APPLICATION ACCEPTED: October 16, 2020
PLANNING COMMISSION: May 19, 2021
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

May 6, 2021
STAFF REPORT
APPLICATIONS PCA 86-C-119-08, DPA 86-C-119-04 & PRCA 86-C-119-02
HUNTER MILL DISTRICT

APPLICANT: Boston Properties Limited Partnership
ZONING: PRC (Planned Residential Community)
PARCEL: 17-3 ((22)) 5
ACREAGE: 2.06 acres
FAR: 7.25 (application site – Block D)
(3.22 overall inclusive of bonus units)
PLAN RECOMMENDATION: Transit Station Mixed Use
15.2-2303.4 STATUS: Exempt: Reston
PROPOSAL: To amend the proffers and development plan for Block D at Reston Gateway to add office to the list of permitted uses and revise architectural commitments.

STAFF RECOMMENDATIONS:
Staff recommends approval of PCA 86-C-119-08, DPA 86-C-119-04, and PRCA 86-C-119-02 subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Wanda S. Suder
Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia, 22035-5509
Phone: 703 324-1290 / Fax: 703 324-3924
www.fairfaxcounty.gov/planning-development/
Staff recommends approval of PRCA 86-C-119-02, subject to the development condition consistent with that contained in Appendix 2.

Staff recommends reaffirmation of the following previously approved Zoning Ordinance waivers and modifications:

- Modification of Par. 1 of Sect. 2-505 of the Zoning Ordinance to permit development of corner lots to that shown on the DPA/PRC Plan;
- Modification of Sect. 11-203 of the Zoning Ordinance for a reduction in the number of required loading spaces to that shown on the DPA/PRC Plan;
- Modification of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the DPA/PRC Plan;
- Modification of Par. 2 of Sect. 17-201 of the Zoning Ordinance to permit the streetscape and on-road bicycle lanes to that shown on the DPA/PRC Plan in lieu of the minor paved trail as shown on the Countywide Trails Plan; and
- Modification of Par. 14 of Sect. 17-201 of the Zoning Ordinance for installation of streetlights.

Further, staff recommends reaffirmation of the following previously approved modifications to the Public Facilities Manual:

- Modification of Section 8-0201.3 of the Public Facilities Manual to permit on-street bicycle lanes as shown on the DPA/PRC Plan in lieu of the minor paved trail as shown on the Countywide Trails Plan;
- Modification of Section 12-0510.4.E (5) to permit the use of structural cells to allow a reduction of the minimum planting area and to permit trees to be located closer than four feet to a restrictive barrier;
- Modification of Section 12-0515.6B of the Public Facilities Manual to allow landscaping trees to be located within five feet of a stormwater easement that contains pipes for Phase 1 of the development; and
- Modification of Section 12-0515.6E of the Public Facilities Manual to permit trees to be planted within the Virginia Department of Transportation right-of-way to count towards the 10-year tree canopy requirement.

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

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

The approval of these applications does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties as they may apply to the property subject to these applications.
For information, contact the Zoning Evaluation Division, Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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

DPA  86-C -119-04

Applicant:  BOSTON PROPERTIES LIMITED PARTNERSHIP
Accepted:  10/16/2020
Proposed:  AMEND DEVELOPMENT PLAN ASSOCIATED WITH RZ 86-C-119
Area:  2.06 AC; DISTRICT - HUNTER MILL
Zoning Dist Sect:  EAST SIDE OF TOWN CENTER PARKWAY, NORTH OF SUNSET HILLS ROAD AND SOUTH OF THE WASHINGTON & OLD DOMINION TRAIL
Zoning:  PRC
Overlay Dist:  EX
Map Ref Num:  017-3- /22/ /0005

Proffered Condition Amendment

PCA  86-C -119-08

Applicant:  BOSTON PROPERTIES LIMITED PARTNERSHIP
Accepted:  10/16/2020
Proposed:  AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 86-C-119
Area:  2.06 AC; DISTRICT - HUNTER MILL
Zoning Dist Sect:  EAST SIDE OF TOWN CENTER PARKWAY, NORTH OF SUNSET HILLS ROAD AND SOUTH OF THE WASHINGTON & OLD DOMINION TRAIL
Zoning:  PRC
Overlay Dist:  EX
Map Ref Num:  017-3- /22/ /0005
Planned Residential Community Amendment
PRCA 86-C-119-02

Applicant: BOSTON PROPERTIES LIMITED PARTNERSHIP
Accepted: 10/16/2020
Proposed: AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 86-C-119
Area: 2.06 AC; DISTRICT - HUNTER MILL
Zoning Dist Sect: EAST SIDE OF TOWN CENTER PARKWAY,
Located: NORTH OF SUNSET HILLS ROAD AND SOUTH
OF THE WASHINGTON & OLD DOMINION TRAIL

Zoning: PRC
Overlay Dist: EX
Map Ref Num: 017-3/22/0005

[Map Image]
DEVELOPMENT PLAN AMENDMENT / PROFFERED CONDITION AMENDMENT / PRCA PLAN
PCA 86-C-119-08/DPA 86-C-119-04/PRCA 86-C-119-02

FOR
RESTON SECTION 93
BLOCK 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

APPLICANT
Reston Properties Limited Partnership
2200 Pennsylvania Avenue
Suite 200W
Washington, D.C. 20037

OWNER
Reston Corporate Center Limited Partnership
1000 Reston Plaza
Suite 200W
Washington, D.C. 20037

CIVIL ENGINEER
URBAN, Ltd.
7712 South Main, Suite 500
Arlington, VA 22202
703-642-9880

LANDSCAPE ARCHITECT
Harral, Associates, Inc.
64 Pleasant Street
Waterdown, Ontario, L4B 3B4
617-326-1350

ARCHITECT
Grossman, Cahn, & Co.
625 North Washington Street
Suite 200
Arlington, VA 22214
703-519-4152

ASSOCIATE ARCHITECT
SCB
625 N. Michigan Avenue
Suite 100
Chicago, IL 60611
1-312-996-1100

ATTORNEY
Coley LLP
One Freedom Square
Reston, VA 20190
703-415-8600

TRAFFIC ENGINEER
Wells + Associates
14501 Tech Place, Suite 100
Tysons, VA 22102
703-917-9020

NOTE: SEE PIC 86-C-119-02 FOR SHEETS CROSS ED OUT. THESE SHEETS DO NOT CHANGE WITH THIS APPLICATION.

VICTORY MAP
SCALE 1: 1 = 500

SITE

LEGEND:

NOTE: SITE WITHIN SCOPE & ALONG AREAS

NOTE: SITE WITHIN SCOPE & ALONG AREAS

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NOTE: SITE WITHIN SCOPE & ALONG AREAS
# Parking Computations

**Phase I**

<table>
<thead>
<tr>
<th>Building</th>
<th>Acres</th>
<th>Occupied</th>
<th>Square Feet</th>
<th>Number of Spaces</th>
<th>Square Feet Occupied</th>
<th>% Occupied</th>
</tr>
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<tbody>
<tr>
<td>Office</td>
<td>0.02</td>
<td>1</td>
<td>1,228</td>
<td>20</td>
<td>228</td>
<td>100%</td>
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<tr>
<td>Office</td>
<td>0.03</td>
<td>1</td>
<td>1,604</td>
<td>32</td>
<td>320</td>
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<tr>
<td>Office</td>
<td>0.04</td>
<td>1</td>
<td>2,231</td>
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<td>450</td>
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**Phase II**

<table>
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<tr>
<th>Building</th>
<th>Acres</th>
<th>Occupied</th>
<th>Square Feet</th>
<th>Number of Spaces</th>
<th>Square Feet Occupied</th>
<th>% Occupied</th>
</tr>
</thead>
<tbody>
<tr>
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<td>1</td>
<td>3,135</td>
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<td>630</td>
<td>100%</td>
</tr>
<tr>
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<td>1</td>
<td>4,080</td>
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<td>820</td>
<td>100%</td>
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<tr>
<td>Office</td>
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<td>1</td>
<td>5,260</td>
<td>106</td>
<td>1060</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Discovery Square**

<table>
<thead>
<tr>
<th>Building</th>
<th>Acres</th>
<th>Occupied</th>
<th>Square Feet</th>
<th>Number of Spaces</th>
<th>Square Feet Occupied</th>
<th>% Occupied</th>
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</thead>
<tbody>
<tr>
<td>Office</td>
<td>0.08</td>
<td>1</td>
<td>6,840</td>
<td>138</td>
<td>1380</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Total**

- Phase I: 5,969,000 square feet, 113,914 occupied spaces = 19.8% occupancy
- Phase II: 9,500,000 square feet, 188,314 occupied spaces = 21.8% occupancy
- Discovery Square: 6,840,000 square feet, 138,000 occupied spaces = 21.8% occupancy

**Notes:**
1. Occupancy is based on the square footage and number of spaces.
2. Occupancy percentages are rounded to the nearest whole number.
3. Assumes no parking reduction due to non-motorized transportation.
NOTE:
1. SECTIONS SHOWN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICABLE RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS AND OCCUPIED STORES WITHIN THE DESIGN PROVIDED THAT MAXIMUM HEIGHTS ARE HONORED. ILLUSTRATIONS INDICATE MAXIMUM BUILDING HEIGHT AND MAXIMUM PODIUM FOOTPRINT, ALLOCATED FOR EACH BLOCK MAY BE LOCATED ANYWHERE ON TOP OF THE PODIUM, AS LONG AS MAXIMUM HEIGHTS ARE HONORED. GROUND FLOOR LEVELS INDICATED AT PRIMARY BUILDING ENTRANCE DOCK TOPOGRAPHY AS BUILDING DESIGN PROGRESSES, BUT MAXIMUM HEIGHTS WILL NOT BE EXCEEDED.

2. TOWER MAY CANTILEVER TO BACK OF SIDEWALK IN SOME LOCATIONS.
1. Seismic loading is defined as the seismic forces and pressures that the designer must account for in the structural design of the building. The structural design must be capable of withstanding these forces and pressures without sustaining significant damage.

2. The design of the building must consider the potential for seismic activity in the area. This includes the selection of appropriate materials and construction methods that can withstand seismic forces.

3. The building must be designed to comply with all applicable building codes and regulations, including those related to seismic loading.

4. The building must be designed to allow for the expansion and contraction of materials due to temperature changes, which can cause stresses that may lead to structural damage.

5. The building must be designed to be able to withstand the effects of wind loads, including those associated with hurricanes and other severe weather conditions.

6. The building must be designed to be able to withstand the effects of snow loads, including those associated with heavy snowfall and high winds.

7. The building must be designed to be able to withstand the effects of rain loads, including those associated with heavy rain and high winds.

8. The building must be designed to be able to withstand the effects of wind pressures, including those associated with high winds.

9. The building must be designed to be able to withstand the effects of wind pressures, including those associated with high winds.

10. The building must be designed to be able to withstand the effects of wind pressures, including those associated with high winds.
DESCRIPTION OF THE APPLICATIONS

The applicant, Boston Properties LP, requests approval of proffered condition, development plan and PRC Plan amendments relative to Block D (the “subject property”) of the Reston Gateway development, identified in Figure 1. The purpose of the amendments is to add office to the list of permitted uses in Block D and to make associated architectural changes.

The following three concurrent applications have been submitted:

- PCA 86-C-119-08: to amend the proffers to permit office uses in Block D,
- DPA 86-C-119-04: to amend the Development Plan to allow office as a permitted use in Block D, to remove the architectural elements on the northern façade of Block D, to change the façade treatments of Block D, and
- PRCA 86-C-119-02: to amend the PRC Plan.

