



APPLICATION ACCEPTED: September 4, 2008
PLANNING COMMISSION: February 26, 2008
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

February 11, 2008

STAFF REPORT

PRC 86-C-121

HUNTER MILL DISTRICT

| | |
|------------------------|--|
| APPLICANT: | Oracle USA, Inc. |
| PRESENT ZONING: | PRC |
| PARCEL(S): | 17-4 ((1)) 7A pt |
| ACREAGE: | 3.9 acres |
| FAR: | 0.64 |
| OPEN SPACE: | 42,916 square feet |
| PLAN MAP: | Mixed Use |
| PROPOSAL: | To approve the PRC Plan associated with RZ 86-C-121 to construct an eight-story office building and a six-story parking structure. |

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC 86-C-121, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends approval of a modification of the trail width requirement.

Christopher M. DeManche

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



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

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

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

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

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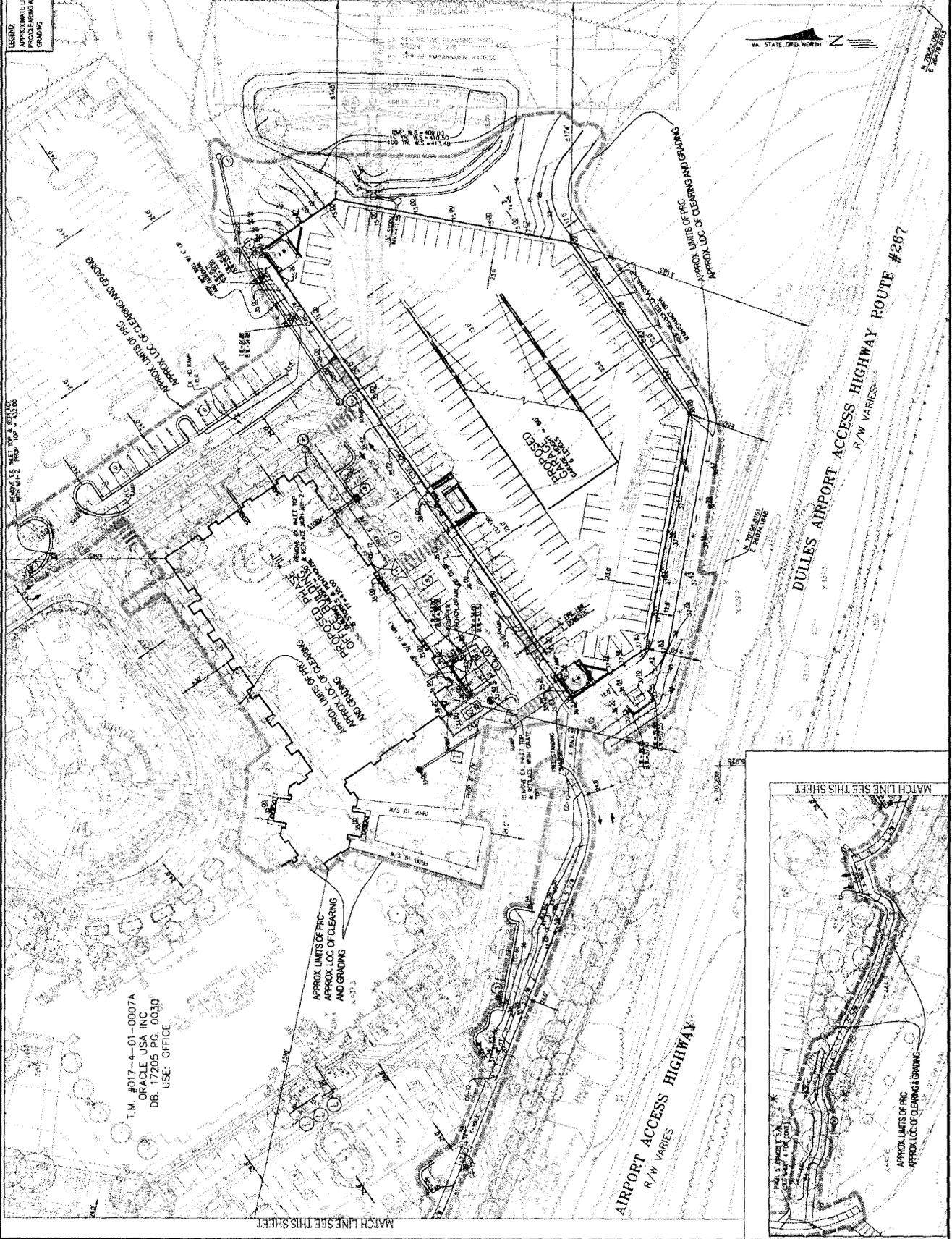


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

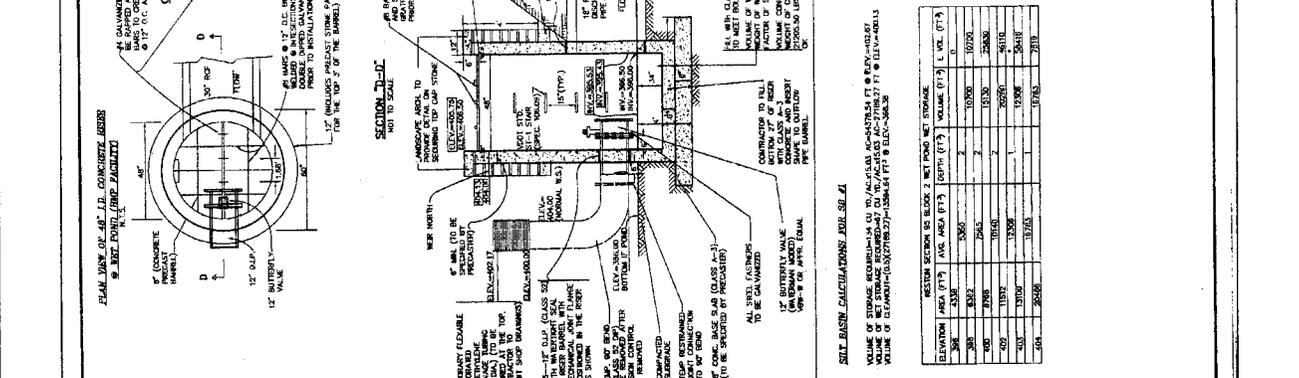
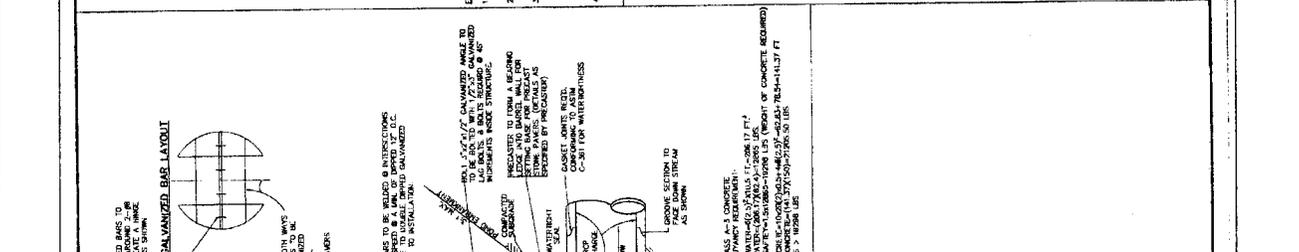
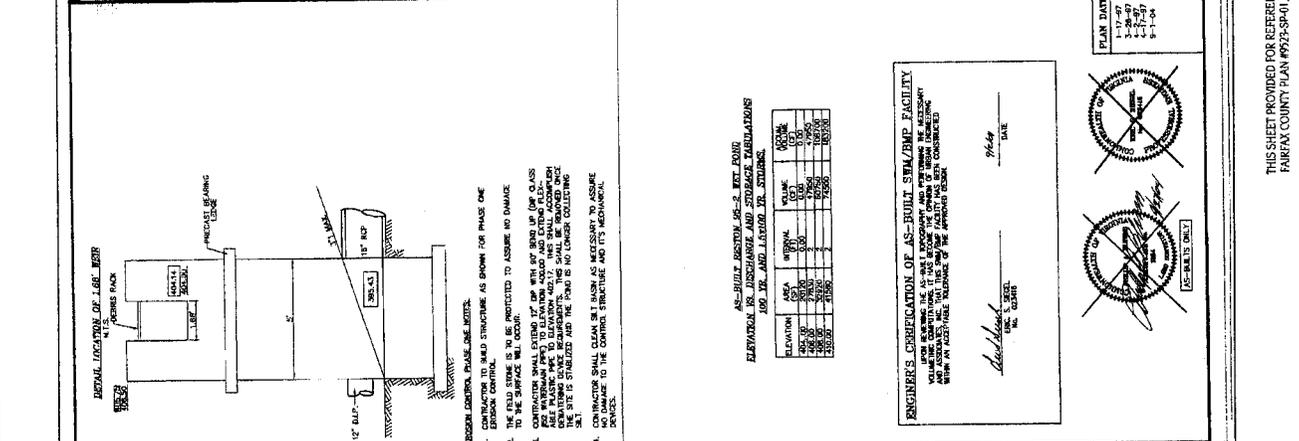
Urban
 Planners Engineers Landscape Architects Land Surveyors
 Urban, LLC
 1711 Lake Ridge Triangle
 Alexandria, Virginia 22304
 Tel: 703.842.8211
 Fax: 703.842.8211
 www.urbanllc.com

| NO. | DATE | DESCRIPTION | DESIGNER | APPROVED | DATE |
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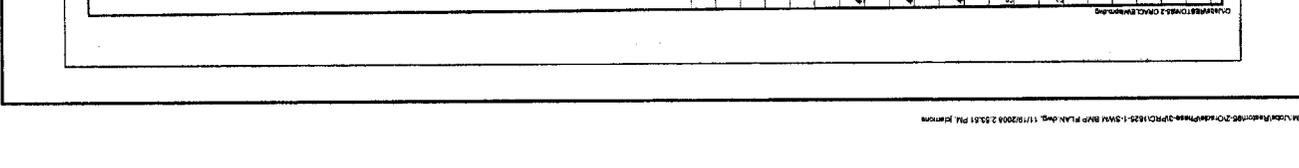
AS-BUILT PROFILES AND DETAILS FOR WET POND
 RESTON SECTION 95 BLOCK 2
 FAIRFAX COUNTY, VIRGINIA
 CIVIL ENGINEERING
 URBAN ENGINEERING & ASSOCIATES
 7712 Little River Turnpike
 Annandale, Virginia 22003
 www.urban.com
 (703) 881-8888
 PRINTERS: Engineers Landscape Architects Land Surveyors
 REVISION APPROVED BY DIVISION OF DESIGN REVIEW
 NO. DATE REVISION APPROVED DATE



SIZE BINDER CALCULATIONS FOR 95-2
 VOLUME OF STORAGE REQUIRED=14.01 MG/AC-FEET, 40.547531 FT @ 2.875'-0.0287
 VOLUME OF STORAGE REQUIRED=24.02 MG/AC-FEET, 73.071111 FT @ 3.25'-0.0313
 VOLUME OF STORAGE REQUIRED=29.03 MG/AC-FEET, 87.087778 FT @ 3.55'-0.0345

| ELEVATION | AREA (FT ²) | Avg. AREA (FT ²) | DEPTH (FT) | VOLUME (FT ³) | L. VOL. (FT ³) |
|-----------|-------------------------|------------------------------|------------|---------------------------|----------------------------|
| 384 | 8381 | 1000 | 2 | 16762 | 10228 |
| 385 | 8381 | 1000 | 2 | 16762 | 10228 |
| 386 | 7958 | 1050 | 2 | 15916 | 9816 |
| 387 | 1197 | 1200 | 2 | 2394 | 1491 |
| 388 | 1010 | 1200 | 2 | 2020 | 1212 |
| 389 | 8208 | 1200 | 2 | 16416 | 9848 |

STORAGE/INCHARGE TABLES FOR 95-2
 2. 78.8 A.I. STORAGE FOR WET POND
 STORAGE/INCHARGE TABLES FOR 95-2
 STORAGE/INCHARGE TABLES FOR 95-2
 STORAGE/INCHARGE TABLES FOR 95-2



ENGINEER'S CORRELATION OF AS-BUILT SWM/BMP FACILITY
 VOLUME OF STORAGE REQUIRED TO BE IN PLACE AT THE TIME OF INITIAL CONSTRUCTION
 WITH AN ASSUMED RELIANCE OF THE APPROVED DESIGN

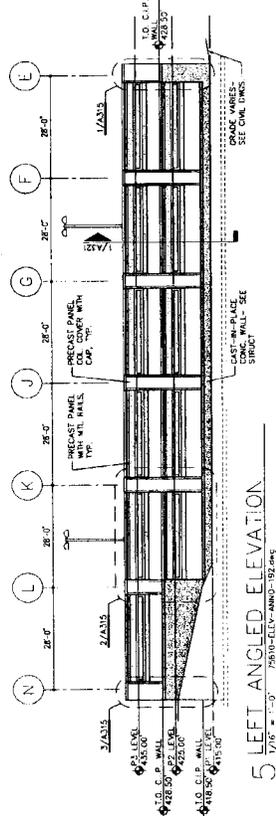
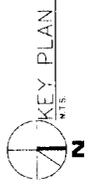
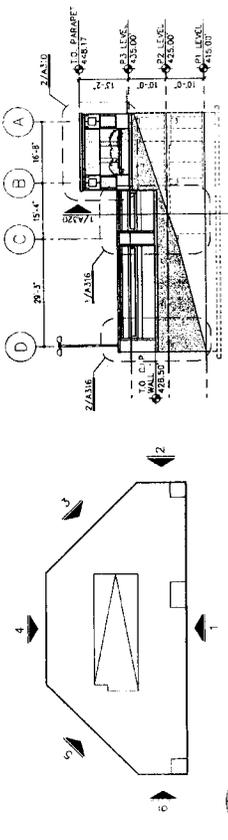
THIS SHEET PROVIDED FOR REFERENCE PURPOSES
 FAIRFAX COUNTY PLAN #952-SW1, APPROVED 6/20/07

REVISION APPROVED BY DIVISION OF DESIGN REVIEW
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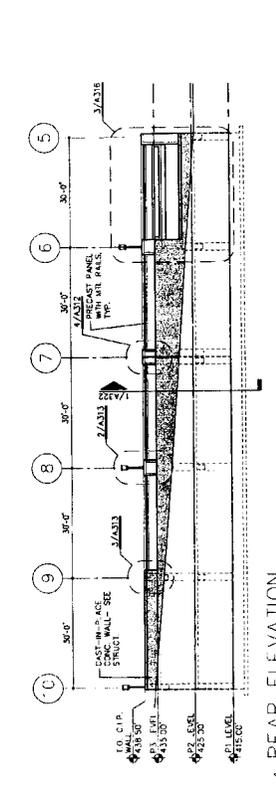
Urban
 Landscape Architects
 7113 Little River Turnpike
 Alexandria, Virginia 22304
 Tel: 703.544.2211
 Fax: 703.544.2212
 www.urban-lia.com

MULCHED BED DETAIL
 1. GROUPS OF TREES AND SHRUBS SHALL BE PLANTED IN CONTIGUOUS MULCHED BEDS TO REDUCE TRUNK SPACING AND PROVIDE A MORE FAVORABLE ROOT GROWING ENVIRONMENT.
 2. IN AN EFFORT TO ENSURE CONTINUITY OF THE MULCHED BEDS, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK TO THE BED LINE WILL CORRELATE TO THE TREE TRUNK SIZE AS FOLLOWS:
 TREE TRUNK SIZE MIN. DIST. TO BED LINE EDGE
 2.5" 1' 0"
 4" 1' 6"
 6" 2' 0"
 8" 2' 6"
 10" 3' 0"
 12" 3' 6"
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 1314" 329' 0"
 1316" 329' 6"
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 1320" 330' 6"
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 1324" 331' 6"
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 1328" 332' 6"
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 1348" 337' 6"
 1350" 338' 0"
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 1358" 340' 0"
 1360" 340' 6"
 1362" 341' 0"
 1364" 341'

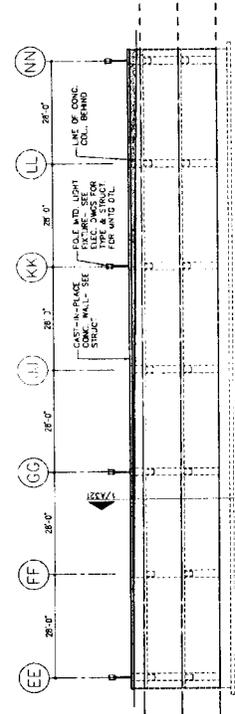
ELEVATIONS SHOWN ARE SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL DESIGN.



