, surface parking, and internal access drives. Retail, restaurant, and food store uses in the office building are permitted by Special Exception in the zoning district, thus triggering the request for approval of a category 5 Special Exception, Commercial and Industrial Uses of Special Impact. Outdoor seating areas along streets and rooftops are proposed.

LOCATION AND CHARACTER OF THE AREA

The application property is located on the west of Town Center Parkway and north of Sunset Hill Road at the southwest edge of the Reston Town Center Area [Tax Map # 17-3 ((1)) 28A, 28B, & 28C] and measures approximately 13.77 acres. Land to the west of the site is zoned Planned Residential Community (PRC) and is developed with limited service hotel and restaurants, and banking services.

To the east is land zoned planned PRC on which a temporary Connector Bus park and ride facility is located. To the north are the townhouses of Trumbull Way, also zoned PRC. The W&OD trail runs tangential to the site's northern boundary. A narrow Board of Supervisor-owned outlot and the Dulles Toll Road are located across Sunset Hills Road to the south.

The property is developed with three six-story office buildings totaling 420,000 sqft gross floor area and two four-level parking structures. One office building and parking structure are located adjacent to Town Center Parkway. The other two buildings and parking garage are located towards the western side of the site. Additional surface parking spaces and internal access drives are at the periphery of the buildings and garages. An asphalt walkway runs along Town Center Parkway and then changes direction to follow Sunset Hills Road.

Subject Property Specific Land Use Recommendation

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through December 2,, 2014, Reston Transit Station Areas, District Recommendations, Reston Town Center Transit Station Area, Reston Town Center Station Transit-Oriented Development (TOD) District, North Subdistrict, beginning on page 117:

"North Subdistrict

The North subdistrict is comprised of approximately 88 acres and is bounded by the W&OD trail on the north, Reston Parkway on the east, the DAAR on the south and the YMCA property on the west. Sunset Hills Road extends from east to west through the subdistrict with Reston Parkway and Town Center Parkway being the primary north-south streets. The subdistrict is strategically located between Reston Town Center urban core and the Reston Town Center Metro station.

Existing development includes several suburban office parks at intensities from .30 to .80 FAR located in buildings from 2-5 stories and served by both surface and structured parking. Other uses include an extended stay hotel, several restaurants and a vacant parcel that is currently being used as temporary surface parking lot.

Base Plan

The subdistrict is planned for a variety of uses, including office retail, residential and community-serving uses, at approved intensities of between .70 and 1.0 FAR or residential use at up to 30 dwelling units per acre.

Redevelopment Option

The vision for this subdistrict is for substantial redevelopment at higher intensities in predominantly mid- to high-rise buildings with more diverse land uses than currently exist and a wider array of support services. Redevelopment should create a series of urban plazas and parks to provide gathering places for people of all ages to enjoy festivals and community events.

Local-serving amenities including plazas, other urban parks, trails, and public art should be provided throughout the subdistrict to serve local leisure and recreation needs. The exact number of urban parks, their sizes and distribution will be determined by the amount and type of new development, in accordance with the Urban Parks Framework in the Policy Plan. 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.

The Transit Station Mixed Use area is planned for intensity within a 3.0 to 4.0 FAR range. The planned zoning target for office development in this area of the subdistrict is 3 million square feet of existing, approved and new development. The planned zoning target for residential development is approximately 2,600 residential units. Development proposals should typically provide a mix of 50 percent non-residential use and 50 percent residential use. The availability of vacant land in close proximity to the Metro station in this subdistrict presents an opportunity to realize the desired mix for Transit Station Mixed Use areas of 50 percent non-residential uses and 50 percent residential uses. Individual developments may have flexibility to build more office use if other developments are built or rezoned with a use mix that contains proportionally less office. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use. Development should be organized around a large, signature community gathering space near the station entrance.

The Residential Mixed Use area in the North TOD subdistrict is bounded on the north by the W&OD trail and is planned for residential uses up to 1.5 FAR (approximately 500 units). Development proposals should typically be 75 percent residential use. The low density retail development with surface parking located along the western boundary of the subdistrict presents an opportunity for new residential development. Individual development may have flexibility to vary from the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the area designated as the Residential Mixed Use category. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use."

Areawide Land Use Recommendations

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through December 2, 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 December 2, 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" […]

LAND USE ANALYSIS

The application site is located in the North Subdistrict of the Reston Town Center TOD District. Staff concurs with the presumption that redevelopment is not being proposed for this SE. Thus, the Base Plan as described in the Comprehensive Plan is being used to provide land use guidance for the application. However, additional structures and road realignments realized within the SE should not preclude future redevelopment Plan guidance along with recommendations from ongoing urban design and transportation studies. Thus, consideration is given to the redevelopment guidelines in situations where development under the Special Exception could preclude future goals of the redevelopment option and associated performance guidelines.

According to the Comprehensive Plan, this subdistrict is envisioned to be "an extension of the Town Center core with a balanced mix of uses to include new offices, destination retail uses and restaurants, a hotel with convention facilities, a significant residential component, one or more civic uses and ground floor uses that foster a varied and interesting pedestrian environment." The Land Use Categories map depicts the area planned as Transit Station Mixed Use.

The applicant proposes a new office, retail, and restaurant use up to 0.76 floor area ratio (FAR) and 75 feet in maximum building height. According to the North Subdistrict Base Plan, a mix of uses with a FAR range of 0.7 to 1.0 FAR is recommended. The new building addition will have first floor retail and restaurant and will contain approximately 25,000 square feet in

area. The applicant proposes to convert approximately 15,100 SF of existing office to retail and restaurant use. The applicant does not propose to increase parking capacity from the current capacity of 1,570 spaces.

SITE DESIGN

With the inclusion of a seating area, the applicant's proposed addition on the Reston Executive 3 office building will extend commercial and pedestrian activity to approximately 40ft from Sunset Hills Road. The distance from the asphalt walkway to the seating area of the proposed addition is between 20 and 30 feet. The proximity of the proposed ground floor commercial has the potential to activate the adjacent street and open space and connect with pedestrians traveling along the path or along Sunset Hills Road. Subsequent illustrations have depicted different alignments that reduce the distance of ground floor commercial activity from Sunset Hills Road. This is a desirable change which should have positive impacts on the pedestrian experience along Sunset Hills Road.

The application proposes possible rooftop seating areas. Experiences within the County suggest rooftop seating will not impact demand for ground level seating and conflict with the Plan's vision of providing pedestrian experience.

PEDESTRIAN CIRCULATION

Initial proposals included a new pedestrian circulation system that provided pedestrian access around the buildings, but lacked intra-site connectivity and connectivity from Sunset Hills Road and Town Center Parkway. The final proposal highlights a circulation system that moves pedestrians through the site along sidewalks and trails. Bicycle routes connect the site with the W&OD trail through to trails along Sunset Hills Road. In addition, another connection point, just south of Parcel 1A, was created to move pedestrians and bicycles from Sunset Hills Road into the site.

The perimeter sidewalk is 8ft along the southeast quadrant of the site, but reduces to 6ft as it crosses closest to the proposed restaurant seating area of the Reston Executive 3 office building. Ideally this sidewalk would continue as an 8ft wide sidewalk, however, urban design features like trees or vegetation are higher priority along this section of Sunset Hills Road. Thoughtfully designed urban landscape should be balanced with sidewalk width.

VEHICULAR CIRCULATION

Although the Comprehensive Plan has not provided a detailed conceptual street grid for this subdistrict, applicants should be cognizant of the importance of providing additional east/west connections through the subdistrict that provide alternative routes, reduce demand along Sunset Hills Road, and integrate with the circulation system within the Sub-district and District. The application and its subsequent illustrations present a street system that strives to integrate the proposed infill development with the existing circulation system and future

circulation needs. Fairfax County Department of Transportation may provide additional detailed comments.

CONCLUSION

The proposed retail and restaurant will be located within an area with similar uses, including existing office, limited-service restaurants and hotel uses, which are expected to pave the way for higher density mixed-use development at the Reston Transit Station Areas.

The proposed first floor retail and restaurant uses, along with the pedestrian circulation system, further the Comprehensive Plan's recommendation for activating the pedestrian realm and creating efficient, safe, and pleasant connections. The repositioning of the Executive Center 3 building mitigates the spatial divide between commercial uses and the street and path, increases its retail prominence along a pedestrian route and better connects its ground floor restaurant with the pedestrian realm.

Pedestrian circulation is improved from earlier proposals by the creation of pedestrian access points into the site from the corner of Town Center Parkway and Sunset Hills Road. In addition, the sidewalk connections on both sides of street entering the site at the proposed Town Center Parkway entrance are improvements over the initial proposal.

Continued envisioning of circulation systems was vital for creating a development that can serve as the first phase of future development rather than an independent singular proposal. The street network established within this project better joins with surrounding uses, parcels, and subdistricts in a more comprehensive manner that what was originally proposed.

With the incorporation of staff's recommendations regarding the circulation and connections between the pedestrian realm, staff believes that the proposal meets the land use and design recommendations of the Comprehensive Plan guidance.

PGN/RAL

County of Fairfax, Virginia

MEMORANDUM

DATE: December 17, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **SE 2013-HM-016**
JBG – Reston Executive Center

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plan as revised through November 26, 2014. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible 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 from the Plan:

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 19 and 20:

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

Policy a. In consideration of 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 may 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 best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- 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;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the

applicable LEED rating system. . . ."

Fairfax County Comprehensive Plan, Area III, Upper Potomac Planning District, 2013 Edition, Reston Transit Station Areas, amended through April 29, 2014, page 34:

"The Policy Plan provides guidance for establishing green neighborhood and building practices. The planning and design of development within the Transit Station Areas should be guided by green neighborhood principles on place making, creating pedestrian oriented connections, energy conservation, and preservation of natural resources. Non-residential development should be planned and designed to achieve LEED silver or equivalent standards, at a minimum, in light of the level of redevelopment proposed for the TSAs. Residential development should also be guided by the Policy Plan objectives for natural resource conservation, green building, and green neighborhood practices. A broad range of practices can be pursued in support of and in addition to green neighborhood and building certification."

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.

Green Building

The Policy Plan provides general guidance regarding recommendations for green building certification for new developments and redevelopments. In addition, the subject property is located in the Reston Transit Station area and the Comprehensive Plan guidance for this area recommends that all new non-residential development should be planned and designed to achieve LEED silver or an equivalent. At this time, the developer has offered only to provide green building measures for the proposed building additions with no specific commitments regarding the free-standing commercial building. Based on the site-specific Comprehensive Plan guidance for the Reston Transit Station Area, the proposed free-standing commercial building should be designed to achieve the LEED silver or equivalent. As such, staff continues to recommend that the applicant commit to LEED silver or the equivalent but does recognize that the applicant has relocated commercial uses to a separate structure to provide for future road improvements. Staff will continue to work with the applicant toward a resolution of this issue.

PGN:JRB

County of Fairfax, Virginia

MEMORANDUM

DATE: January 12, 2014

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

FROM: Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: JBG Reston Executive
SE 2013-HM-016

The Office of Community Revitalization (OCR) has reviewed the plan set for the above referenced case dated November 26, 2014. The subject property is located on the northwest corner of Town Center Parkway and Sunset Hills Road.

The proposal is to introduce new retail uses into an existing suburban office park as an interim development step. It is understood that it may be difficult to incorporate all of the urban standards that are envisioned for the Reston Transit Station Areas in the interim state. However, effort should be made to improve the pedestrian experience and consider the long term development potential of the site, as well as that of neighboring properties. The building placement, setbacks, and transportation network established on this site will set the standard for future redevelopment of this and neighboring properties.

Overall this proposal will positively contribute towards the transformation of the Reston Town Center Transit Station area into a more pedestrian-friendly environment, and as such is an important first step in the redevelopment of the property. The streetscape and landscape design, especially the variety of plants and informal manner in which they are organized, reflect the character of the Reston area and provide a guide for future development.

Site Design Details:

In order to review the quality of the public realm and site accessibility, staff requested that the applicant provide the following additional information:

- A **Ground Floor Plan** showing building entries, loading and pedestrian circulation throughout the site,

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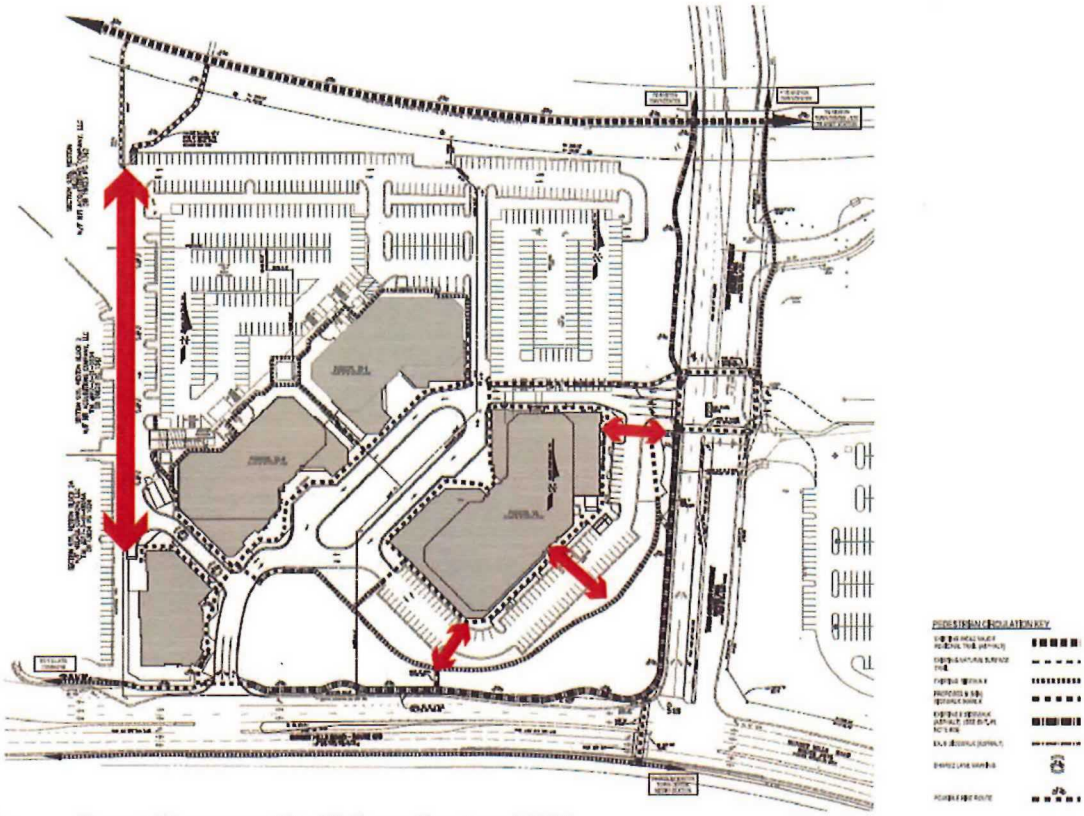
Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org

- A **Streetscape/Landscape Plan** which identifies and provides dimensions for items such as planting beds, accent paving, trees, and seating areas,
- Detailed drawings at the buildings to illustrating the streetscape and landscape plans at key locations, and
- Detailed drawings of the proposed connection to the W&OD trail.

Although the applicant has partially addressed this request with the Planting Plans, detailed drawings of the ground plane, including paving patterns, dimensions, and plantings should be provided.

Pedestrian Connections:

A pedestrian walkway should be provided on the west side of the property to connect pedestrians from the W&OD trail into the site, and additional pedestrian connections to the surrounding street and sidewalk network from Building One should be provided (see the drawing below for locations).



Cc. Brent Krasner, Staff Coordinator, DPZ
Sonja Ewing, Revitalization Program Manager, OCR
OCR Files

County of Fairfax, Virginia

MEMORANDUM

DATE: January 14, 2015

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

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, Department of Transportation

FILE: SE 2013-HM-016

SUBJECT: JBG Reston Executive Center
12100, 12110, 12120 Sunset Hills Road, Reston VA
Tax Map: #17-3 ((01)) 28A, 28B, 28C

This department has reviewed the subject application for proposed retail sales, restaurants, and fast food/quick food restaurants as depicted on the Special Exception Plat dated February 2013, revised through November 26, 2014, and we offer the following comments:

The applicant proposes a new signalized entrance on Town Center Parkway in order to provide additional access points to the existing site. Staff has the following concerns associated with this proposed entrance:

- The new entrance would require the closure and/or relocation of an existing entrance for a parcel owned by Boston Properties, located on the opposite side of Town Center Parkway (Parcel 29B). The applicant should obtain an agreement with the owner of Parcel 29B in order to facilitate the closure and/or relocation of the existing entrance in order to align with the applicant's proposed entrance on Town Center Parkway. This agreement should be provided prior to site plan approval to ensure the design does not create an offset and unsafe intersection and to ensure the necessary offsite construction can be implemented.
- The proposed entrance does not meet VDOT's signal spacing requirement therefore an Access Management exception is required. The applicant has submitted the request; however it was not approved.
- The proposed entrance warrants the need for a right turn lane on southbound Town Center Parkway based on the application's proposed traffic volumes and based on the existing traffic volumes on Town Center Parkway. The applicant has submitted a request to waive the installation of the right turn lane; however this was not approved. The applicant should reconsider the installation of the right turn lane as it may be needed in order for truck traffic to enter and exit the site. The applicant should submit an Autoturn exhibit to demonstrate there is adequate turning movements into and around the site to serve the existing and proposed uses on the property.

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
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Phone: (703) 877-5600 TTY: 711
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Internal Site Circulation: The applicant has proposed modifications to the interior circulation within the existing site layout. Staff has the following concerns:

- The applicant should retain the two existing interparcel access points located along the western property line of the site. A notation on the plat calls for the removal of the existing interparcel access point located near the REC-3 building.

- Due to existing site constraints at the northern access point (RPA, stormwater easements, floodplain, and grade), staff views the southern interparcel access to be a more feasible interparcel access point between the subject parcel and the Dwoskin/Village Commons site. This access point would serve as the natural extension of the existing roadway on the Dwoskin/Village Commons site. It could be designed like their existing roadway to include on-street parking and pedestrian facilities

- The new internal roadway creates conflicts between the REC-1 building and the existing Parking Structure #1 entrance across from the REC-2 building. The garage entrance is too close to the proposed internal roadway. The westbound vehicles will not have adequate time to see vehicles exiting left out of the garage and vice versa.

- Staff recommended the proposed one-way circulation pattern around the central courtyard/oval within the site. The applicant should provide raised medians or directional striping to help enforce this circulation pattern and reduce the turning movement conflicts at the numerous entrance and exit points at either end of the oval.

- The plat depicts an abundance of outdoor seating areas throughout the entire site. The applicant should reconsider from a safety standpoint the placement of these seating areas within confined spaces abutting main points of vehicle access. The ones depicted within surface parking lot spaces should be removed.

Construction Phasing & Timing of Improvements: During recent discussions on how the proposal will be implemented, several concerns were raised that need further discussion and or clarification.

- Staff recommends the existing entrance on Sunset Hills Road remain open to traffic during construction given that this is the site's only full access point today. Current traffic will need to access the site and given the uncertainty related to the implementation of the proposed entrance on Town Center Parkway, the Sunset Hills Road entrance becomes essential.

- Staff does not support the existing and the proposed access points on Town Center Parkway operating simultaneously, especially if they are the only points of access proposed to be open during construction.

Waiver of Frontage Improvements Along Sunset Hills Road: Staff supports the waiver of said frontage improvements in conjunction with this Special Exception application. If any rezoning applications are filed in the future, this would need to be evaluated in relation to what would be proposed.