![Figure 1. Reston Gateway Ultimate Plan. Source: Sheet L4.0 & L4.1 of DPA/PRC Plan](image)

Block D is one of 10 approved blocks comprising the overall Reston Gateway development, now rebranded as Reston Town Center (RTC) Next. The approved total square footage for the Reston Gateway development is approximately 4.8 million square feet, which calculates to an intensity of 3.22 floor area ratio (FAR), inclusive of bonus density associated with 16 percent of the residential units proffered as workforce dwelling units. As approved in 2018, the development of Reston Gateway is anticipated in two Phases. Phase 1 consists of Blocks A through D and permits up to 2,230,200 square feet of development. Phase 2 encompasses 2,279,400 square feet
of development. The total amount of overall square footage, maximum square footage by use, and the square footage permitted in each phase remains unchanged. The applicant proposes to reallocate approved office square footage within Phase 1, as allowed by the approved proffers (Proffer #6). The amendments contemplated by the pending applications are necessary to effectuate the proposed transfer as the proffers indicate that reallocation can only occur if both donating and receiving blocks permit the use in question. In this case, the 2018 approval did not include office uses in Block D, and the need for these applications.

Office buildings with retail and other associated uses, streets, streetscape, and park spaces currently are under construction in Blocks A and B. The site plan for construction of the hotel in Block C has been approved. Future Phase 2 requires PRC Plan approval and will consist of development on Blocks E through J, the Central Park, and associated streets, streetscapes, and park spaces.

As noted, the overall development program for Reston Gateway remains unchanged and continues to contain a total of 4,835,680 square feet of gross floor area (GFA) consisting of uses as outlined in Table 1.

<table>
<thead>
<tr>
<th>Reston Gateway - Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
</tr>
<tr>
<td>Residential*</td>
</tr>
<tr>
<td>Office**</td>
</tr>
<tr>
<td>Retail</td>
</tr>
<tr>
<td>Restaurant</td>
</tr>
<tr>
<td>Hotel*</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 1: Summary of Approved Uses and Totals
Source: Sheet C2 of DPA/PRCA Plan

* The applicant reserves the option to convert 310,000 square feet into residential units.
** The potential unit count has not been provided by the applicant

The streetscape, open spaces, parks, transportation (including roads, travelways, pedestrian systems and bicycle facilities), landscaping and stormwater management aspects of the previously approved applications remain the same. To reference the previous staff report, follow:


Par. E of Sect. 15.2-2303.4 of the Code of Virginia, regarding conditional rezonings, does not apply because the applications are an amendment to a development that was not subject to that legislation.
Waivers and Modifications

The applicant requests reaffirmation of the following previously approved modifications of the Zoning Ordinance:

- Modification of Par. 1 of Sect. 2-505 of the Zoning Ordinance to permit development of corner lots to that shown on the DPA/PRC Plan;
- Modification of Sect. 11-203 of the Zoning Ordinance for a reduction in the number of required loading spaces to that shown on the DPA/PRC Plan;
- Modification of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the DPA/PRC Plan;
- Modification of Par. 2 of Sect. 17-201 of the Zoning Ordinance to permit the streetscape and on-road bicycle lanes to that shown on the DPA/PRC Plan in lieu of the minor paved trail as shown on the Countywide Trails Plan; and
- Modification of Par. 14 of Sect. 17-201 of the Zoning Ordinance for installation of streetlights.

In addition, the applicant requests reaffirmation of the following previously approved waivers and modifications of the Public Facilities Manual:

- Modification of Section 8-0201.3 of the Public Facilities Manual to permit on-street bicycle lanes as shown on the DPA/PRC Plan in lieu of the minor paved trail as shown on the Countywide Trails Plan;
- Modification of Section 12-0510.4.E (5) to permit the use of structural cells to allow a reduction of the minimum planting area and to permit trees to be located closer than four feet to a restrictive barrier;
- Modification of Section 12-0515.6B of the Public Facilities Manual to allow landscaping trees to be located within five feet of a stormwater easement that contains pipes for Phase 1 of the development; and
- Modification of Section 12-0515.6E of the Public Facilities Manual to permit trees to be planted within the Virginia Department of Transportation right-of-way to count towards the 10-year tree canopy requirement.

The applicant’s proffered conditions, staff’s proposed PRC conditions, the applicant’s statement of justification, and affidavit are provided as Appendices 1 through 4, respectively.

LOCATION AND CHARACTER

As shown in Figure 1, the 2.06-acre Block D is located on the east side of Town Center Parkway between Century Street on the north and Founders Boulevard on the south. The remainder of the Reston Gateway development is located to the north, east and
south of the subject property. The Reston Town Center Metrorail station is located approximately a quarter of a mile south of the subject property, across Sunset Hills Road.

As depicted in Figure 2, the surrounding uses include: the Washington and Old Dominion (W&OD) Trail to the north; proposed Central Park North and Block E to the east across Simon Street; Block C, proposed as a hotel, retail and restaurant mixed use building, and Block B, now under construction as an office, retail and restaurant mixed use building, to the south; and to the west, across Town Center Parkway, an office development (Reston Executive Center, RZ/FDP 2016-HM-017) that was approved as a mixed-use development in 2018. The surrounding uses to the north, east, and south are zoned to the Planned Residential Community (PRC) District and the uses to the west are zoned to the Planned Development Commercial (PDC) District.

**Figure 2. Aerial (Source: County of Fairfax)**

**BACKGROUND**

The following provides the background of zoning applications relevant to the subject property. Amendments to the base zoning cases that are not listed are not applicable to the subject property.
On July 25, 1983, the Board of Supervisors approved Rezoning RZ 83-C-037 to rezone property to the I-5 General Industrial District to permit the development of three, three-story office buildings on Blocks 1 and 2.

On March 9, 1987, the Board of Supervisors approved four concurrent rezoning applications, which consisted of approximately 344 acres of land. RZ 85-C-088; RZ 86-C-119 (included Blocks 1, 2, and 3); and RZ 86-C-121 (including Block 4 identified as Part 10 on the development plan) were rezoned to the PRC District and RZ 86-C-118 was rezoned to the I-3 (Light Intensity Industrial) District. One comprehensive set of combined proffers was executed for the four applications and is available at: http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdwf/4398669.PDF

On October 2, 1989, the Board of Supervisors approved Proffered Condition Amendments PCA 85-C-088, PCA 86-C-119, and PCA 86-C-121 to amend the proffers to remove references to RZ 86-C-118 and to include RZ 89-C-025 in the proffered conditions, which contained 86.27 acres. There was no change to the zoning, permitted land uses, residential density, or commercial FAR. The proffered conditions are located at: http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdwf/4398673.PDF

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

On February 7, 1991, the Planning Commission approved Conceptual Plan CP 86-C-119-1 for the Reston Corporate Center, to permit a 172,000-square foot, four-story office building on 5.7 acres at the northeast corner of Sunset Hills Road and Town Center Parkway on Block 2. A 710-space parking garage is shown at the rear of the building. The office building approved with this concept plan was never constructed. (Electronic files unavailable.)

On November 3, 1999, the Planning Commission approved CP 86-C-119-2 and CP 86-C-121-11 to permit an office development consisting of two nine-story office buildings and an accessory four-story above-grade parking structure on Blocks 3 and 4, which have been constructed and will remain with the proposed development as Blocks K and L. Additional information is available at: http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=CP&seq=4104597

On July 20, 2000, the Planning Commission approved CP 86-C-119-03 to permit, on Blocks 1 and 2, two 10-story office buildings with a gross floor area of 300,000 square feet per building with a building connection located between the two buildings containing 20,900 square feet and a four-story parking structure to the north of the buildings. This development has not been constructed. Additional information on the application is at: http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=CP&seq=4121143
On December 7, 2010, the Board of Supervisors approved PCA 86-C-119-06, DPA 86-C-119-02, and PRC 86-C-119 to permit an interim commuter parking lot on Block 2. Additional information is available at:

On July 31, 2018, the Board of Supervisors approved PCA 86-C-119-07, DPA 86-C-119-03, and PRC 86-C-119-02, as well as, PCA 86-C-121-08 and DPA 86-C-121-05 to amend the proffers and the plans to permit Phase 1 to include Blocks A through D and to retain development on Blocks E through L. Additional information is available at:

DESCRIPTION OF THE DEVELOPMENT PLAN AMENDMENT AND PLANNED RESIDENTIAL COMMUNITY AMENDMENT PLANS (DPA/PRCA)

The DPA/PRCA Plan, entitled “Reston Section 93, Block 2,” was submitted by Urban, Ltd., dated August 18, 2020, and revised through March 25, 2021, and consists of 17 sheets, which are reviewed below.

Site Layout

The subject property, encompassing approximately 2.06 acres, consists of Block D at Reston Gateway. Block D is surrounded by Century Street on the north; Simon Street to the east; Founders Boulevard to the south; and Town Center Parkway to the west.

Envisioned to fill the entire block, the single proposed building may be up to 480 feet in height, or 44 stories, and encompass up to 650,832 square feet. The building is shown having several components.

At the eastern end is a residential tower of 12 stories over an at-grade lobby along Simon Street and five levels of below grade parking. The central tower may be up to 480 feet in height and house 36 stories of residential uses above a Founders Boulevard lobby and ten levels of above grade parking with five stories of below grade parking. Office uses on five stories are proposed to occupy the western tower with four stories of below grade parking. As seen from the north, along the W&OD Trail, the central portion of the building will be garage with active uses for the full height of the building at the eastern corner, transitioning to retail on the ground-level and screened garage above and screened garage with office tower above on the west side. Figure 3 depicts the north elevation of the Block D building.
The Town Center Parkway façade is comprised of above-grade garage at the street level with office uses above. The above-grade garage wall is proposed to measure approximately six feet in height at the northern end and approximately eight feet in height at the southern end. Wall murals are proposed along the entire length of this façade. Figure 4 depicts the proposed Town Center Parkway frontage.
Block D Streetscape

Reston Gateway Phase 1 streetscape, which abuts Block D is as follows:

<table>
<thead>
<tr>
<th>Block D Streetscape</th>
<th>Building Zone (feet, minimum)</th>
<th>Sidewalk (feet)</th>
<th>Landscape Amenity Panel (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Center Pkwy.</td>
<td>4</td>
<td>8</td>
<td>8.5</td>
</tr>
<tr>
<td>Century Street</td>
<td>4</td>
<td>6</td>
<td>8.5</td>
</tr>
<tr>
<td>Founders Blvd., West of Central Park</td>
<td>4</td>
<td>8</td>
<td>6.5</td>
</tr>
<tr>
<td>Simon Street</td>
<td>4</td>
<td>8</td>
<td>6.5 to 8.5</td>
</tr>
</tbody>
</table>

Table 2. Streetscape element widths. Source: Sheet C7 of DPA/PRCA Plan.

Park and Open Spaces

Working with staff, the applicant created a plaza measuring approximately 700 square feet in the northeastern quadrant of the intersection of Town Center Parkway and Founders Boulevard. The plaza is proposed to be improved with seating, tables with benches, landscaping and wall murals.

Otherwise, the parks and open spaces are proposed to remain as approved in 2018. The PRC District has no open space requirement for an individual site, however, of the entire Reston Gateway development, 9.94 acres, or 30 percent, is being provided as open space.

The overall Reston Gateway development generates a need for 6.24 acres of urban parks based on the Urban Parks Framework. The 2018 approval included two park space options, each providing in excess of that required.

Transportation

Streets

Block D is bound by Century Street on the north, which is proposed as a local two lane private street with no parking; Simon Street to the east, a two-lane private street with parking along the Block D facade; Founders Boulevard to the south, a two-lane private street with parking on both sides which widens to three lanes at the west end to accommodate a right turn lane; and Town Center Parkway to the west which is a four-lane, median divided public road with turn lanes. These roads remain unchanged from the 2018 approval. A traffic signal, with associated crosswalks is proposed at the intersection of Town Center Parkway and Founders Boulevard.