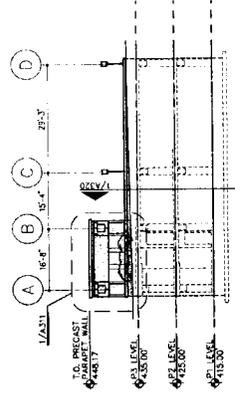
5 LEFT ANGLED ELEVATION
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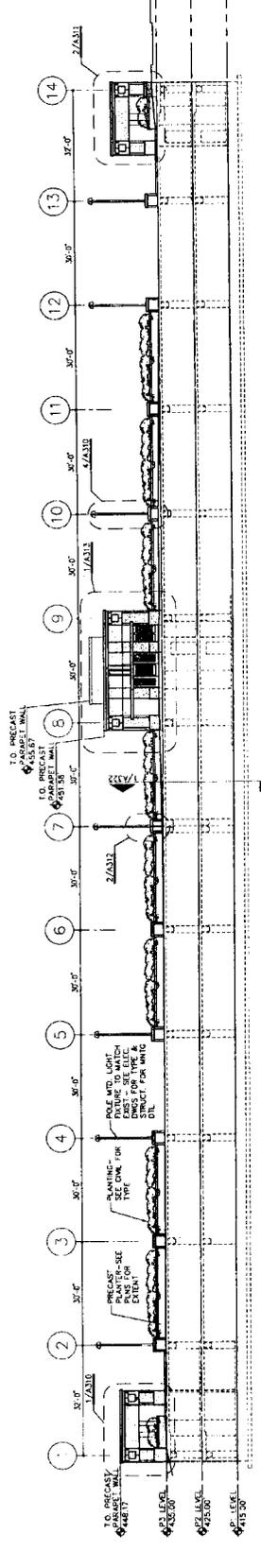
4 REAR ELEVATION
1/8" = 1'-0" 75610-ELEV-ANNO-192.dwg



3 RIGHT ANGLED ELEVATION
1/8" = 1'-0" 75610-ELEV-ANNO-192.dwg



2 RIGHT ELEVATION
1/8" = 1'-0" 75610-ELEV-ANNO-192.dwg

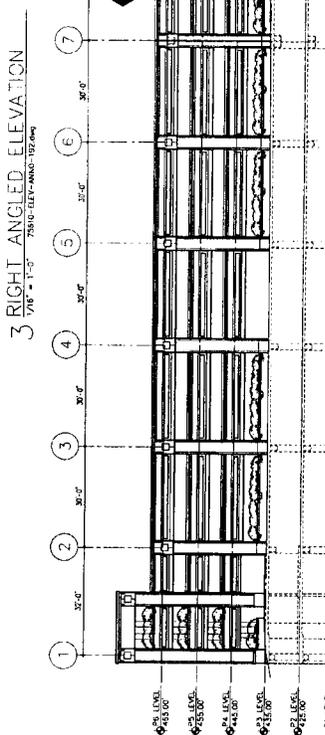
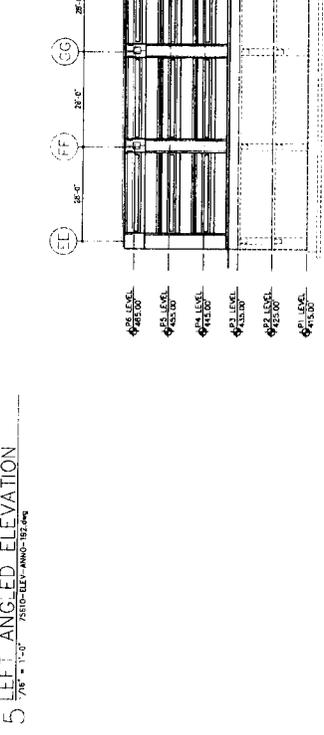
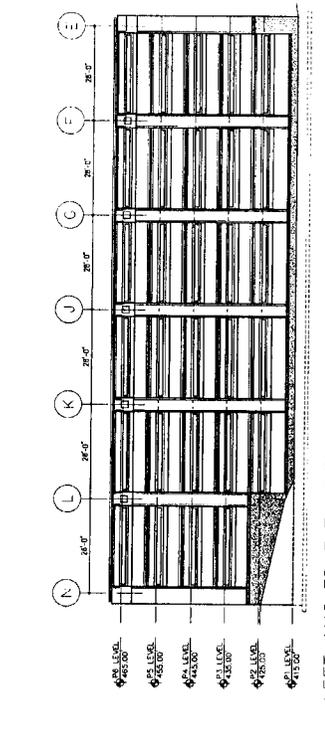
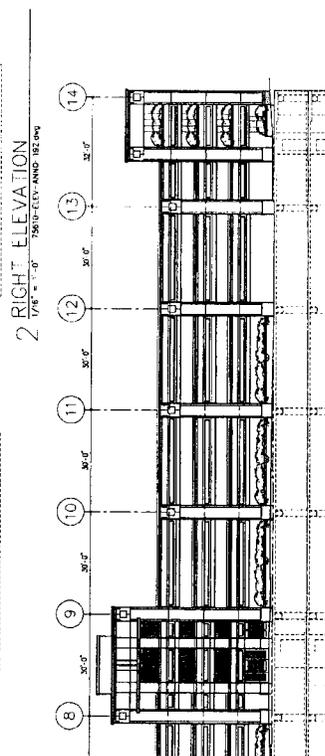
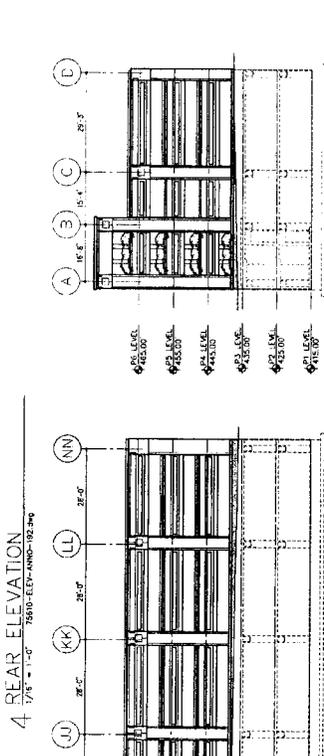
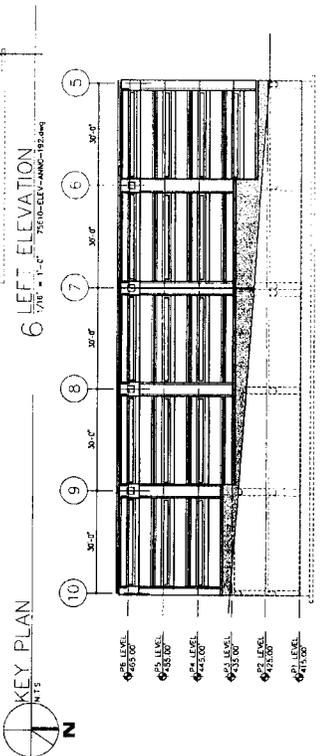
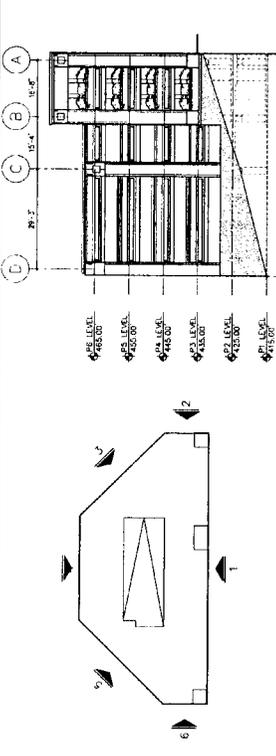


1 FRONT ELEVATION
1/8" = 1'-0" 75610-ELEV-ANNO-192.dwg

6 LEFT ELEVATION
1/8" = 1'-0" 75610-ELEV-ANNO-192.dwg

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|--|---------------------------------------|--|
| PRELIMINARY ELEVATIONS-INTERIM 3 LEVEL GARAGE ORACLE - PHASE III RESTON SECTION 95-2 HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA C1-N/A DATE: OCT. 2007 | | SCALE: N/A SHEET: 11 12 28 PREL-1025-1 |
| Urban, Ltd. 1871 Lee Blvd., Suite 200 Alexandria, Virginia 22304 703.683.8000 www.urban.com | | PLANNERS ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS |
| REVISION APPROVED DATE 01-24-08 01-20-08 01-17-08 04-14-08 | DESCRIPTION REVISION APPROVED DATE | PLAN DATE |

ELEVATIONS SHOWN ARE SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL DESIGN.



| NO. | DATE | REVISION | REVISION APPROVED BY DIVISION OF DESIGN REVIEW |
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| 01 | 11-09 | | |
| 02 | 01-09 | | |
| 03 | 07-09 | | |
| 04 | 08-09 | | |
| 05 | 09-09 | | |
| 06 | 09-09 | | |
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| 12 | 09-09 | | |
| 13 | 09-09 | | |
| 14 | 09-09 | | |

PLANETS ENGINEERS & ARCHITECTS
LAND SURVEYORS
7112 LEBANON TURNPIKE
FARMERS BRANCH, VIRGINIA
29024
TEL: 803.682.2000
WWW.PLANETS.COM



PRELIMINARY ELEVATIONS-ULTIMATE 6 LEVEL GARAGE
ORACLE - PHASE III
RESTON SECTION 95-2
FARMERS BRANCH DISTRICT
FAIRFAX COUNTY, VIRGINIA
CL #NA
DATE: OCT. 2007

SCALE: N/A
SHEET NO. 111
OF 114
PROJECT: 1005-1

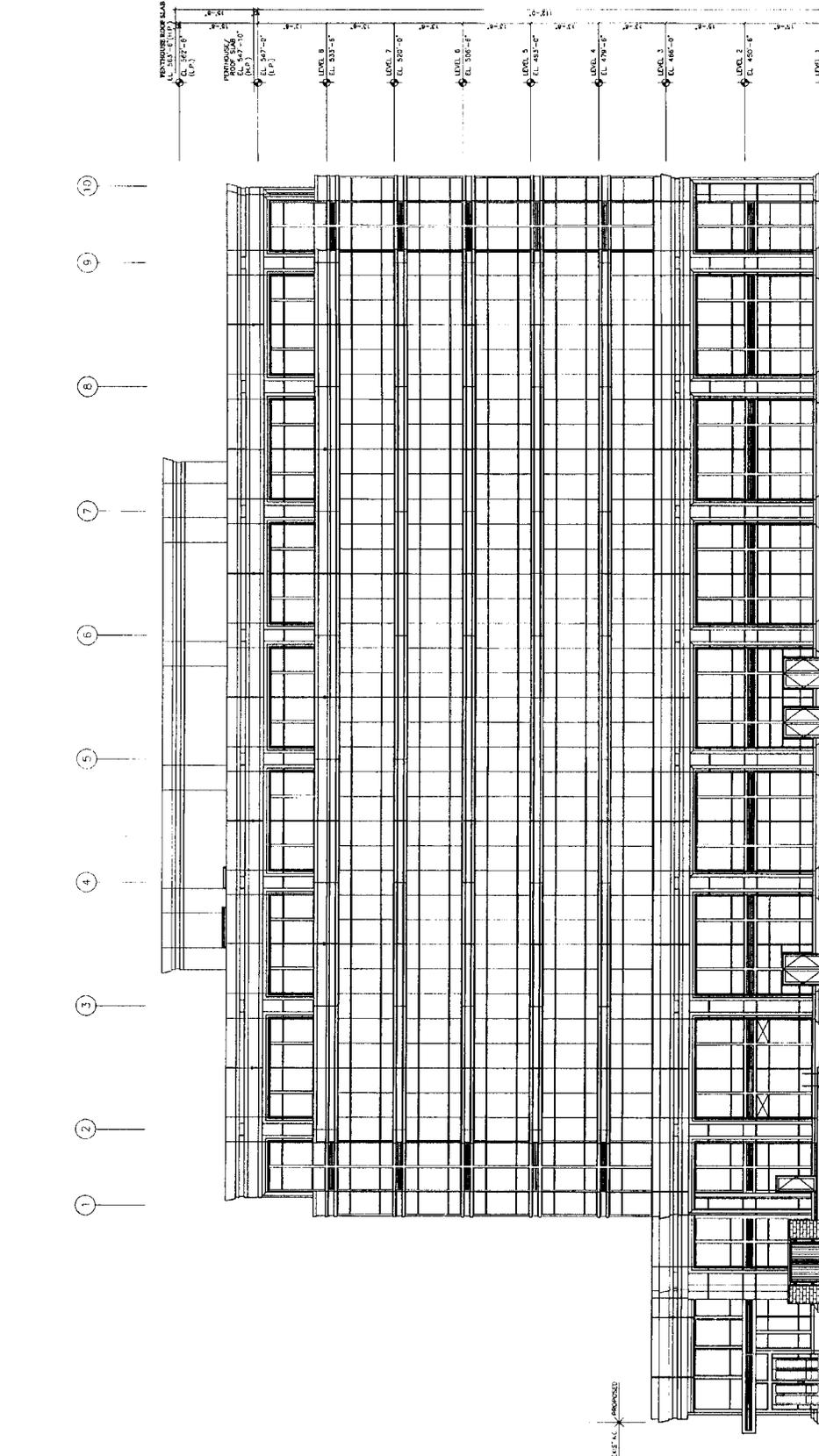
PROFESSIONAL ENGINEERING
 ARCHITECTURE
 INTERIORS
 LANDSCAPE ARCHITECTURE
 PLANNING
 DESIGN
 CONSULTANTS
 P.C.