MAD/EAI

COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

December 22, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
VDOT Land Development

Subject: Reston Executive Center; SE 13-HM-016

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

We have received second submission TIA addendum and design waivers associated with the subject application that was sent to us on November 21, 2014. We offer the following comments:

TIA Addendum

1. The analysis results in Table 4 indicate the following queuing issues at Town Center Pkwy & Sunset Hills Rd intersection and they are not adequately addressed. Improvements should be identified and provided.
    a. EB left-turn – The turning volume would warrant a second left-turn lane.
    b. WB right-turn – The turn lane length should be extended.
    c. SB right-turn – The study indicates improvements could be provided but will be inconsistent with the Comp Plan. However, Comp Plan does not exclude any specific improvement. Improvements need to be provided to resolve the queuing issue.

2. For Town Center Pkwy @ the main site entrance intersection, the SB right-turn traffic is heavy. Without an exclusive right-turn lane, rear-end crashes would be expected to increase potentially. It is understood there has not been any crashes at the existing intersection. However, the existing intersection (T-intersection w/ side street on the east side of the road) has an exclusive right-turn lane, which is not the same case as the proposed condition.

    Also, the report and plan indicate that pedestrian crossing across Town Center Pkwy would be installed only when the intersection is signalized. For signalized intersection, the pedestrian crossing will be signalized as well and the addition of the right-turn lane would not adversely affect the crossing significantly. The SB right-turn lane needs to be provided.

Right-Turn Lane Design Waiver

1. The subject SB right-turn traffic is heavy. Without an exclusive right-turn lane, rear-end crashes would be expected to increase potentially.
2. It is understood there has not been any crashes at the existing intersection. However, the existing intersection (T-intersection w/ side street on the east side of the road) has an exclusive right-turn lane, which is not the same case as the proposed condition.

3. The report and plan indicate that pedestrian crossing across Town Center Pkwy would be installed only when the intersection is signalized. For signalized intersection, the pedestrian crossing will be signalized as well and the addition of the right-turn lane would not adversely affect the crossing significantly.

The SB right-turn lane needs to be provided, and we do not support this turn lane waiver.

Access Management Exception

1. In the first line on the 3rd page of the Attachment I, shouldn't it be Town Center Pkwy instead of Sunrise Valley Drive?
2. The information provided indicates SB right-turn movement queue at Town Center Pkwy & Sunset Hills Rd intersection would extend beyond the main site entrance intersection, and improvements are not being provided. This would adversely affect the operation of the proposed signalized intersection.
3. Crash data for Town Center Pkwy @ Sunset Hills Rd intersection and Town Center Pkwy to the north of this intersection need to be attached, reviewed and discussed in the request.

Based on the information provided, we do not support this access management exception.

If you have any questions, please contact me at (703) 259-2414.

Sincerely,

Alex Faghri

cc: Ms. Angela Rodeheaver

COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

January 28, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
VDOT Land Development

Subject: Reston Executive Center; SE 13-HM-016

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

VDOT has reviewed the subject application and offer the following comments:

1. Show sight distance measurements along all entrances to the site especially on the northern most entrance along Town Center Pkwy (Rt. 7414).
2. Show the two entrances along Town Center Pkwy (Rt. 7414) are in accordance with spacing requirements based on latest VDOT's Access Management Guidelines.
3. Entrance throat length to the parking lot along Town Center Pkwy should be a minimum of 75 feet.
4. Why entrance to the parking lot along Town Center Pkwy is signalized?
5. The proposed sidewalk along Sunset Hills Road (Rt. 675) is disconnected and maneuvers in/out of right-of-way line. Please modify.
6. Review comments from VDOT Traffic Engineering section are pending.

If you have any questions, please contact me at (703) 259-2414.

Sincerely,

Alex Faghri

cc: Ms. Angela Rodeheaver

County of Fairfax, Virginia

MEMORANDUM

RECEIVED
Department of Planning & Zoning
DEC 16 2014
Zoning Evaluation Division

DATE: December 12, 2014

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Reston Executive Center, SE 2013-HM-016

I have reviewed the proposed Special Exception Plat for the above referenced application, stamped as received by the Zoning Evaluation Division on November 24, 2014. The following comments are based on this review and a site visit conducted during review of previous submissions of the SE Plat for this site.

1. **Comment:** The Existing Vegetation Map does not accurately reflect the percentage of the site covered in tree canopy. Areas are shown on the EVM as contiguous tree canopy when the actual tree canopy on site is made up of numerous trees interspersed through maintained lawn areas. In some cases existing tree canopy should be shown as individual trees, instead of contiguous tree canopy and the area calculated accordingly.

   Recommendation: Require revision of the EVM to more accurately show existing tree canopy on the site. The Tree Preservation Target Calculation and the 10-year Tree Canopy Calculation should then be adjusted to reflect the extent of tree canopy indicated on the revised EVM and the actual tree canopy provided with proposed tree preservation.

2. **Comment:** The planting spaces shown for proposed trees on the east side of the proposed building addition on Parcel 1A do not appear to meet minimum planting area requirements for the Category IV trees proposed. Alternative planting space designs are proposed incorporating 1) structural cells and 2) structural soil.

   Recommendation: Structural soil is 80-85% stone and does not satisfy the recommended development condition below. Ensure that alternative planting space designs show structural cells or a design or technology that satisfies the requirement for soil volume as described below. Require the Applicant to comply with the development condition for planting space design as follows:

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

Streetscape Planting Spaces: All site plan submissions shall include a landscape plan as generally shown on the Special Exception Plat, subject to review and approval by Urban Forest Management Division (UFMD). Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth shall provide a planter open surface area at least 6.0 feet wide. Rooting zone width beneath the paver surfaces a minimum of eight feet wide shall be provided using structural cell technology or other solutions acceptable to UFMD that provide uncompacted soil within the planting space, with planting sites meeting the following specifications:

- A minimum of 4 feet open surface width and 16 square feet open surface area.
- Rooting area beneath paver surfaces a minimum of 8 feet wide. Planting space depth shall be 3-4 feet. Paved surfaces over the specified planting area shall not be dependent upon compacted soil for structural support.
- Soil volume for Category III or IV trees (as indicated in Table 12.17 of the Public Facilities Manual) shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is not restricted.
- Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by Urban Forest Management.
- Applicant shall contact UFM (703-324-1770) at least 3 business days prior to installation of trees, and provide an opportunity for UFM staff to verify conformance with these requirements.

3. **Comment:** Trees adjacent to the parking area southeast of the building on Parcel 1A do not provide effective screening of the parking area from Sunset Hills Road as required by Proffer 3 in the Reston Land Corporation proffer statement dated May 22, 1984.

   Recommendation: Require that the SE Plat show additional trees to increase screening capacity between Sunset Hills Road and the parking area southeast of the building on Parcel 1A.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMDID #: 184845

cc: DPZ File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: February 18, 2014

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Aileen M. Santiago P.E., Senior Engineer III
North Branch, Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application #SE 2013-HM-016, JBG/Reston Executive Center, Special Exception Plat dated December 10, 2013, LDS Project # 4417-ZONA-001-1, Tax Map #017-3-01-0028A, #017-3-01-0028B & #017-3-01-0028C, Hunter Mill District

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

Chesapeake Bay Preservation Ordinance (CBPO)
There is Resource Protection Area (RPA) on this site. The county-mapped boundary is depicted on this plat. A site-specific RPA delineation may be required before site plan approval (LTI 08-12).

Floodplain
There are no regulated floodplains on the property.

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

Water Quality Control
Water quality controls (BMP) are required for this development (PFM 6-0401.2A). Applicant provided calculations suggesting that 40% phosphorus removal will be accomplished by the BMP facility (potentially a stormfilter) to be located with the underground detention vault.

A private maintenance agreement for the stormfilter will be required prior to final approval of the construction plan.

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

Stormwater Detention
Stormwater detention is required, if not waived (PFM 6-0301.3). An underground detention vault facility is located on the plan. A private maintenance agreement for the underground detention vault will be required prior to final approval of the construction plan.

Site Outfall
An outfall narrative has been provided. Adequate outfall needs to be demonstrated per PFM § 06-0203 in the final engineering plan submission(s).

Additional Comment
These comments are based on the 2011 version of the Public Facilities Manual (PFM). The County is in the process of adopting new and revised County codes and requirements to comply with the Virginia Stormwater Management Law and Regulations adopted by the Virginia Soil and Water Conservation Board on May 24, 2011 (Regulations). Please note that the Regulations include provisions (4VAC50-60-48.A) which limit which land-disturbing activities could be considered "grandfathered" by the County, and therefore would not be subject to certain new criteria.

The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1464 if you require additional information.

AS/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Greg McLaughlin, Senior Engineer III, North Branch, SDID, DPWES

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: October 16, 2013

SUBJECT: SE 2013-HM-016, Reston Executive Center
Tax Map Number(s): 17-3 ((1)) 28A, 28B, 28C

BACKGROUND

The Park Authority staff has reviewed the proposed Special Exception Plan dated July 19, 2013, for the above referenced application. The Plan proposes 65,000 square feet of retail, restaurant, and related uses to be incorporated into the site through conversion of 27,850 square feet of existing office use and 37,150 square feet in new building additions to the three existing buildings. The subject site is 13.7 acres in size and is currently zoned I-5. The site is within one-quarter mile of the future Reston Town Center Metrorail Station. The development is located within the Upper Potomac Planning District and 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.

The site is located in the Upper Potomac Planning District, within the Reston Herndon Suburban Center (Land Unit D, Subunit D-3). The Reston Herndon Suburban Center Design Guidelines and the Park and Recreation element of the Policy Plan support the concept of integrating urban-scale public open spaces into proposed mixed-use developments. Features such as plazas, gathering places, amphitheater and performance spaces, special landscaping, fountains, sculpture and street furniture are appropriate to be integrated into these sites and surrounding areas.

It should be noted that the subject area is within the Reston Master Plan Land Use Study, an ongoing land use study whose first phase is examining impacts and recommendations associated with three future Metrorail stations along the Dulles Toll Road through Reston. Draft Comprehensive Plan text is currently being developed and reviewed by the Department of Planning and Zoning, the community, and elected officials.

Finally, text from the Upper Potomac District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include promoting the creation of new parks and pedestrian connections within walking distance of planned Metrorail stations and using the Urban Parks Framework to set developer and community expectations for urban parks in transit-oriented areas along the Dulles Toll Road.

ANALYSIS AND RECOMMENDATIONS

Park 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 meet only a portion of the demand for parkland generated by development in the Reston-Herndon Suburban Center. In addition to parkland, urban-scale recreational facilities appropriate to mixed use developments are also needed.

Onsite Facilities:
The Reston Herndon Suburban Center Design Guidelines and the Park and Recreation element of the Policy Plan support the concept of integrating urban-scale public open spaces into proposed mixed-use developments. Features such as plazas, gathering places, amphitheater and performance spaces, special landscaping, fountains, sculpture and street furniture are appropriate to be integrated into these sites and surrounding areas. It is particularly critical that such features are included as the area begins to shift toward more transit-oriented or even just transit-adjacent mixes of uses in anticipation of the arrival of Metrorail.

The current application proposes building additions and conversion of a portion of existing uses to incorporate retail, restaurant, and related uses. The Statement of Justification speaks to adding pedestrian plazas in an area that currently has limited public space amenities, the value of having proposed uses within ¼ mile of the future Metrorail station, and the subject application as a "first step in repurposing" the subject site to be able to support and benefit from the future transit station. To support this transition, the SE plat shows several possible outdoor seating areas as well as a note that locations are schematic only (Sheet 5). Building elevations provide a loose sense of what such seating areas might contain (Sheet 14).

Staff agrees that incorporation of public space amenities in this location, within ¼ mile of the future transit station, is critical and that provision of public space amenities in the proposed context would be consistent with the Urban Parks Framework (Parks and Recreation Section of the Policy Plan, Appendix 2). However, the level of information (schematics and accompanying notes) provided in the current application does not illustrate the provision of such amenities in a scale commensurate with a credible first/transitional step toward transit-oriented development.

Staff recommends that additional detail and commitments to outdoor seating areas be provided with the plan set. It is unclear from provided schematics whether the areas will be publicly-accessible or accessible only to paying patrons of establishments (i.e., purchase food to access seating area). The size range of outdoor seating areas as well as furniture they may contain is also unclear. As an example, an outdoor seating area directly affiliated with a retail/restaurant establishment is different than an outdoor seating area within a plaza containing public art, fountains, and special landscaping. Staff suggests the applicant consider a variety of scale-appropriate outdoor amenities and seating areas to provide a range of publicly-accessible amenities to office workers and retail consumers.

Trails:
The applicant's pedestrian circulation plan (Sheet 14) shows no pedestrian connections to or from the building on the southeast corner of the subject site (Reston Exec 1, 12100). Staff recommends that connections be provided to the other buildings as well as to the sidewalk along Town Center Parkway to ensure access to the Washington and Old Dominion Trail (W&OD).

The connection to the W&OD will encourage non-vehicular access to the proposed uses as well as support casual and recreational use of the trail by office employees. Staff recommends that the connection be enhanced and even widened beyond the 6' sidewalk shown along the northeastern border of the site along Town Center Parkway (see Sheet 14, Pedestrian Circulation Key).

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. The analysis identified the following major issues:

- Provide additional information on the content and location of proposed outdoor seating areas and public space amenities
- Consider a variety of scale-appropriate outdoor amenities and seating areas
- Provide pedestrian connections to and from Building 12100
- Enhance pedestrian connection to the W&OD

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final 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: Anna Bentley
DPZ Coordinator: Brent Krasner

Copy: Cindy Walsh, Director, Resource Management Division

Liz Crowell, Manager, Cultural Resource Management & Protection Section
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Brent Krasner, DPZ Coordinator
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron Binder
File Copy

Appendix 11

NOVA PARKS
Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 | 703-352-5900 | Fax: 703-273-0905 | www.novaparks.com

January 14, 2015

Brent Krasner
Fairfax County
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RE: Reston Executive Center, SE 2013-HM-016

Dear Mr. Krasner:

We have reviewed the Special Exception Plat (plans revised through November 26, 2014) for the proposed building additions and offer the following comments.

A proposed connector trail to the W&OD Trail is shown from the subject site's existing parking lot at the northwest corner of the site. As stated in previous correspondence, NOVA Parks strongly supports a direct trail connection from Town Center Parkway to the W&OD Trail that would also serve the subject site. The projects sponsor has indicated that when the subject site is redeveloped in the future a direct connection to Town Center Parkway will be provided.

In the interim, a paved connection should be provided along the alignment of the existing gravel/dirt pathway shown on the plans just west of the subject site. This location is preferred over the proposed location shown on the revised plans since it does not require removal of mature vegetation on park property that provides a natural buffer between the W&OD Trail and the subject site. Moreover, NOVA Parks requires that connections be offset from each other instead of aligned as shown. Offset connections slow cross traffic and enhance trail intersection safety.

The interim connection will need to be eight feet wide, paved, and meet slope, safety, and drainage requirements. The project sponsor would be required to obtain a permit from NVRPA to build and maintain the entire connection. Also, the connector trail must provide public access through the subject site.

Thank you for the opportunity to provide comments. Please contact me at 703-359-4628 or diglhaut@nvrpa.org if you or the project sponsor would like to discuss our comments in more detail.

City of Alexandria
David M. Pritzker
Scott Price

Arlington County
Paul Ferguson
Michael A. Nardolilli

Fairfax County
Stella Koch
Laura Grape

City of Fairfax
Brian D. Knapp
Arthur F. Little

City of Falls Church
Barry D. Buschow
Jeffrey Tarbert

Loudoun County
Joan G. Rokus
Daniel Kaseman

Sincerely,

Daniel Iglhaut
Land Manager

c: Matthew Valentini, The JBG Companies

Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 | 703-352-5900 | Fax: 703-273-0905 | www.nvrpa.org

January 3, 2014

Brent Krasner
Fairfax County
Zoning Evaluation Division
12055 Government Center Parkway
Fairfax, VA 22035

RE: JBG/Reston Executive Center, SE 2013-HM-016

Dear Mr. Krasner:

We have reviewed the Special Exception Plat (plans dated February 2013 and revised through July 19, 2013) for proposed retail and restaurant building additions and offer the following comments.

As you know, NVRPA owns and operates the Washington & Old Dominion Railroad Regional Park (W&OD Trail) adjacent to the north side of the subject property. This 45-mile long, 100-foot wide, linear park property traverses Northern Virginia between Shirlington in Arlington County and Purcellville in Loudoun County. The park features paved and unpaved multi-use trails, parking areas for trail users, history exhibits, and wayside facilities; it hosts an estimated two million visitors a year and is a major bicycle commuter facility for the region. The W&OD was designated a National Recreation Trail in 1987 by the U.S. Department of Interior.

NVRPA strongly supports a connector trail from Town Center Parkway to the W&OD Trail that would also serve the subject site. Currently, there are no direct connections from the existing pathways along Town Center Parkway to the W&OD Trail. The existing connection through the residential community northwest of the trail/roadway intersection does not provide public access. The existing trail connection southeast of the intersection is located 400 feet east of the pathway along Town Center Parkway and connects to a driveway without off-road facilities to Town Center Parkway. As shown on the Special Exception plans, there is an existing gravel/dirt pathway just west of the subject site; however, it does not provide a connection between the W&OD Trail and Town Center Parkway, it is an unlicensed encroachment on park property, and does not meet NVRPA's standards for connector trails.

Given existing grades on the park property and the subject site, it appears that a connector trail could tie in to the W&OD paved trail in the vicinity of the west side of the Dominion Virginia Power transmission tower located on the subject site. The connector trail could then parallel the common boundary to tie in at Town Center Parkway. The project sponsor would be required to obtain a permit from NVRPA to build and maintain the entire connection. The connector trail must meet slope, sight distance, safety, and drainage requirements and provide through public access between the W&OD Trail and Town Center Parkway.

City of Alexandria	Arlington County	Fairfax County	City of Fairfax	City of Falls Church	Loudoun County
David M. Pritzker	Paul Ferguson	Stella Koch	Brian D. Knapp	Barry D. Buschow	Joan G. Rokus
Scott Price	Michael A. Nardolilli	Jean R. Packard	Arthur F. Little	Jeffrey Tarbert	Daniel Kaseman

Thank you for the opportunity to provide comments. Please contact me at 703-359-4628 or diglhaut@nvrpa.org if you or the project sponsor would like to discuss our comments in more detail.

Sincerely,

Daniel Iglhaut
Land Manager

c: Charlie Strunk, Fairfax County Department of Transportation
Matthew Valentini, The JBG Companies

County of Fairfax, Virginia

MEMORANDUM

DATE: September 20, 2013

TO: Brent Krasner
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. SE -2013-HM-016**
Tax Map No. 017-3-((01))-0028-A, 0028-B, and 0028-C

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Sugarland Run (B-2) watershed. It would be sewered into the Blue Plains Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 12 inch line located on the property is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	Existing Use +Application		Existing Use + Application +Previous Applications		Existing Use + Application + Comp Plan	
Sewer Network	Adeq.	Inadeq	Adeq.	Inadeq	Adeq.	Inadeq
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

5. **Other pertinent comments**:

FAIRFAX COUNTY WASTEWATER MANAGEMENT
Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

9-523 Additional Standards for Mixed Waste Reclamation Facilities

All such uses shall comply with the siting, design, construction and operating standards of the Virginia Department of Environmental Quality Solid Waste Management Facility Standards for Materials Recovery Facilities.

9-524 Additional Standards for Retail Sales Establishments

The Board may approve a special exception to allow a retail sales establishment in an I-4 or I-5 District, subject to the following:

1. Such special exception use shall be limited to one of the following:

   A. An establishment wherein a maximum of sixty (60) percent of the gross floor area may be devoted to retail sales, display area and any accessory office, with the remaining gross floor area devoted to warehousing; or

   B. An establishment in which retail sales are conducted only on Fridays commencing at 6:00 PM, Saturday, Sundays, and Federal holidays.