Pedestrian and Bicycle Facilities

Eight-foot-wide sidewalks are proposed along Town Center Parkway, Founders Boulevard and Simon Street, each of which is considered a primary-pedestrian route. A six-foot-wide sidewalk is proposed along Century Street, a secondary pedestrian route. The sidewalks remain as previously approved.
A five-foot-wide on-street bicycle lane is provided along Town Center Parkway. Along Simon Street, Founders Boulevard and Century street, the applicant proposes sharrows which provide for shared use of the street by bicyclists and motorists. No changes are proposed to the bicycle facilities.

**Landscaping**

The landscaping along the western façade of Block D is further defined through these applications. Within the building zone along the Town Center Parkway façade, the applicant proposes a four-foot-wide landscape panel which will start at the northern end of the building and extend approximately 60 feet south to the northern edge of the plaza at the intersection of Town Center Parkway and Founders Boulevard. The proposed landscape amenity panel immediately adjacent to Town Center Parkway, as well as the landscape treatments along the other three facades remain as approved in 2018. The overall Reston Gateway development continues to meet or exceed the 10-year tree canopy requirements.

**Stormwater Management**

As previously approved, the stormwater management facilities remain unchanged and continue to meet stormwater management and Best Practice requirements.

**ANALYSIS**

This portion of the staff report focuses on staff analysis and discussion of the Comprehensive Plan recommendations that are applicable to Block D. As such, the analysis is focused on the following Comprehensive Plan guidance, which is applicable to the proposed amendments relative to Block D only.

The first section provides the analysis of the District Recommendations for the Reston Town Center Station Transit Oriented District (TOD) and the North Subdistrict. Following that the analysis focuses on the following Comprehensive Plan guidance: Areawide Recommendations, Development Review Performance Objectives, Planning Principles for Reston, Residential Development Criteria, and TOD Guidelines.


District Recommendations

The subject property is in the Reston Town Center Transit Station Area (TSA), in the Reston Town Center Station Transit Oriented District (TOD), North Subdistrict and is identified as being in the Transit Station Mixed Use and Residential Mixed-Use area. The applicable guidance is provided in the Fairfax County Comprehensive Plan, 2017 Edition, Reston, amended through July 31, 2018, on pages 164 through 166, and included below.

Reston Town Center Station Transit-Oriented Development (TOD) District

The Reston Town Center Station TOD District is envisioned to complement the existing Reston Town Center urban core with urban neighborhoods that are well-connected to transit via existing streets, which should have facilities added to become more pedestrian-friendly; new pedestrian-oriented streets; and new pedestrian-only connections. These neighborhoods should have a balanced mix of diverse uses including arts and entertainment uses similar to those already found in the Town Center urban core.

The district is divided into two subdistricts, as shown on Figure 54 - the North subdistrict and the South subdistrict. The vision for the North subdistrict is an extension of the Town Center core with a balanced mix of uses to include new office uses, 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.

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.

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 subject property is proposed to include up to 650,832 square feet of development. The floor area ratio (FAR) for the block on its own is 7.25, however, the overall intensity for Reston Gateway remains unchanged at 3.22 FAR, inclusive of the 16 percent bonus density for proffered workforce dwelling units. The overall FAR for the development remains within the 3.0 to 4.0 FAR range recommended for development in the transit station mixed use area.

The Comprehensive plan provides further Areawide guidance regarding flexibility for a change of land uses within certain parameters and generally encourages a vibrant mix of uses that are balanced with infrastructure needs (Page 204 of the Comprehensive Plan). The proposed reallocation of office uses within the development does not change the overall approval in terms of intensity and use mix since no new GFA is being proposed. The fact that an office use is being proposed is a positive since the developer is trying to maximize office by moving unused office from other blocks to this
block. The mix of uses was reviewed during the previous zoning, in 2018, and was, and remains, acceptable.

Areawide Recommendations and Development Review Performance Objectives

The Areawide Recommendations and Development Review Performance Objectives serve as the basis for staff’s evaluation of the applications. Each Areawide Recommendation and Development Review Performance Objective begins with a summary of the Comprehensive Plan provision and includes a summary of applicable Planning Principles, Residential Development Criteria, and TOD Guidelines.

Land Use: The land use concept places an emphasis on locating the majority of new office uses in mixed use developments in TOD Districts located within a ¼ mile walk of the Metro station areas between ¼ and ½ mile of the stations should be multi-family housing. Planning Principles: Reston will continue to offer a mix of urban and suburban lifestyles and will transform the rail corridor. TOD Guidelines: Focus and concentrate the highest density or land use intensity close to the rail transit station; ensure the appropriate development intensity and mix of land uses relative to the existing and planned uses for the surrounding areas; promote a mix of uses to ensure the efficient use of transit; and provide a more efficient land use pattern by concentrating growth around existing and planned transit station areas.

Permitted Uses

Block D is in the TOD and within a quarter-mile radius of the Reston Town Center Metrorail station. In 2018, the approved development program for Block D, as reflected in Table 3, did not include square footage for office uses. Pursuant to Proffer 6, approved in 2018, the applicant requests that office uses be permitted in Block D. However, to accomplish this reallocation, Block D must be approved showing office as a permitted use. Specifically, Proffer 6 states, among other matters, that:

“…the Applicant reserves the right to transfer within the Property (i) square footage of the same use from one Block to another Block of the same use…so long as any such adjustment maintains an urban form of development on Blocks A, B, C, D, E, F and G (as reflected on the DPA and generally defined as multiple story buildings with both Ground Floor Uses…and additional uses located above), does not exceed the maximum building height(s) for such Block or the following maximum square footages of individual use…”.
Even though there is an overall decrease in proposed square footage of 80,168 should the offices uses be reallocated to Block D, the applicant does not propose to reduce the overall GFA approved for the development. An evaluation of Table 3 shows that the amount of square footage devoted to residential use has decreased from 691,000 to 560,732, a reduction of 129,268. The amount of retail square footage is proposed to decrease from 33,000 to 12,100, a reduction of 20,900 square feet. No restaurant uses are now proposed, which eliminates 7,000 square feet. However, 78,000 square feet of office uses are being introduced into Block D. The office uses proposed to be in Block D are being transferred from Blocks A and B, also in Phase 1.

Provide Office Uses in Strategic Locations: New office uses at higher intensities should be located within approximately ¼ mile of the Metro station. Planning Principle: Reston will become a more vibrant employment center. TOD Guideline: Promote a mix of uses to ensure the efficient use of transit, to promote increased ridership during peak and off-peak travel periods in all directions, and to encourage different types of activity throughout the day.

Block D is an integral component of the Reston Gateway mixed use development, which includes both non-residential and residential uses. Although the office square footage is proposed to be reallocated to Block D, it remains within a quarter-mile radius of the Reston Town Center Metrorail station. The specific Block intensity is proposed at approximately 7.25 FAR, however, the overall Reston Gateway development is proposed to remain at 3.22 FAR.

Provide Retail, Hotel Uses and Institutional Uses: Retail uses on the ground floor of mixed-use buildings are encouraged in all TSAs to allow employees and residents in each TSA to carry out daily activities with minimal need to use single-occupancy vehicles. However, free-standing retail uses are strongly discouraged in the TSA. Hotel uses are encouraged in all TSAs because they generate potential transit users and pedestrian traffic and have less impact on the road network. In addition, hotels can contribute to the objective of generating pedestrian activity throughout the day and into the evening.

The proposed reallocation of uses for Block D adds 78,000 square feet of office uses, however, the amount of retail and restaurant uses is decreased by approximately 20,900 square feet. The central tower of Block D may be developed with a height of up
to 480 feet and is designated for residential uses with retail uses on the ground floor, as previously approved. Additional retail uses are approved for the ground floor of the eastern, 12 story-tower of Block D.

The reallocated office component is proposed for the western portion of the Block, which will have up to five stories. Additionally, the proposal includes locating one level of the screened garage above ground at street level whereas previously the screened garage was located three stories up. Previously, retail uses were approved to screen up to the first three stories of the building, starting at the street level, however, now the office uses are proposed to replace the previously approved ground floor retail uses and are located approximately six to eight feet above the street level. To offset, this street-level use change, the applicant proposes to introduce landscaping at the base of the building in the building zone, seating and wall murals, or a similar form of activation, along the Town Center Parkway façade to foster pedestrian activity in this area.

Additional discussion on the impact that the change in use at the ground level has on street level activation is provided in the next section on Urban Design.

Urban Design and Placemaking: Urban design is the discipline that guides the appearance, arrangement, and functional elements of the physical environment with a particular emphasis on public spaces. An urban environment is comprised of many elements including streets, blocks, open spaces, pedestrian areas, and buildings with a particular emphasis on creating a high-quality urban environment that is walkable and pedestrian-friendly. The urban design recommendations expand upon the urban design principles and provide direction for creating urban places within the area. They are organized into two sections, the Pedestrian Realm Recommendations, and the Building and Site design Recommendations.

Achieve High Quality Site Design and Architecture: Excellent site design in the TSAs should continue the Reston traditions of emphasizing community gathering places, integrating access to the natural environment when possible, and providing public art. In addition, there should be an emphasis on environmentally sustainable design and practices with non-residential development achieving U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Silver certification or the equivalent, at a minimum.

Planning Principle: Excellence in planning, urban design, and architecture.

Residential Development Criteria: All rezoning applications for residential development should be characterized by high quality site design and will be evaluated based upon the following principles, as applicable: consolidation, layout, open space, landscaping, and amenities. Additionally, all rezoning applications for residential development should be designed to fit into the community within which the development is to be located, as evidenced by an evaluation of: transitions to abutting and adjacent uses; lot sizes; bulk/mass of the proposed dwelling units; setbacks; orientation of the proposed dwelling units to adjacent streets and homes; architectural elevations and materials; pedestrian, bicycle and vehicular connections; existing topography and vegetative cover and proposed changes to them as a result of clearing and grading. TOD Guideline: Encourage excellence in urban design, including site planning, streetscape and building design, which creates a pedestrian-focused sense of place. (Appendix 5)
Staff’s evaluation of the urban design is based on the urban design recommendations in the Comprehensive Plan and are organized into the following two sections: Pedestrian Realm Recommendations and the Building and Site Design Recommendations, as discussed below.

Pedestrian Realm

The pedestrian realm consists of publicly accessible places where people circulate on foot. Sidewalks connect pedestrians to their homes, places of employment, retail establishments, restaurants, parks, plazas, trails, and other public places. Elements of the pedestrian realm include the street and block pattern and streetscape design.

As described above, the street and block pattern, as well as the streetscape and pedestrian circulation remains unchanged from the 2018 approval. The current proposal reverses the placement of uses at the western end of Block D. Office uses are now proposed above the garage, with one level of the garage exposed. The building edge of the pedestrian realm along Town Center Parkway is defined with a garage wall, instead of the previously approved retail uses along the ground floor. This proposal has the potential to change the pedestrian experience along the Town Center Parkway, Founders Boulevard and Center Street facades through the lack of street level activation that a retail frontage provides.

To offset this change, the applicant proposes to introduce wall murals on the above-ground portion of the garage walls and a four-foot-wide landscape panel abutting the building along the Town Center Parkway façade. Further, additional street furnishings and possibly a sculpture are shown in the northeastern quadrant of the Town Center Parkway and Founders Boulevard intersection.

Staff continues to recommend that the applicant seek to further activate the above-grade portion of the parking garage façade along Town Center Parkway by introducing additional elements, such as: horizontal lighting at the base of the office building where it meets the exposed parking garage wall; colored changeable lighting; articulation; variation and contrast in building and decorative materials and color palette to provide depth and texture to the façade. Collectively, these design elements should provide visual activation and interest to the parking garage façade that better supports and engages the pedestrian realm with the removal of ground level retail.