Urban, Ltd.
 7123 Lake Ridge Parkway
 Alexandria, Virginia 22303
 Tel: 703.642.8000
 Fax: 703.642.8001
 www.urban.com

Planners Engineers Landscape Architects Land Surveyors

| NO. | DATE | DESCRIPTION | REVIEW APPROVED | DATE |
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PLAN DATE: 04-14-08
 06-01-08
 11-02-08
 01-25-09

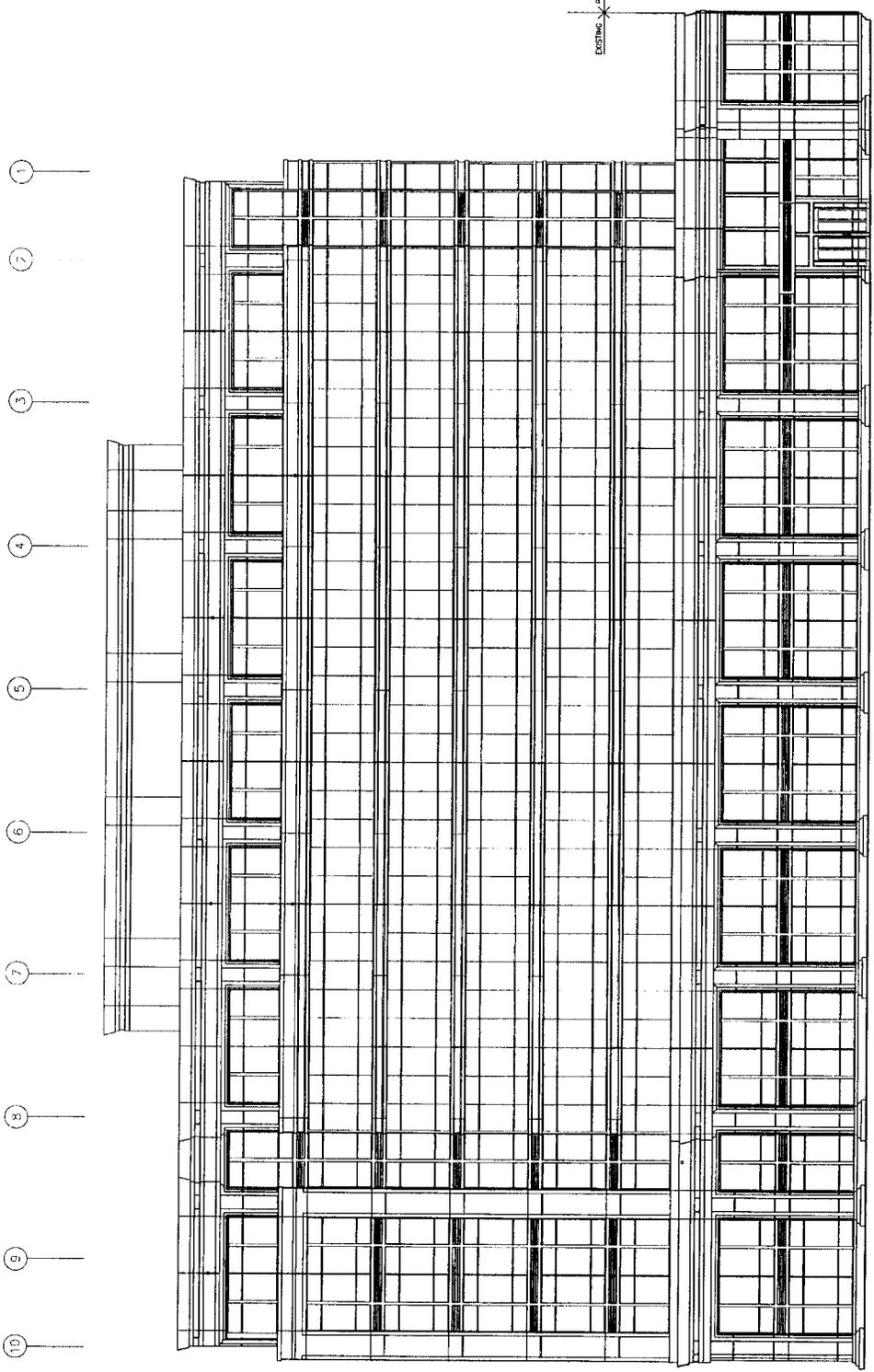


NORTH ELEVATION

ELEVATIONS SHOWN ARE SCHEMATIC ONLY AND
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ELEVATIONS SHOWN ARE SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

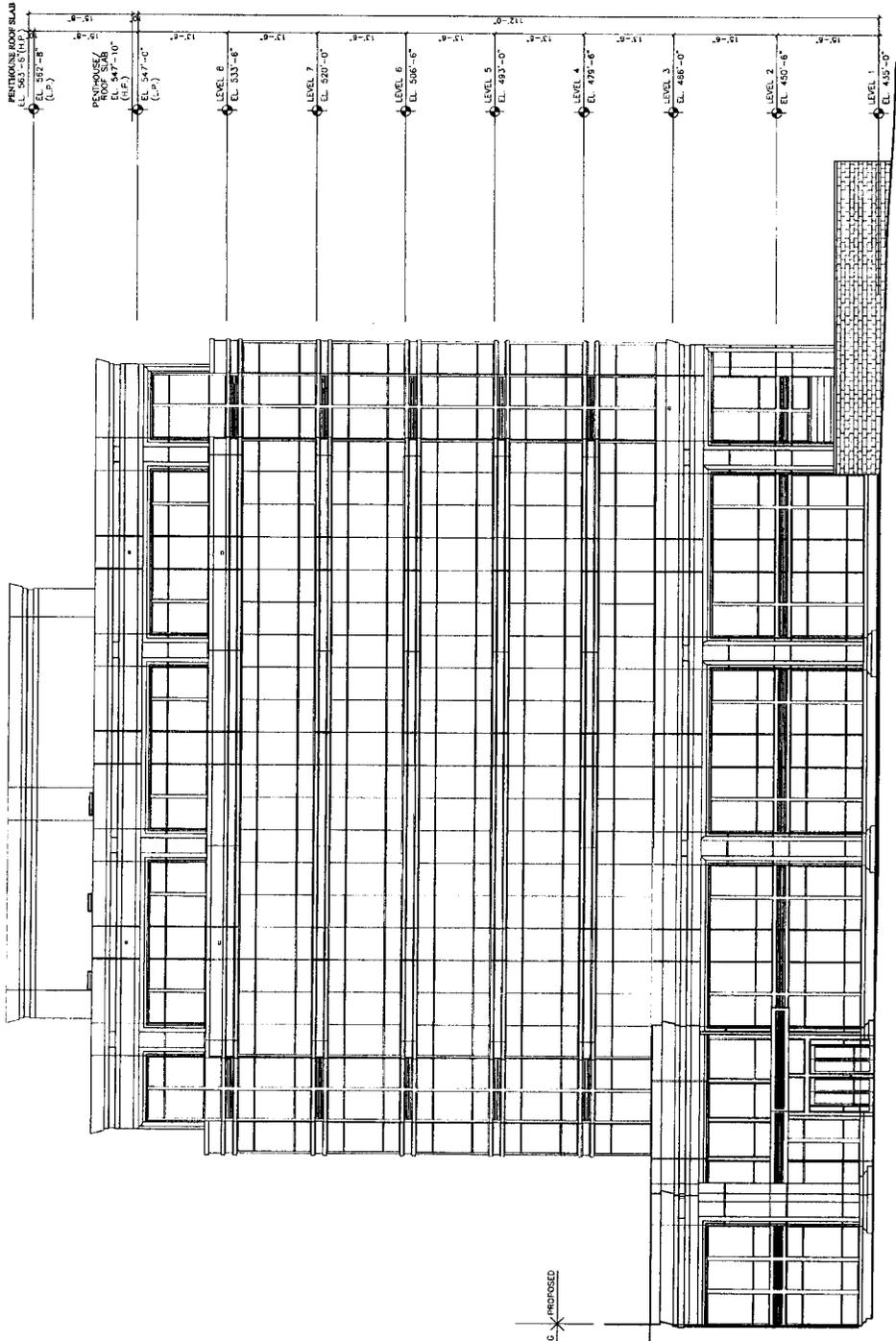
SOUTH ELEVATION



| | |
|-----------|--------------|
| ROOF SLAB | EL. 547'-10" |
| LEVEL 8 | EL. 533'-4" |
| LEVEL 7 | EL. 520'-0" |
| LEVEL 6 | EL. 506'-8" |
| LEVEL 5 | EL. 493'-0" |
| LEVEL 4 | EL. 479'-0" |
| LEVEL 3 | EL. 466'-0" |
| LEVEL 2 | EL. 452'-0" |
| LEVEL 1 | EL. 438'-0" |

| <p>PRELIMINARY PROPOSED OFFICE ELEVATIONS</p> <p>ORACLE - PHASE III</p> <p>RESTON SECTION 95-2</p> <p>HERTFORD COUNTY, VIRGINIA</p> <p>CL #114</p> <p>DATE: OCT. 2007</p> | | <p>SCALE: N/A</p> <p>SHEET 12A OF 28</p> <p>PREL-1025-1</p> | | | | | | | | | | | | | | | |
|--|------|--|-----|------|-------------|----------|--|--|----------|--|--|----------|--|--|----------|--|--|
| <p>PLANNERS ENGINEERS, LANDSCAPE ARCHITECTS, LAND SURVEYORS</p> <p>urban</p> <p>Urban, Ltd. 1711 Lake View Turnpike Herndon, Virginia 22043 Tel: 703.424.8800 Fax: 703.424.8211</p> | | <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>04-11-08</td> <td></td> <td></td> </tr> <tr> <td>06-01-08</td> <td></td> <td></td> </tr> <tr> <td>11-20-08</td> <td></td> <td></td> </tr> <tr> <td>07-29-09</td> <td></td> <td></td> </tr> </table> | NO. | DATE | DESCRIPTION | 04-11-08 | | | 06-01-08 | | | 11-20-08 | | | 07-29-09 | | |
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| 07-29-09 | | | | | | | | | | | | | | | | | |

EAST ELEVATION



ELEVATIONS SHOWN ARE SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

PRELIMINARY PROPOSED OFFICE ELEVATIONS
 ORACLE - PHASE III
 RESTON SECTION 95-2
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL #NA
 DATE: OCT. 2007

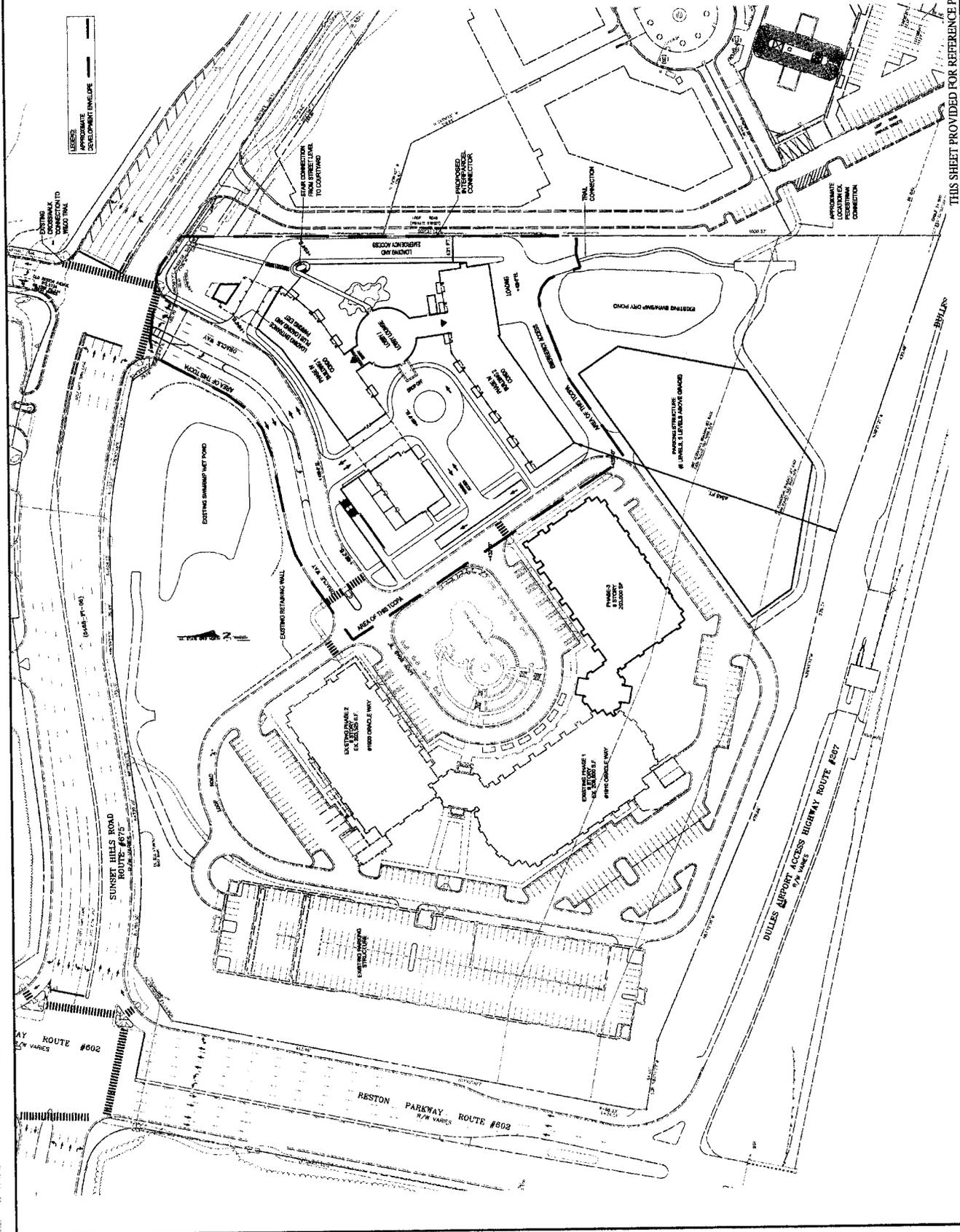


Urban, LLC
 7713 Lakeshore Triangle
 Alexandria, Virginia 22307
 Tel: 703.642.8200
 Fax: 703.642.8200
 www.urban.com

MAN DATE
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 06-02-08
 01-29-08

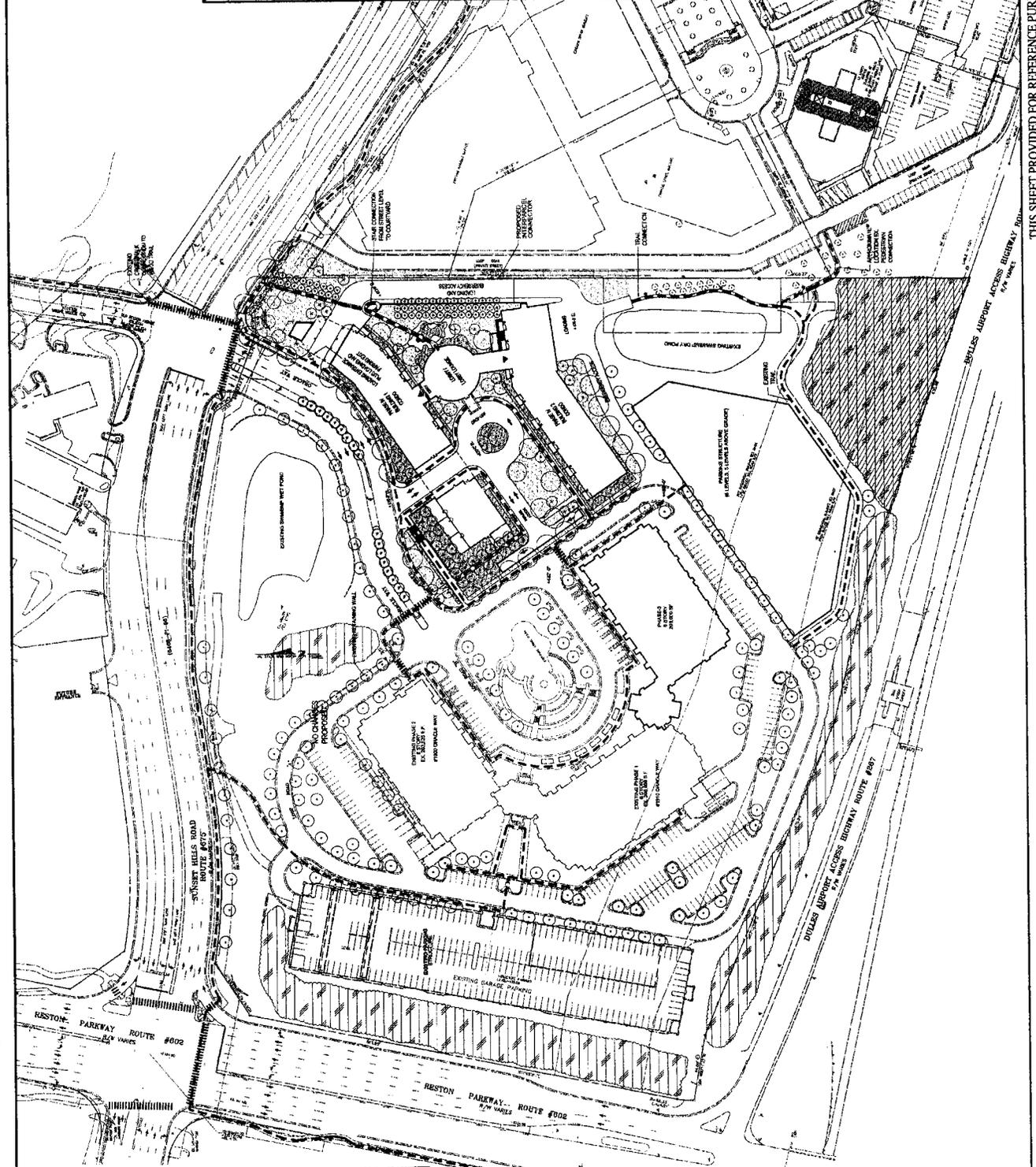
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| REVISION APPROVED BY DIVISION OF DESIGN REVIEW REVISION APPROVED DATE | | PLANNERS ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS urban 1711 Little River Turnpike Arlington, VA 22209 TEL: 703.442.8311 WWW.URBANSYSTEMS.COM | | DATE: OCT. 2007 CL #8/8 | | SCALE: N.T.S. SHEET: 25 14 7 | | PREL-1625-1 | |
| REVISION APPROVED BY DIVISION OF DESIGN REVIEW REVISION APPROVED DATE | | URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 446-4600 | | DATE: APPROX. 2007 CL #882 | | SCALE: 1"=50' SHEET: 7 14 25 | | PREL-1625-1 | |