2. The Board shall determine that the retail use will be compatible with and not adversely impact the adjacent properties, and will not hinder or be contrary to the adopted comprehensive plan for commercial and industrial development in the area. To that end, the Board may impose such conditions and restrictions which it may deem necessary to ensure compatibility and to mitigate potential adverse impacts, which may include, but need not be limited to the following:

   A. Hours of operation

   B. Site development or design standards

   C. Transitional screening and landscaping requirements

3. The structure shall be designed to promote the character of the district through architectural design which is compatible with surrounding industrial uses.

4. The Board shall determine that parking as required by Article 11 is provided on-site or may approve a cooperative parking arrangement in accordance with the provisions of Article 11.

5. Such use shall be designed so that pedestrian and vehicular circulation are coordinated with that on-site and on adjacent properties and vehicular access to the site shall to the greatest extent possible be provided via the internal circulation system of the building complex.

6. Such use shall be designed to provide safe and convenient access and to minimize any potential conflicts between industrial service and delivery vehicles, passenger vehicles and pedestrian traffic.

7. Any public improvements required as the result of the introduction of retail uses to an area designed and developed for industrial uses shall be provided.

8. All business, service, storage and display of goods shall be conducted within a completely enclosed building, and all refuse shall be contained in completely enclosed facilities.

9-525 Additional Standards for Truck Rental Establishments

1. Such use shall be allowed only as an ancillary use to a principal use on a lot and shall be limited to the rental and minor servicing of trucks and trailers typically rented to individuals for the moving of personal belongings (i.e., rental moving vans and trailers).

2. The maximum number and type of trucks/trailers to be kept on a lot shall be determined by the Board upon consideration of the lot characteristics, and a determination that the lot is of sufficient area and width to support the use, that the site has safe and efficient access and on-site circulation, and that any such use will not adversely affect any nearby existing or planned residential uses as a result of the hours of operation, noise generation, parking, outdoor lighting or other operational factors. The area used for the parking and storage of rental trucks and trailers shall not exceed ten (10) percent of the total area of the site.

3. All outdoor storage areas, including aisles and driveways, shall be designated on the special exception plat, and constructed and maintained with an approved surface in accordance with Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual. Such trucks and trailers stored on site shall be stored only in a portion of the site so designated on the special exception plat for the storage of rental trucks and trailers. Rental trucks and trailers shall not be parked or stored within fifteen (15) feet of the front lot line.

4. The outdoor storage areas shall not be used for the storage of trucks or trailers that are not in operating condition.

5. All such uses shall be provided with safe and convenient access to a street. The street frontage shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.

6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

9-526 Additional Standards for Bed and Breakfasts Uses

1. The Board shall determine that the proposed bed and breakfast use does not pose any adverse impacts on the surrounding properties and preserves the residential character of the adjacent area.

2. All bed and breakfast uses shall be permitted only in residential structures, including normal residential accessory structures. Alterations undertaken on structures shall be limited to those which will not alter the exterior appearance of the structure from that of a dwelling or normal residential accessory structure.

allowing the alteration, even if the use may not be in harmony with the adopted comprehensive plan.

3. A plan shall be submitted which depicts the proposed alteration and the overall impact or effect of the alteration to the structure. No such alteration shall result in an increase in building square footage, an increase in the area of the building occupied by the nonconforming use, or in the relocation of the building on the site.

4. Such special exception may be approved notwithstanding any existing nonconformity and any nonconformity that may be created by the public improvement, and approval of the special exception shall permit such nonconformities to continue as nonconformities.

Upon approving a special exception, the Board may impose such conditions as deemed necessary to address any impacts of the nonconformity or proposed modification.

9-620 Waiver of Certain Sign Regulations

The purpose of this special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of certain unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.

2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.

3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.

4. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

9-621 Provisions for Outdoor Storage in Association with Warehousing Establishments in the Sully Historic Overlay District

The Board may approve a special exception authorizing the establishment of outdoor storage in association with a warehousing establishment on land zoned I-5 or I-6 in the Sully Historic Overlay District in accordance with the provisions of Sect. A1-303.

THE JBG COMPANIES®

RTCWEST

COMPREHENSIVE SIGN PLAN

Prepared by: streetsense.

April 25, 2014

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THE JBG COMPANIES

RTC WEST INTRODUCTION

RTC West, currently known as Reston Executive Center, is located just north of the Dulles Toll Road at the northwest corner of the intersection of Sunset Hills Road and Town Center Parkway. The project is within walking distance of Reston Town Center and is in close proximity to the new Silver Line metro station, Dulles International Airport, Reston, and Tysons Comer. The site currently features three office buildings, with two structured parking decks. The development vision includes the upgrade of the first one or two floors within the office buildings to be more suitable to retail uses, and extensions of the retail program in specific areas of the site. This development will transform RTC West into a retail destination with a vibrant pedestrian-friendly environment to complement the existing office components. RTC West's coordinated and well-developed signage system will establish the community's identity and will unify all uses throughout the site.

The intent of this comprehensive sign plan is to insure that the signage throughout RTC West is of a size, scale, and quality appropriate to its location on and around the individual buildings and the site. Signs are a necessary means of visual communication for public convenience and are most effective when organized in a comprehensive system. A properly conceived sign plan reflects the owner's concern and sense of responsibility for public safety, while also enhancing the image and use of the development. The proposed comprehensive sign plan accommodates multiple uses within the same site and accounts for changing tenants, changing market conditions, additional phases of construction, and periodic renovations over time. This document establishes sign design standards in order to maintain flexibility while also preserving the overall consistency and character of the site's signage.

SIGNAGE DESIGN CRITERIA

Quality materials that are durable are encouraged for all signs within RTC West. These may include the use of cast, polished, or painted metal; brick or concrete block masonry; plaster; concrete; or high-quality fiberglass or acrylics. Glass or ceramic elements may be used as accent materials. Vinyl or mesh fabrics may be used for banners. All signs are not required to utilize the same materials, but signage should be designed as a family with complementary materials. Materials that minimize maintenance are strongly encouraged. Non-durable materials are prohibited. Letters and graphics should incorporate texture, depth, sculptural, and dimensional qualities. Signs may be illuminated with internal lighting, external lighting, or a combination of both. All lighting, whether internal or external to the sign, will be adequately screened to avoid glares and will not project onto surrounding roads or otherwise impair vision. All types of electrical hardware, wiring or equipment such as transformers, cabinets, etc., must be integrally incorporated into the sign design and must be hidden from view. External lighting fixtures may be featured as a design element. All methods of construction must be concealed from view or designed as an integrated detail within the signs. All signs must be structurally sound, self-supporting, and fully integrated with landscape elements.

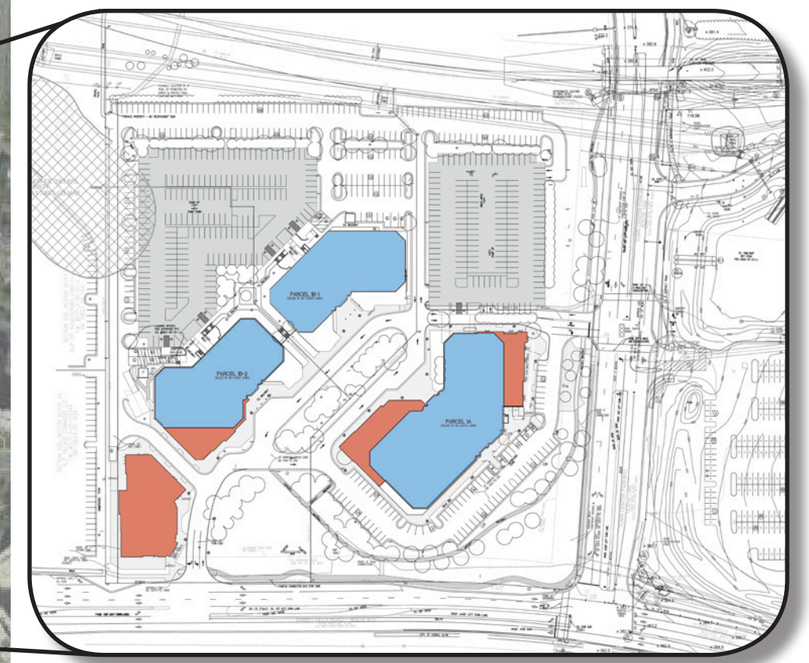
PROHIBITED SIGN MATERIALS:

- Asphalt siding will not be permitted.
- Paper or cardboard will not be permitted.
- Vinyl may not be used as a component of any sign with the exception of banners.
- Smoked or opaque glass may be used for accent elements only. Reflective glass is not permitted.
- Crushed stone or gravel will not be permitted as part of a sign, but may be used in adjacent landscaping.

PROHIBITED SIGNAGE CHARACTERISTICS:

- A sign must not be shaped like a traffic sign or traffic signal, be illuminated in a pattern or lighting combination that resembles a traffic signal, use wording similar to traffic signals or otherwise interfere with traffic safety.
- A sign must not contain or be illuminated by flashing, revolving or intermittent lights, or lights of changing intensity.
- Internally illuminated box signs are not permitted. Letters or logos may be internally illuminated, but they must be on an opaque background.

RTC WEST VICINITY MAP



NOT TO SCALE

THE JBG COMPANIES

RTC WEST LOGO GUIDELINES

RTCWEST

GOTHAM BLACK
This should be used for all headlines. Secondary headlines and also in all caps.

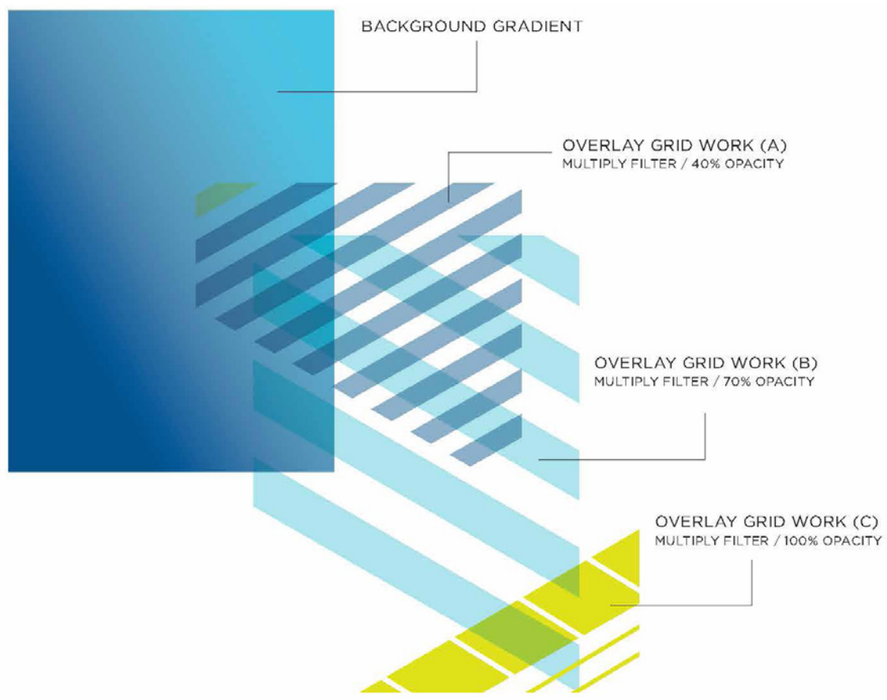
THE QUICK BROWN FOX JUMPS OVER THE LAZY DOG the quick brown fox jumps over the lazy dog 1234567890

GOTHAM MEDIUM
This should be used for subheads and smaller titles and also used in all caps.

THE QUICK BROWN FOX JUMPS OVER THE LAZY DOG the quick brown fox jumps over the lazy dog 1234567890

GOTHAM BOOK
This should be used for body copy.

THE QUICK BROWN FOX JUMPS OVER THE LAZY DOG the quick brown fox jumps over the lazy dog 1234567890



302 C

2945C

CORE COLORS

315C

7721C

5425C

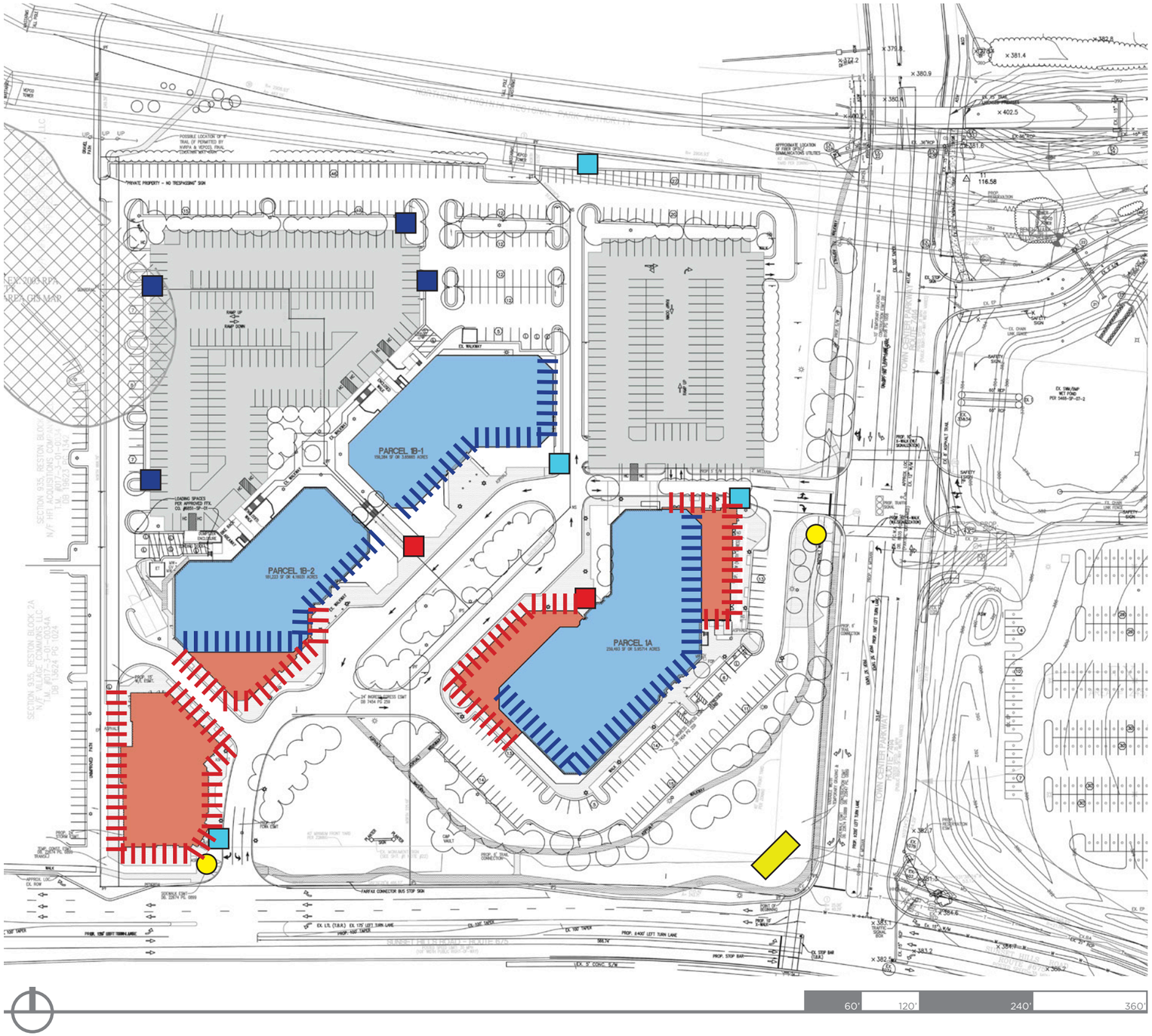
7482C

3135C

396C

SECONDARY COLORS

THE JBG COMPANIES



SITE SIGNAGE KEY PLAN

- SIGN TYPE A: PRIMARY MONUMENT / IDENTITY SIGNAGE
- SIGN TYPE B: SECONDARY MONUMENT / IDENTITY SIGNAGE
- SIGN TYPE C: NOT USED
- SIGN TYPE D: PEDESTRIAN DIRECTORIES
- SIGN TYPE E: VEHICULAR DIRECTIONAL SIGNAGE
- SIGN TYPE F: PARKING SIGNAGE
- OFFICE TENANT SIGNAGE
- RETAIL TENANT SIGNAGE

Proposed signage locations shown to the left are approximate. Final locations will be determined in the field and fully coordinated with traffic control signage to avoid conflicts. Sign footprints are not shown to scale or form.

THE JBG COMPANIES

RTCWEST

SITE SIGNAGE

THE JBG COMPANIES

PRIMARY MONUMENT SIGNAGE

Side View *Front View* *Side View* *Back View*

*ACCEPTABLE MATERIALS:

FORM: wood, metal, fiberglass, tile, synthetic wood, acrylic, pvc
Opaque/smoked glass may be used for accent elements

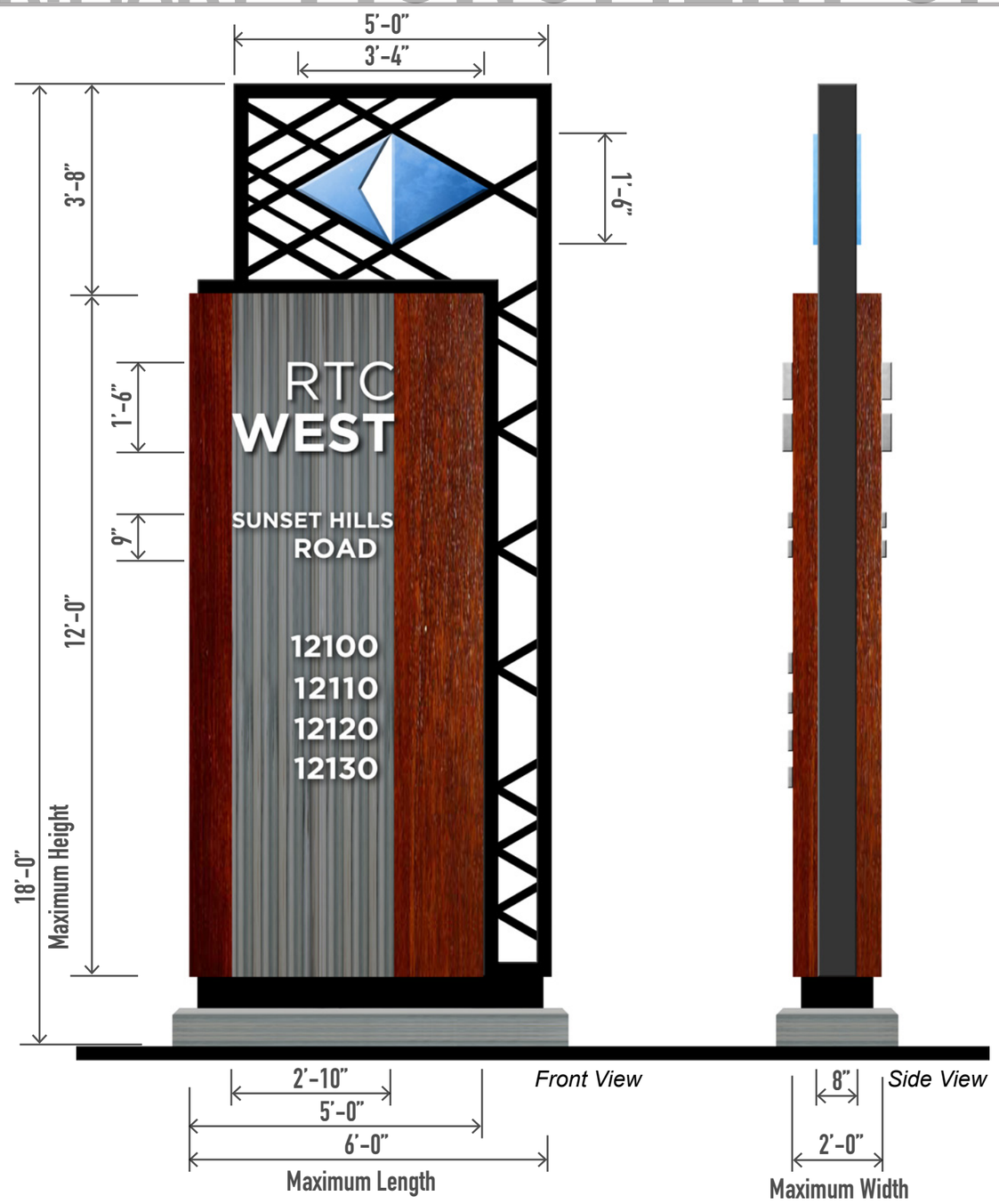
BASE: metal, stone, cast stone, concrete, plaster

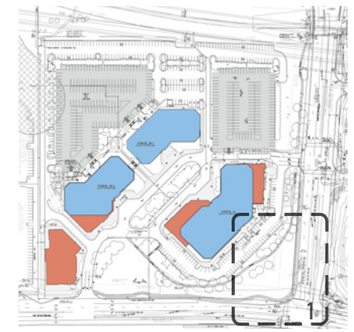
GENERAL NOTES:

- Content information provided is to serve as place holder and may be modified.
- Final location of sign to be determined in field.