To further facilitate and encourage pedestrian activity along and across the Town Center Parkway corridor at Founders Boulevard, the applicant accelerated the commitment made pursuant to previously approved Proffer 20.I entitled “Transportation Improvements: Town Center Parkway/Founders Boulevard Traffic Signal.” The proffer indicates that the applicant will complete and submit a traffic signal warrant study no later than twelve months following issuance of the first Non-RUP for Building A. The warrant study was approved by VDOT on May 21, 2020. Building A is still under construction and the first Non-RUP has not yet been issued. The applicant currently is working to install the signal. It is anticipated that the installation of the traffic signal will
likely occur in advance of the previously identified timeframe, based on the approved proffers. Consequently, by installing the signal and the associated crosswalk, pedestrian traffic will increase from the west to access the Metrorail station making the need to activate the Town Center Parkway frontage all the more critical.

Building and Site Design

Collectively, the arrangement and character of the buildings and the quality of the spaces in-between contribute to the quality of the urban form as a whole and support the pedestrian realm. The following is staff’s analysis of the site and building design with discussion of the proposed structured parking garage that contributes to and is part of the site and building design.

Site Design

The site design continues to feature a high-rise building with a variety of uses and a surrounding grid of streets that supports pedestrian, bicycle, and vehicular activity. Ground floor retail uses previously approved along the western end of Block D are proposed to be replaced with office uses above and an exposed 6- to 8-foot-tall solid garage wall at the street level. It should be noted that previously approved retail uses along the other three facades of Block D remain. A newly enhanced plaza is proposed at the intersection of Town Center Parkway and Founders Boulevard providing a gathering space and is intended to enhance vibrancy at this location.

Building and Parking Garage Design

The DPA/PRCA Plan depicts the general character of the building proposed for Block D with regard to the building height, uses and building area. Sheet A2.03, as shown in Figure 3, provides additional architectural details for Block D. Additionally, precedent images are provided on Sheet A6.51, shown in Figure 5. Sheet A6.60, shown in Figure 6, contains renderings of the proposed office component of Block D. The various graphics reflect the use of building materials to denote different uses, building bays, windows, and façade treatments.

It is noted that an architectural element along the south side of the Block D has been deleted from what was provided in the previous approval. The architectural elements were intended to break-up the expanse of the above-grade parking garage and to provide visual interest to this façade. While the applicant maintains that additional screening has been provided to the garage, staff’s preference has been to retain the architectural element.
With the reallocation of offices uses to Block D, the applicant proposes to change the building design from what was previously approved. Previously, up to three stories of ground floor (retail) uses were approved along Town Center Parkway, Founders Boulevard, and Center Street with four levels of screened parking above the ground floor uses. These ground floor uses included retail and other related uses and were generally expected to have individual store fronts on the street, activating the pedestrian realm, including the western frontage, along Town Center Parkway. With the change in building design from a retail-type frontage along the ground floor to office uses above a screened parking garage wall at the street level, a major change in character is proposed along the Town Center Parkway façade.

The Town Center Parkway frontage of Block D is envisioned to be a prominent pedestrian corridor, providing a connection from the Reston Town Center Metrorail Station into the Reston Gateway development, as well as to the existing Reston Town Center development to the north, to Reston Executive Center to the west, and the W&OD Trail. Therefore, during the 2018 review of the Reston Gateway development, street activation was a significant focus, as it is with the current applications. The Comprehensive Plan guidance calls for sufficient street activation to encourage pedestrian travel/activity and to create a safe pedestrian environment along the Town Center Parkway frontage.

Staff recommended that the applicant explore options to extend the street activation along the entire Town Center Parkway frontage to the ground floor level to better address the Comprehensive Plan guidance on street activation that encourages pedestrian travel/activity. Initially, staff suggested that the applicant replace the retail uses approved for up to the first three stories with office uses to ensure activation of the facade. However, the applicant declined, indicating that the slope of the parcel prohibited such a configuration.

Using the applicant’s renderings as context, staff then recommended that the applicant extend the glass bay windows to the street level to activate the façade. The applicant indicated there was concern about maintaining glass at the street level and that the suggested extension did not reflect the applicant’s preferred building design.
Staff subsequently encouraged the applicant to strengthen the street activation elements by including, among other elements, building lighting at the “lip” where the office building meets the garage wall, additional street lighting, bicycle facilities, and seating, along with streetscape dimensions shown, to ensure all elements are in compliance with the streetscape requirements. Instead, the applicant proffered a limited number of enhancements, preferring to rely on recommendations from Public Art – Reston and the Town Center DRB. Staff expressed to the applicant that the issue of street-level activation should be addressed with these applications and not deferred to the time of the DRB review.

To address the staff concerns, the applicant proposed the addition of a landscape panel along the base of the building, ornamental lighting incorporated into the garage wall, art displays which may include wall murals, and seating along the Town Center Parkway façade to address street activation.

The draft proffers submitted by the applicant state that the proposed building façade treatments along Town Center Parkway are intended to break up the full length and expanse of the above-grade portion of the parking garage. Further, the applicant indicates that they will consult with representatives of Public Art – Reston on the general design, location, and extent of the public art; and submit the proposed final design of the Town Center Parkway Activated Streetscape to the Zoning Administrator for review and comment prior to issuance of a building permit for Block D. Further, the applicant proffers that the final design, which must be in substantial conformance with the DPA/PRCA Plans, will also be reviewed by the Town Center DRB.

While the applicant’s proposal to add additional landscaping, artwork, and a small plaza area along the Town Center Parkway frontage provides a level of activation to replace the loss of ground floor retail, in staff’s opinion, there are still additional opportunities to further activate this frontage. Staff recommends the following additional design elements to support street-level activation more fully: continuous lighting along the Town Center Parkway façade where the office building meets the exposed parking garage wall; colored changeable lighting; articulation; variation and contrast in building and decorative materials and color palette to provide depth and texture to the façade. Collectively, these design elements could provide additional visual activation and interest to the parking garage façade. Staff continues to recommend that the applicant explore these recommendations and any alternate means to further activate the Town Center Parkway façade.

**ZONING ORDINANCE PROVISIONS**

**PRC Objectives**

Sect. 6-301 of the Zoning Ordinance includes PRC District objectives. A developer must demonstrate how their proposal achieves the following specific objectives. The following is staff’s evaluation of the PRC objectives:
**PRC Objective 1:** A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.

As previously discussed in staff's analysis, the applicant continues to provide multi-family residential dwellings in Block D, as previously approved, with a variety of bedroom sizes and affordable housing that could support families of all ages, sizes and income levels. With this application, the amount of residential and retail uses is being reduced in the block and office uses are proposed in the western portion of Block D, which would support employment opportunities.

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

As noted above, Block D is part of the larger Reston Gateway development which provides for an orderly and creative arrangement of lands uses with a site design that includes a street grid, parks, and open spaces throughout the development. Further, the site design continues to incorporate pedestrian and bicycle facilities within the development and connections to adjacent facilities. It is noted that the bicycle proffer referenced in the Department of Transportation memorandum is not a proffer being carried forward with this application. The uses within Block D are compatible with each other, as well as the larger development and the TOD area.

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

Sidewalks continue to surround Block D on all four sides, which connect to the pedestrian network in the rest of the Reston Gateway development, as well as to adjacent facilities. On-street bicycle lanes were previously included in the 2018 approval and will continue to be provided on Town Center Parkway (west). Sharrows, which allow for shared pavement use by bicycles and vehicles, were previously approved and will be provided along Century Street (north), Simon Street (east), and Founders Boulevard (south).

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

Private recreation spaces were included with each residential building for residents' use. As noted previously, Block D is part of the larger Reston Gateway development. As such, there are several recreational facilities that were approved to be located throughout the development and will continue to be provided. Further, the applicant previously proffered the option for a performing arts center.
PRC Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.*

The location of the building on Block D, with the surrounding sidewalk and bicycle facilities which provide connections to off-site facilities, takes advantage of being located north of the Reston Town Center Metrorail station and south of the W&OD Trail. Additionally, the pedestrian and bicycle facilities enable easy access to the balance of the Reston Gateway development which offers parks and open spaces, as well as other complementary uses. The sidewalk along the Town Center Parkway façade is a link in the larger pedestrian network leading between the Reston Town Center Metrorail station to the south and the Reston Town Center development.

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

The applicant proposes to create a plaza area in the northeastern quadrant of the intersection of Town Center Parkway and Founders Boulevard in an area which was previously the landing space for two intersecting sidewalks. Improvements to the plaza include seating, landscaping, and public art. As noted previously, Block D is part of the larger Reston Gateway development, which also incorporates other well-designed parks and open spaces. These areas are planned for use by residents, as well as member of the public at large.

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

Public utilities exist for the proposed development of Block D. Should additional utilities be required, the approved proffers allow for the extension of such. Public facilities and services, such as fire and rescue, police, human services, and libraries are found in the vicinity of the development.

General Standards for All Planned Developments

In accordance with Sect. 16-101 of the Zoning Ordinance, a rezoning application or development plan amendment may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

**General Standard 1:** *The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use, and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.*

The proposed reallocation of office uses to Block D from Blocks A and B in Phase I of the Reston Gateway development maintains the previously approved overall FAR of
3.22. Likewise, the residential density remains unchanged at 48.91 dwelling units per acre, which is below the Zoning Ordinance maximum of 50 dwelling units per acre in a high-density area in the PRC District.

While the applicant continues to conform to the density and intensity specified in the Comprehensive Plan, the Plan also recommends a certain character to development in proximity to the metro where sufficient street activation is provided to encourage pedestrian travel/activity. As such, staff continues to recommend that the applicant provide additional activation elements to more closely capture the activation level anticipated with the approved retail use to better address the character of this frontage. In staff’s opinion, should the applicant introduce such activation elements, this standard could be more fully met.

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

Block D is zoned to the PRC District and will remain so zoned. The purpose and intent of the PRC District include regulations that are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions typical of conventional zoning. This flexibility is tended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. The PRC District provides the flexibility needed to achieve the intensities recommended in the Comprehensive Plan. Consequently, the proposed development on Block D achieves the stated purpose and intent of the PRC District more than it would if development were proposed using a conventional zoning district. The proposed mix of uses and intensities would not be possible under a conventional zoning district. The proposed mix of uses and intensities are needed to support Metrorail ridership. In staff’s opinion, this standard has been met.

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

The development of Block D at Reston Gateway provides for a more efficient and effective land use close to the Reston Town Center Metrorail station, as compared to the previously existing single use office development. The Comprehensive Plan calls for mixed uses at greater densities. There are no significant scenic or natural features on the subject property. In staff’s opinion, this standard has been met.

**General Standard 4:** The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
The proposed development of Block D appears to be designed in concert with the balance of the larger Reston Gateway development. Using site design, building design, landscaping, and frontage improvements along Town Center Parkway, the proposed development does not deter or impede development of surrounding properties. However, the character of the Town Center Parkway frontage is changing from a retail frontage to one with office uses above an above-grade garage wall. As previously discussed, this frontage could be better activated with additional activation elements to more fully address this standard.

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

As noted above, the development is in an area where police, fire protection and public utilities are available and generally adequate. Should utilities be found inadequate, the applicant proffers to the appropriate extensions. In staff’s opinion, this standard is met.

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

The development of Block D provides for coordinated linkages for pedestrians, bicyclists and vehicles, both internally within the Reston Gateway development and externally to the Metrorail station to the south and to Reston Town Center to the north. In staff’s opinion, this standard has been met.

**Design Standards for All Planned Developments**

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

The elements embodied in the Design Standards of Sect. 16-102 of the Zoning Ordinance generally remain unchanged from the previous 2018 approval and can be referenced in the staff report noted above in the Description of Applications section.