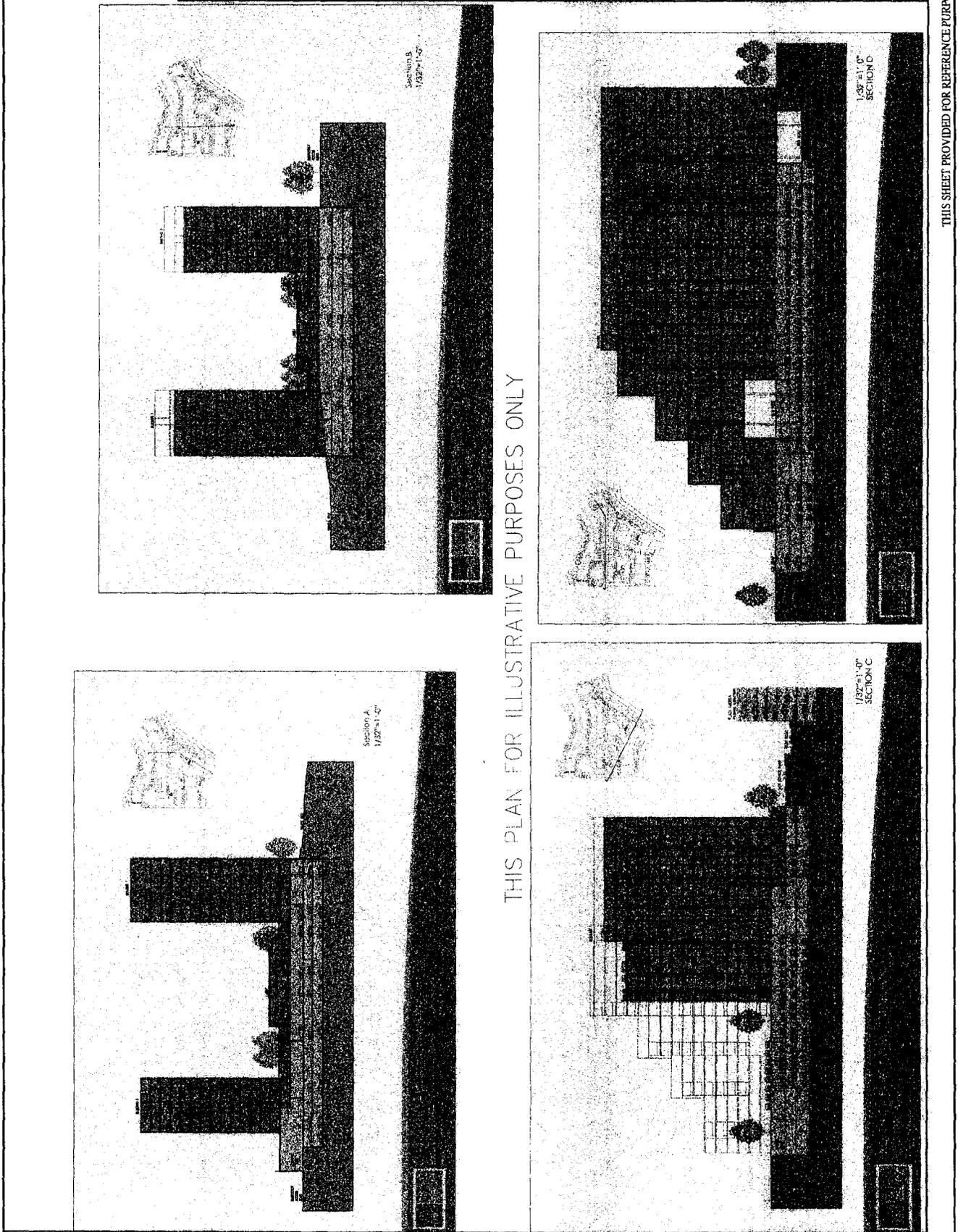


THIS SHEET PROVIDED FOR REFERENCE PURPOSES ONLY.

URBAN ENGINEERING & ASSOC., INC.
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| PLANTING LEGEND | SIZE |
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CL 48/VA
DATE: OCT. 2007
SCALE: N.T.S.
SHEET NO. 28
OF 28
FILE NO. PUEL-1025-1

CONCEPT PLAN REFERENCE SHEET
ORACLE - PHASE III
RESTON SECTION 95-2
FAIRFAX COUNTY, VIRGINIA

7122 Lee Road
Manassas, Virginia 20108
Urban, Ltd.
12-18-07
09/14/07
PLAN DATE

| NO. | DATE | REVISION APPROVED BY | DESCRIPTION |
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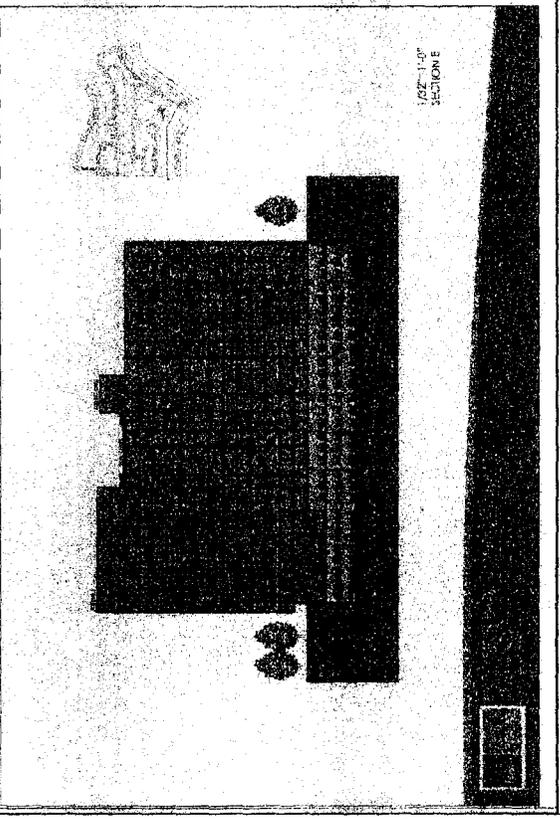
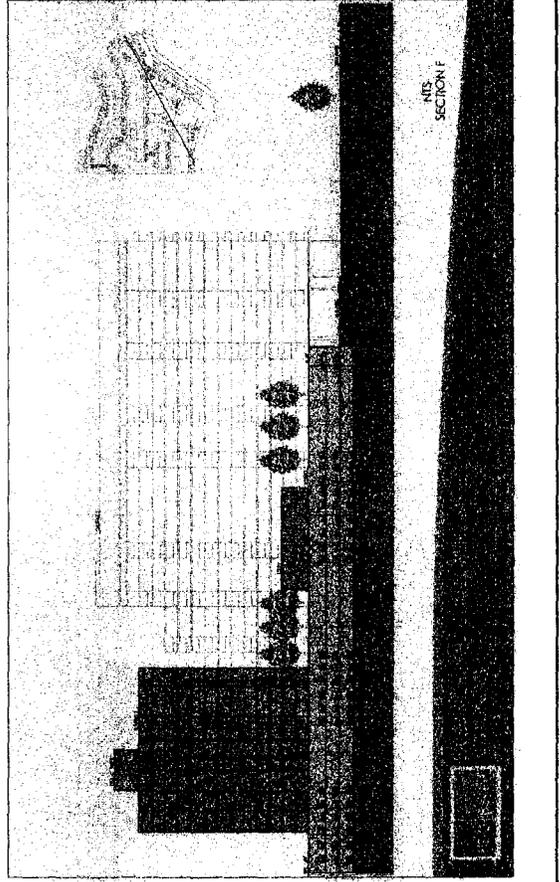
URBAN ENGINEERING & ASSOC., INC.
URBAN ENGINEERING & ASSOC., INC. 1211 LITTLE BLVD. SUITE 200
FAIRFAX COUNTY, VIRGINIA 22031
703-271-8800
www.urban.com

RESTON SECTION 95-2
BUILDING SECTIONS

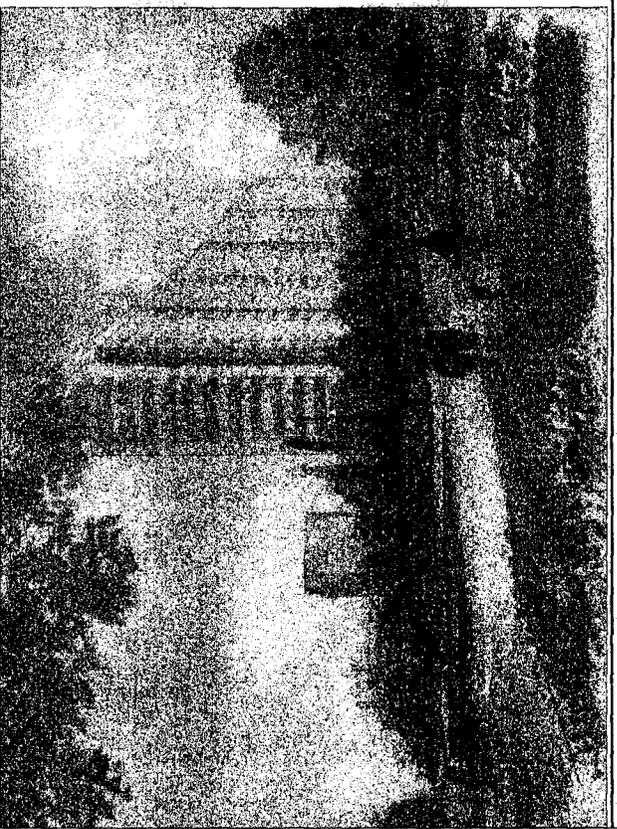
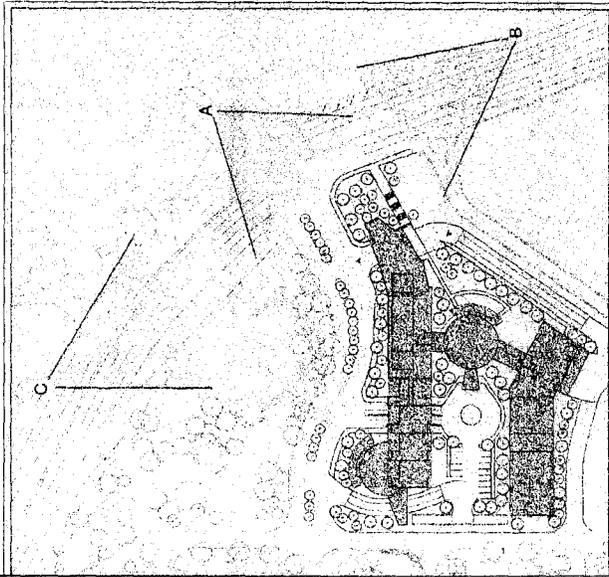
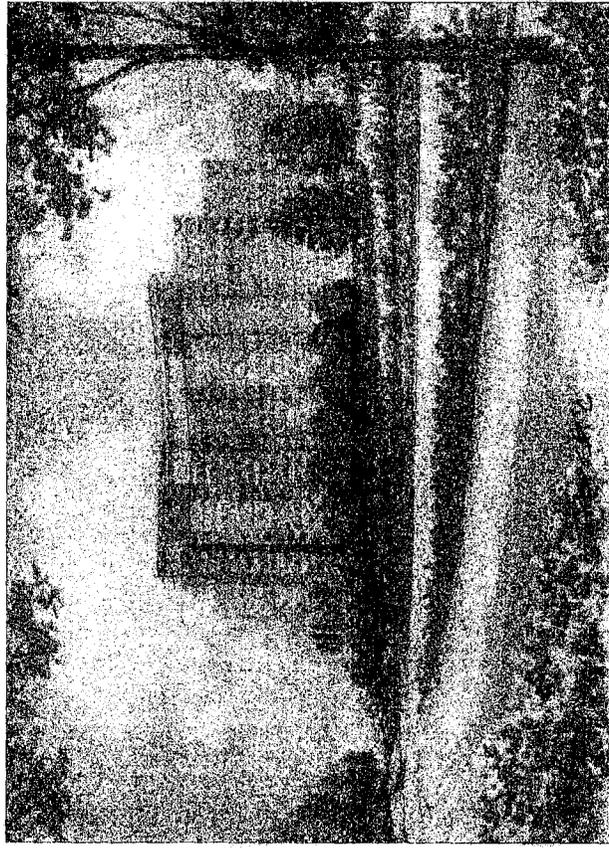
SECTION F
SECTION E

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THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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|---|--|---|--|--|--|--|--|
| REVISION APPROVED BY DIVISION OF DESIGN REVIEW DATE: _____ REVISION APPROVED BY: _____ DATE: _____ | | PROJECT: _____ DATE: OCT. 2007 | | SCALE: N.T.S. RESTON SECTION 95-2 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA | | SHEET: 28 OF: 31 PREL: 1025-1 | |
| URBAN ENGINEERING & ARCHT. INC. 11111 BELLEVUE BLVD., SUITE 200 RESTON, VA 20191 TEL: 703.441.1111 FAX: 703.441.1111 WWW.URBANVA.COM | | PROFESSIONAL SEAL LANDSCAPE ARCHITECT STATE OF VIRGINIA No. 10000 DATE: 10/1/07 | | CONCEPT PLAN REFERENCE SHEET ORACLE - PHASE III RESTON SECTION 95-2 | | REF. NO.: _____ SHEET: 28 OF: 31 PREL: 1025-1 | |

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PREL-1025-1

SHEET 2/4 OF 28

SCALE N.T.S.

CONCEPT PLAN REFERENCE SHEET
 ORACLE - PHASE III
 RESTON SECTION 95-2
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CI #29A
 DATE: OCT. 2007



Urban Ltd.
 7113 Lakeshore Turnpike
 Arlington, Virginia 22203
 Tel: 703.468.9800
 Fax: 703.465.8251
 www.urban.com

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PLANNING

DATE: 10-19-07

DESIGN: DAVIS + CARTER + SCOTT ARCHITECTS AND INTERIOR ARCHITECTS

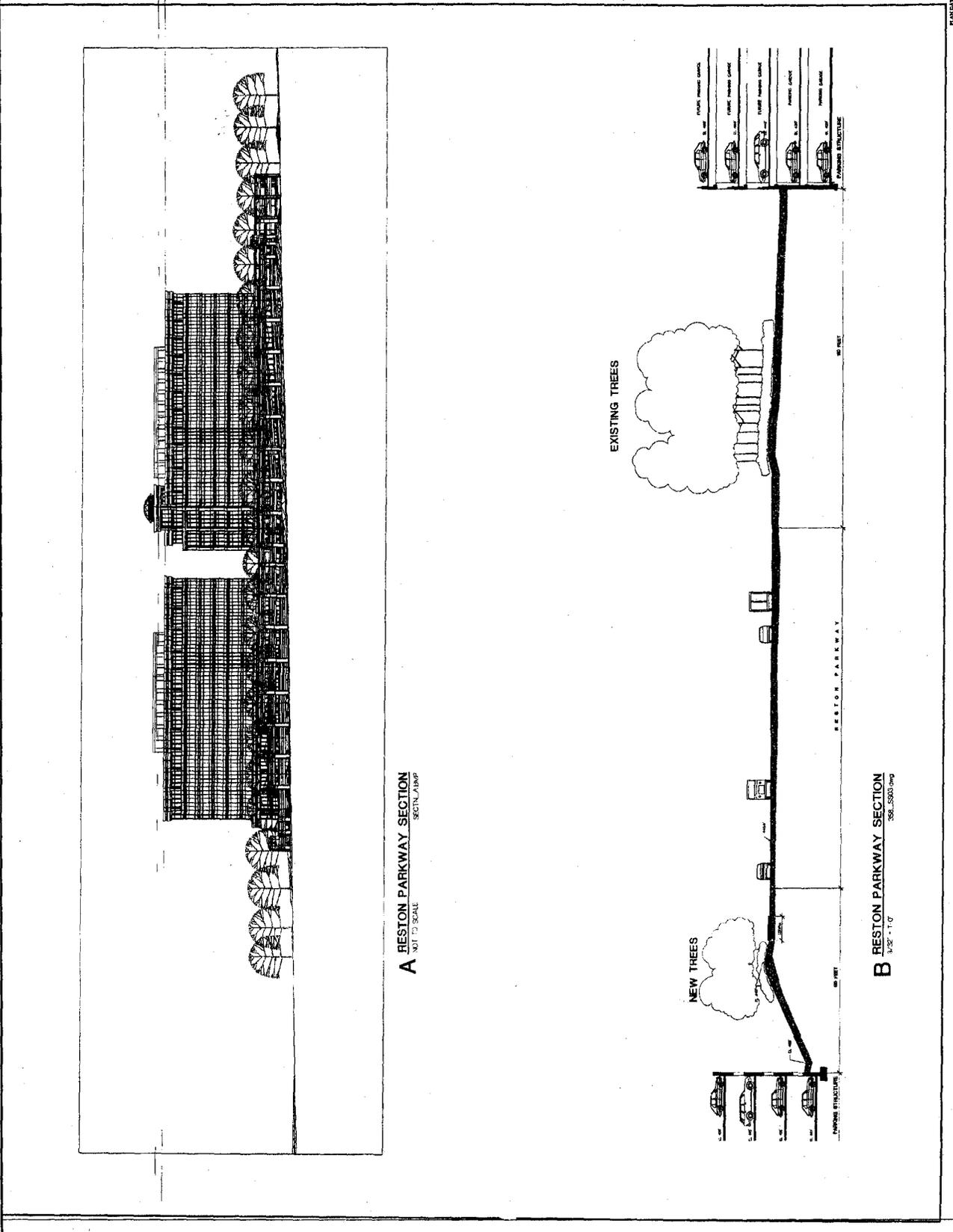
1575 Homewood Park, Suite 100, Arlington, Virginia 22202 • 703.462.8275
 805 Pymont Court, N.E., Suite 1100, Washington, D.C. 20005 • 202.462.2000