THE JBG COMPANIES

PRIMARY MONUMENT SIGNAGE DETAILS

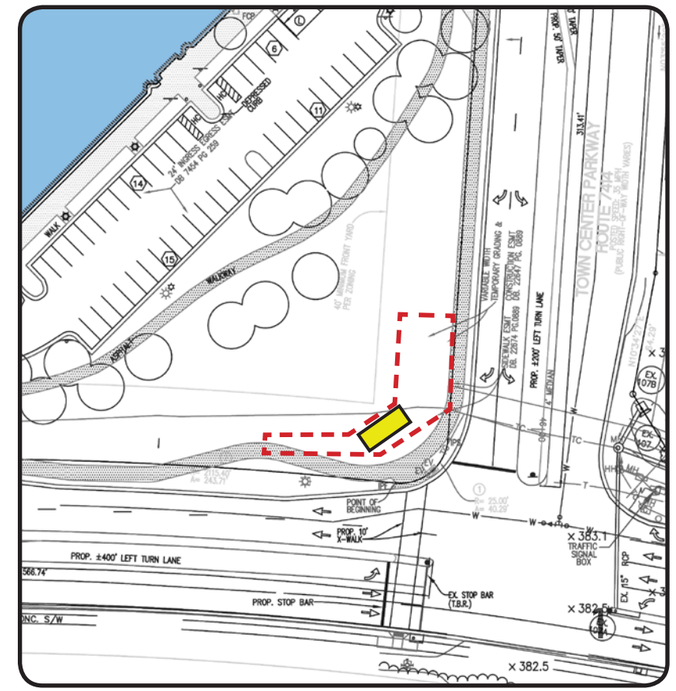




Key Plan

PRIMARY MONUMENT / IDENTITY SIGNAGE

Proposed signage locations shown above and to the right are approximate. Final locations will be determined in the field and fully coordinated with traffic control signage to avoid conflicts. Sign footprints are not shown to scale or form.



Sign Location

SIGN DETAILS

HEIGHT: 18'-0" maximum
LENGTH: 6'-0" maximum
WIDTH: 2'-0" maximum

MAX. SIGN AREA: 108 square feet

THE DIMENSIONS SHOWN HERE ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DIMENSIONS OF THIS SIGN ARE TO BE DETERMINED AND WILL FALL WITHIN THE OVERALL RANGE SHOWN TO THE LEFT. ALL DIMENSIONS WILL BE SCALED PROPORTIONALLY.

THE JBG COMPANIES

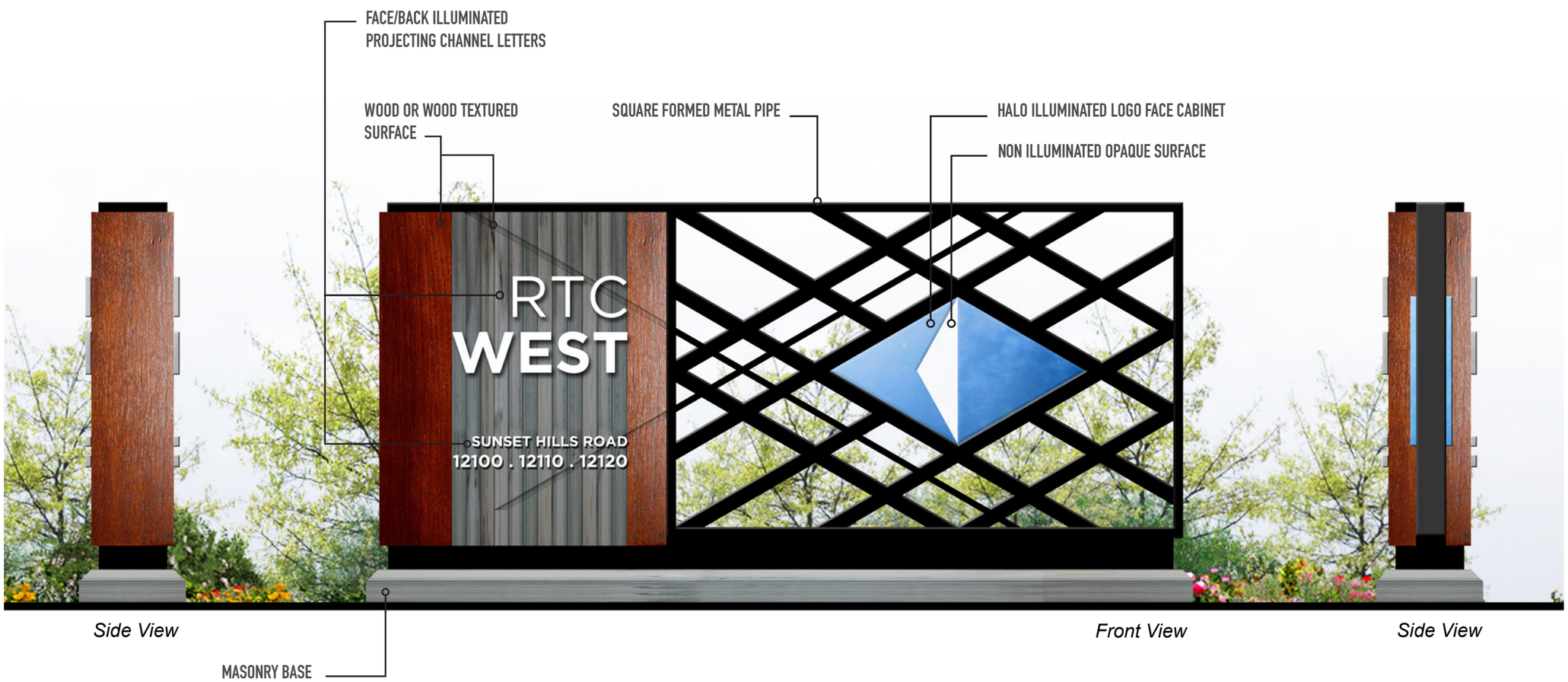
PRIMARY MONUMENT SIGNAGE LIGHTING

FINAL LOCATION OF THE SIGNAGE MAY REQUIRE REDUCTION OF LIGHTING ELEMENTS
BASED ON SURROUNDING LIGHTING CONDITIONS

*All Lighting Will Be Ambient And / Or Indirect.
*All Lighting Will Not Project onto Surrounding Roads & Will Not Impair Vision
*Illumination May Include Either Internal, External Or the Use Of Both Lighting
*Final location of signs to be determined in field.

THE JBG COMPANIES

SECONDARY MONUMENT SIGNAGE



*ACCEPTABLE MATERIALS:

FORM: wood, metal, fiberglass, tile, synthetic wood, acrylic, pvc
Opaque/smoked glass may be used for accent elements

BASE: metal, stone, cast stone, concrete, plaster

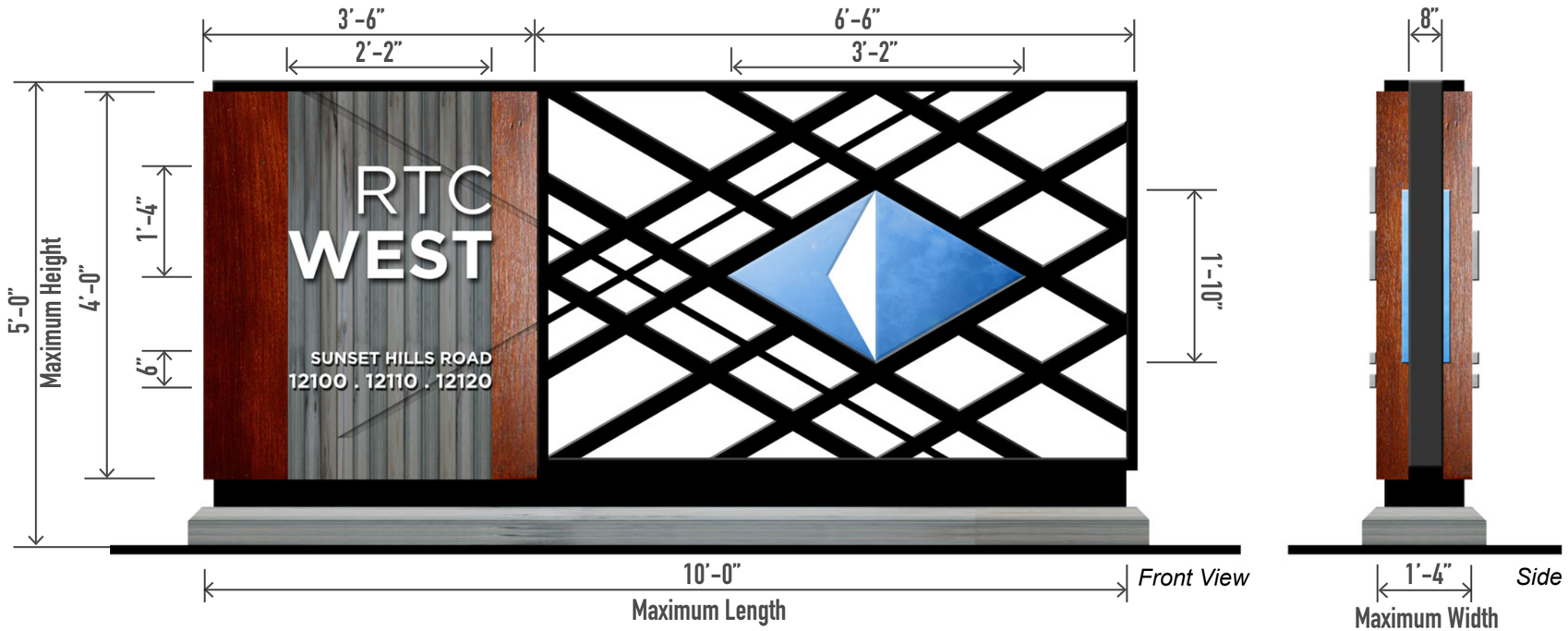
GENERAL NOTES:

- Content information provided is to serve as place holder and may be modified.
- Final location of sign to be determined in field.

THE JBG COMPANIES

SECONDARY MONUMENT SIGNAGE DETAILS

SIGN TYPE B.1

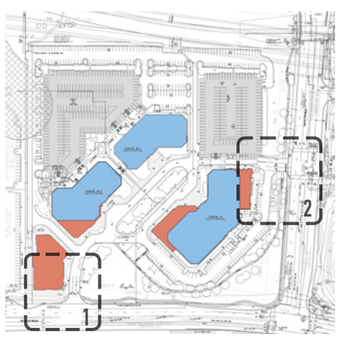


SIGN DETAILS

HEIGHT: 5'-0" maximum
LENGTH: 10'-0" maximum
WIDTH: 1'-4" maximum

MAX. SIGN AREA: 50 square feet

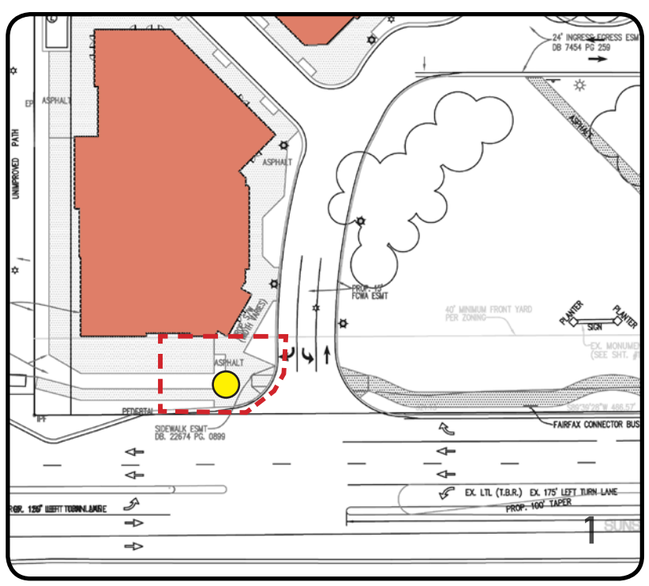
THE DIMENSIONS SHOWN HERE ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DIMENSIONS OF THIS SIGN ARE TO BE DETERMINED AND WILL FALL WITHIN THE OVERALL RANGE SHOWN TO THE LEFT. ALL DIMENSIONS WILL BE SCALED PROPORTIONALLY.

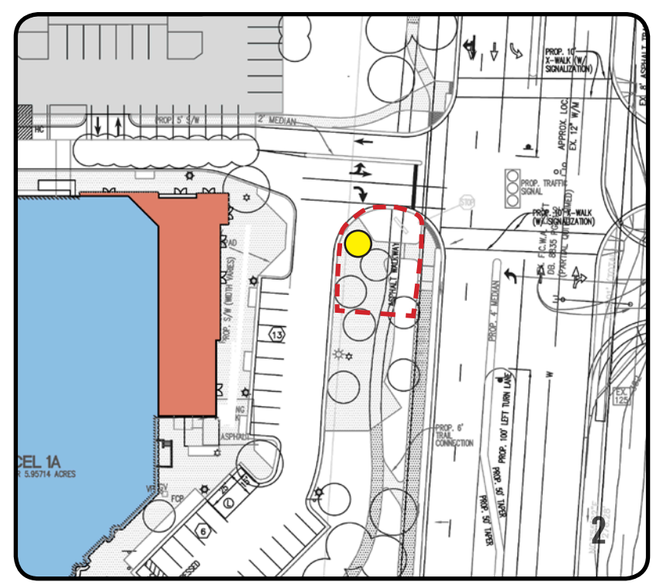


Key Plan

SECONDARY MONUMENT / IDENTITY SIGNAGE

Proposed signage locations shown above and to the right are approximate. Final locations will be determined in the field and fully coordinated with traffic control signage to avoid conflicts. Sign footprints are not shown to scale or form.





Sign Location

THE JBG COMPANIES

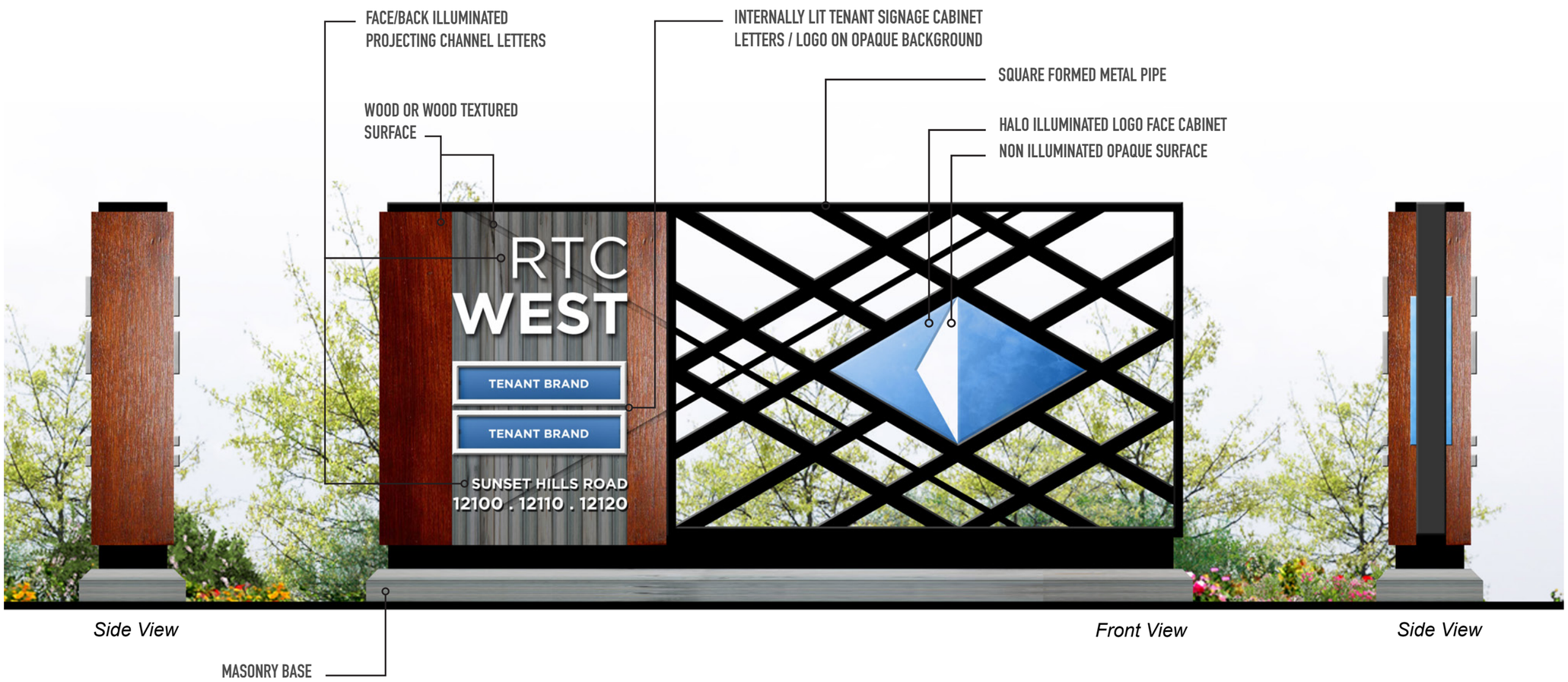
SECONDARY MONUMENT SIGNAGE LIGHTING SIGN TYPE B.1

FINAL LOCATION OF THE SIGNAGE MAY REQUIRE REDUCTION OF LIGHTING ELEMENTS BASED ON SURROUNDING LIGHTING CONDITIONS

*All Lighting Will Be Ambient And / Or Indirect.
*All Lighting Will Not Project onto Surrounding Roads & Will Not Impair Vision
*Illumination May Include Either Internal, External Or the Use Of Both Lighting
*Final location of signs to be determined in field.