As previously discussed, there are opportunities to provide additional visual activation to the above-grade portion of the garage, which could include lighting along the base of the office building where it meets the above-grade garage wall; changeable colored lighting; articulation; variation and contrast in building and decorative materials and color palette to provide depth and texture to the façade. Collectively, these additional design elements are intended to provide visual activation and interest to the parking garage façade.
WAIVERS AND MODIFICATIONS

The applicant requests reaffirmation of the following previously approved waivers and modifications of the Zoning Ordinance:

- Modification of Par. 1 of Sect. 2-505 of the Zoning Ordinance to permit development of corner lots to that shown on the DPA/PRC Plan;
- Modification of Sect. 11-203 of the Zoning Ordinance for a reduction in the number of required loading spaces to that shown on the DPA/PRC Plan;
- Modification of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the DPA/PRC Plan;
- Modification of Par. 2 of Sect. 17-201 of the Zoning Ordinance to permit the streetscape and on-road bicycle lanes to that shown on the DPA/PRC Plan in lieu of the minor paved trail as shown on the Countywide Trails Plan; and
- Modification of Par. 14 of Sect. 17-201 of the Zoning Ordinance for installation of streetlights.

In addition, the applicant requests reaffirmation of the following previously approved waivers and modifications of the Public Facilities Manual:

- Modification of Section 8-0201.3 of the Public Facilities Manual to permit on-street bicycle lanes as shown on the DPA/PRC Plan in lieu of the minor paved trail as shown on the Countywide Trails Plan;
- Modification of Section 12-0510.4.E (5) to permit the use of structural cells to allow a reduction of the minimum planting area and to permit trees to be located closer than four feet to a restrictive barrier;
- Modification of Section 12-0515.6B of the Public Facilities Manual to allow landscaping trees to be located within five feet of a stormwater easement that contains pipes for Phase 1 of the development; and
- Modification of Section 12-0515.6E of the Public Facilities Manual to permit trees to be planted within the Virginia Department of Transportation right-of-way to count towards the 10-year tree canopy requirement.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to amend the proffer conditions, Development Plan, and the PRC Plan to include office uses as a permitted use on Block D at the Reston Gateway development. With these applications, the applicant proposes an associated building redesign that brings the screened garage wall 6 to 8 feet above street level and to construct the office uses above the garage in place of the approved retail uses.
With the change to the active use at the ground level, staff recommended providing comparable ground level activation along the Town Center Parkway frontage. While the applicant proposed activation elements consisting of a landscaping panel at the base of Block D along the Town Center Parkway façade, seating, and public art, in staff’s opinion, there remains an opportunity to provide additional design elements to more fully activate and provide visual interest to this frontage. This frontage is within a quarter mile of the Metrorail station and is an area where pedestrian activity may occur from Reston Executive Center, the W&OD Trail, and Reston Town Center. In addition, the Comprehensive Plan recommends sufficient street activation to encourage pedestrian travel/activity.

Overall, staff is supportive of the developer trying to maximize office by moving unused office square footage from other blocks to this Block. As discussed, there remains an opportunity to add additional activation elements to the above-grade garage wall. While staff does not object to the applications, with such additional design elements, staff would be more fully supportive of the applications.

**Staff Recommendations**

Staff recommends approval of PCA 86-C-119-08 and DPA 86-C-119-04, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of PRCA 86-C-119-02, subject to the development condition consistent with that contained in Appendix 2.

Staff recommends reaffirmation of the following previously approved Zoning Ordinance waivers and modifications:

- Modification of Par. 1 of Sect. 2-505 of the Zoning Ordinance to permit development of corner lots to that shown on the DPA/PRC Plan;
- Modification of Sect. 11-203 of the Zoning Ordinance for a reduction in the number of required loading spaces to that shown on the DPA/PRC Plan;
- Modification of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the DPA/PRC Plan;
- Modification of Par. 2 of Sect. 17-201 of the Zoning Ordinance to permit the streetscape and on-road bicycle lanes to that shown on the DPA/PRC Plan in lieu of the minor paved trail as shown on the Countywide Trails Plan; and
- Modification of Par. 14 of Sect. 17-201 of the Zoning Ordinance for installation of streetlights.

Further, staff recommends reaffirmation of the following previously approved sections of the Public Facilities Manual:
• Modification of Section 8-0201.3 of the Public Facilities Manual to permit on-
street bicycle lanes as shown on the DPA/PRC Plan in lieu of the minor paved
trail as shown on the Countywide Trails Plan;
• Modification of Section 12-0510.4.E (5) to permit the use of structural cells to
allow a reduction of the minimum planting area and to permit trees to be located
closer than four feet to a restrictive barrier;
• Modification of Section 12-0515.6B of the Public Facilities Manual to allow
landscaping trees to be located within five feet of a stormwater easement that
contains pipes for Phase 1 of the development; and
• Modification of Section 12-0515.6E of the Public Facilities Manual to permit trees
to be planted within the Virginia Department of Transportation right-of-way to
count towards the 10-year tree canopy requirement.

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

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

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

APPENDICES

1. Draft Proffer revised through April 13, 2021.
5. Urban Centers Section Analysis dated April 12, 2021.
6. Fairfax County Department of Transportation Analysis dated April 16, 2021.
8. Glossary of Terms
RESTON GATEWAY – BLOCK D
PROFFER STATEMENT

PCA 86-C-119-08/DPA 86-C-119-04/PRCA 86-C-119-02

August 26, 2020
Revised December 16, 2020
Revised March 2, 2021
Revised March 23, 2021
Revised March 26, 2021
Revised April 13, 2021

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the
Zoning Ordinance of Fairfax County (1978, as amended) (the “Zoning Ordinance”), Reston Corporate
Center Limited Partnership, owner of Fairfax County Tax Map 17-3 ((22)) Parcel 0005 (“RCC LP”) (the
“Applicant”), for itself and its successors and assigns, proffers that the development of the parcel under
consideration and shown on the Fairfax County Tax Map as a portion of 17-3 ((22)) 0005 (the “Property”) will be in accordance with the conditions approved by the Fairfax County Board of Supervisors (the "Board") on July 31, 2018 (the “Approved Proffers”), as amended and/or supplemented pursuant to this
Proffered Condition Amendment (PCA 86-C-119-08 the "PCA") (the "Supplemental Proffers") (the
Approved Proffers and the Supplemental Proffers collectively, the "Proffers"). In the event the PCA and/or
the concurrent Development Plan Amendment (DPA 86-C-119-04 the "DPA") and PRC Plan Amendment
(PRCA 86-C-119-02 the “PCRA”) is denied, these Supplemental Proffers will immediately be null and
void, and the Approved Proffers together with any and all development conditions applicable to the
Property will remain in full force and effect.

The Applicant reaffirms its commitment to the Approved Proffers, as the Approved Proffers may be
applicable to the Property that is the subject of this Application and to the extent the Approved Proffers remain unfulfilled as of the date of this Application, except for the modifications herein.

GENERAL

1. Substantial Conformance. Subject to these Proffers and the provisions of Sections 6-300 and 16-
200 of the Zoning Ordinance of Fairfax County, as amended (the “Zoning Ordinance”), the Property will be developed in substantial conformance with the Development Plan Amendment/Proffered Condition Amendment/PRC Plan approved by the Board pursuant to DPA 86-C-119-03 (the “Original DPA”), as modified and supplemented by the Development Plan Amendment/Proffered Condition Amendment/PRC Plan (collectively, the “Revised DPA”) dated August 18, 2020, as revised through February 19, 2021, prepared by Urban, Ltd. and consisting of 16 sheets.

A. [NEW] Pursuant to Proffer 6 of the Approved Proffers, the purpose of this PCA/DPA/PRCA is to establish Office uses as a principal use in Block D and to thereafter permit the transfer of available but unbuilt Office square footage from Blocks A and B to Block D, with the amount of Office square footage to be transferred to be determined at the time of each site plan approval for Block D. The tabulations shown on Sheet C2 of the Revised DPA illustrate the effect such a transfer would have on development within Phase I based on the Applicant’s plans as of the approval date of this Application and may be modified as part of site plan approval for Block D, provided such modifications otherwise are in substantial conformance with the Original DPA, the Revised DPA, the PCRA, the Approved Proffers and these Supplemental Proffers. Each site plan for Block
D for which a square footage transfer is proposed must include an updated tabulation showing from where the transferred square footage is coming and how much is proposed to be transferred.

10. **Activated Streetscapes**

   **A.** [NEW] In the event Block D is developed with Office uses pursuant to this PCA/DPA/PRCA, the Applicant will incorporate into the design of such Building streetscape elements and building façade treatments along Town Center Parkway intended to break up the full length and expanse of the above-grade portion of the parking garage located beneath the Office Building, which exposed garage ranges from approximately six feet (6’) to eight feet (8’) in height. The initial design elements must include, but need not be limited to, the incorporation of public art, decorative stone, low-level landscape plantings located along the base of the garage façade (but excluding a “living wall”), street furniture and benches and such other measures as the Applicant may propose and have approved by, as applicable, VDOT and the DRB, all as more particularly shown on Sheets 16, 16A and 16B of the Revised DPA/PRCA (collectively, the “TCP Activated Streetscape”). Prior to issuance of a building permit(s) for the Office Building to be constructed on Block D, the Applicant will (i) consult with representatives of Public Art – Reston (as defined in Proffer 35 in the Approved Proffers) on the general design, location and extent of public art (e.g., a single art panel/installation or multiple panels/installations) to be installed as part of the TCP Activated Streetscape, and (ii) submit the proposed final design of the TCP Activated Streetscape to the Zoning Administrator for review and comment. Pursuant to Proffer 8 of the Approved Proffers, the final design of the Office Building and the TCP Activated Streetscape is subject to review and approval by the DRB, and the Applicant may develop the Office Building and the TCP Activated Streetscape (and make future changes/modifications to the same) in accordance with approvals granted by the DRB without the need to secure a PCA or a determination by the Zoning Administrator, provided such designs otherwise are in substantial conformance with the Original DPA, the Revised DPA/PRCA, the Approved Proffers and these Supplemental Proffers.

   **B.** Where permitted based on the location of existing and planned utilities, Street Trees, Placemaking Elements and the Reston Streetscape Elements (each as defined in Proffer 18 of the Approved Proffers), the Applicant will install supplemental street lighting along the Phase I portion of the Property’s frontage on both Sunset Hills Road and Town Center Parkway (i.e., Blocks A, B and D) (the “Supplemental Pedestrian Lighting”) to augment the street lighting installed in the public right-of-way as part of development of Blocks A and B. The Applicant will locate the Supplemental Pedestrian Lighting outside the right-of-way and will select light poles and fixtures that match/complement the planned onsite light fixtures shown on Sheets 16A and 16B of the Revised DPA/PRCA (as the same may be revised/replaced from time to time). The Applicant will install the Supplemental Pedestrian Lighting prior to issuance of the first RUP (as defined in Proffer 13 of the Approved Proffers) for the first Residential Building constructed on Block D.

   [Signature page follows]
RESTON CORPORATE CENTER LIMITED PARTNERSHIP
a Virginia limited partnership

By: Boston Properties LLC
a Delaware limited liability company,
its general partner

By: Boston Properties Limited Partnership
a Delaware limited partnership,
its managing member

By: Boston Properties, Inc.
a Delaware corporation,
its general partner

By: ____________________________
Name: Peter D. Johnston
Title: Executive Vice President
PROPOSED PRC DEVELOPMENT CONDITION

PRC 86-C-119-02

May 6, 2021

If it is the intent of the Board of Supervisors to approve PRCA 86-C-119-02 at Tax Map 17-3 ((22)) 5, staff recommends the Board of Supervisors condition its approval by requiring conformance with the following development condition:

1. Development of the property will be in substantial conformance the DPA/PRCA Plan, entitled “Reston Section 93 Block 2,” submitted by Urban, Ltd., dated August 18, 2020 and revised through March 25, 2021, consisting of 17 sheets.