ORACLE
 RESTON Section 95-2
 Reston, VA

SITE SECTIONS

DATE: 10-19-07
 DRAWN BY: JAMES R. CARTER
 CHECKED BY: JAMES R. CARTER
 PROJECT NO.: 06-07-01

FOR SUBMITTAL TO THE CITY OF RESTON FOR CONCEPT PLAN REVIEW



A RESTON PARKWAY SECTION
 1/8" TO SCALE
 SECTION A

B RESTON PARKWAY SECTION
 1/8" TO SCALE
 SECTION B



urban
Planners, Engineers, Landscape Architects, Land Surveyors
Urban, Ltd.
7722 Lee Road, Fairfax, VA 22031
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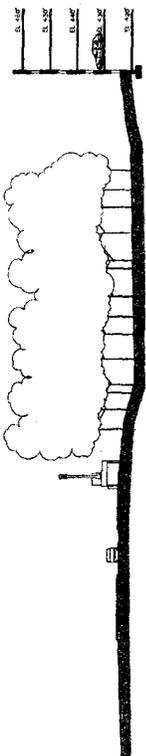
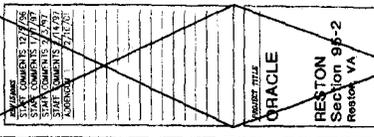
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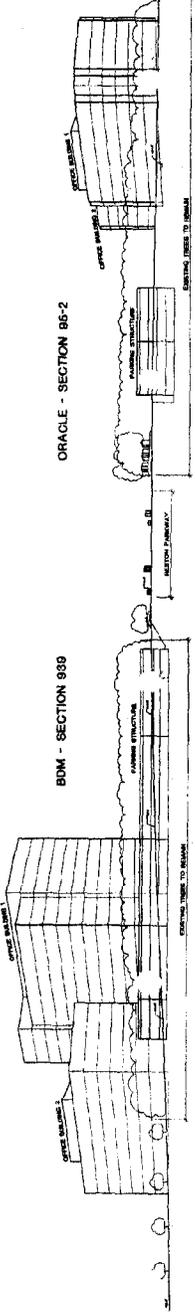
DATE: 10/1/07
PROJECT NO. 350-5500

SITE SECTIONS

ORACLE
RESTON SECTION 95-2
Reston, VA

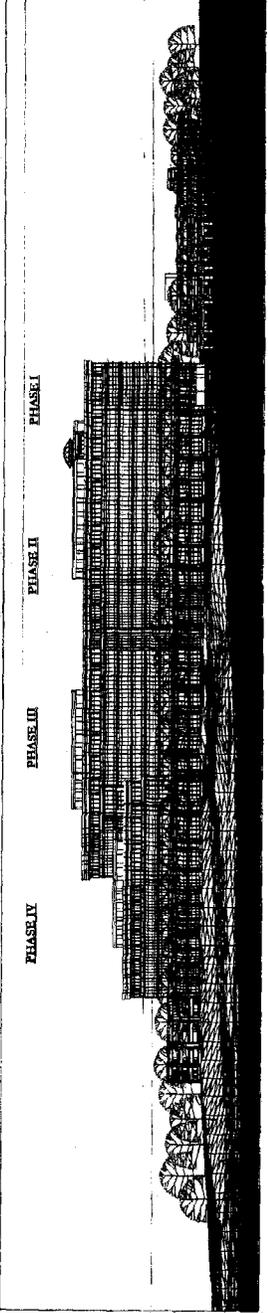


E SECTION THROUGH SIGNAGE AT INTERSECTION
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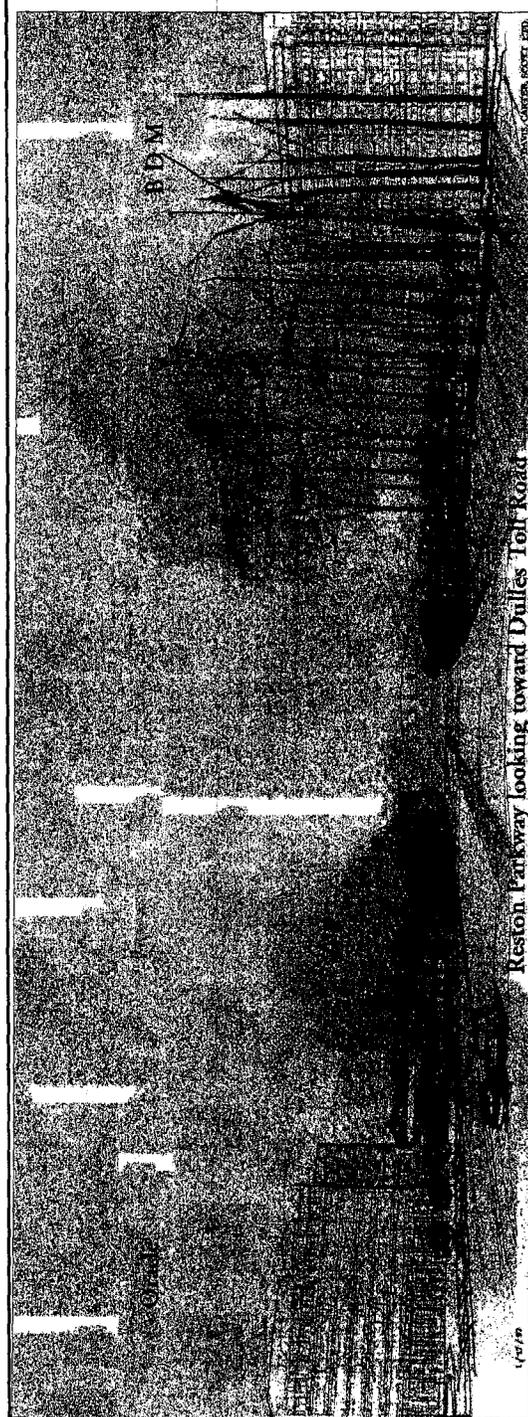


D SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMP
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C SUNSET HILLS ROAD SECTION
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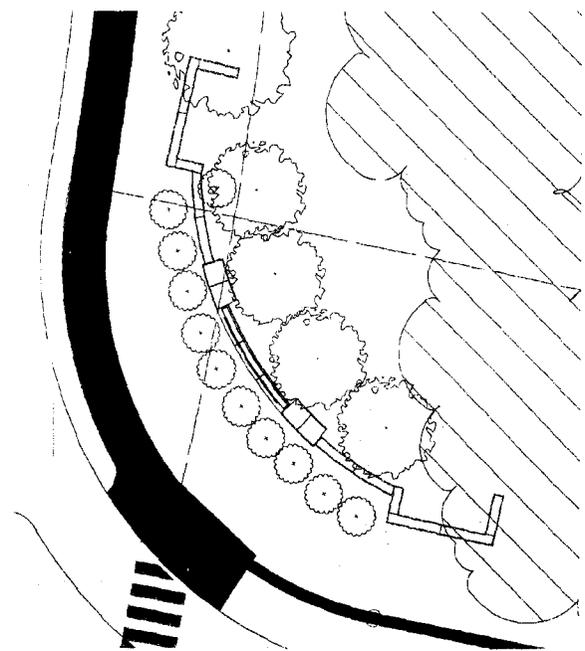


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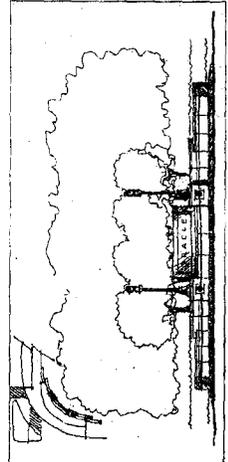


Reston Parkway looking toward Dulles Toll Road

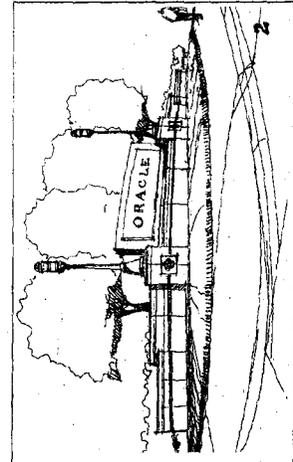
RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
1/8" = 1'-0"
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ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

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| REVISION APPROVED BY DIVISION OF DESIGN REVIEW REVISION APPROVED DATE | | PROJECTS 10/14/07 | | TITLE: L.A. 7713 Lake Ridge Parkway Alexandria, Virginia 22303 Tel: 703.688.0800 www.urbanurban.com | | PLANNERS: Engineers, Landscape Architects, Land Surveyors urban | | PROFESSIONAL SEAL LANDSCAPE ARCHITECT STATE OF VIRGINIA No. 12000 DATE: OCT. 2007 | | SCALE: N.T.S. SHEET NO. 25 OF 25 CONCEPT PLAN REFERENCE SHEET ORACLE - PHASE III RESTON SECTION 95-2 HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA CL #14 | |
| DAVIS • CARTER • SCOTT ARCHITECTS AND INTERIOR DESIGNERS 1878 Potomac Plaza, Suite 1100, Washington, DC 20001 • 202.462.7100 | | MARKET AREA ORACLE RESTON Section 95-2 Reston, VA | | SIGNAGE AND LANDSCAPE PROJECT NO. 350-867 | | PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: 10/14/07 | | APPROVED BY: [Signature] DATE: 10/14/07 | | FILE NO. PREL-1625-1 | |

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

DESCRIPTION OF THE APPLICATION

| | |
|---|---|
| Proposal: | The applicant, Oracle USA, Inc., is seeking PRC Plan approval for the development of an eight-story office building and six-level parking garage. |
| Acreage: | 3.90 acres |
| FAR: | 0.64 |
| Proposed Open Space: | 42,916 square feet |
| Proposed Modifications/ Waivers: | Modification of the trail width requirement in favor of the widths shown on the PRC Plan. |

LOCATION AND CHARACTER

Site Description:

The property is located in the southeast quadrant of the intersection of Reston Parkway and Sunset Hills Road. The site is also bounded along the south by the Dulles Airport Access Road (DAAR). Access to the site is provided by a single entrance off of Sunset Hills Road.

The site is developed with two office buildings, located in the center of the site. In addition, a parking structure providing 928 parking spaces is located along the western property line of the site, abutting Reston Parkway. Surface parking lots providing a total of 298 spaces are located along the northern property line abutting Sunset Hills Road, and in the southeast portion of the property. A wet pond and open space area are located along the site's Sunset Hills Road frontage. Tree save areas are located along the western property line (abutting Reston Parkway), in the southeastern corner of the site (abutting the DAAR) and to the immediate west of the existing wet pond along Sunset Hills Road. An existing stormwater management (SWM) dry pond is located in the southeastern corner of the site.

Surrounding Area Description:

| Direction | Use | Zoning | Plan |
|--------------------------------------|---|--------|-------------|
| North (across Sunset Hills Drive) | Service Station/ Quick Service Food Store; Vehicle Light Service Establishment; Multifamily Residential (Carlton House) | PRC | Town Center |
| South | Dulles Airport Access Road (DAAR) right -of-way | PRC | Town Centre |
| East | Office and Retail (Plaza America) | PDC | Mixed Use |
| West (across Reston Parkway) | Office | PRC | Town Center |

BACKGROUND

The 3.9 acre site is part of a 17.23 acre property rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of rezoning application RZ 1986-C-121, one of four rezoning applications collectively referred to as the “Reston Town Center rezonings.” Each application was approved with a set of development plans that specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential floor area ratio (FAR) and the maximum building heights, but which do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, a Concept Plan proffered for review by the Department of Planning and Zoning (DPZ) staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation, landscaping and screening, building location and parking lot locations. Therefore, the proffers approved in conjunction with RZ 1986-C-121 require the review and approval of the Concept Plan (CP) by the Planning Commission for each property developed with the Town Center.

The approved Development Plan (DP) for the Oracle Development is designated as Part 11 of RZ 1986-C-121. The approved DP for Part 11 permits office use up to a maximum of 729,000 square feet (SF) of gross floor area (GFA), a maximum non-residential FAR of 0.70 and a maximum building height of 15 stories or 180 feet. Uses approved in this section also include all uses permitted

by right in the PRC District Town Center (including residential) as well as certain other special exception and special permit uses.

On February 26, 1997, the Planning Commission approved a Concept Plan, CP 1986-C-121-8, which permitted development of the corporate headquarters for the Oracle Corporation to consist of four office buildings, ranging in height from six to eight stories and two, five-story parking structures. A maximum GFA of 725,000 SF at an FAR of 0.73 was approved. The Phase I building was constructed in 1998 and the Phase II building was constructed in 2001.

On September 15, 1999, the Planning Commission approved a Concept Plan Amendment, CPA 1986-C-121-8, which amended CP 1986-C-121-8 to increase the height of the Phase II building from six to eight stories. No other changes to the approved Concept Plan were made with this application.

On June 27, 2001, the Planning Commission approved a Concept Plan Amendment, CPA 1986-C-121-8-2, which continued the building height of the planned Phase II building at eight stories and depicted a relocation of previously approved GFA from the Phase IV building to the Phase II building. The Phase III building increased to 210,000 SF of GFA, while the Phase IV building was reduced to 112,000 SF of GFA. The overall proposed GFA remained unchanged at 729,000 SF. CPA 1986-C-121-8-2 also approved an increase in the previously proposed parking structure from five to six levels, with one level below grade.

On June 1, 2008, the Planning Commission approved a Concept Plan Amendment, CPA 86-C-121-8-3, to amend the Concept Plan previously approved for four office buildings with up to 725,000 SF, to permit the addition of two high-rise multi-family residential buildings with a maximum of 457 units at a maximum height of 180 feet in the location of the previously approved office use for Phase IV. The site retained the ability to be developed at an FAR of 0.70 (729,000 SF). A copy of the approved conditions is located in Appendix 6.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 14)

| | |
|---------------------------|--|
| Plan Area: | III |
| Planning District: | Upper Potomac |
| Planning Sector: | Reston-Herndon Suburban Center and Transit Station Areas |

Plan Map: Residential Planned Community

Plan Text:

In the Fairfax County Comprehensive Plan, 2007 Edition AREA III Upper Potomac Planning District, Amended through 6-30-2008, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit D, Sub-unit D-6, on pages 41 and 42, the Plan states:

Sub-unit D-6 (part of Reston Parkway Transit Station Area)

Sub-unit D-6 is the site of the Oracle development in the northeast quadrant of Reston Parkway and the DAAR and is currently approved for a four building office park.

This sub-unit is planned for office use at .70 FAR. In addition, residential use at up to 30 dwelling units per acre is appropriate. The active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

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

See Appendix 13 for additional Comprehensive Plan text.