THE JBG COMPANIES

SECONDARY MONUMENT SIGNAGE



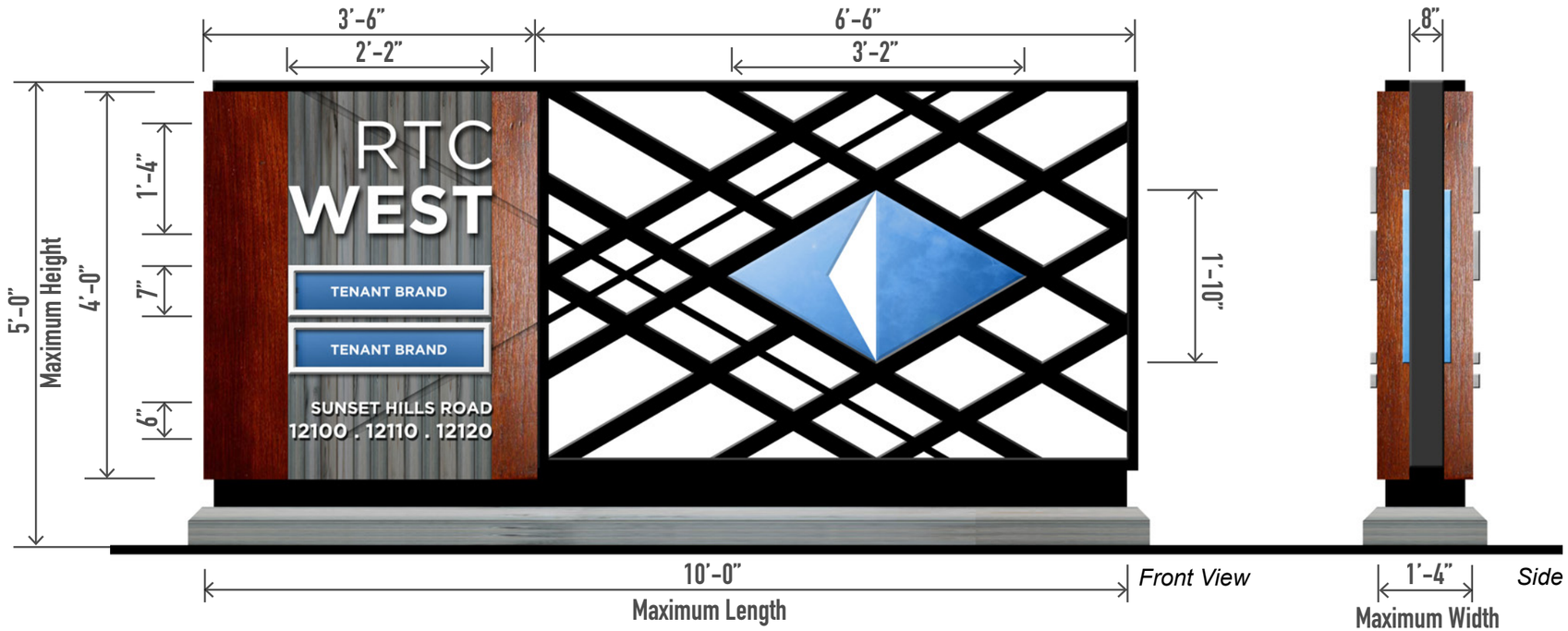
*ACCEPTABLE MATERIALS:
FORM: wood, metal, fiberglass, tile, synthetic wood, acrylic, pvc
Opaque/smoked glass may be used for accent elements
BASE: metal, stone, cast stone, concrete, plaster

GENERAL NOTES:
- Content information provided is to serve as place holder and may be modified.
- Final location of sign to be determined in field.

THE JBG COMPANIES

SECONDARY MONUMENT SIGNAGE DETAILS

SIGN TYPE B.2

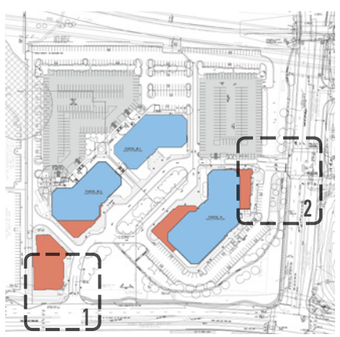


SIGN DETAILS

HEIGHT: 5'-0" maximum
LENGTH: 10'-0" maximum
WIDTH: 1'-4" maximum

MAX. SIGN AREA: 50 square feet

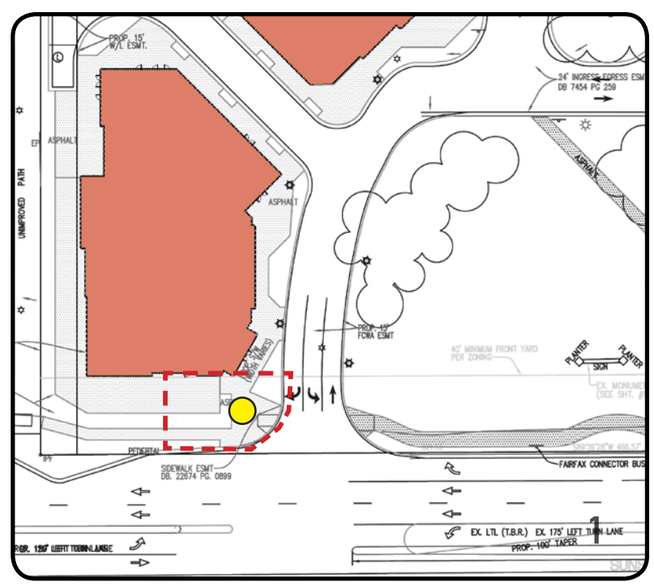
THE DIMENSIONS SHOWN HERE ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DIMENSIONS OF THIS SIGN ARE TO BE DETERMINED AND WILL FALL WITHIN THE OVERALL RANGE SHOWN TO THE LEFT. ALL DIMENSIONS WILL BE SCALED PROPORTIONALLY.

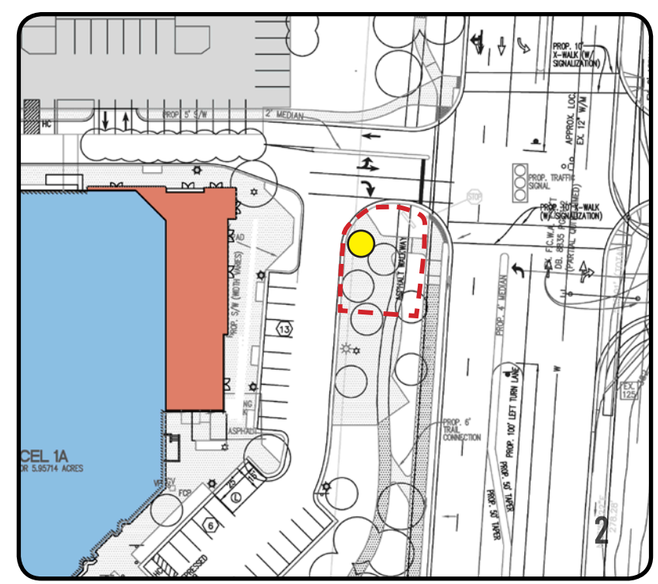


Key Plan

SECONDARY MONUMENT / IDENTITY SIGNAGE

Proposed signage locations shown above and to the right are approximate. Final locations will be determined in the field and fully coordinated with traffic control signage to avoid conflicts. Sign footprints are not shown to scale or form.

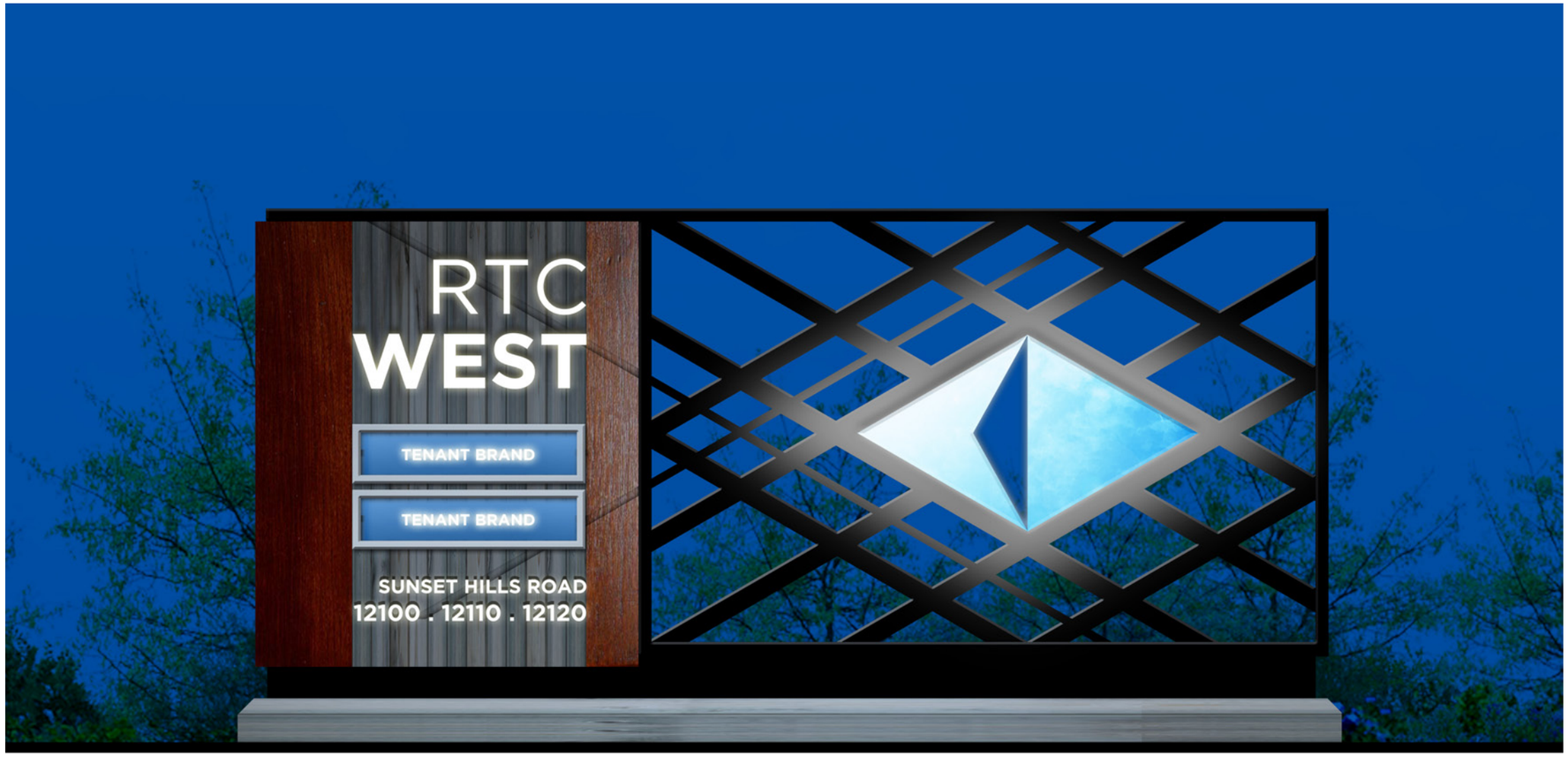




Sign Location

THE JBG COMPANIES

SECONDARY MONUMENT SIGNAGE LIGHTING SIGN TYPE B.2 16



FINAL LOCATION OF THE SIGNAGE MAY REQUIRE REDUCTION OF LIGHTING ELEMENTS BASED ON SURROUNDING LIGHTING CONDITIONS

*All Lighting Will Be Ambient And / Or Indirect.
*All Lighting Will Not Project onto Surrounding Roads & Will Not Impair Vision
*Illumination May Include Either Internal, External Or the Use Of Both Lighting
*Final location of signs to be determined in field.

THE JBG COMPANIES

PEDESTRIAN DIRECTORIES

Side View *Front View* *Side View* *Back View*

*ACCEPTABLE MATERIALS:

FORM: wood, metal, fiberglass, tile, synthetic wood, acrylic, pvc
Opaque/smoked glass may be used for accent elements

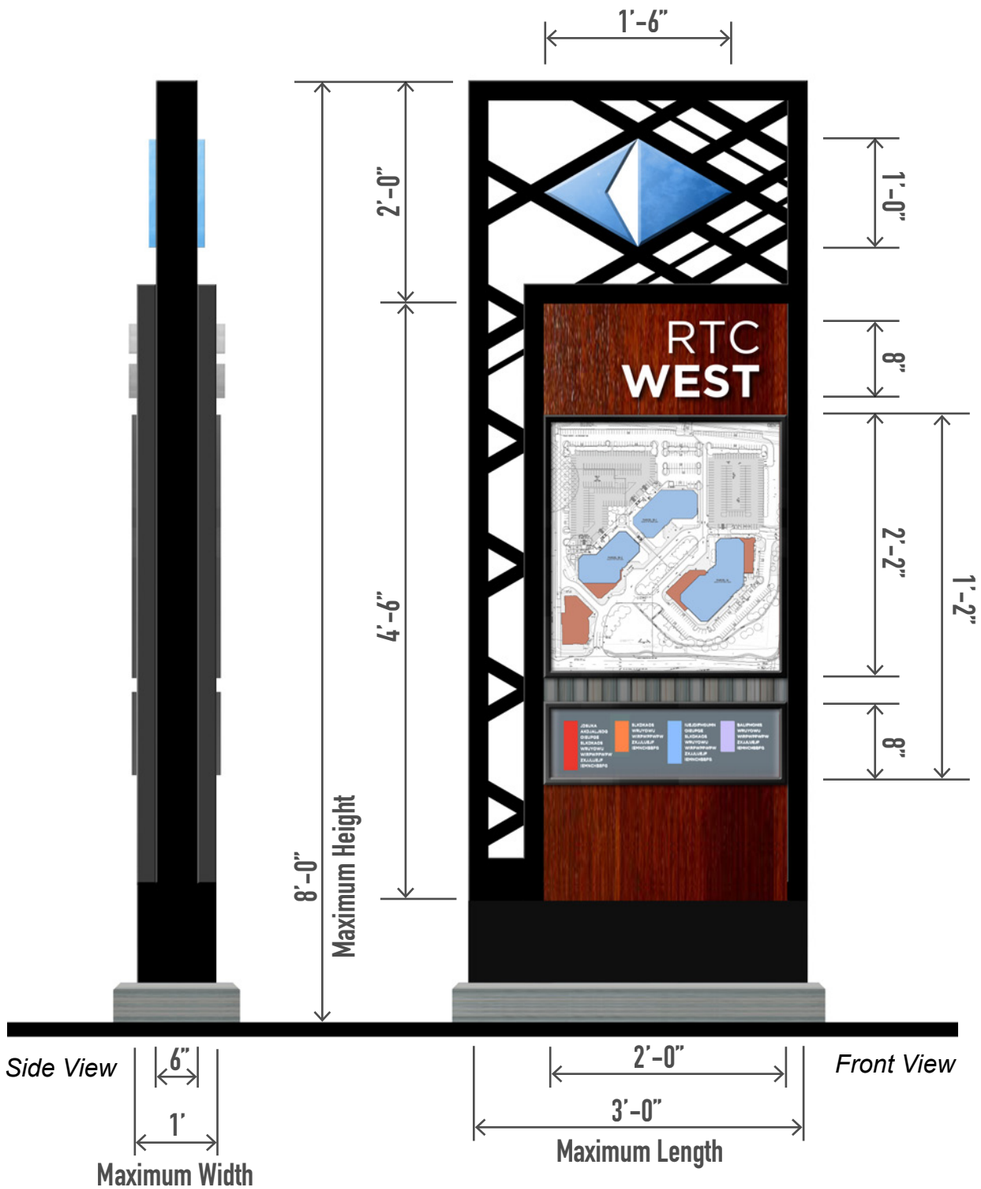
BASE: metal, stone, cast stone, concrete, plaster

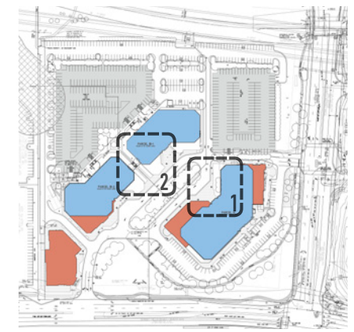
GENERAL NOTES:

- Content information provided is to serve as place holder and may be modified.
- Final location of sign to be determined in field.

THE JBG COMPANIES

PEDESTRIAN DIRECTORIES DETAILS

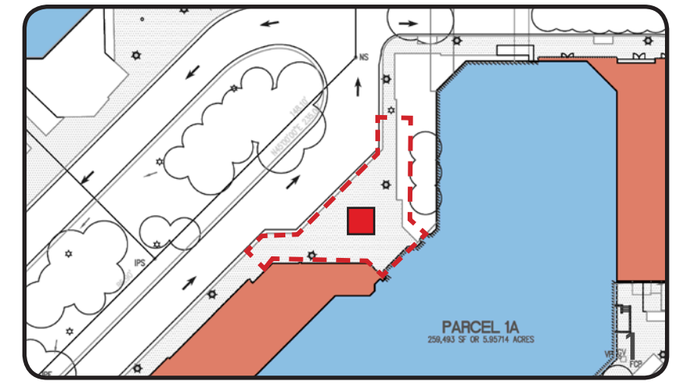


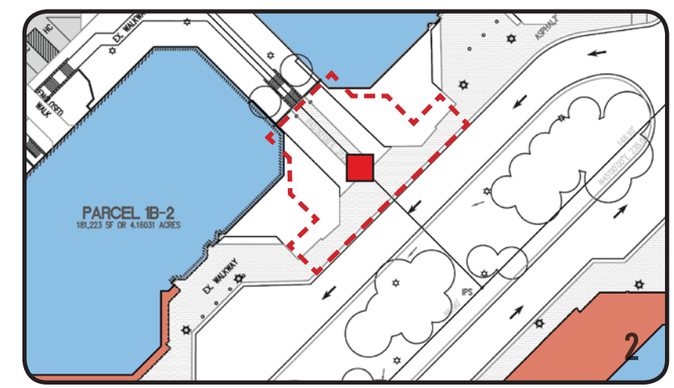


Key Plan

PEDESTRIAN DIRECTORIES

Proposed signage locations shown above and to the right are approximate. Final locations will be determined in the field and fully coordinated with traffic control signage to avoid conflicts. Sign footprints are not shown to scale or form.





Sign Location

SIGN DETAILS

HEIGHT: 8'-0" maximum
LENGTH: 3'-0" maximum
WIDTH: 1'-0" maximum

MAX. SIGN AREA: 24 square feet

THE DIMENSIONS SHOWN HERE ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DIMENSIONS OF THIS SIGN ARE TO BE DETERMINED AND WILL FALL WITHIN THE OVERALL RANGE SHOWN TO THE LEFT. ALL DIMENSIONS WILL BE SCALED PROPORTIONALLY.

THE JBG COMPANIES

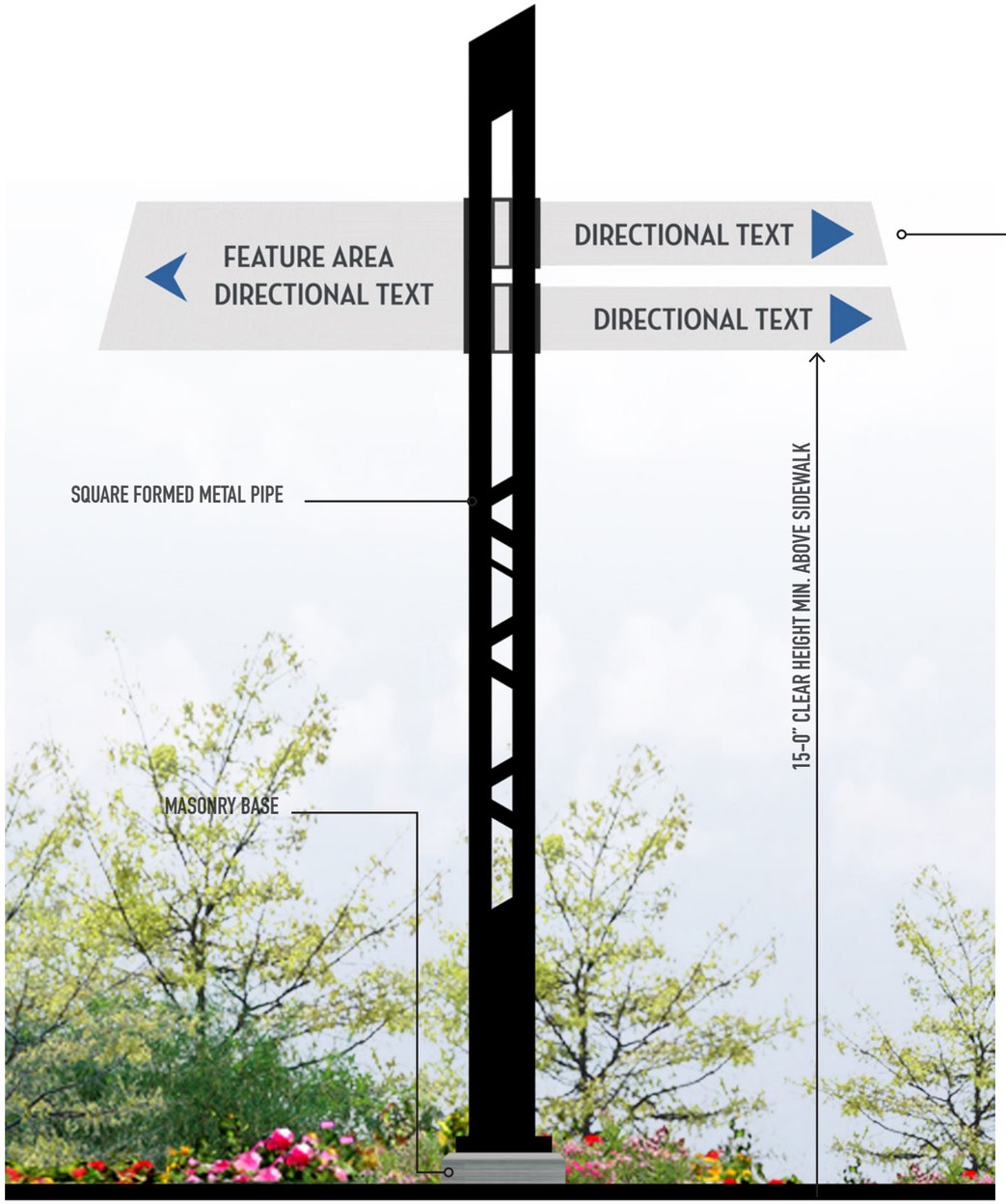
PEDESTRIAN DIRECTORIES LIGHTING

FINAL LOCATION OF THE SIGNAGE MAY REQUIRE REDUCTION OF LIGHTING ELEMENTS BASED ON SURROUNDING LIGHTING CONDITIONS

*All Lighting Will Be Ambient And / Or Indirect.
*All Lighting Will Not Project onto Surrounding Roads & Will Not Impair Vision
*Illumination May Include Either Internal, External Or the Use Of Both Lighting
*Final location of signs to be determined in field.