The above proposed condition is a staff recommendation and does not reflect the position of the Board of Supervisors unless and until adopted by the Board of Supervisors.
I. Introduction

Boston Properties Limited Partnership (the "Applicant") received approval for Reston Gateway from the Board of Supervisors on July 31, 2018, laying the groundwork for a vibrant mixed-use community steps from the Reston Town Center Metro station. Those approvals included a proffered condition amendment /development plan amendment (PCA 86-C-119-07/DPA 86-C-119-03) concurrent with a proffered condition amendment/development plan amendment (PCA 86-C-121-08/DPA 86-C-121-05 and Planned Residential Community Application PRC 86-C-119-02 (the "2018 Approval").

Development of phase one of the 2018 Approval is well underway with Fannie Mae slated to take occupancy of Blocks A and B in 2022 and the hotel and retail in Block C should be complete in 2023. The final component of phase one is Block D, a portion of which is the subject of these applications. Blocks A, B, C and D encompass the entirety of Phase One of Reston Gateway.

The 2018 Approval established maximum densities for residential, office, hotel and commercial/retail uses; this request does not impact those maximums. Additionally, the 2018 Approval assigned specific uses to each block; for Phase One, Office and Commercial/Retail uses were assigned to Blocks A and B, Hotel and Commercial/retail uses to Block C and Residential and Commercial/Retail uses to Block D, all as shown on Sheet C-7 of the 2018 Development Plan. This request merely seeks to add Office as a permitted use to Block D, all as further explained below.

II. Property Description

The 2018 Approval affected Fairfax County Tax Map Parcels 17-3 ((01)) 29A ("Parcel 1"), 17-3 ((01)) 29B ("Parcel 2"), 17-3 ((01)) 5H1 ("Parcel 3") and 17-3 ((01)) 0005 ("Parcel 4"). A land condo has since been created for Parcel 2 such that Block D is now identified as Tax Map 17-3 ((22)) 0005 ("Block D") (collectively, Parcels 1, 2, 3 and 4 are the "Original Property"). The area subject to this application is the buildable area of Block D, as shown on Sheet C-7 of the 2018 Development Plan (the "Property"). The surrounding streetscape and streets, and the rest of Parcel 2 and the other three parcels listed above are not included in this application and will continue to be governed by the 2018 Approval.

Block D is owned by Reston Corporate Center Limited Partnership ("Owner"). It is bound to the north by the W&OD Trail, to the east by Simon Street, to the south by Founders Boulevard and to the west by Town Center Parkway.

III. Zoning Request

This is a very straightforward application: add Office use as an identified use in Block D. The 2018 Approval identified four categories of uses that are permitted within Reston Gateway: Ground Floor Uses (also considered Commercial/Retail), Office, Hotel and Residential. These uses are identified in the 2018 Development Plan and the 2018 Proffers. Specifically, each use is assigned to a specific block and each use has a maximum square footage on an overall and block by block. Proffer 6 and Note 3 on Sheet C-2 of the 2018 Development Plan allow density to transfer between blocks, provided the use is permitted in both the transferring and receiving blocks. The 2018 Application did not identify Office as a unique use in Block D, so Office density could not be transferred to it.
To correct this, the Applicant is filing a Development Plan Amendment ("DPA"), Proffered Condition Amendment ("PCA"), and Planned Residential Community Amendment ("PRCA") Plan for the Property to add Office as a permitted use in Block D ("2020 Application").

Adding Office as a permitted use to Block D will allow some of the already-approved, yet unbuilt Office uses within Phase One to be transferred to Block D. There is no increase in density requested. As shown in the 2020 Development Plan, four floors of Office would now be built along Town Center Parkway, replacing above-grade parking structure that was originally approved in Block D. This change will be memorialized on Sheet C-7 by listing Office as a permitted use in Block D. A few changes to additional sheets are necessitated by this request, mainly to architecturally show the revised building. For sheets not revised by the 2020 Application, one would refer to the plan set associated with PRC 86-C-119-02, as indicated on the cover sheet of the 2020 Application.

As noted above, this application does not affect density. With the 2018 Approval, 2.234M gross square feet of Office uses were approved at Reston Gateway. Of that amount, 1.207M square feet of new Office uses were approved and assigned to Blocks A and B within Phase 1. At present, Blocks A and B are under construction with two buildings containing 610,000 SF and 434,885 SF, respectively, leaving a combined 162,115 square feet of approved but unbuilt Office uses in Phase I.

By adding Office as a permitted use in Block D, the Applicant will be able to transfer the unbuilt office density from blocks A and B to Block D, as the 2018 Proffers already grant the Applicant the flexibility to shift density between blocks provided both the originating block and the receiving block permit the same use. The new Office use on Block D would replace a portion of the structure that was previously anticipated for ground-floor uses and above-ground parking, thereby converting parking into occupied (and higher tax-paying) square footage.

More specifically, approval of this DPA/PCA/PRCA would allow the Applicant to construct approximately 80,000 square feet of Office uses on the first four floors of Block D, replacing ground floor retail on the first floor and three levels of above-grade parking structure. The proposed layout for Block D, with the inclusion of four floors of Office use, is shown on Sheets A2.03, A3.01 and A3.07 of the 2020 Application.

Although the Applicant is requesting 80,000 square feet of Office use be transferred to Block D, it is important to note that the first three floors of Block D could be developed with office today, as, per Proffer 7.A, Office use is a defined use permitted anywhere Ground Floor Uses are permitted. Therefore, without this 2020 Application, the Applicant could develop the first three floors in Block D with Ground Floor Uses, for which Office is a permitted use.

Aside from updating 10 sheets within the 2018 Development Plan, the only other change is to reference the date of the updated plan set. The Applicant commits that all remaining proffers will continue to govern the development. Specifically, all proffers that are triggered by Office development would be triggered by the development of Office uses within Block D. Any Office that is developed within Block D would be deducted from the overall Office square footage permitted in both Phase 1 and the project overall, such that there would be no increase in overall density nor increase in office density than was originally contemplated with the 2018 Approval. Nor would there be any additional impacts not previously considered and mitigated as part of the approval of the Reston Gateway development. The only change is to add an additional location on which Office uses could be developed.

IV. The Fairfax County Comprehensive Plan

In early 2014, the Board of Supervisors adopted extensive amendments to the Fairfax County Comprehensive Plan (the "Plan") intended to capitalize on the more than $6 billion investment the region made to extend Metrorail service to and beyond Dulles Airport, with three stops in Reston, including the RTC Metro Station. The original Reston Gateway application established a path for the Original Property to achieve the vision and fulfill the goals and policies outlined in the Plan for the RTC Metro Station, the Land Use Policy Plan and the Urban Parks Framework Policy Plan. This request does not alter that path.
The Plan includes the Original Property in the North Sub-District of the Reston Transit-Oriented Development District (the "Reston TOD North District"), which envelops 88 acres surrounding the new RTC Metro Station. The Plan designates the Reston TOD North District to be Reston’s “downtown” station, with significant residential and commercial components, but no commuter parking, to build off the success of the existing development in the Reston Town Center. According to the Plan, the Reston TOD should evolve into “a transit-focused neighborhood within ½ mile of the transit station that will encourage pedestrian activity to enliven the area throughout the day and evening, and where the emphasis will be on creating places and connections that are safe, comfortable and attractive for pedestrians and bicyclists.” Substantial redevelopment is expected, with more diverse land uses than currently exist and a wider array of support services.

To achieve these objectives, the Plan designates the Property for Transit Station Mixed Use (“TSMU”) at between a 3.0 and 4.0 FAR. There are no building height limitations provided or required. The Plan also encourages development to be “organized around a large, signature community gathering space” near the station entrance. A balance of residential and nonresidential uses will help promote both day and evening activities and promote efficient transportation usage. As noted throughout this statement, no additional density is requested; the Applicant will merely transfer unbuilt density. As such, there is no impact to the guidance and objectives of the Plan or the 16 guidelines for Transit-Oriented Development, all as detailed in the 2018 SOJ.

V. Conclusion

The Applicant’s request is straightforward and simple: add Office as a unique, permitted use in Block D to allow four stories of office to be built adjacent to Town Center Parkway. The revision would transfer unbuilt, yet approved, Office density from Blocks A and B to Block D to replace structured parking. The planned amenities and attractions envisioned with the 2018 Approval remain unaltered. This request only strengthens the development program by increasing the habitable space at the corner of Town Center Parkway and Founders Boulevard and enhancing the building architecture there by replacing an above-grade parking with Class A office.

Respectfully submitted,

Molly Novotny
Senior Land Use Planner, Cooley
REZONING AFFIDAVIT

DATE: April 12, 2021
(enter date affidavit is notarized)

I, Molly M. Novotny, do hereby state that I am an applicant’s authorized agent listed in Par. 1(a) below

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

in Application No.(s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(Note: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME  ADDRESS  RELATIONSHIP(S)
(enter first name, middle initial, and last name)  (enter number, street, city, state, and zip code)  (enter applicable relationships listed in BOLD above)
Boston Properties Limited Partnership  2200 Pennsylvania Ave. NW, St. 200W  Applicant
Agents:  Washington, DC 20037
Peter V. Otteni  Richard H. Ellis, Jr.

(check if applicable)  [✓] There are more relationships to be listed and Par. 1(a) is continued on a “Rezoning Attachment to Par. 1(a)” form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).
Rezoning Attachment to Par. 1(a)

DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(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)
Reston Corporate Center Limited Partnership
Agents: Peter V. Otteni
Richard H. Ellis, Jr.
Kenneth F. Simmons
Matthew J. Bonifant
James A. Hart
John J. Stroman
Sean B. Sullivan
Peter D. Johnston
Charles J. Overly

ADDRESS
(enter number, street, city, state, and zip code)
c/o Boston Properties Limited Partnership
2200 Pennsylvania Ave. NW, St. 200W
Washington, DC 20037

RELATIONSHIP(S)
(enter applicable relationships listed in BOLD above)
Title Owner of Tax Map Parcel
17-3 ((01)) 29B

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

DATE: April 12, 2021
(enter date affidavit is notarized)

for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(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.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Engineering &amp; Associates, Inc. (t/a Urban Ltd.)</td>
<td>7712 Little River Turnpike Annandale, VA 22003</td>
<td>Engineer/Agent</td>
</tr>
<tr>
<td>Agents: Eric S. Siegel Peter F. Crawford Ryan G. David</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(a)

DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(enter County-assigned application number (s))

(1) 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.

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</table>

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a “Rezoning Attachment to Par. 1(a)” form.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(a)

DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(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.

<table>
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<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooper Carry, Inc.</td>
<td>625 North Washington St., Suite 200, Alexandria, VA 22314</td>
<td>Architect/Agent</td>
</tr>
<tr>
<td>Agents: David W. Kitchens, Robert F. Uhrin, Andrea MN. Schaub, Stephen M. Smith, Lloyd L. Goiding (Layton), Abbey L. Oklak, Jason A. Albers, Samuel J. Guenin, Katelyn S. Smith</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cooley LLP</td>
<td>One Freedom Square, Reston Town Center, 11951 Freedom Drive, Suite 1400, Reston, Virginia 20190</td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Agents: Mark C. Looney, Colleen P. Gillis, Jill S. Parks, Brian J. Winterhalter, Amanda R. Williams, Dennis C. Liu, Ben I. Wales, Molly M. Novotny, Samantha R. Steketee</td>
<td></td>
<td>Attorney</td>
</tr>
</tbody>
</table>

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

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT DATE:

April 12, 2021
(enter date affidavit is notarized)

for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Boston Properties LLC
2200 Pennsylvania Ave. NW, St. 200W
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS:

Boston Properties, Inc. - Member
Boston Properties Limited Partnership - Managing Member

NAMES OF OFFICERS & DIRECTORS:

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a “Rezoning Attachment 1(b)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119-07/DPA 86-C-119-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA 02199

DESCRIPTION OF CORPORATION: (check one statement)

☐ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Boston Properties, Inc. is a publicly traded company listed as BXP on the NYSE.