ANALYSIS

PRC Plan (Copy at front of staff report)

Title of PRC Plan: Oracle – Phase III
Reston Section 95-02

Prepared By: Urban, Ltd.

Original and Revision Dates: April 14, 2008 with revisions through
January 29, 2009

| PRC 86-C-121, ORACLE – PHASE III, RESTON SECTION 95-02 | |
|--|---|
| Sheet # | Description of Plan Sheets |
| 1 | Cover Sheet |
| 2-2A | General Notes, Details and Miscellaneous Correspondence |
| 3 | Existing Conditions Plan |
| 4 | Overview and Pedestrian Circulation Plan |
| 5 | PRC Plan |
| 5A | PRC Plan Layout |
| 6 | Open Space Exhibit |
| 7-9 | SWM/BMP Plan |
| 10 | Landscape Plan |
| 11 | Preliminary Elevations - Interim Garage |
| 11A | Preliminary Elevations – Ultimate 6 Level Garage |
| 12-12C | Preliminary Proposed Office Elevation |
| 13-28 | Approved Town Center Concept Plan |

Site Layout: The Oracle Corporation property totals 22.24 acres and is currently improved with two office buildings totaling eight stories in height. The site is also improved with an internal driveway system providing access to a covered parking garage housing 928 parking spaces along the western portion of the property, and 298 surface parking spaces throughout the project site. The PRC Plan proposes to construct an eight story office building and a six level parking structure on 3.9 acres in the southeast portion of the property. These proposed structures would be located in Phase III of the project site, which was approved as part of the Conceptual Development Plan, CP 1986-C-121-8, which permitted the development of the corporate headquarters for the Oracle Corporation, consisting of four office buildings and two parking structures.

Vehicle Access: Vehicle access to the project site is provided via Oracle Way from Sunset Hills Road at the northern property boundary. Internal site circulation is provided by two existing driveways noted on the PRC Plan as Loop Road “A” and Loop Road “B”.

Parking: According to the plan tabulations, a minimum of 2.6 parking spaces per 1,000 square feet of gross floor area will be provided. The site currently provides a total of 1,226 parking spaces in the parking structure and surface parking areas on site. The addition of a 340,312 square foot office building to the site increases the parking demand to 1,600 spaces. The PRC Plan proposes a total of 1,603 spaces within a three level parking structure and new surface parking areas. The applicant has proposed increasing the height of the proposed parking structure to a total of six levels in the future (providing an additional 526 spaces to the site), thus increasing the total number of on-site parking spaces to 2,139.

Sidewalks and Trails: In addition to the structures for Phase III, the site would be improved with an on-site trail along the south portion of the property. The applicant initially proposed a trail that meandered both off and on the project site along the Dulles Airport Access Road (DAAR), but logistical challenges of acquiring future right-of-way approval from the Metropolitan Washington Airports Authority (MWAA) and the Virginia Department of Transportation (VDOT) has steered the applicant to providing a trail on-site. Such a trail would require a modification to the Countywide Trails Plan to reduce the minimum width of the trail from eight feet to five feet. The applicant has also agreed to provide a five foot wide sidewalk along the east side of Reston Parkway. The sidewalk is not required per the Countywide Trails Plan, but the sidewalk would provide a connection between the existing trail on Sunset Hills Road to the north of the site and the proposed trail along the Dulles Airport Access Road (DAAR).

Transportation Analysis (Appendix 6)

The Fairfax County Department of Transportation (FCDOT) has reviewed the subject request and no significant transportation issues have been raised with this application, provided all previous proffered conditions are retained.

Environmental Analysis (Appendix 7)

Issue: Green Building

It was recommended to the applicant that it seek basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council, particularly since the application is located in the Reston-Herndon Suburban Center. The applicant has indicated that since the Reston Town Center Concept Plan for the subject property requires that the proposed office building match the existing two buildings in terms of design and materials, it will be difficult to make any changes to the exterior, which in turn will impact the ability of the applicant to obtain LEED certification.

Resolution:

The applicant has agreed to development conditions that will include the following:

- At least one LEED-accredited professional will be on the design team for the proposed building and parking garage;
- The building core and shell will utilize Energy Star appliances, where applicable;
- Highly-reflective roofing material, insulated glass in base building applications, low-emitting building materials, energy efficient building

system features, equipment to control/reduce water flow, and LED lighting, where appropriate, will be used.

Issue: Trail

The Countywide Trails Plan Map depicts a major regional trail of a minimum of eight feet in width within the Metropolitan Washington Airport Authority/Virginia Department of Transportation (MWAA/VDOT) right-of-way along the southern boundary of the subject property. The applicant has shown the possible location of an eight foot wide asphalt trail within the MWAA/VDOT right-of-way. However, it is unlikely that a trail within the ROW will be approved. In the event that a trail within the ROW is not approved, the applicant has proposed an alternative location on-site.

The alternative trail would consist of a five foot wide trail internal to the site to the south of the existing parking structure and through existing parking lot islands which would be widened to accommodate the trail. This section of trail would connect to an existing 12 foot wide trail along the southeastern portion of the site. The alternative proposal is less than the eight foot wide trail recommended on the Trails Plan Map and would have pedestrian and vehicular conflicts at several points in the parking lot. The applicant's proposed alternative is a reasonable compromise due to the existing site layout. It would be difficult to provide a trail outside of the right-of-way in the existing landscaped buffer along the southern property boundary due to an existing steep-sloped vegetated berm and storm drain. The applicant is encouraged to explore the ability to expand the width of the alternative trail beyond five feet in certain areas.

Resolution:

The applicant has proposed a five foot wide sidewalk along the east side of Reston Parkway. The trail is not required per the Countywide Trails Plan, but the trail would provide a connection between the existing trail on Sunset Hills Road to the north of the site and the proposed trail along the Dulles Airport Access Road.

Urban Forest Management Analysis (Appendix 8)**Issue: Planting Areas**

The PRC Plan delineates tree plantings on the west side of the proposed garage and between the proposed garage and the existing SWM dry pond on the eastern portion of the site. Staff has encouraged the applicant to provide contiguous mulched beds to include entire groups of trees to reduce turf and to

provide a more favorable growing environment for the root zones of trees. In addition, the applicant has been encouraged to note on the PRC Plan or as a condition of approval, that groups of trees and shrubs shall be planted in contiguous mulched beds to reduce turf areas. Mulched areas and turf areas should be delineated on the landscape plan.

Resolution:

Staff has proposed a development condition requiring all tree and shrubs shall be planted in contiguous mulched beds. The PRC Plan includes notations delineating mulched and turf areas.

Issue: Selection of Vegetation Species

The landscape plan originally noted winged burning bush (*Euonymus alatus*) as a planting within the project area for Phase III. The Department of Forestry (DOF) noted in a memo that this plant species is listed as invasive by the Virginia Department of Conservation and Recreation. As an alternative planting, the DOF has suggested Sweetspire (*Itea virginiana*) as a native substitute. Winterberry (*Ilex verticillata*) and Red Twig Dogwood (*Cornus sericea*) have also been suggested as a means to provide fall and winter colors to the site's landscaping.

Resolution:

The landscape plan has been updated by the applicant with the removal of the winged burning bush (*Euonymus alatus*) from the list of proposed species. The Red Osier Dogwood (*Cornus stolonifera*) and Winterberry Holly (*Ilex verticillata*) shrub species have been added to the landscape plan.

Sanitary Sewer Analysis (Appendix 9)

The proposed project is located in the Colvin Run (D2) watershed and will be sewerred by the Blue Plains Treatment Plant. Based on current and committed flows, excess capacity is available. In addition, the existing 8-inch pipe line located on the property is adequate for the proposed use.

Fairfax County Park Authority Analysis (Appendix 10)

The Fairfax County Park Authority has reviewed the proposed project and has determined that this application bears no adverse impact on land or resources of the Park Authority.

Fire and Rescue Department Analysis (Appendix 11)

The proposed project site is serviced by the Fairfax County Fire and Rescue Department Station # 425, Reston. The application property meets fire protection guidelines.

Fairfax County Water Authority Analysis (Appendix 12)

The proposed project site is served by Fairfax Water; domestic water service is available to the site from an existing 12-inch water main located on the property. Additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns depending on the configuration of the on-site water mains.

Fairfax County Public Schools Analysis (Appendix 13)

No comments with respect to school acquisition are necessary for the proposed project site.

ZONING ORDINANCE PROVISIONS (Appendix 15)

The purpose and intent of a PRC Plan is to permit a review of the design of a site within a planned community. Such plans shall be in accordance with the Comprehensive Plan, and meet applicable design standards and objectives.

Bulk Regulations

In the PRC District; there are no minimum lot size requirements, maximum building height requirements or minimum yard requirements for residential or commercial structures, except that the PRC District requires that the location and arrangement of structures not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. The application proposes Phase III for the Oracle Corporation site. Phase III would consist of an eight-story office building totaling 130 feet in height, and a six level parking structure totaling sixty feet in height. The Phase III office building would be adjacent to the existing Phase I office building. The Phase III office building would mirror the existing two office buildings in height and design. Parking demand for the site with the addition of a 203,000 square foot office building would require a total of 1,600 parking spaces for the entire site. A total of 1,226 parking spaces are currently provided on site, with a total 125 surface spaces being removed with the development of Phase III. Despite the removal of 125 existing surface parking spaces, the application proposes the replacement of those surface spaces with a total of 1,039 new parking spaces provided by the proposed parking structure and surface parking area.

OTHER ZONING ORDINANCE REQUIREMENTS

P-District Standards

The requested PRC Plan must comply with Section 16-102, Design Standards.

Section 16-102 Design Standards (PRC Plan)

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. Staff believes that the conventional zoning district that most closely characterizes this type of development is the C-4 District. The bulk regulations in the C-4 Zoning District require a minimum lot area of 40,000 square feet, a minimum lot width of 200 feet and a minimum of 15 percent open space. The maximum height permitted is 120 feet, subject to any increases that may be permitted by the Board. In addition, in the C-4 District, the front yards are controlled by a 25° angle of bulk plane, but not less than 40 feet; side yards are not controlled by any specific requirement; and rear yards are controlled by a 20° angle of bulk plane, but not less than 25 feet. The PRC Plan delineates a front yard distance of 545 feet; a side yard distance of 145 feet, and a rear yard distance of 40 feet.

Based on staff's review of the proposed PRC Plan, the site layout for Phase III would not adversely impact adjacent properties. Furthermore, the site layout does show enhanced landscape buffering along the periphery of the office building, proposed parking structure and the service drive located to the southern portion of the parking structure and project site. Therefore, staff believes that Design Standard 1 has been satisfied.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. The PRC Plan depicts a site layout with significant landscaping, buffering and architectural details that will mitigate impacts of the proposed office building and parking garage on adjacent properties. The open space requirement of the project site is 20 percent or 150,188 square feet; however, approximately 304,920 square feet of open space is provided throughout the entire 17.2 acre Oracle Corporation site, while approximately 42,916 square feet of open space is provided on the 3.9 acres designated for Phase III. Off-street parking shall be provided by structured parking and some surface parking areas in excess of the required number of

parking spaces for the site. The applicant is not requesting any signage other than what would be allowed per the Zoning Ordinance. Staff does not believe that this development would cause any adverse impact on adjacent development. Therefore, this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, this standard states that a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transit facilities. The existing internal circulation system and driveway along Sunset Hills Road conform to the provisions set forth in this Ordinance and all other County ordinances and regulations due to the existing nature of the Oracle Corporation site and the previous reviews approved by the Board of Supervisors. Pedestrian access on the site is provided by existing and proposed sidewalk and trail systems both internally and along the periphery of the site. A trail is proposed internally along the southern boundary of the site which provides a trail connection for the DAAR, as recommended by the Countywide Trails Plan Map. In addition, the applicant has agreed to a staff recommendation to provide a five foot wide sidewalk along the east side of Reston Parkway, as a means to provide a connection between the existing trail to the north of the site on Sunset Hills Road and the proposed trail along the DAAR. In staff's opinion, the standard has been met.

6-301 Purpose and Intent

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

Objective 1: *A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.* The addition of Phase III to the Oracle Corporation site will provide future employment opportunities to the surrounding community, which will assist efforts to achieve a balanced community ranging in size and income levels. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 2: *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.* The PRC Plan presents an orderly and creative arrangement of the land uses on site. The development of Phase III would increase the landscaping over what currently exists on the site and provide additional office uses to the site and surrounding community. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 3: *A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.* As previously discussed, the project site provides connections to existing sidewalk and trail networks. A sidewalk along the east side of Reston Parkway, and a trail proposed on-site along the DAAR further enhance the separation of pedestrian and vehicular traffic and create an environment for a variety of travel methods. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 4: *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.* The project site offers amenities including a sidewalk and trail system. The development is also in close proximity to the Reston Town Center and the Reston Library. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.* The proposed office building and parking structure are located in the southeast portion of the property and are surrounded to the south by natural areas and buffering with sufficient open space throughout the site totaling 304,920 square feet. The applicant has also committed to utilizing Energy Star appliances, where applicable, to the building core and shell. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 6: *The provision of adequate and well-designed open space for the use of all residents.* As previously discussed, substantial open space area is provided throughout the site with commitments from the applicant to provide a sidewalk along the east side of Reston Parkway to further connect residents to existing trails. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 7: *The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.* The Oracle Corporation site is approved for four phases of development with this specific PRC Plan proposing development for Phase III. The site is serviced by public sewer and water with storm water management (SWM) and best management practices (BMP) provided by two existing on-site SWM/BMP facilities. In staff's opinion, the proposed PRC Plan meets this objective.

Waivers and Modification

- Modification to the Countywide Trails Plan to reduce the minimum width of the trail along the DAAR.

A modification to the Countywide Trails Plan has been requested to allow the minimum width of the trail along the DAAR to be reduced from eight feet to five feet in width. The trail is proposed on-site due to potential future logistical challenges of obtaining future right-of-way approval from MWAA and VDOT. The trail would total five feet in width trail and would be located south of the existing parking garage and run east to west through existing parking lot islands which would be widened to accommodate the trail. Due to existing mature landscaping, berms, and storm drain infrastructure, the trail is unable to be located directly along the south property line. Despite the reduction in width of the trail by three feet, the trail would provide connectivity for future extensions along the DAAR. Interaction between trail users and vehicles on-site would be minimal due to only two crossing points within the parking lot area of the project site. Staff does not object to the modification request to reduce the width of the proposed trail along the DAAR from eight feet to five feet in width. Staff has proposed a development condition requiring the applicant to provide a public access easement for the subject trail.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application to construct an eight story office building and six level parking structure is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of PRC 86-C-121, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends the trail width to be modified along the Dulles Airport Access Road in favor of the trail as depicted on the PRC Plan.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Excerpted Proffers for RZ 86-C-121
4. Approved Notes for CPA 86-C-121-8-3
5. Transportation Analysis
6. Environmental Analysis
7. Urban Forest Management Analysis
8. Sanitary Sewer Analysis
9. Park Authority Analysis
10. Fire and Rescue Analysis
11. Water Authority Analysis
12. Schools Analysis
13. Comprehensive Plan Provisions
14. Zoning Ordinance Provisions
15. Glossary

PROPOSED DEVELOPMENT CONDITIONS

PRC 86-C-121

February 11, 2009

If it is the intent of the Board of Supervisors to approve PRC 86-C-121, located at 1900 Oracle Way, Tax Map 17-4 ((1)) 7A pt, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. At least one LEED-accredited professional will be on the design team for the proposed building and parking garage.
2. The building core and shell will utilize Energy Star appliances where applicable.
3. Highly-reflective roofing material, insulated glass in base building applications, low-emitting building materials, energy efficient building systems features, equipment to control/reduce water flow, and LED lighting, where applicable, will be used.
4. Prior to issuance of a Non-Residential Use Permit (Non-Rup) for the proposed office building, the applicant shall complete construction on the internal trail system along the Dulles Airport Access Road (DAAR), and the five foot wide sidewalk located along the east side of Reston Parkway, as shown on Sheet 4 of the PRC Plan dated January 29, 2009.
5. Architectural elevations for the office building and parking garage, including materials, shall be in substantial conformance with those shown on the PRC Plan.
6. All trees and shrubs proposed on the Landscape Plan, Sheet 10, shall be planted in contiguous mulched beds.
7. A public access easement for the internal trail system along the Dulles Airport Access Road (DAAR) shall be provided upon the completion of the trail system, and prior to the issuance of a Non-Residential Use Permit (Non-Rup) for the proposed office building.