THE JBG COMPANIES

VEHICULAR DIRECTIONAL SIGNAGE

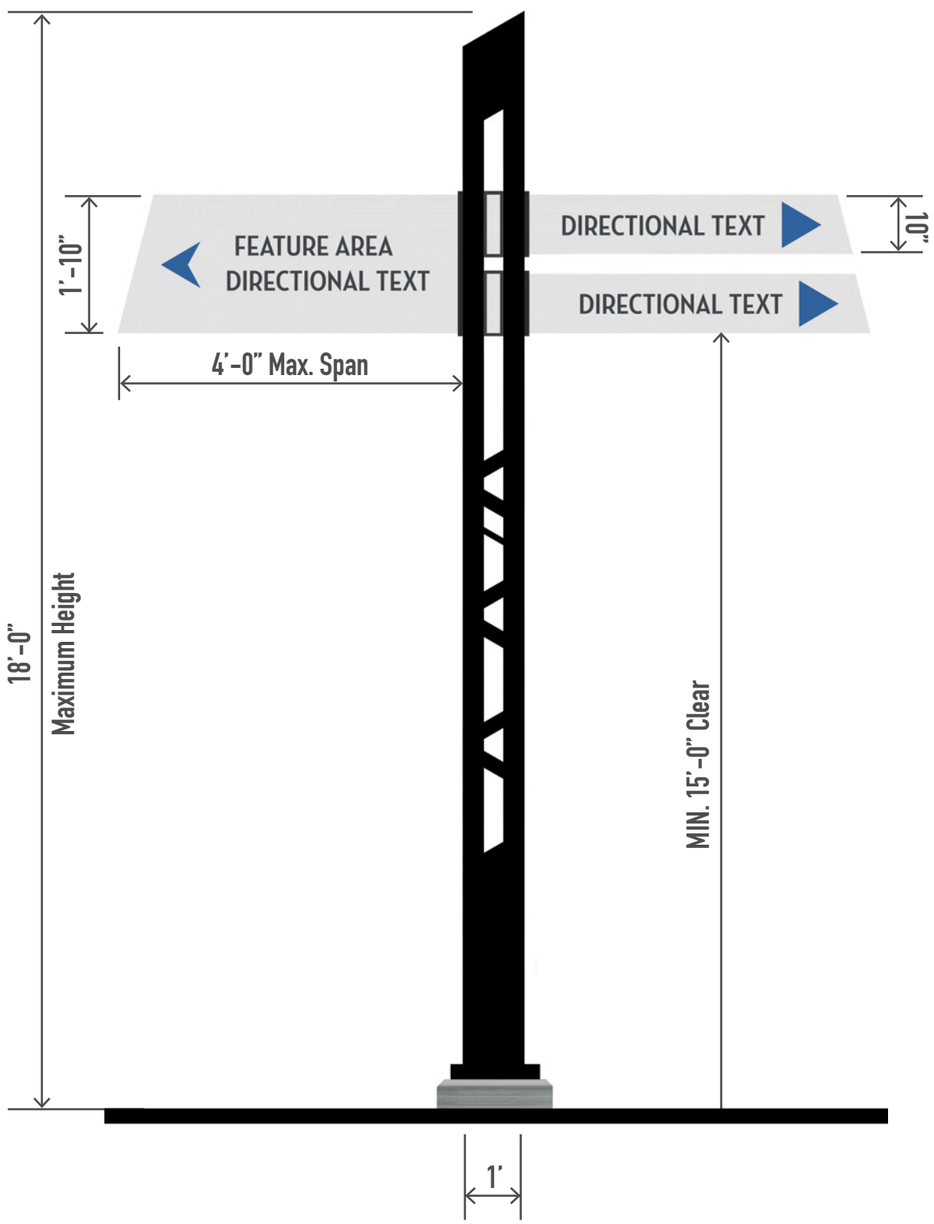


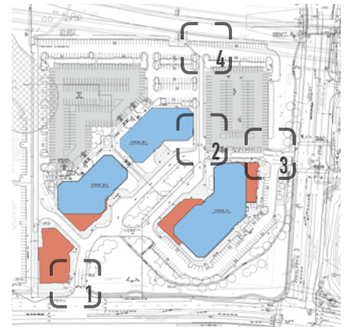
GENERAL NOTES:

- Final messaging and combination of blade sizes to be determined.
- Final location of signs to be determined in field.

THE JBG COMPANIES

VEHICULAR DIRECTIONAL SIGNAGE

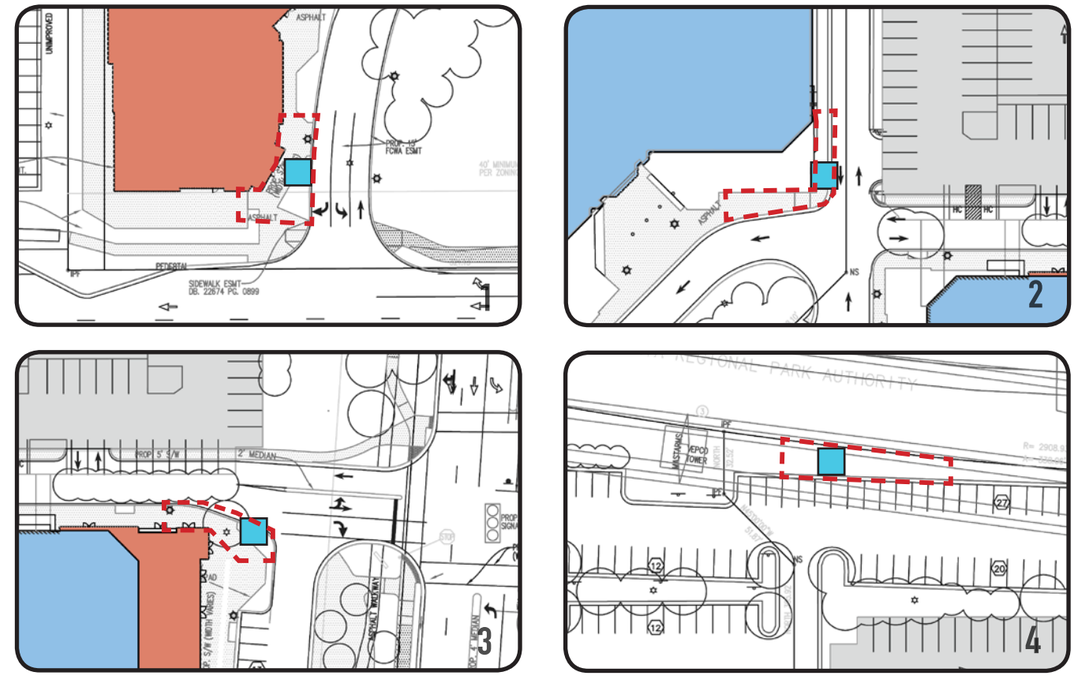




Key Plan

VEHICULAR DIRECTIONAL SIGNS

Proposed signage locations shown above and to the right are approximate. Final locations will be determined in the field and fully coordinated with traffic control signage to avoid conflicts. Sign footprints are not shown to scale or form.



Sign Locations

SIGN DETAILS

HEIGHT: 14'-0" maximum
TOTAL SPAN: 9'-0" maximum

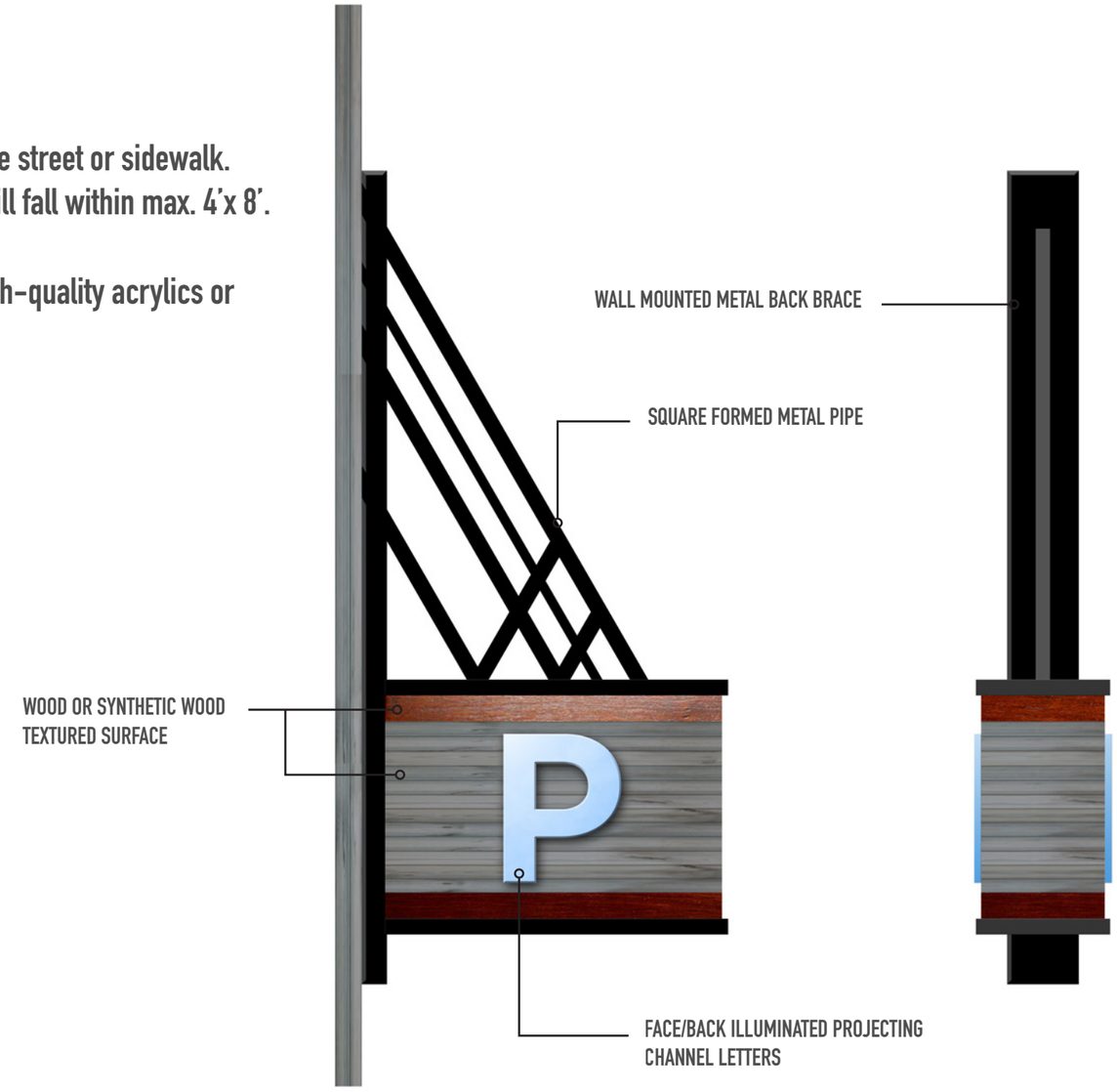
THE DIMENSIONS SHOWN HERE ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DIMENSIONS OF THIS SIGN ARE TO BE DETERMINED AND WILL FALL WITHIN THE OVERALL RANGE SHOWN TO THE LEFT. ALL DIMENSIONS WILL BE SCALED PROPORTIONALLY.

THE JBG COMPANIES

PARKING SIGNAGE

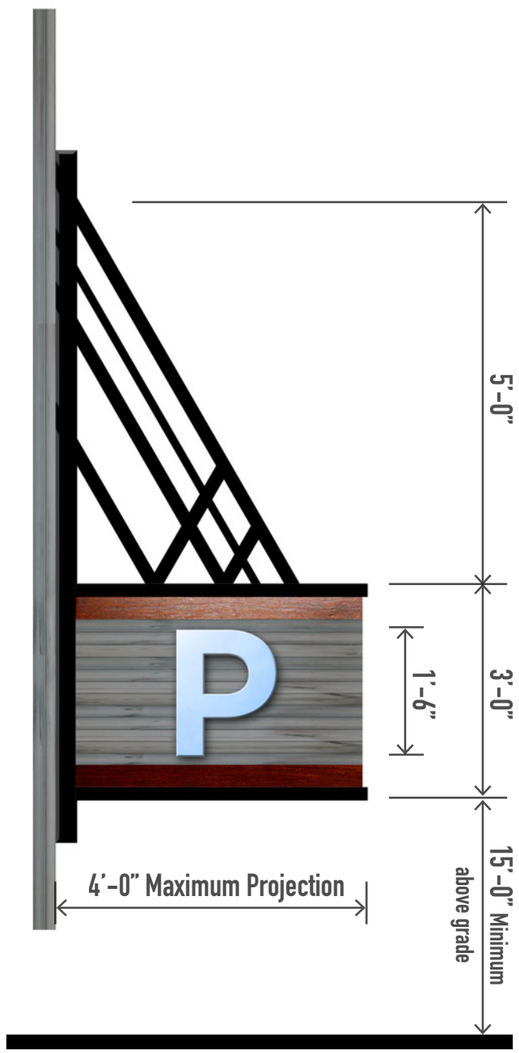
GENERAL NOTES:

- All Parking Blades to be mounted a minimum of 15'-0" above the street or sidewalk.
- The final dimensions of these signs are to be determined and will fall within max. 4'x 8'.
- Final location of the signs to be determined in field.
- Final materials to be determined, but may include metal and high-quality acrylics or fiberglass.

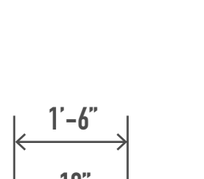


THE JBG COMPANIES

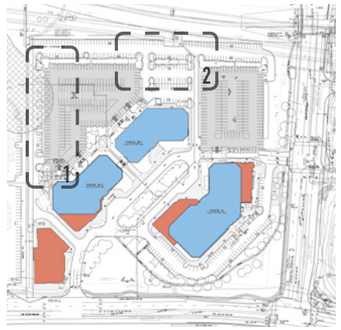
PARKING SIGNAGE DETAILS



Side View



Front View



Key Plan

PARKING SIGNAGE

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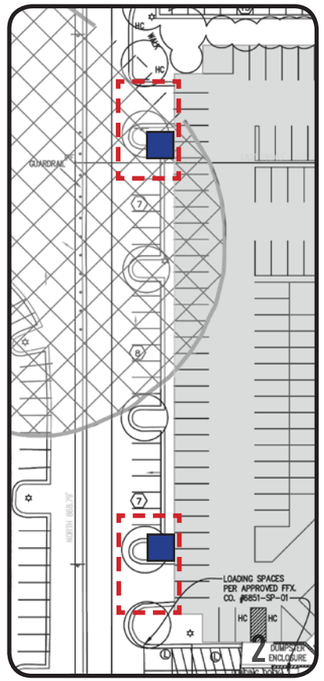
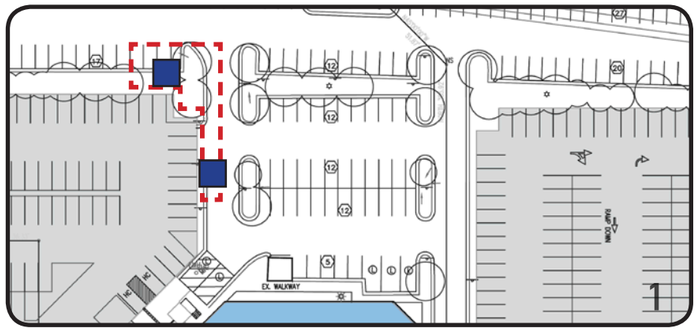
SIGN DETAILS

HEIGHT: 3'-0" maximum
LENGTH: 4'-0" maximum
WIDTH: 1'-6" maximum

MAX. SIGN AREA: 12 square feet



Sign Locations



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RTCWEST

RETAIL SIGNAGE

THE JBG COMPANIES

Individual retail tenant signs at RTC West will vary in size and colors. Signage is proposed for all elevations facing public areas which feature retail tenants. The retail program has tenants on the ground floor, and tenant signs will be used at these storefronts. Since the identity of the tenants and the location is unknown at this time, elevations of the buildings have been marked with general areas where tenants may elect to locate their signs. Also, since the owner wants to allow each tenant to have the flexibility to design a sign package that communicates its brand effectively, the owner has prepared these Tenant Signage Guidelines.

Tenant Signage Guidelines:

Retail tenant signs will be evaluated on how well the signage integrates into the architectural storefront to form an appealing configuration. All tenant signs are to be contained within the tenant storefront frontage. All tenant signs must obtain any and all required permits.

Illumination:

Signage is typically intended to capture the customer's attention; therefore it is recommended that the design of the signs take day and nighttime visibility considerations into account to enhance recognition. Retail signs at RTC West may be either internally or externally illuminated. All types of electrical hardware, wiring or equipment such as transformers, cabinets, etc., shall be concealed inside tenant spaces.

Materials & Methods and Design:

Quality materials that are durable and natural are encouraged for RTC West. These may include, but not be limited to: cast, polished, or painted metal; painted, stained, or natural wood; cast stone and carved natural stone; glazed and ceramic tile; etched, cut, edge-lit, or stained glass; high-quality acrylics; and high-quality canvas or other fabric. All methods of attachment must be concealed from view or designed as an integral detail to the signs. All signs must be structurally and electrically supported through the storefront, and shall not penetrate the building shell except in areas approved by the landlord and noted herein.

Letters and graphics should incorporate texture, depth, sculptural and dimensional qualities. Creating a consistency in unique, high quality graphics and creativity is favorable.

Note: All signs, graphics and lettering are subject to the approval of the Landlord prior to seeking sign permits in accordance with Article 12 of the Fairfax County Zoning Code. Drawings and specifications for all applications of lighting and signage are to be submitted in writing to the Landlord.