FORM RZA-1 Updated (7/1/06)

There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)

(25)
Rezoning Attachment to Par. I(b)

DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119-07/DPA 86-C-119-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Boston Properties, Inc. (continued)
800 Boylston Street, Suite 1900
Boston, MA 02199

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] 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)
Boston Properties, Inc. is a publicly traded company listed as BXP on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
William T. McGrath, VP, Finance
Patrick M. Mulvihill, Sen. VP, Leasing
Michael R. Walsh, Sen VP, CAO
Daniel G. Murtagh, VP, Engineering
Elizabeth L. Reilly, VP, Const.
Karen E. Dykstra, Dir
Bruce W. Duncan, Dir

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Boston Properties, Inc. (continued)
800 Boylston Street, Suite 1900
Boston, MA 02199

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] 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)
Boston Properties, Inc. is a publicly traded company listed as BXP on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Heather A. Kahn, VP Leasing
Karen D. Holdridge, Sen VP, Reg. GC & Asst. Sec.
Yuchong (mmi) McDonough, VP Counsel, Asst Secy
Sharon E. Clayborne, VP, Construction
Heather A. Kahn, VP Leasing
Karen D. Holdridge, Sen VP, Reg. GC & Asst. Sec.
Yuchong (mmi) McDonough, VP Counsel, Asst Secy
Sharon E. Clayborne, VP, Construction
Jonathan D. Lange, SVP, Los Angeles Region (fka Jonathan D. Lange, VP, Los Angeles Region)
Kevin M. FitzPatrick, VP, Reg. Prop. Man
Melissa A. Schrock, VP Dev.
Michael J. Fitzgerald, VP, Engineering
There is more corporation information and Par. I(b) is continued further on a “Rezoning Attachment to Par. I(b)” form.

FORM RZA-1 Updated (7/1/06)
* Information updated.*
Rezoning Attachment to Par. 1(b)

DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119/ DPA 86-C-119-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
- Boston Properties, Inc. (continued) (New Page)
  800 Boylston Street, Suite 1900
  Boston, MA 02199

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Boston Properties, Inc. is a publicly traded company listed as BXP on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
- Erin M. Braley, Vice President (addition)
- Denis (nmi) Cronin, Vice President (addition)
- Waldemar (nmi) Kuzdal, Vice President (addition)
- Cole (nmi) Pinne, Vice President (addition)
- Kenyetta Toi Price-Jackson, Vice President (addition)

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

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

FORM RZA-1 Updated (7/1/06)
- Information added.
Rezoning Attachment to Par. 1(b)

DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Urban Engineering & Associates, Inc.
(1/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 SHAREHOLDER: (enter first name, middle initial, and last name)
J. Edgar Sears, Jr.
Brian A. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Solomon, Cordwell, Buenz & Associates, Inc.
625 N. Michigan Avenue, Suite 800
Chicago, IL 60611

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)
John C. Lahey
Gary L. Kohn
Christopher T. Pemberton

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22101

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. All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cooper Carry, Inc.
625 North Washington St., Suite 200
Alexandria, VA 22314

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)
Kevin R. Cantley, Roger L. Miller, and Cooper Carry's Employee Stock Ownership Plan

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: April 12, 2021

for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

Cooley LLP
11951 Freedom Drive, Suite 1400
Reston, VA 20190

(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)

Jane K. Adams
Peter M. Adams
Maureen P. Alger
DeAnna D. Allen
Gian-Michele a Marca
Mazda K. Antia
Aaron F. Archer
Orion (nmi) Armon
Michael A. Attanasio
Jon C. Avina
Luke T. Bagley
Cynthia A. Bai
Charles J. Bair
Dee (nmi) Bansal
Celia Goldwag Barenholtz

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a “Rezoning Attachment to Par. 1(c)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(c)

DATE: April 12, 2021
(enter date affidavit is notarized)

for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(enter County-assigned application number (s))

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

Cooley LLP (continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Matthew S. Bartus Will (nmi) Cai Adam M. Dinow
Michael D. Basile Matthew D. Caplan Megan L. Donohue
Ben W. Beerle L. Kay Chandler Michelle C. Doolin
Keith J. Berets Adam C. Chase Joseph M. Drayton
Laura A. Berezin Jaime L. Chase Cullen D. Speckhart
Michal (nmi) Berkner Chen (nmi) Chen Matthew P. Dubofsky
Ann (nmi) Bevitt Reuben H. Chen Angela L. Dunning
Aaron D. Birstock Calise Y. Cheng Christopher B. Durbin
Ryan E. Blair William T. Christiansen II John C. Dwyer
Eric W. Blanchard John A. Clark Shannon M. Eagan
David C. Boles Sean M. Clayton Erik S. Edwards
Barbara L. Borden John A. Clendenin Tom (nmi) Epps
Jodie M. Bourdet Thomas A. Coll Sonya F. Erickson
Philip M. Bowman Derek O. Colla Heidi A. Erlacher
Wendy J. Brenner Helenanne (nmi) Connolly Mark C. Everiss
David (nmi) Bresnick Adam B. Connolly Lester J. Fagen
Matthew J. Brigham Tom A. Connors Dean D. Farmer
Nicole C. Brookshire Joseph W. Conroy Brent D. Fassett
Megan S. Browdie Kevin S. Cooper Brandon W. Fenn
Fraser D. Brown Bill J. Corcoran M. Wainwright Fishburn, Jr.
Harley J. Brown Chris (nmi) Coulter Patrick J. Flanagan
Matthew D. Brown Lauren B. Creel Carlton (nmi) Fleming
Matthew T. Browne John A. Dado Kristine A. Forderer
Alfred L. Browne, III Scott D. Daillard Rod (nmi) Freeman
Brian W. Burke Jonathan R. Davies Joshua A. Friedman
John T. Byrnes Tiana D. Demas Koji F. Fukumura
Luke T. Cadigan Karen Elizabeth Deschaine
Robert T. Cahill Darren K. DeStefano

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

FORM RZA-1 Updated (7/1/06)
DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP (Continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

James F. Fulton, Jr.  
Eamonn J. Gardner  
Jon E. Gavenman  
Stephanie (nni) Gentile  
Adam S. Gershenson  
Bobby A. Ghajar  
Patrick E. Gibbs  
Colleen P. Gillis  
Todd J. Glath  
Daniel Isaac Goldberg  
Andrew D. Goldstein  
Kathleen H. Goodhart  
Seth J. Gottlieb  
Shane L. Goudie  
TJ J. Graham  
Jonathan G. Graves  
Jeff (nni) Greene  
Sascha (nni) Grimm  
Jacqueline I. Grise  
Daniel J. Grooms  
Kenneth L. Guernsey  
Patrick P. Gun  
Divakar (nni) Gupta  
Jeffrey M. Gutkin  
John B. Hale  
Charles D. Haley  
Matthew W. Hallinan  
Alan D. Hambleton  
Laurence M. Harris  
Kathleen R. Hartnett  
Bernard L. Hatcher  
John H. Hemann  
Matthew B. Hemington  
Cathy (nni) Hershcopf  
Kate E. Hillier  
Gordon K. Ho  
Nicholas A. Hobson  
Paula E. Holland  
Josh P. Hollemann  
Chris C. Holly  
Lila W. Hope  
C. Thomas Hopkins  
Richard M. Hopley  
Brendan J. Hughes  
Christopher R. Hutter  
Jay R. Indyke  
Alexander (nni) Israel  
Craig D. Jacoby  
Len C. Jacoby  
Tanisha A. James  
Eric C. Jensen  
Madison A. Jones  
Robert L. Jones  
Kenneth G. Juster  
Jeffrey S. Karr  
Alex K. Kassai  
Joshua A. Kaufman  
Nataasha E. Kaye  
Claire (nni) Keast-Butler  
Heidi L. Keefe  
Jason L. Kent  
Adit M. Khorana  
Charles S. Kim  
Jonathan J. Kim  
Christopher J. Kimball  
Kevin M. King  
Michael A. Klein  
Benjamin H. Kleine  
Michael J. Klisch  
Daniel J. Knauss  
Jonie I. Kondracki  
Kenneth J. Krisko  
Sale (nni) Kwon  
Carol D. Laherty  
Mark F. Lambert  
Matthew E. Langer  
Samantha M. LaPine  
Jeff A. Laretto  
Ray (nni) LaSoya  
John G. Lavoie  
Heidi A. Lawson  
Brian F. Leaf

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

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(c)  

DATE: April 12, 2021  
(enter date affidavit is notarized)  

for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02  
(enter County-assigned application number (s))  

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)  
Cooley LLP (Continued)  
11951 Freedom Drive, Suite 1400  
Reston, VA 20190  

(check if applicable) [✓] The above-listed partnership has no limited partners.  

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)  
<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Name</th>
<th>Title</th>
<th>Name</th>
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</thead>
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<tr>
<td>Travis (nmi) LeBlanc</td>
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<td>Randall R. Lee</td>
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<td>James C. T. Linfield (former)</td>
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<td>Douglas P. Lobel</td>
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<td>Bethany C. Lobo</td>
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<td>Mark C. Looney</td>
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<td>Alessandra (nmi) Murata</td>
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<td>Siana E. Lowrey</td>
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<td>Colm D. Murphy</td>
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<td></td>
<td>Sean D. Murphy</td>
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<td>Andrew P. Lustig</td>
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<td>Marya A. Postner, Ph.D.</td>
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<tr>
<td>Nicola (nmi) Maguire</td>
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<td>Danielle E. Nafulin</td>
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<td>Joshua O. Mates</td>
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<td>Michelle S. Rhyu, Ph.D.</td>
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<tr>
<td>Mika R. Mayer</td>
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(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(c)

DATE: April 12, 2021

for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP (Continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190

(check if applicable) ❑ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

<table>
<thead>
<tr>
<th>Giselle S. Rivers</th>
<th>John H. Sellers</th>
<th>Joseph J. Vaughan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jonathan W.M. Rivinus</td>
<td>Ian R. Shapiro</td>
<td>Miguel J. Vega</td>
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<td>Peter H. Werner</td>
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<td>Scott B. Weston</td>
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<td>Whitty (nni) Somvichian</td>
<td>John (nni) Wilkinson</td>
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<td>Adam J. Ruttenberg</td>
<td>Geoffrey R. Starr</td>
<td>Charity R. Williams</td>
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<td>Henry J. Stewart</td>
<td>Drew S. Williamson</td>
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<td>Robert D. Sanchez</td>
<td>Justin (nni) Stock</td>
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<td>Ryan S Sansom</td>
<td>Steven M. Strauss</td>
<td>Charlie (nni) Winckworth</td>
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<td>Jason M. Savich</td>
<td>Sanya (nni) Sukduang</td>
<td>Mark (nni) Windfeld-Hansen</td>
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<td>Martin S. Schenker</td>
<td>Marc R. Suskin</td>
<td>Adriana Lofaro Wirtz</td>
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<td>Megan Arthur Schilling</td>
<td>C. Scott Talbot</td>
<td>David J. Wittenstein</td>
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<td>Michelle G. Schulman</td>
<td>Mark P. Tanoury</td>
<td>Nancy H. Wojtas</td>
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<td>William J. Schwartz</td>
<td>Gregory C. Tenhoff</td>
<td>Amy M. Wood</td>
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<td>Eric J. Schwartzman</td>
<td>Michael E. Tenta</td>
<td>Summer J. Wynn</td>
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<td>Richard C. Segal</td>
<td>Rachel W. Thorn</td>
<td>Babak (nni) Yaghamia</td>
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<td>• Boris (nni) Segalis (former)</td>
<td>Jeffrey (nni) Tolin</td>
<td>Henry (nni) Yin</td>
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<td>David J. Segre</td>
<td>Michael R. Tollini</td>
<td>David R. Young</td>
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<td>Josh (nni) Seidenfeld</td>
<td>Steven J. Tonsfeldt</td>
<td>Michael (nni) Yu</td>
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<td>Jessica Valenzuela Santamaria</td>
<td>Christina (nni) Zhang</td>
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<td>Patrick (nni) Van Ecke</td>
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<td>Kristin E. VanderPas</td>
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(check if applicable) ❑ There is more partnership information and Par. 1(c) is continued further on a “Rezoning Attachment to Par. 1(c)” form.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(c)

DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Boston Properties Limited Partnership
800 Boylston Street, Suite 1900
Boston, MA 02199

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)
Boston Properties, Inc. - General Partner

There are over 200 limited partners in this real estate investment fund, none of whom own 10% or more

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.
DATE: April 12, 2021
(enter date affidavit is notarized)
for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Reston Corporate Center Limited Partnership
c/o Boston Properties Limited Partnership
2200 Pennsylvania Ave. NW, St. 200W, Washington, DC 20037

(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)
Boston Properties LLC - General Partner
Boston Properties Limited Partnership -
Limited Partner

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.
REZONING AFFIDAVIT DATE:

April 12, 2021
(enter date affidavit is notarized)

for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02
(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 FOWLLOWS: (NOTE: If answer is none, enter “NONE” on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a “Rezoning Attachment to Par. 2” form.
REZONING AFFIDAVIT

DATE: April 12, 2021

(enter date affidavit is notarized)

for Application No. (s): PCA 86-C-119-08/ DPA 86-C-119-04/ PRCA 86-C-119-02

(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on line below.)

• New Disclosure: Robert M. McDowell of Cooley LLP made a contribution in excess of $100 to "Patrick Herrity for Fairfax County Board of Supervisors".

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

Molly M. Novotny, Planner

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

Subscribed and sworn to before me this 12th day of April 2021, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/22

FORM RZA-1 Updated (7/1/06)
DATE: April 12, 2021

TO: Tracy Strunk, Director
Zoning Evaluation Division, DPD

FROM: Suzie Battista, Chief
Urban Centers Section, DPD

SUBJECT: PCA 86-C-119-08, DPA 86-C-119-04, PRCA 86-C-119-02
Boston Properties LP (Reston Gateway / Reston NEXT)

The Urban Centers Section (UCS) has reviewed the revised plan set dated March 25, 2021, and draft proffers dated March 26, 2021. The applicant seeks approval of a proffer condition amendment, development plan amendment, and a PRC Plan amendment to add office to the list of permitted uses in Block D of the Reston Gateway development. The overall Reston Gateway development, approved in 2018, consists of approximately 4.8 million square feet (3.22 FAR) and is planned to be developed in two phases. Phase 1 consists of Blocks A through D and permits up to 2.23 million square feet of development. Phase 2 consists of approximately 2.3 million square feet of development. With the proposed applications, the total amount of overall square footage and square footage permitted in each phase would remain unchanged; however, the applicant proposes to reallocate office square footage between blocks within Phase 1 in accordance with the previously approved proffers (Proffer #6).

The subject applications do not propose any changes to the previously approved overall density, streetscape, open spaces, parks, transportation improvements, or stormwater facilities for the development; however, the applications do propose a change to the design of the building located on Block D.

The proposed plans depict a single building to occupy Block D of the development. The building is proposed to be up to 480 feet in height and consists of a 12-story residential tower at the eastern side of the building, a 36-story residential tower in the central portion of the building, and 5-stories of office use above four levels of underground parking at the western side (Town Center Parkway frontage) of the building. Along a portion of the northern and southern sides of the building, and the entire western side of the building, the below grade parking garage wall extends six to eight feet above grade.
In the original approval, the western portion of the building had an activated street frontage with ground floor retail and four levels of screened parking garage above. The proposed change of use and design for the building on Block D from ground floor retail with a screened parking garage above, to office with a screened parking garage wall extending six to eight feet above grade, creates a major change in character along the Town Center Parkway frontage from what was originally approved.

Street activation was a substantial focus with the original Reston Gateway applications. The Town Center Parkway frontage is envisioned to be a primary pedestrian corridor, providing a connection from the Town Center Metro Station into the Reston Gateway development and continuing to Reston Town Center to the north. Sufficient street activation supports pedestrian activity and creates a safe and pleasant pedestrian environment. To address the street activation concerns with the current applications, staff recommended that the applicant pursue a building design more in line with what was approved, to include extending the office use down to the ground plane to fully screen the parking garage behind it. Creating this layer of occupiable space at the ground floor would best activate the street level. If an alternative building design was not feasible, the applicant was encouraged to explore options to further activate the entire Town Center Parkway frontage through the use of elements such as public art, interactive displays, lighting, specialty landscaping, and seating, to create visual interest along the length of the facade.

The applicant proposes a combination of a landscape panel along the base of the building, ornamental lighting, art displays, and seating along the Town Center Parkway facade to address street activation. The applicant’s proposed proffers state that the proposed building façade treatments along Town Center Parkway are intended to break up the length and expanse of the above-grade portion of the parking garage, and that they will submit the proposed final design to the Zoning Administrator for review and comment prior to issuance of a building permit for Block D.

While the applicant has made strides to address street activation, UCS recommends that the applicant propose additional lighting (varying colors, brightness, etc.) along the garage wall to illuminate the proposed art display(s) and the space along that side of the building to make it more vibrant and create a sense of safety for any pedestrian traveling along what is anticipated to be an important pedestrian route. Other suggestions include the addition of interactive art walls or specialty art features that could further enhance the pedestrian experience and contribute to placemaking at Reston Gateway.

CC: Wanda Suder, Senior Staff Coordinator, ZED
St. Clair Williams, Senior Planner, UCS
UCS Files
DATE: April 16, 2021

TO: Tracy Strunk, AICP, Director  
Zoning Evaluation Division, DPD

FROM: Nina E. Aamodt, Transportation Planner II  
Site Analysis Section

SUBJECT: PCA 86-C-119-08/DPA 86-C-119-04/PRCA 86-C-119-02 – Reston Gateway  
Block D (Section 93 Block 2)  
Tax Identification Map: 17-3 ((22)) 0005

Site Description and Proposal
The Fairfax County Department of Transportation (FCDOT) has reviewed the subject  
application, including Conceptual Development Plan Set dated August 18, 2020 and revised  
through March 25, 2021. The site is within the Reston Gateway development at the southeast  
corner of Town Center Parkway and Sunset Hills Road, north of the Dulles Toll Road, south of  
the W&OD Trail, and west of Reston Parkway. The applicant is proposing to add office as a  
permitted use in Block D and to transfer existing approved density from Blocks A and B.

Outstanding Transportation Issue
There is one outstanding issue with this application and it pertains to the timing of the bicycle  
parking proffer. Consultation with the FCDOT Bicycle Coordinator should occur prior to site  
plan approval rather than prior to building permit issuance in order to ensure bicycle parking is  
designed and located in accordance with County policy.

CC: Wanda Suder, DPZ-ZED  
Marc L. Dreyfuss, AICP, FCDOT-SAS  
Gregory Fuller Jr., Chief, FCDOT-SAS
TO: Tracy Strunk, Director
Zoning Evaluation Division
Department of Planning and Development

FROM: Andrea L. Dorlester, Development Review Section Chief
Park Planning Branch, PDD

DATE: January 21, 2021

SUBJECT: PCA 86-C-119-08, DPA 86-C-119-04, PRCA 86-C-119-02, Reston Section 93,
Block 2 (Reston Gateway Block D)
Tax Map Number(s): 17-3 ((22)) 5

The Park Authority staff reviewed the above referenced plan and provided preliminary
comments via email on November 25, 2020. After subsequent conversations with DPD staff and
the applicant, Park Authority staff has no further comments and determined that this application
bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

FCPA Reviewer: Jasmin Kim
DPD Coordinator: Wanda Suder

eCopy: Aimee Vosper, Deputy Director/CBD
Stephanie Leedom, Director, Park Planning & Development Division
Anna Bentley, Manager, Park Planning Branch
Wanda Suder, Zoning Coordinator, DPD
Jasmin Kim, Senior Park Planner, Park Planning Branch
Lynne Johnson, Planning Tech, Park Planning Branch
File Copy
GLOSSARY
This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a “P” district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.
DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.
OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may 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 staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.
**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

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

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Full Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>A&amp;F</td>
<td>Agricultural &amp; Forestal District</td>
</tr>
<tr>
<td>ADU</td>
<td>Affordable Dwelling Unit</td>
</tr>
<tr>
<td>ARB</td>
<td>Architectural Review Board</td>
</tr>
<tr>
<td>BMP</td>
<td>Best Management Practices</td>
</tr>
<tr>
<td>BOS</td>
<td>Board of Supervisors</td>
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<tr>
<td>BZA</td>
<td>Board of Zoning Appeals</td>
</tr>
<tr>
<td>COG</td>
<td>Council of Governments</td>
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<tr>
<td>CBC</td>
<td>Community Business Center</td>
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<tr>
<td>CDP</td>
<td>Conceptual Development Plan</td>
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<tr>
<td>CRD</td>
<td>Commercial Revitalization District</td>
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<tr>
<td>DOT</td>
<td>Department of Transportation</td>
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<tr>
<td>DP</td>
<td>Development Plan</td>
</tr>
<tr>
<td>DPD</td>
<td>Department of Planning and Development</td>
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<tr>
<td>DPWES</td>
<td>Department of Public Works and Environmental Services</td>
</tr>
<tr>
<td>DU/AC</td>
<td>Dwelling Units Per Acre</td>
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<tr>
<td>EQC</td>
<td>Environmental Quality Corridor</td>
</tr>
<tr>
<td>FAR</td>
<td>Floor Area Ratio</td>
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<tr>
<td>FDP</td>
<td>Final Development Plan</td>
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<tr>
<td>GDP</td>
<td>Generalized Development Plan</td>
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<tr>
<td>GFA</td>
<td>Gross Floor Area</td>
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<tr>
<td>HC</td>
<td>Highway Corridor Overlay District</td>
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<tr>
<td>HCD</td>
<td>Housing and Community Development</td>
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<tr>
<td>LOS</td>
<td>Level of Service</td>
</tr>
<tr>
<td>Non-RUP</td>
<td>Non-Residential Use Permit</td>
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<tr>
<td>OSDS</td>
<td>Office of Site Development Services, DPWES</td>
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<tr>
<td>PCA</td>
<td>Proffered Condition Amendment</td>
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<tr>
<td>PD</td>
<td>Planning Division</td>
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<tr>
<td>PDC</td>
<td>Planned Development Commercial</td>
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<td>PDH</td>
<td>Planned Development Housing</td>
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<tr>
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<td>Public Facilities Manual</td>
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<tr>
<td>PRC</td>
<td>Planned Residential Community</td>
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<tr>
<td>RC</td>
<td>Residential Conservation</td>
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<td>Rezoning</td>
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<td>TSA</td>
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<td>UP &amp; DD</td>
<td>Utilities Planning and Design Division, DPWES</td>
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<td>VC</td>
<td>Variance</td>
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<td>Vehicles Per Day</td>
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<tr>
<td>VPH</td>
<td>Vehicles per Hour</td>
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<tr>
<td>WMATA</td>
<td>Washington Metropolitan Area Transit Authority</td>
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<tr>
<td>WS</td>
<td>Water Supply Protection Overlay District</td>
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<td>ZAD</td>
<td>Zoning Administration Division, DPZ</td>
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<tr>
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