G. Evan Pritchard
(703) 528-4700 Ext. 5417
gepritchard@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

RECEIVED
Department of Planning & Zoning

APR 28 2008

April 25, 2008

Zoning Evaluation Division

By Hand Delivery

Regina M. Coyle
Director, Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

**Re: Application for PRC Plan
Applicant: Oracle USA, Inc.
Tax Map Reference: 17-4 ((1)) 0007A (the "Property")**

Dear Ms. Coyle:

Please accept this letter as a statement of justification for a PRC Plan application for Phase III of the Oracle complex, which is currently developed with two office buildings and a freestanding parking garage. Phase III entails the construction of an additional office building and an additional freestanding parking garage.

The Property was rezoned to the PRC District on March 9, 1987. It forms part of the area known as Section 95, Block 2 of the Reston Town Center Concept Plan ("TCCP") and is the southeast quadrant of the intersection of Reston Parkway (Route 602) and Sunset Hills Road (Route 675). The Development Plan ("DP") that was approved at the time the Property was rezoned is designated Part 11 of RZ 86-C-121, and permits up to 729,000 square feet of nonresidential GFA. A total of 615,325 square feet of nonresidential GFA has been allocated for Phases I-III, including the proposed Phase III buildings that are the subject of this application. Phase IV of the Oracle site, which is also provided for in the approved DP, is not part of this application.

Phase IV consists of approximately 457 residential units that will be constructed on a site that currently provides surface parking for the existing Oracle office buildings. The construction of Phase IV will therefore result in a loss of 199 parking spaces for the Oracle site. The proposed Phase III office building will be constructed on a separate surface parking area, resulting in a loss of an additional 125 spaces. These losses will be offset by the proposed parking garage.

The proposed parking garage will eventually consist of six levels with a total of approximately 1,000 parking spaces to serve the entire Oracle site. However, it is the

Applicant's intention to initially only construct three levels of the garage in a manner that will accommodate the later addition of the remaining three levels. Thus, the garage will initially provide approximately 500 parking spaces. The additional parking levels can then be added as necessary based on future parking demands on the Property.

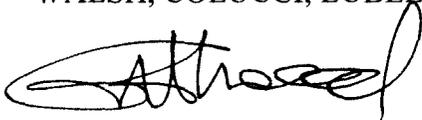
The proposed office building will be eight stories and will basically be the mirror image of the Phase II office building already located on the northern portion of the Property. The Applicant intends to construct the office building at some point in the future as needed.

The landscaping that will be added along with the proposed office building and parking garage will consist of a variety of large canopy trees, ornamental trees and evergreen trees that will be planted near the southern and western end of the proposed garage. These trees will augment the screening already provided by the existing vegetation along the Property's southern boundary with Route 267. A mix of large canopy trees and evergreen trees will be provided between the SWM facility and the east side of the garage to provide more screening for the adjacent property. Transformers will be screened with evergreen trees. Low-growing evergreen shrubs will be integrated into built-in planters along the northern face of the garage to provide year-round interest for pedestrians on the sidewalk. All of these features will be planted in conformance with the PFM to provide minimum soil volume areas for each plant.

Thank you for your attention to this matter. Should you require any additional information, please call me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



G. Evan Pritchard



G. Evan Pritchard
(703) 528-4700 Ext. 5417
gepritchard@arl.thelandlawyers.com
Fax: (703) 525-3197

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

February 6, 2009

Via E-Mail and U.S. Mail

Christopher DeManche
Fairfax County Dept. of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: PRC Application 86-C-121 (Oracle Phase III) (the "Application")
Applicant: Oracle USA, Inc.
Property: Tax Map No. 17-4-((01))-0007A (the "Property")

Dear Chris:

Pursuant to your request, please accept this letter as a supplement to the Statement of Justification submitted for this Application on April 25, 2008, and to my letter to you of November 20, 2008, setting forth our responses to staff's requested modifications. We provided revised copies of the PRC Plan for this Application to your office on January 30, 2009.

Two particular items reflected on the PRC Plan have undergone significant changes since they were addressed in my November letter. The first is the five (5) foot sidewalk shown within the VDOT right of way along Reston Parkway. This sidewalk will serve the function of the trail that was requested by staff for this location. It will be constructed by the Applicant, subject to securing the necessary permissions from VDOT, concurrently with the construction of the proposed office building.

The second item that has been updated is the trail that will be constructed within the Property as part of the Dulles Toll Road Trail in compliance with the Fairfax County Trails Plan. This trail will run through the Property as shown on the PRC Plan from the Plaza America site to Reston Parkway. The eastern portion of the trail will be formed by an existing maintenance drive. An extension of the trail five (5') in width will be constructed through the remainder of the Property concurrent with the construction of the proposed office building.

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA | 2200 CLARENDON BLVD., THIRTEENTH FLOOR | ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 | PRINCE WILLIAM OFFICE 703 680 4664

Demanche Letter
Page 2

Please let me know if you have any questions or need any additional information.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

A handwritten signature in black ink, appearing to read "G. Pritchard", written in a cursive style.

G. Evan Pritchard

GEP/cs

cc: Mark Williams, Martin D. Walsh, William J. Keefe, Pete Crawford, Steve Saville

County (at cost exclusive of land costs) for exhibition of Fairfax County art and artifacts. This room may or may not be part of the art and cultural center at the discretion of Applicant. Should Fairfax County elect not to lease such room, it will be utilized by Applicant for art and cultural uses.

D. DEVELOPMENT PLAN FOR RZ 86-C-121

1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to include:

- a vehicular traffic circulation plan including approximate location of entrances
- minor streets in approximate location
- pedestrian walkways and trails
- landscaping and screening
- open space
- recreation and community facilities
- location of a time-transfer transit hub
- floor area ratios
- height limits
- general location and type of housing units
- general location office and commercial buildings
- general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the overall preliminary site plan is approved, Applicant will submit preliminary and final site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.

E. DEVELOPMENT PLAN FOR RZ 86-C-118

1. Property C will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission of



County of Fairfax, Virginia

2006

Planning Commission

June 7, 2006

Peter F. Murphy, Jr.
Chairman
Springfield District

John R. Byers
Vice Chairman
Mount Vernon District

Suzanne F. Harsel
Secretary
Braddock District

Walter L. Alcorn
Parliamentarian
At-Large

Frank de la Fe
Hunter Mill District

Janet R. Hall
Mason District

James R. Hart
At-Large

Nancy Hopkins
Dranesville District

Ronald W. Koch
Sully District

Kenneth A. Lawrence
Providence District

Rodney L. Lusk
Lee District

Barbara J. Lipka
Executive Director

Sara Robin Hardy
Assistant Director

Mark Looney, Esquire
Cooley Godward LLP
One Freedom Square
11951 Freedom Square
Reston, Virginia 20190

**RE: CPA 86-C-121-8-3 –
Lerner Enterprises, LLC**

Dear Mr. Looney:

The purpose of this letter is to formally advise you, as the applicant on the above referenced case, that on Thursday, June 1, 2006, the Planning Commission voted unanimously (Commissioners Alcorn and Harsel not present for the vote; Commissioners Lusk and Wilson absent from the meeting) to approve CPA 86-C-121-8-3, subject to the notes on the Conceptual Plan, dated May 16, 2006, as attached.

Also enclosed for your records is a copy of the verbatim of the Commission's actions on these matters. If you need additional information, please let me know.

Sincerely,

Barbara J. Lipka
Executive Director

Attachments (a/s)

cc: Cathy Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Commissioner, Hunter Mill District
Cathy Lewis, Staff Coordinator, ZED, DPZ
June 1, 2006 Date File
O-8 (b) File



**RESTON TOWN CENTER CONCEPT PLAN AMENDMENT
ORACLE – SECTION 95, BLOCK 2, PHASE 4**

NOTES

May 16, 2006

The Applicant reaffirms the Notes dated February 14, 1997 accepted in conjunction with CP 86-C-121-8, the Notes dated August 27, 1999 accepted in conjunction with CPA 86-C-121-8, and the Notes dated February 15, 2001 accepted in conjunction with CPA 86-C-121-8-2, which are all included on Sheet 5 of this Town Center Concept Plan, with the following modifications:

GENERAL

1. The area subject to this Town Center Concept Plan (TCCP) Amendment is known as Section 95, Block 2, Reston. The Tax Map reference for the parcel is now 17-4 ((1)) parcel 7A (the "Property").
2. The Property that is the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated May 16, 2006, and prepared by Urban Engineering & Associates, Inc. The portion of the Property within the dashed line on Sheet 2 of the TCCP, comprised of approximately 5.001 acres, shall be developed as illustrated on Sheets 2-3A of this TCCP. The balance of the subject Property shall be developed as illustrated on sheets 8-14 of this TCCP. Both are subject, however, to the notes dated February 14, 1997, August 27, 1999 and February 15, 2001 except as modified below, and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering as determined by the Department of Public Works and Environmental Services ("DPWES").
3. The Property consists of approximately 22.24 acres, excluding previously-dedicated right-of-way for public street purposes. Oracle USA, Inc. is the owner of the property ("Owner"). Lerner Enterprises, LLC is the contract purchaser of the approximately 5.001 acres of the Property (Phase IV) shown within the dashed line on Sheet 2 ("Purchaser"). Collectively, the Owner and Purchaser shall hereinafter be referred to as the "Applicant."

PHASING

8. As depicted on Sheet 2, the Phase I and Phase II office buildings, the associated parking garage, a SWM/BMP dry pond and SWM/BMP wet pond have already been constructed on the Property. The Phase III office building and associated parking garage will be constructed as depicted on Sheets 8-14 of this TCCP. The Phase IV residential buildings will be constructed as depicted on Sheets 2-3B of this TCCP. The phasing will be as follows:

| Phase | Square Feet / Units | Opening |
|-----------------------------|-----------------------------------|-------------------------|
| Phase I (office building) | 203,525 SF | August, 1998 (complete) |
| Phase II (office building) | 208,800 SF | August, 2001 (complete) |
| Phase III (office building) | 203,000 SF | 2008 or thereafter |
| Phase IV (residential) | 457 residential units | 2008 or thereafter |
| Total Proposed | 615,325 non-residential SF | |

- 8A. The Development Plan approved for Part 11 of RZ 86-C-121 for Section 95, Block 2, Reston permits the establishment of 729,000 square feet of nonresidential floor space on the Property. To date, a total of approximately 615,325 square feet of nonresidential gross floor area has been allocated to Phases I, II and III under this and prior Concept Plans. The Applicant reserves the right to use the remaining 113,675 square feet of presently-unallocated nonresidential gross floor area in accordance with the underlying Development Plan with the approval of a Concept Plan Amendment; provided, however, that the future use and development of such unallocated gross floor area generally shall be limited to the construction or modification of buildings and structures located within the existing or approved building footprints of Phases I, II, III and IV and associated parking structures and entryways, and no buildings or structures shall be established in the SWM/BMP dry pond and SWM/BMP wet pond areas shown on the Concept Plan.

LANDSCAPING

- 11B. As part of the Phase IV development, the Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on Sheets 3 and 3A of this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by Urban Forest Management of DPWES. Planting will be provided in accordance with the Planting Legend on Sheet 3A.
- 11C. Residents of the Phase IV buildings shall be permitted to use the SWM/BMP dry pond and SWM/BMP wet pond areas shown on the Concept Plan for passive recreation purposes, such as for dog-walking, picnics or similar activities. The Applicant, however, shall have no obligation to provide or construct additional facilities or passive recreation features in the SWM/BMP dry pond and SWM/BMP wet pond areas. The Applicant reserves the right to require that the unit owners association or owner of the Phase IV residential buildings, as applicable, secure appropriate insurance and agree to indemnify the Applicant against claims or liabilities arising from the use of the SWM/BMP dry pond and SWM/BMP wet pond areas by residents of the Phase IV buildings for such purposes.
- 11D. The Applicant shall install lighting on the existing and proposed trail connection between the Property and the adjacent Plaza America development located in the southeastern corner of the property and as more particularly shown on Sheet 3B of this Concept Plan. Lighting fixtures shall be fully-shielded, cut-off fixtures directed inward and downward in order to reduce glare on adjacent properties. The lighting shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property

TRANSPORTATION

- 22A. The Applicant shall install a pedestrian countdown system on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Oracle Way/Sunset Hills Road/Old Reston Avenue. The countdown signal shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property.
- 22B. The Applicant shall install a pedestrian countdown system on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Reston Parkway and Sunset Hills Road. The countdown signal shall be installed prior to the issuance of the first Residential Use Permit for Phase IV of the Property.

TRANSPORTATION MANAGEMENT PROGRAM

30A. A Transportation System Management ("TSM") program for the Reston Town Center District has been established as LINK and is administered by the Reston Town Center Association in coordination with the Fairfax County Department of Transportation. Among other things, LINK distributes ridesharing information, bus and rail transit schedules and other resources to property owners, employers and employees and residents within the Town Center District. Prior to the issuance of the first Residential Use Permit for Phase IV of the Property, the Applicant, or such other entity as the Applicant may designate, shall meet with representatives of LINK and the Fairfax County Department of Transportation to implement mutually agreed upon TSM strategies and measures for the residential uses to include, but not limited to, the following:

- i. Promote the use of mass transit, ride-sharing and other transportation strategies to reduce vehicle trips during peak hours by distributing flyers and announcements on community bulletin boards;
- ii. Advise tenants/purchasers within the residential development of the existence of LINK and disseminate information available from LINK in residential lease and purchase packages;
- iii. Provide infrastructure permitting internet connections (such as broadband cable or DSL) in all dwellings to facilitate working at home;
- iv. Provide a business center, meeting room and/or similar facilities selected by the Applicant for use by residents as a means to encourage telecommuting; and
- v. Provide one (1) Metro SmartCard to each residential unit constructed in Phase IV with an initial balance of at least \$25.

30B. The Applicant shall install bicycle storage facilities within the parking garage or cellars serving each residential building to be constructed in Phase IV. The storage facilities shall be installed prior to the issuance of the first Residential Use Permit for the building served by such facilities.

LAND USE

31. Office and residential uses shall be the predominate uses on the Property. The Applicant, and on behalf of tenants of the office buildings, reserves the right to include within the office buildings any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance.

SITE DESIGN

33. The architecture for the office buildings in Phases I-III generally will be consistent in design and materials used with one another. The Phase IV residential buildings' architecture may be of a different design and material than the office buildings. Prior to the issuance of a building permit for the Phase IV residential buildings, the Applicant shall submit final architectural and landscape plans for the residential buildings to the Reston Town Center Design Review Board for review and approval. No later than thirty (30) days after the submission of building permit applications for the first residential building in Phase IV, the Applicant will submit final architectural plans to the Planning Commission for review and

comment, with such review to occur prior to the issuance of the requested building permits.