THE JBG COMPANIES

Permitted types and area of allowable signage:

A combination of signage should be used to articulate individual store expression and maximize visibility. Signage elements may include flat sign panels, fabricated dimensional sign panels, fabricated dimensional lettering, window graphics, projecting blade signs, and awning lettering and/or graphics. A variety of sign types may be employed on any storefront, provided the sum of their areas does not exceed the maximum allowable signage area for that specific tenant. The maximum allowable sigange area for any tenant under 10,000 square feet in size is two (2) times the linear frontage for that tenant or two hundred (200) square feet, whichever is smaller. Tenants with a gross area larger than 10,000 square feet will be permitted two hundred square (200) feet of signage, plus an additional fifty (50) square feet of signage for every 5,000 feet of area over 10,000 square feet. Allowable signage for tenants larger than 10,000 square feet shall not be based on linear frontage. All signs, graphics, and lettering, whether used alone or in combination, are subject to both landlord and Fairfax County approval. Tenants assume responsibility for obtaining permits and approval prior to installation.

Prohibited Sign Materials:

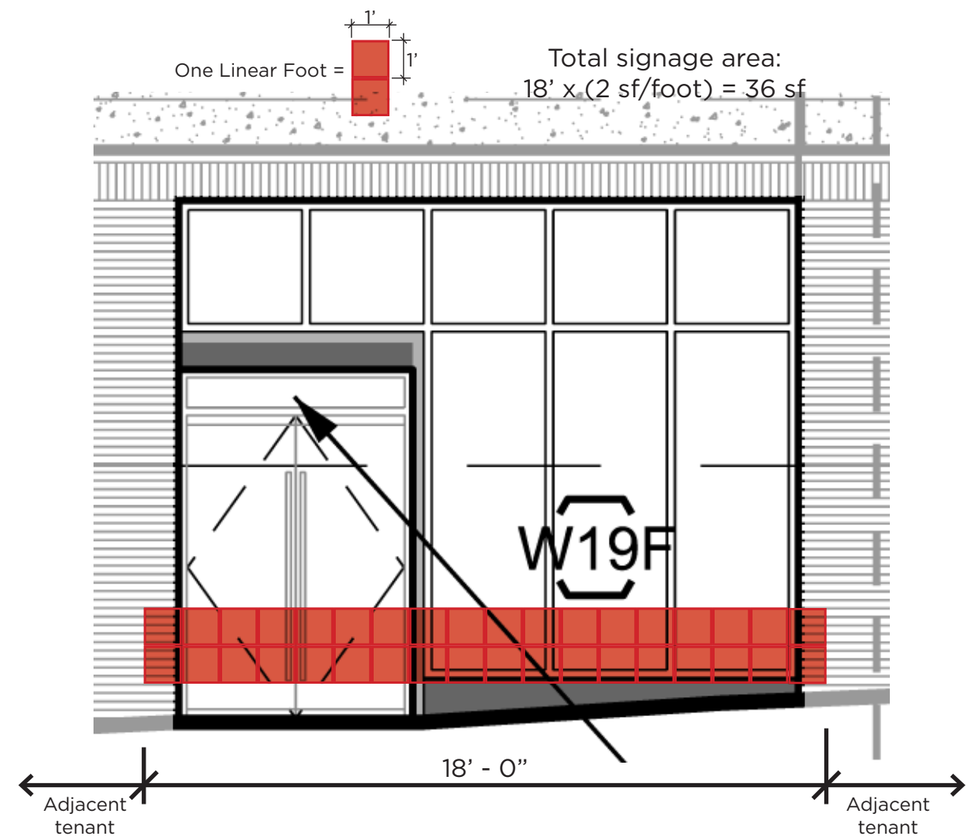
- Etching of the storefront glazing will not be permitted.
- Signs utilizing paper or cardboard located will not be permitted.

Prohibited Signage Characteristics:

- A sign must not be shaped like a traffic sign or traffic signal, be illuminated in a pattern or lighting combination that resembles a traffic signal, use wording similar to traffic signals, or otherwise interfere with traffic safety.
- A sign must not contain or be illuminated by flashing, revolving, or intermittent lights, or lights of changing intensity.
- A sign must not be wind activated or have moving parts.
- Signs that have characters which are changed manually or electronically must not be changed more than once each day. This includes a sign that gives the appearance or illusion of movement or a written or printed message.

To calculate the maximum allowable signage for a storefront:

Measure the linear width of the storefront to the tenant demising walls. Calculate two (2) square feet for each linear foot of this frontage. This is the total signage area permitted by the tenant. The sum of the areas of all signs must not exceed the total allowable signage area. Total allowable signage area may not exceed two hundred (200) square feet for any one tenant.



THE JBG COMPANIES

Wall Signage Guidelines:

Wall-mounted signs are the most common way that shops and restaurants convey their identity, and will likely be the primary identification for retail tenants at RTC West. They should be easily read, of appropriate size, and include store's logo and appropriate typeface. They should be made of high quality materials that can withstand all weather conditions.

- These types of signs should be securely adhered to the storefront, and should not project more than twelve inches (12") from the façade.
- Signs must be located carefully, and should not block windows, decorative elements, or doors.
- Signs should be located in the upper section of a storefront, but must remain below the level of the cornice or second story window sills (where applicable).
- The distance from the ground plane to the top of the sign may not be more than twenty feet (20') in height.
- Text should be at least ten inches (10") high to ensure legibility, but no more than thirty inches (30") tall.
- Wall-mounted signs may not exceed one hundred (100) square feet.
- Wall-mounted signs shall not be longer than eighty percent (80%) of the linear frontage of the storefront bay to which they are attached.
- No more than one (1) wall-mounted sign may be erected on any storefront, and no more than two (2) signs will be permitted for any tenant.
- Timing of illumination of tenant signage will be subject to the control of the landlord and is to be determined.

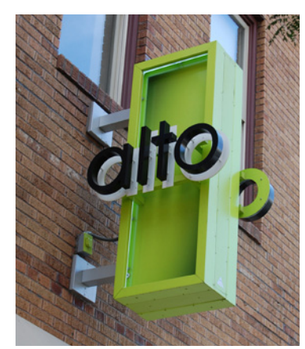
Examples of Wall Signs:

Projecting Signage Guidelines:

Due to their perpendicular orientation to the sidewalk, a projecting sign is an excellent opportunity for retail tenants to grab the attention of approaching pedestrians. By displaying the store's name, logo, colors, and/or icon, projecting signs create visual interest and add an additional layer of information, color, and texture to any storefront design.

- Projecting signs should not stick out more than forty-two inches (42") from a façade, and must allow at least ten feet (10') of clear passage on the sidewalk below.
- Projecting signs should not be located above the level of the cornice or second story window sills (where applicable).
- Signs shall not project over a public right-of-way.
- Signs projecting at a ninety (90) degree angle to the building shall only count the area of only one of their sides toward the maximum allowable signage area.
- Projecting signs with non-parallel sides shall count the area of both sides toward the maximum sign area if the angle between the sides is greater than forty-five (45) degrees.
- Hardware used to mount projecting signs should be visually appealing, durable, and well-maintained.

Examples of Projecting Signs:

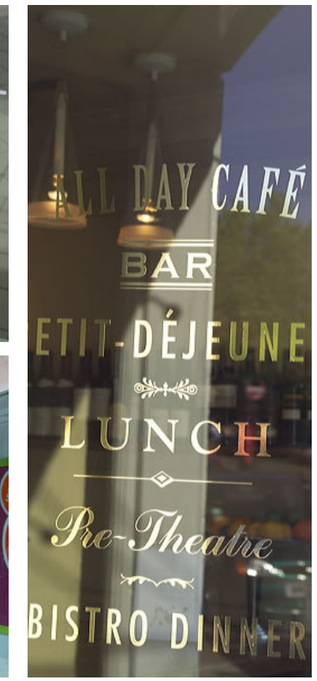


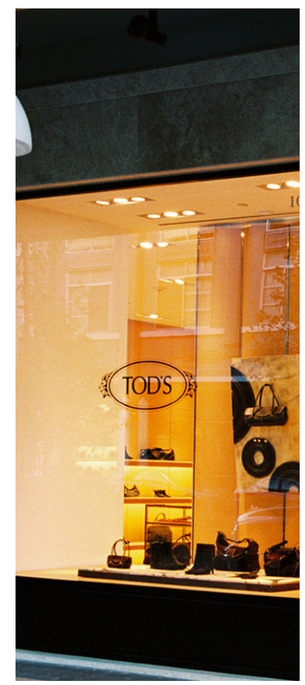
Window Signage Guidelines:

Window signs are graphics painted or professionally adhered directly to the storefront glazing. The use of these signs is effective in conveying basic information about the store's operation. Suggested fabrication materials include gold or silver leaf, vinyl cut by computer, silk screening, and painted graphics. Storefront graphics should complement the overall store front design and not overtake it.

- Window signs may consist of the tenant name, logo, or information such as hours of operation or any combination thereof.
- Most window signs are applied directly to the interior of the glass. If they are not, they should be made of high-quality materials and hung on the inside of the window.
- Signs should complement the merchandise display without obscuring it. Signage may not cover more than twenty percent (20%) of a shop's windows.
- Tenants may display temporary signage made of high-quality materials, provided that the combination of temporary and permanent window signs does not exceed twenty percent (20%) of a shop's window area.
- Window signage may only be illuminated with indirect lighting.
- Window signs are permitted only within a range of one foot above the bottom of the window to the height of the top of the door.
- Sign permits are required for an individual window sign and should be limited to a (2) sign limit per storefront.

Examples of Window Signs:





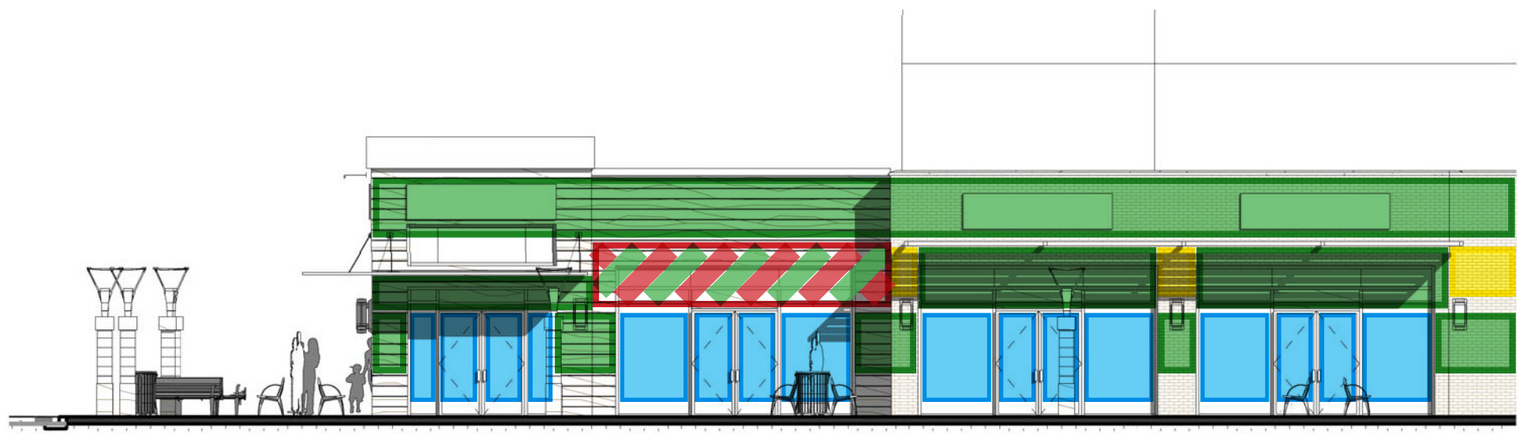
Awning Signage Guidelines:

Awning signs are versatile and provide flexibility for storefront design, as well as providing shelter on the streetscape for pedestrians. Each storefront may have an unlimited amount of awnings, however the total signage area for the combined awnings shall not exceed the maximum allowable signage or utilize more than twenty-five (25) percent of the total awning area.

- No more than twenty-five (25) percent of the awning area should be covered with signage and/or store specific graphics.
- Awning striping shall not be included in the calculation of maximum allowable signage. Awnings may include patterns or graphics other than striping. Provided these graphics do not include a representation of the tenant's logo or icon, they shall not be included in the calculation of maximum allowable signage.
- Awning signage should be permanently adhered to the awning material through stitching or screen printing.
- Awnings may not be illuminated from beneath the awning canopy.
- Ends of awnings may be either open or enclosed.
- Awnings must allow at least eight feet (8') of clear passage on the sidewalk below.
- When visible, as with open-ended awnings, hardware used to mount awnings should be visually appealing, durable, and well-maintained.

Examples of Awning Signs:

RETAIL TENANT SIGNAGE OVERVIEW



Acceptable Locations for Wall Signs

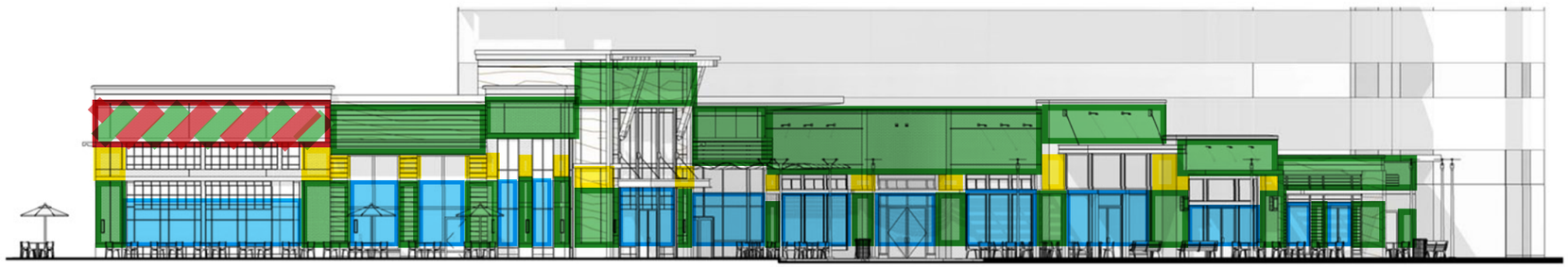
Acceptable Locations for Window Signs

Acceptable Locations for Projecting Signs

Acceptable Locations for Awning Signs

THE JBG COMPANIES

RETAIL TENANT SIGNAGE OVERVIEW



Acceptable Locations for Wall Signs

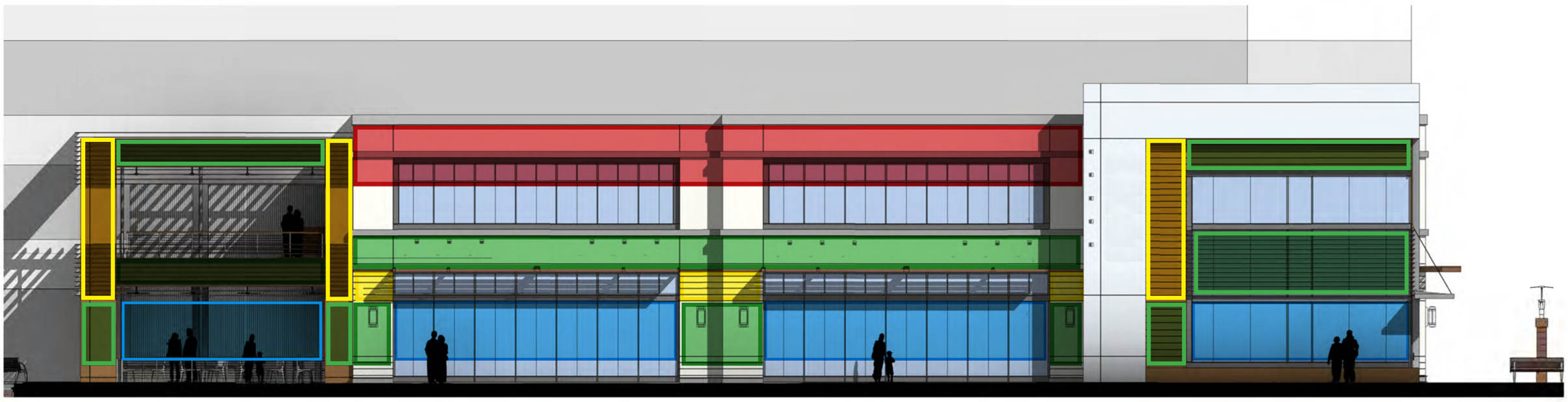
Acceptable Locations for Window Signs

Acceptable Locations for Projecting Signs

Acceptable Locations for Awning Signs

THE JBG COMPANIES

RETAIL TENANT SIGNAGE OVERVIEW



Acceptable Locations for Wall Signs

Acceptable Locations for Window Signs

Acceptable Locations for Projecting Signs

Acceptable Locations for Awning Signs

THE JBG COMPANIES

RETAIL TENANT SIGNAGE OVERVIEW

Acceptable Locations for Wall Signs

Acceptable Locations for Window Signs

Acceptable Locations for Projecting Signs

Acceptable Locations for Awning Signs

THE JBG COMPANIES

RTCWEST

OFFICE SIGNAGE

THE JBG COMPANIES

12100 SUNSET HILLS RD. POSSIBLE SIGN LOCATIONS

1. POSSIBLE ROOF TOP SIGN LOCATIONS
2. POSSIBLE 1ST LEVEL SIGN LOCATIONS

ALL WALL BUILDING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY SIGN FABRICATIONS

A

C

E

B

D

12100, Faces Sunset Hills Rd and Toll Road

Frontage = 125' + 183' + 145' = 461 linear feet of frontage
Code allows 1.5 sq.ft of sign for first 100 linear feet = 150sq.ft
Code allows 1 sq.ft. of sign for each additional linear feet = 361sq.ft
Total Code Allowance = 511 square feet of building mounted signs

PREPARED & PROVIDED BY:	SAVED AS:	CLIENT / PROJECT:	REVISIONS:	NOTES:	APPROVED BY:	PAGE:
ART DISPLAY CO. 401 HAMPTON PARK BLVD. CAPITOL HEIGHTS, MD 20743 (PH) 240-765-1400 (FAX) 240-765-1401 WWW.ARTDISPLAYCO.COM	3600-02DR_VS JBG Executive Center (Comprehensive Sign Program)	THE JBG COMPANIES		DESIGNS AND SKETCHES ARE SOLE PROPERTY OF ART DISPLAY COMPANY AND MAY NOT BE USED OR REPRODUCED WITHOUT PERMISSION. SKETCH COLORS ARE LIMITED BY PRINTING TECHNOLOGY AND MAY NOT REFLECT THE EXACT COLORS OF THE FINISHED PRODUCT. SIGNS SHOWN ON P-NOTES MAY NOT REPRESENT ACTUAL SIZE AND PROPORTION TO BUILDING.	CLIENT / PRODUCTION / SALES/PM / INSTALLATION	2
	SALESPERSON: MARIA LAUDENBACH / DESIGNER: DELANCY RICHARDSON					

NO.	BY	DATE
1	DR	
2	VS	12/18/13

THE JBG COMPANIES

EXISTING SIGNAGE 12100 SUNSET HILLS RD

1 CHANNEL LETTERS SIGNS

Size: "vmware" 3'h x 19'-5"
Sqr. Ft.: 59 sqr. ft.
Quantity: (1x) Set

TOTAL EXISTING SIGN AREA: 59 SQR. FT.

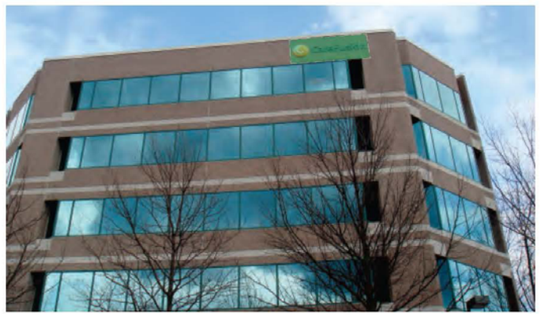
PREPARED & PROVIDED BY:	SAVED AS:	CLIENT / PROJECT:	REVISIONS:	NOTES:	APPROVED BY:	PAGE:
ART DISPLAY CO. 401 HAMPTON PARK BLVD. CAPITOL HEIGHTS, MD 20743 (PH) 240-765-1400 (FAX) 240-765-1401 WWW.ARTDISPLAYCO.COM	3600-02DR_VS JBG Executive Center (Comprehensive Sign Program)	THE JBG COMPANIES		DESIGNS AND SKETCHES ARE SOLE PROPERTY OF ART DISPLAY COMPANY AND MAY NOT BE USED OR REPRODUCED WITHOUT PERMISSION. SKETCH COLORS ARE LIMITED BY PRINTING TECHNOLOGY AND MAY NOT REFLECT THE EXACT COLORS OF THE FINISHED PRODUCT. SIGNS SHOWN ON PHOTOS MAY NOT REPRESENT ACTUAL SIZE AND PROPORTION TO BUILDING.	CLIENT / PRODUCTION	3
	SALESPERSON: MARIA LAUDENBACH				SALES/PM / INSTALLATION	
	DESIGNER: DELANCY RICHARDSON					

NO.	BY	DATE
1	DR	
2	VS	12/18/13

THE JBG COMPANIES

EXISTING SIGNAGE 12120 SUNSET HILLS RD

1 CHANNEL LETTERS SIGNS



Size: "CareFusion" 3'h x 12'
Sqr. Ft.: 36 sqr. ft.
Quantity: (1x) Set

TOTAL EXISTING SIGN AREA: 36 SQR. FT.

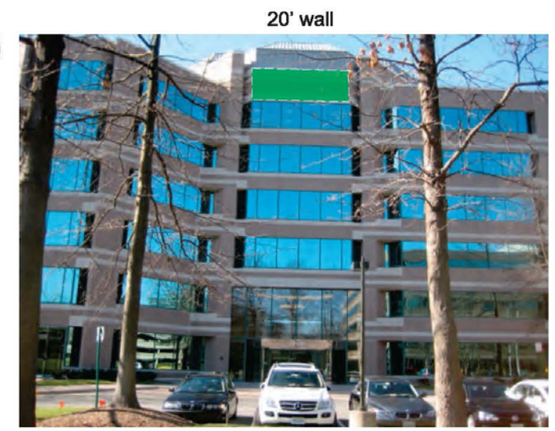
POSSIBLE SIGN LOCATIONS 121210 SUNSET HILLS RD

1 POSSIBLE ROOF TOP SIGN LOCATIONS
2 POSSIBLE 1ST LEVEL SIGN LOCATIONS

ALL WALL BUILDING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY SIGN FABRICATIONS

A

C



B

Fairfax County Code:
Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via common outside entrance(s) shall not exceed one and one-half (1-1/2) square feet of sign are for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.

Building-mounted signs on buildings housing more than one (1) tenant where each tenant has its own outside entrance(s) shall not exceed one and one-half (1-1/2) square feet of sign area for each linear foot of building frontage occupied by each tenant. The maximum allowable sign area for any one tenant, however, cannot exceed a total of 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one-half (1-1/2) times the length of such wall.

Frontage = 122' + 141' = 263 linear feet of frontage
Code allows 1.5 sq.ft of sign for first 100 linear feet = 150sq.ft
Code allows 1 sq.ft. of sign for each additional linear feet = 163sq.ft
Total Code Allowance = 313 square feet of building mounted signs

PREPARED & PROVIDED BY:
ART DISPLAY CO.
401 HAMPTON PARK BLVD.
CAPITOL HEIGHTS, MD 20743
(PH) 240-765-1400
(FAX) 240-765-1401
WWW.ARTDISPLAYCO.COM

SAVED AS: 3600-02DR_VS JBG Executive Center (Comprehensive Sign Program)
SALESPERSON: MARIA LAUDENBACH
DESIGNER: DELANCY RICHARDSON
CLIENT / PROJECT: THE JBG COMPANIES

REVISIONS: NO.	BY	DATE
1	DR	
2	VS	12/18/13

NOTES: DESIGNS AND SKETCHES ARE SOLE PROPERTY OF ART DISPLAY COMPANY AND MAY NOT BE USED OR REPRODUCED WITHOUT PERMISSION. SKETCH COLORS ARE LIMITED BY PRINTING TECHNOLOGY AND MAY NOT REFLECT THE EXACT COLORS OF THE FINISHED PRODUCT. SIGNS SHOWN ON PHOTOS MAY NOT REPRESENT ACTUAL SIZE AND PROPORTION TO BUILDING.

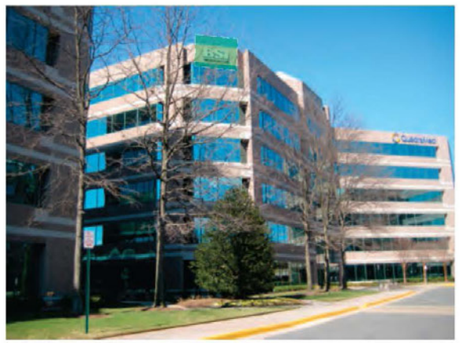
APPROVED BY: CLIENT / PRODUCTION / SALES/PM / INSTALLATION

PAGE: 4

THE JBG COMPANIES

EXISTING SIGNAGE 12110 SUNSET HILLS RD

1 CHANNEL LETTERS SIGNS



Size: "BSI" 3'-7"
Sqr. Ft.: 21 sqr. ft.
Quantity: (1x) Set

Size: "QuadraMed" 5' x 27' -0"
Sqr. Ft.: 135 sqr. ft.
Quantity: (1x) Set

On The Same Side As "BSI" Letters

Size: "New View Eye Center" 32"h x 13' -0"w
Sqr. Ft.: 34.6 sqr. ft.
Quantity: (1x) Set

TOTAL EXISTING SIGN AREA: 190.6 SQR. FT.

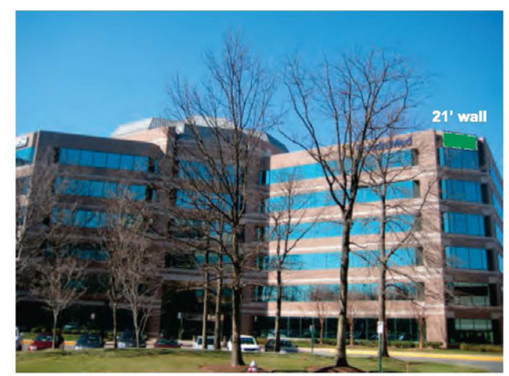
12110 SUNSET HILLS RD. POSSIBLE SIGN LOCATIONS

1. POSSIBLE ROOF TOP SIGN LOCATIONS
2. POSSIBLE 1ST LEVEL SIGN LOCATIONS

A

ALL WALL BUILDING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY SIGN FABRICATIONS

B



Frontage = 170 linear feet of frontage
Code allows 1.5 sq.ft of sign for first 100 linear feet = 150sq.ft
Code allows 1 sq.ft. of sign for each additional linear feet = 70sq.ft
Total Code Allowance = 220 square feet of building mounted signs

PREPARED & PROVIDED BY:	SAVED AS:	CLIENT / PROJECT:	REVISIONS:	NOTES:	APPROVED BY:	PAGE:
ART DISPLAY CO. 401 HAMPTON PARK BLVD. CAPITOL HEIGHTS, MD 20743 (PH) 240-765-1400 (FAX) 240-765-1401 WWW.ARTDISPLAYCO.COM	3600-02DR_VS JBG Executive Center (Comprehensive Sign Program)	THE JBG COMPANIES	NO. BY DATE: 1 DR; 2 MS 02/08/13	DESIGNS AND SKETCHES ARE SOLE PROPERTY OF ART DISPLAY COMPANY AND MAY NOT BE USED OR REPRODUCED WITHOUT PERMISSION. SKETCH COLORS ARE LIMITED BY PRINTING TECHNOLOGY AND MAY NOT REFLECT THE EXACT COLORS OF THE FINISHED PRODUCT. SIGNS SHOWN ON PHOTOS MAY NOT REPRESENT ACTUAL SIZE AND PROPORTION TO BUILDING.	CLIENT / PRODUCTION / SALES/PM / INSTALLATION	5
	SALESPERSON: MARIA LAUDENBACH / DESIGNER: DELANCY RICHARDSON					

THE JBG COMPANIES

EXECUTIVE CENTER COMPREHENSIVE SIGN PROGRAM
12100, 12110 & 12120 Sunset Hills Rd., Reston VA 20191

EXISTING SIGNAGE AREA

BUILDING SIGNAGE

A **12100** Sunset Hills Rd., Reston VA 20191

ROOF TOP SIGN 59 sqr. ft.

TOTAL EXISTING SIGNAGE: 59 sqr. ft.

A **12120** Sunset Hills Rd., Reston VA 20191

ROOF TOP SIGN 36 sqr. ft.

TOTAL EXISTING SIGNAGE: 36 sqr. ft.

A **12110** Sunset Hills Rd., Reston VA 20191

ROOF TOP SIGNS 156 sqr. ft.
LEVEL 1 SIGNS 34.6 sqr. ft.

TOTAL EXISTING SIGNAGE: 190.6 sqr. ft.

3 **FREESTANDING SIGN** *

SIGNAGE ALLOWED PER CODE

BUILDING SIGNAGE

A **12100** Sunset Hills Rd., Reston VA 20191

TOTAL SIGNS ALLOWED = 511

A **12120** Sunset Hills Rd., Reston VA 20191

TOTAL SIGNS ALLOWED = 313

A **12110** Sunset Hills Rd., Reston VA 20191

TOTAL SIGNS ALLOWED = 220

FREESTANDING SIGN
One (1x) Sign allowed

AVAILABLE SIGNAGE

BUILDING SIGNAGE

A **12100** Sunset Hills Rd., Reston VA 20191

AVAILABLE SIGNAGE = 452

A **12120** Sunset Hills Rd., Reston VA 20191

AVAILABLE SIGNAGE = 277

A **12110** Sunset Hills Rd., Reston VA 20191

AVAILABLE SIGNAGE = 29.4

FREESTANDING SIGN
No additional sign allowed.

*NOTE: Existing freestanding sign to be removed and replaced with new site signage as previously described in this document.

PREPARED & PROVIDED BY:	SAVED AS:	CLIENT / PROJECT:	REVISIONS:	NOTES:	APPROVED BY:	PAGE:
ART DISPLAY CO. 401 HAMPTON PARK BLVD. CAPITOL HEIGHTS, MD 20743 (PH) 240-765-1400 (FAX) 240-765-1401 WWW.ARTDISPLAYCO.COM	3600-02DR_VS JBG Executive Center (Comprehensive Sign Program)	THE JBG COMPANIES		DESIGNS AND SKETCHES ARE SOLE PROPERTY OF ART DISPLAY COMPANY AND MAY NOT BE USED OR REPRODUCED WITHOUT PERMISSION. SKETCH COLORS ARE LIMITED BY PRINTING TECHNOLOGY AND MAY NOT REFLECT THE EXACT COLORS OF THE FINISHED PRODUCT. SIGNS SHOWN ON PHOTOS MAY NOT REPRESENT ACTUAL SIZE AND PROPORTION TO BUILDING.	CLIENT / PRODUCTION	6
	SALESPERSON: MARIA LAUDENBACH / DESIGNER: DELANCY RICHARDSON				SALES/PM / INSTALLATION	

NO.	BY	DATE
1	DR	
2	VS	12/18/13

THE JBG COMPANIES

RTCWEST

TEMPORARY SIGNAGE

THE JBG COMPANIES

Temporary signs not requiring a permit shall conform to Article 12 of the Fairfax County Zoning Ordinance, with exception of the conditions specifically listed below:

Retail Leasing Banners:
In addition to the temporary sign(s) located on the property, temporary banners of up to and including fifty square feet (50') advertising the lease of retail spaces shall be permitted for any and all empty storefronts during such time as those retail spaces are vacant. The design and content of these banners shall be under the exclusive control of the landlord.

Retail Storefront Graphics:
Temporary retail graphics are permitted for any and all empty storefronts during such time as those retail spaces are vacant. These banners will feature retail-oriented graphics and overall project branding or messaging. Retail Banners are to be designed for placement behind storefront glass and shall fit wholly within the vacant storefront. The design and content of these banners shall be under the exclusive control of the landlord, and shall not include specific tenant information or advertising.

Tenant "Coming Soon"/"Now Open" Banners:
Each retail tenant may be permitted both a "Coming Soon" temporary banner up to fifty square feet (50') prior to that tenant's opening and a "Now Open" temporary banner up to fifty square feet (50') immediately following their opening. These temporary banners may be permitted anywhere on the tenant's retail storefront. During tenant construction, "Coming Soon" banners announcing a tenant may be permitted on the storefront of the tenant's space for a period of thirty (30) days prior to the store's opening. Once open, "Now Open" banners announcing the new tenant may be permitted on that tenant's storefront for a period of thirty (30) days immediately following the tenant's opening. The design and content of these banners shall be subject to landlord approval and control.

Temporary Signs associated with construction:
Temporary signs may be installed for both new construction and alterations to existing buildings, which identify the name of the proposed development, the character of the building(s), enterprise(s), or the purpose for which the development is intended. Any such signs shall be limited to one (1) in number per street frontage for each building under construction, shall be limited to a maximum area of one hundred square feet (100'), and if freestanding, a maximum height of fifteen feet (15').

RTCWEST

APPENDIX

THE JBG COMPANIES

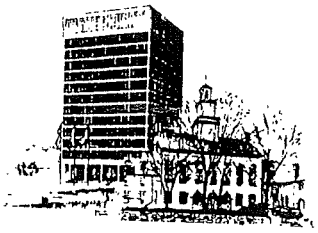
SIGNAGE MATRIX COMPARISON OF ZONING AND CSP

Sign Type/Name	Number of Locations	Maximum Size and Area	Total Area of Sign Type	Allowable Area by Zoning	Notes
Sign Type A Primary Monument	1 location (see page 9)	18'-0" x 6'-0" overall 108 square feet	108 square feet	160 square feet (80 sf maximum per sign)	Proposed sign within overall allowable height limit of 20'-0"; proposing one sign at corner rather than two signs.
Sign Type B Secondary Monument	2 locations (see pages 12 and 15)	5'-0" x 10'-0" overall 50 square feet	100 square feet	80 square feet (40 sf maximum per sign)	Proposed sign within overall allowable height limit of 20'-0"; signs proposed at entrances to project.
Sign Type C Tertiary Monument	Not Used	N/A	N/A	N/A	
Sign Type D Pedestrian Directories	2 locations (see page 18)	8'-0" x 3'-0" overall 24 square feet	48 square feet	30 square feet (15 sf maximum per sign)	Proposed sign within overall allowable height limit of 8'-0".
Sign Type E Vehicular Directionals	4 locations (see page 21)	14'-0" x 9'-0" overall Approximately 14 square feet sign area	Approximately 56 square feet	10 square feet (2 sf maximum per sign)	Signs for the direction and convenience of the public have a maximum area of 2 square feet per sign.
Sign Type F Parking Signage	4 locations (see page 23)	4'-0" x 8'-10" overall Approximately 12 square feet sign area	Approximately 48 square feet	10 square feet (2 sf maximum per sign)	Signs for the direction and convenience of vehicular traffic on the site and have a maximum area of 12 square feet per sign.

SIGNAGE MATRIX COMPARISON OF ZONING AND CSP

Sign Type/Name	Number of Locations	Maximum Size and Area	Total Area of Sign Type	Allowable Area by Zoning	Notes
Retail Signage	Varies (see pages 24 to 34)	Varies by tenant 1,200 linear feet total	2,400 square feet (2 square feet per linear foot)	1,800 square feet	Zoning allows 1.5 square feet of signage per linear foot.
Office Signage	Varies (see pages 35 to 40)	Varies by tenant 894 linear feet total	1,044 square feet	1,044 square feet	Proposed signage allowance conforms to existing zoning.

Appendix 15



COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

June 12, 1984

Mr. E. A. Prichard
Boothe, Prichard and Dudley
4103 Chain Bridge Road
Fairfax, Virginia 22030

Re: Rezoning Application
Number RZ 83-C-100
AMENDED LETTER

Dear Mr. Prichard:

Enclosed you will find copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 4, 1984, granting, as proffered, Rezoning Application RZ 83-C-100 in the name of Reston Land Corporation, to rezone certain property in the Centreville District from the R-1 and I-5 Districts to the I-5 District on subject parcels 17-3 ((1)) 1 and part 2 consisting of approximately 33.98 acres.

Very truly yours,

Evelyn M. Kilcy
for Ethel Wilcox Register, CMC
Clerk to the Board

EWR/mg

cc: Samuel A. Patteson, Jr.
Supervisor of Assessments
Gilbert R. Knowlton, Deputy,
Zoning Administrator
Peter T. Johnson, Division Director,
Zoning Evaluation Division
Fred R. Beales, Supervisor,
Base Property Mapping/Overlay
Ted Austell, III,
Executive Assistant to the County Executive

FAIRFAX COUNTY
RECEIVED
JUN 22 1984
DIVISION OF
ZONING ADMINISTRATION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 4th day of June, 1984, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 83-C-100

WHEREAS, Reston Land Corporation, filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 and I-5 Districts to the I-5 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Centreville District, and more particularly described as follows: (See attached legal description);

Be, and hereby is, zoned to the I-5 District, and said property is subject to the use regulations of said I-5 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 4th day of June, 1984.

Ethel W. Register

Ethel Wilcox Register, CMC
Clerk to the Board

Reston Land Corporation

11800 SUNRISE VALLEY DRIVE, SUITE 1400
RESTON, VIRGINIA 22091
TELEPHONE (703) 620-4780

PRELIMINARY
PROFFER STATEMENT
REZONING APPLICATION RZ 83-C-100

Reston Land Corporation, as the applicant and owner of the property which is the subject of the above referenced rezoning application, hereby commits that development of the property shall occur in accord with the following conditions:

1. Applicant proffers that development of this parcel under the I-5 category shall exclude the following permitted uses:

   A. Heavy equipment and specialized vehicle sale, rental and service establishments.

   B. Lumber yards and building material yards to include rock, sand and gravel.

   C. Motor freight terminals.

   D. Motor vehicle storage and impoundment yards.

   E. Recycling centers.

   F. Storage yards.

   G. Vehicle light service establishment, limited by the provisions of Section 505 below.

   H. Vehicle major service establishments.

   I. Warehousing and associated retail establishments.

   In addition, manufacturing and production of food and beverage products shall only be permitted if they meet Article 5-405, item 2, Use Limitation wherein, "All operations, activities and storage shall be conducted within a completely enclosed building...".

2. Development of this parcel will be reviewed by the Architectural Board of Review as the land included in the application will be subjected to the Reston Center for Industry and Government Declarations of Protective Covenants and Restrictions, recorded in Deed Book 2565, page 34 and amended in Deed Book 2845, page 503 and Deed Book 3243, page 320.

3. Applicant will require an effective visual barrier such as earthen mounds and/or sufficient landscaping in order to provide screening of major parking areas from Sunset Hills Road and from the W&OD Regional Trail, and also to provide for internal visual break-up of large expanses of parking.

4. Applicant will require the final site plan to include a coherent on-site pedestrian circulation system to be integrated with the Reston-wide major pathway system.

5. Applicant agrees to provide a four lane divided roadway with 90' right-of-way (with no parking) to accommodate traffic flow on relocated Sunset Hills Road in conjunction with development of this property and in conjunction with VDH&T abandoning the old Sunset Hills Road right-of-way.

6. Applicant will provide road geometrics and site entrance spacing as shown on the approved preliminary plan number 5468-P-01 for Sunset Hills Road.

7. Applicant agrees to complete the improvements proffered with RZ 83-C-037 prior to occupancy of buildings on the subject site.

8. Applicant agrees to provide a pedestrian connection from the site to the W&OD Trail.

J. C. Cleveland
Executive Vice President

JCC/sbp

May 22, 1984

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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