38. Subject to the execution of all necessary offsite easements and associated agreements with adjacent property owners to the east (Tax Map 17-4 ((27)), Parcels 2, 3 & 4), the Applicant shall provide interparcel vehicular access from the Phase IV residential buildings to the Plaza America office and retail development located immediately east of the Property in the location generally shown on Sheet 2 of this TCCP. The interparcel vehicular access shall only be accessible to and used by residents of the Phase IV residential buildings constructed on a portion of the Property, and the Applicant shall be permitted to install electronic gate controls or similar measures to restrict use of the interparcel vehicular access to residents of the Phase IV buildings. The interparcel vehicular access shall not be designed or used as a secondary ingress/egress point for the owners of the adjacent Plaza America development, or their tenants, guests or invitees. The Applicant shall provide to DPWES copies of all correspondence and related materials, if any, concerning the Applicant's efforts to secure the interparcel vehicular access to the adjacent properties.
- 40A. The maximum building height of the Phase IV residential buildings shall not exceed 180 feet, as permitted under the Development Plan for Part 11 of the Reston Town Center approved in conjunction with RZ 86-C-121.
- 40B. Prior to the submission of the first building permit application for the first residential building in Phase IV, the Applicant shall submit to the Department of Planning and Zoning for review and approval a revised acoustical analysis, performed in accordance with the Department's approved noise study submission guidelines, to determine expected internal noise levels from the Dulles Toll Road, Reston Parkway and Sunset Hills Road on the proposed residential units. Such analysis shall consider the projected increase in traffic on the Dulles Toll Road, Reston Parkway and Sunset Hills Road and, where necessary, shall propose mitigation techniques to limit internal noise levels on affected units to below L_{dn} 45 dB(A). The Applicant shall implement such noise mitigation measures as may be required in order to limit internal noise levels in the affected residential units to at or below L_{dn} 45 dB(A) or the noise levels set forth in the Fairfax County Comprehensive Plan at the time of building permit issuance, whichever is more strict.
- 40C. Prior to the submission of the first building permit application for the first residential building in Phase IV, the Applicant shall submit to the Department of Planning and Zoning for review and approval a revised acoustical analysis, performed in accordance with the Department's approved noise study submission guidelines, to determine expected external noise levels from the Dulles Toll Road, Reston Parkway and Sunset Hills Road on external recreation areas of the proposed Phase IV development. Such analysis shall consider the projected increase in traffic on the Dulles Toll Road, Reston Parkway and Sunset Hills Road and, where necessary, shall propose mitigation techniques to limit external noise levels within outdoor recreation areas of the Phase IV development to at or below L_{dn} 65 dB(A) or the noise levels set forth in the Fairfax County Comprehensive Plan at the time of building permit issuance, whichever is more strict.
- 40D. The Property presently is served by existing stormwater management (SWM) and BMP facilities designed and constructed in accordance with PFM standards to address both water quantity and water quality issues resulting from development of the Property, including the Applicant's proposed Phase IV development. Consequently, no additional SWM/BMP facilities are required or proposed as part of the Applicant's proposed Phase IV development. Nevertheless, concurrent with the submission and approval of the first site

plan for the residential buildings, the Applicant shall submit to and obtain approval from DPWES confirmation that the existing SWM/BMP facilities are sufficient to provide for the adequate disposition of natural and stormwater on the Property. This submission will also confirm details of the existing BMP wet pond and BMP dry pond.

- 40E. As part of the Phase IV residential buildings, the Applicant shall provide recreational amenities within the interior of the building(s), on building rooftop space or at another location(s) in the Phase IV development. Such amenities shall include, at a minimum, the following:
- i. Swimming pool, including required changing facilities;
 - ii. A fitness and aerobic center that shall include weights, exercise equipment and may include sauna/steam room; and
 - iii. Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens/patios and other facilities as selected by the Applicant.

RESTON COMMUNITY

43. The Applicant shall contribute \$1,000 per unit to the Board of Supervisors to be used in support of access to affordable housing opportunities, particularly in the Reston community. The Applicant shall contribute such funds to the Board of Supervisors concurrent with the issuance of each Residential Use Permit for each residential unit constructed as part of the Phase IV development.



County of Fairfax, Virginia

MEMORANDUM

DATE: October 17, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT 

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

SUBJECT: PRC 86-C-121 - Oracle USA, Inc.
Land Identification Maps: 17-4 ((1)) 7A

This department has reviewed the subject request and has no objection to its approval assuming all previous proffered conditions are retained.

A traffic study has been filed in conformance with State regulations. This is still under review by VDOT with comments expected around November 10, 2008.

AKR/MAD



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

January 22, 2009

Ms. Regina Coyle
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035-5511

Re: Oracle – TIA

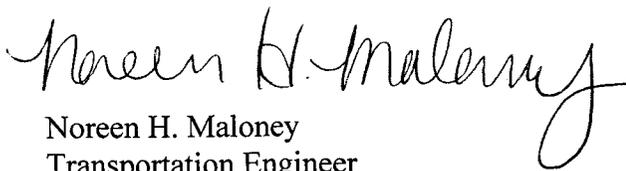
Dear Ms. Coyle:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, the proposed zoning application was submitted to the Virginia Department of Transportation (VDOT) for review on December 12, 2008. It was anticipated the zoning application would create a substantial impact or change to the existing transportation network of state highways.

In general, the TIA is found acceptable. Attached is the Evaluation Report.

Please contact me if you have any further questions regarding this report.

Sincerely,


Noreen H. Maloney
Transportation Engineer

Enclosure

EVALUATION REPORT OF ORACLE PHASE III TRAFFIC IMPACT ANALYSIS

Summary of the Key Findings

The proposed site is zoned Planned Residential Community (PRC) and is currently developed with two office buildings. The Developer/Owner plans to develop the property with a third office building consisting of 203,000 gross square feet (GSF) within eight (8) stories in accordance with the Reston Master Plan. Access to the site is currently provided via a single signalized intersection on Sunset Hills Road at Oracle Way.

The proposed development of Phase III would generate 330 new external AM peak hour vehicle trips and 306 new external PM peak hour vehicle trips, and 2,301 new daily trips under total build-out conditions. It should be noted that the planned future Metrorail service, as well as the available transit options and transportation management strategies proffered in the area, would likely reduce vehicle trips over those reported here.

Accuracy of the Traffic Impact Analysis

The methodologies and assumptions used in the traffic impact analysis are based upon the results of a scope of work meeting held by VDOT and the locality. We have no more comments on the 2nd submission of the report.

Comments on the Recommended Improvements

1. The study does not recommend any improvements to the roadway system as the project would result in intersection levels of service generally consistent with those forecasted under background future conditions. However, it should be noted that the north bound movement at the intersection of Sunset Hills Road with Oracle Way/Old Reston Ave. will suffer heavily from the increased Phase III traffic. The north bound left turn lane does not have sufficient turn bay length to accommodate increased traffic and this movement will also degrade in level of service from D (36.7 second delay) to F (127.1 seconds delay) with volume capacity ratios as high as 1.14 during PM peak hour of traffic. This condition is occurring outside of state highway system but it could become a big hardship for motorists leaving the site.

Additional VDOT Recommendations/Comments

No additional recommendations or comments are suggested for this submittal.

Conclusions

In general, the TIA is found acceptable.



County of Fairfax, Virginia

MEMORANDUM

DATE: January 22, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ANALYSIS: PRC 86-C-121
Oracle

This memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the PRC Plan dated April 14, 2008 as revised through November 20, 2008. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 16, the Plan states:

- “Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**
- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through December 3, 2007, on pages 17-18, the Plan states:

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

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

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

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

- Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:
- Development in accordance with Comprehensive Plan Options;
 - Development involving a change in use from what would be allowed as a permitted use under existing zoning;
 - Development at the Overlay Level; or
 - Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development.

The applicant has filed a PRC Plan to develop an approved 203,000 square foot, eight story office building on a portion of a site with two existing office buildings. A three level parking structure will be constructed to provide parking for the proposed office building. An additional three levels of parking may be constructed atop the first three levels in the future to accommodate an additional phase.

Green Building It was recommended to the applicant that it seek basic Leadership in Energy and Environmental Design (LEED) certification for the office building through the U.S. Green Building Council, particularly since the application is located in the Reston-Herndon Suburban Center. The applicant has indicated that since the Reston Town Center Concept Plan for the subject property requires that the proposed office building match the existing two building in terms of design and materials, it will be difficult to make any changes to the exterior, which in turn will impact the ability of the applicant to obtain LEED certification. The applicant has agreed to development conditions that will include some of the following:

- At least one LEED-accredited professional will be on the design team for the proposed building and parking garage;
- The building core and shell will utilize Energy Star appliances where applicable;
- Highly-reflective roofing material, insulated glass in base building applications, low-emitting building materials, energy efficient building systems features, equipment to control/reduce water flow, and LED lighting, where appropriate, will be used.

Trail The Countywide Trails Plan Map depicts a major regional trail of a minimum of eight feet in width within the Metropolitan Washington Airport Authority/Virginia Department of Transportation (MWAA/VDOT) right-of-way along the southern boundary of the subject property. The applicant has shown the possible location of an eight foot wide asphalt trail within the MWAA/VDOT right-of-way. However, it is unlikely that a trail within the ROW will be approved. In the event that a trail within the ROW is not approved, the applicant has proposed an alternative location onsite. The alternative will consist of a five foot wide trail internal to the site to the south of the existing parking garage and through existing parking lot islands which would be widened to accommodate the trail. This section of trail will connect to an existing 12 foot wide trail along the southeastern portion of the site. The alternative proposal is less than the eight foot wide trail recommended on the Trails Plan Map and will have pedestrian and vehicular conflicts at several points in the parking lot. Approximately 17 trees are proposed to be relocated to accommodate the trail. However, if the trail is not permitted to be constructed within the right-of-way, the applicant's proposed alternative is a reasonable compromise due to the existing site layout. It would be difficult to provide a trail outside of the right-of-way in the existing landscaped buffer along the southern property boundary due to an existing steep-sloped vegetated berm and storm drain. The applicant is encouraged to explore the ability to expand the width of the alternative trail beyond five feet in certain areas.

Upon request of staff, the applicant has proposed a five foot wide sidewalk along the east side of Reston Parkway. The trail is not required per the Countywide Trails Plan, but the trail will provide a connection between the existing trail on Sunset Hills Road to the north of the site and the proposed trail along the Dulles Airport Access Road.

Vegetation If a trail is not approved within the MWAA/VDOT right-of-way, the applicant has proposed an alternative trail to be located south of the existing parking garage and on several parking lot islands. As a result of this option, approximately 17 trees will need to be relocated. The applicant should ensure the survivability of all of the relocated trees or consider replacing them if that is not possible. Staff in the Fairfax County Urban Forestry Management (UFM) will determine what is appropriate to ensure the continued viability of the trees.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

October 20, 2008

TO: Chris Demanche, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, DPWES

SUBJECT: Urban Forest Management Division comments and recommendations

RE: Oracle - Phase III Reston Section 95-2, PRC 86-C-121

I have reviewed the above referenced PRC application. As the foot print of the proposed parking garage and limits of clearing and grading are the same as indicated in the previously approve GDP for RZ 86-C-121, proposed tree preservation as shown on the concept plan is not changed in this plan proposed with this PRC.

The following comment and recommendation is made in an effort to reduce turf areas as encouraged by the Board of Supervisors Environmental Committee and Natural Landscaping guidelines endorsed by the Board.

1. **Comment:** The plan shows groups of trees to be planted along the asphalt maintenance drive on the west side of the proposed garage and between the proposed garage and the existing SWM dry pond at the east side of the site. Providing contiguous mulched beds to include entire groups of trees reduces turf and provides a more favorable growing environment for the root zones of these trees.

Recommendation: Require, in a note on the landscape plan or in a condition of approval, that groups of trees and shrubs shall be planted in contiguous mulched beds to reduces turf area and provide a more favorable root growing environment. Delineate mulched areas and turf areas on the landscape plan.

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

HCW/
UFMID #: 141121

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



EDWARD H. ZIMMER
Regional Forester



COMMONWEALTH of VIRGINIA

DEPARTMENT OF FORESTRY

470 George Dean Drive
Charlottesville, VA 22903
(434) 977-5193
FAX (434) 296-3290

August 1, 2008

To: Regina Coyle, Director
Zoning Evaluation Division

From: James McGlone 
Urban Forest Conservationist

RE: Application PRC 86-C-121

I have reviewed this application and note with some dismay that they are planning to use winged burning bush (*Euonymus alatus*). This plant is listed as invasive by the Virginia Department of Conservation and Recreation. *Itea virginiana* (Sweetspire) is an excellent native substitute for the winged burning bush. *Ilex verticillata* (winterberry holly) and *Cornus sericea* (red twig dogwood) would provide red fall and winter color to the landscape with their berries or stems.



County of Fairfax, Virginia

MEMORANDUM

DATE: October 22, 2008

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PRC86C121
Tax Map No. 017-4-/01/ /0007A pt.

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

- The application property is located in the Colvin Run (D2) watershed. It would be sewerred into the Blue Plains Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

| <u>Sewer Network</u> | <u>Existing Use + Application</u> | | <u>Existing Use + Application Previous Rezonings</u> | | <u>Existing Use + Application + Comp Plan</u> | |
|----------------------|-----------------------------------|----------------|--|----------------|---|----------------|
| | <u>Adeq.</u> | <u>Inadeq.</u> | <u>Adeq.</u> | <u>Inadeq.</u> | <u>Adeq.</u> | <u>Inadeq.</u> |
| Collector | <u>X</u> | — | <u>X</u> | — | <u>X</u> | — |
| Submain | <u>X</u> | — | <u>X</u> | — | <u>X</u> | — |
| Main/Trunk | <u>X</u> | — | <u>X</u> | — | <u>X</u> | — |
| Interceptor | — | — | — | — | — | — |
| Outfall | — | — | — | — | — | — |

- Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946





FAIRFAX COUNTY PARK AUTHORITY
.....
M E M O R A N D U M



TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Branch Manager,
Planning and Development Division

A handwritten signature in black ink, appearing to be "SS".

DATE: October 2, 2008

SUBJECT: PRC 86-C-121, Oracle Phase III
Tax Map Number: 17-4 ((1)) 7A

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: September 23, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Eric Fisher (246-3501)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Planned Residential
Community PRC 86-C-121

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.





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

**PLANNING & ENGINEERING
DIVISION**

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

September 17, 2008

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

Re: PRC 86-C-121
Oracle USA, Inc.

Dear Ms. Coyle:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.
4. Fairfax Water provided comments for PCA 86-C-121 on August 4, 2008. Our comments have not changed from that last correspondence.

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

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

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

Enclosure



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Design and Construction Services
City Square Building, Suite 400
10640 Page Avenue
Fairfax, Virginia 22030

September 23, 2008

Regina Coyle, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

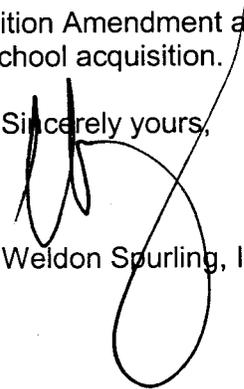
Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

PRC 86-C-121

This office has reviewed the subject Proffered Condition Amendment and Special Exception Application, and has no comments with respect to school acquisition.

Sincerely yours,



Weidon Spurling, II, PE

WS/vm

cc: Facilities Planning Services, FCPS, (w/attach.)
File

**In the Fairfax County Comprehensive Plan, 2007 Edition AREA III
Upper Potomac Planning District, Amended through 6-30-2008,
Reston-Herndon Suburban Center and Transit Station Areas, Land
Unit D, Sub-unit D-6, on pages 41 and 42, the Plan states:**

Sub-unit D-6 (part of Reston Parkway Transit Station Area)

Sub-unit D-6 is the site of the Oracle development, is located in the northeast quadrant of Reston Parkway and the DAAR and is currently approved for a four building office park.

This sub-unit is planned for office use at .70 FAR. In addition, residential use at up to 30 dwelling units per acre is appropriate. The active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

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

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit D-6 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 25% but no more than 50% of the total gross floor area of the development. Office use may not exceed 70% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered for the 5 acres within Sub-unit D-6

located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- The site should provide direct pedestrian access to the station or be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.
- Grade-separated pedestrian links to the rail station are encouraged.
- A quality site layout should be provided with consolidated vehicular access to the maximum extent possible.
- Building heights should be limited to 140 feet.
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.
- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

In the Fairfax County Comprehensive Plan, 2007 Edition AREA III Upper Potomac Planning District, Amended through 6-30-2008, Reston-Herndon Suburban Center and Transit Station Areas, Urban Design Guidelines for Transit Station Areas, on pages 66 and 67, the Plan states:

Arrangement and Siting of Buildings

- Buildings should be arranged so that they frame and define the fronting streets, and give deliberate form to the street and sidewalk areas.
- Buildings should be arranged in a manner that create a sense of enclosure and defined space.
- Buildings should not be separated from fronting streets by large parking lots.

- Free-standing retail establishments are prohibited. Retail uses should be integrated into the design of the lower floors of non-residential and residential buildings.

Trees, Landscaping and Natural Environment

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

Pedestrian and Bicycle Access and Connections

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

ARTICLE 16**DEVELOPMENT PLANS****PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS****16-101 General Standards**

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

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening

FAIRFAX COUNTY ZONING ORDINANCE

provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 3 6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT

6-301 Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

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

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

6-302 Permitted Uses

Subject to the use limitations set forth in Sect. 305 below and the exceptions permitted by Sections 303 and 304 below, the following and similar uses as may be approved shall be permitted only in those locations respectively designated Residential, Neighborhood Convenience Center, Village Center, Town Center and Convention/Conference Center on an

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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