Cooley LLP

Mark C. Looney
T: +1 703 456 8652
mlooney@cooley.com

April 20, 2012

Ms. Eileen McLane
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway
Suite 807
Fairfax VA 22035

RE: Zoning Confirmation Request for Reston National Golf Course Property

Dear Eileen:

This letter is a follow-up to the letter I submitted to you on November 2, 2010, as supplemented on February 4, 2011 (collectively, the "Previous Letter"). That letter requested your interpretation of the Fairfax County Zoning Ordinance (variously, the "Zoning Ordinance" or "Ordinance") regulations applicable to the property on which the Reston National Golf Course currently operates. It also sought your confirmation of the process one must follow under the Zoning Ordinance in order to establish uses other than a golf course on all or a portion of the subject property. At our request, you have not responded to the Previous Letter. On behalf of RN Golf Management, LLC, the current owner of the Reston National Golf Course property (variously, "the Property" or "Reston National"), we respectfully request your response to the questions set forth below as soon as possible. Please disregard the Previous Letter; it is superseded by this letter and withdrawn.

Background

Reston National consists of three parcels loosely bounded by Reston Parkway to the west, Sunrise Valley Drive to the north and South Lakes Drive to the south. Collectively, the three parcels contain approximately 166 acres and are further identified as Fairfax County Tax Map Parcels 26-2 ((5)) 4, 17-4 ((11)) 4(A) and 26-2 ((2)) 8. The Property presently is developed as a golf course with supporting amenities and facilities.

As you know, we have conducted a substantial and exhaustive investigation of the County's official records, spoken with Cathy Belgin as to the documents contained in the those files, and met with your office several times to confirm the zoning and development rights applicable to the Property.

The conclusions we have reached and the confirmations we request from your office are based on our investigation of the official County records.

You have our check for $310 consistent with the fee established for Zoning Compliance Letters.

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Requested Confirmations:

With regard to the Property, we respectfully request your determination as to each of the following:

(a) according to the County's official Zoning Map, attached as Exhibit A, the Property is zoned Planned Residential Community (PRC);

(b) the Property was rezoned in 1971 to the Residential Planned Community zoning district (predecessor to the present PRC zoning district) pursuant to Zoning Map amendment applications C-135 (February 1971), C-203 (February 1971) and C-281 (July 1971);

(c) under Section 6-300 *et seq.*, of the Zoning Ordinance, properties zoned PRC necessarily must fall into one of five PRC subcategories (Residential, Neighborhood Convenience Center, Village Center, Town Center and Convention/Conference Center), which dictate, among other things, the uses permitted on such property;

(d) according to a letter from your office dated March 30, 1993, attached as Exhibit B, your office determined that the Property is "within an area designated as Residential Uses," and thus confirmed that it is designated PRC-Residential and is governed by the provisions of Section 6-302(A) of the Zoning Ordinance;

(e) the files currently maintained by your office with regard to the Property constitute the official record of the Property's zoning and use history;

(f) pursuant to Section 18-201(1) of the Zoning Ordinance, the Fairfax County Zoning Administrator has an absolute and exclusive obligation to maintain current and permanent files and records for adopted amendments to the Zoning Ordinance, including the official Fairfax County Zoning Map;

(g) absent any proffered or Development Condition restriction, the Property may be redeveloped with any of the permitted and/or, with appropriate approvals, permissible uses provided in Section 6-302(A) of the Ordinance;

(h) the Property is not subject to any proffered or Development Condition restriction that would proscribe its use and development for any use permitted under Section 6-302(A) of the Ordinance;

(h) there are no other proscriptions against the Property being developed for any of the uses permitted under Section 6-302(A) of the Ordinance;

(i) according to the official County Records, the Property's use is not restricted to permanent open space;

(j) according to the official County Records, no restrictions have ever been imposed on the Property that would prohibit use of the Property for any of the uses permitted under Section 6-

EXHIBIT 9

302(A), including at (i) the time of rezoning, (ii) the time of subdivision and/or (iii) the time of any site plan approval;

(k) redevelopment of the Property for any of the permitted by-right or, upon separate application, permissible special exception or special permit uses under Section 6-302(A) of the Ordinance does not require an amendment to the official Fairfax County Zoning Map;

(l) pursuant to Section 16-203 of the Zoning Ordinance, the only requirement for redeveloping the Property for any of the by-right uses under Section 6-302(A) of the Ordinance is to file and obtain approval of a PRC Plan; and

(m) if the owners of the Property desire to redevelop the Property with any of the by-right uses permitted under Section 6-302(A) of the Ordinance and the owners file an application for PRC Plan approval that meets the submission requirements listed in Section 16-203 of the Ordinance, the County is obliged and must accept and process the owners' application for a PRC Plan to the Board of Supervisors pursuant to Section 16-303 of the Ordinance.

Analysis:

After exhaustive research of the official Fairfax County records, neither we nor County Staff have found evidence of any written statements signed by or accepted by the Rezoning Applicant or the then-property owner, including any proffers, Development Conditions or other such restrictions, that would preclude the Property from being used for and developed with any of the permitted or permissible uses provided in Section 6-302(A) of the Ordinance. Enclosed as Exhibits C and D are Copies Teste of the rezoning cases C-203 and C-135, respectively, ordinances approved by the Board of Supervisors (the "Board") rezoning the majority of the Property from the RE-2 zoning district to the RPC (now PRC) zoning district. Through our research, we were unable to locate the Copy Teste for C-281. Both ordinances state that the Property "is subject to the use regulations of the [PRC] District." No further restrictions or limitations are identified in the approvals and none have been found in the County records.

In this case, there were no proffered conditions or restrictions, including no proffered commitment to develop in conformance with a specific development plan, offered in writing and officially accepted by the Board at the time of the Property's rezoning. Indeed, there could not be because the General Assembly, by 1971, had not yet adopted enabling legislation authorizing the use of proffers. Nor is the Zoning Map annotated in the manner required by Section 18-204 of the Ordinance were such conditions present.

(As a contrasting example, Exhibit E attached hereto is a Copy Teste of the ordinance adopted by the Board in 2010 for RZ 2009-HM-014, a recent addition to the Reston PRC district. In that case, the ordinance approved by the Board specifically stated that the Reston Hospital Center's PRC zoning is "further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel" (emphasis in original). Proffer 1 accepted by the Board requires that the Reston Hospital Center property develop in substantial conformance with an accompanying development plan. (*See Exhibit F*). Accordingly, development at Reston Hospital Center can

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only proceed if it conforms with the proffers accepted by the Board as part of the amendment to the official Zoning Map, including the development plan itself. This example is but one of many that could be cited as evidence of the procedure for securing binding restrictions on a property's development.)

Since the official County records contain no proscription against the Property being developed for the uses permitted under Section 6--302(A) of the Ordinance and the County has confirmed in the past that the Property is zoned PRC - Residential (see letter from your office dated March 30, 1993 attached as Exhibit B), the Property may be redeveloped with any of such permitted uses.

We greatly appreciate your assistance with this matter. Please let us know if you have any questions or need additional information.

Sincerely,

Mark C. Looney

cc: Cathy Belgin, DPZ
Molly Novotny, Cooley LLP

Exhibit A

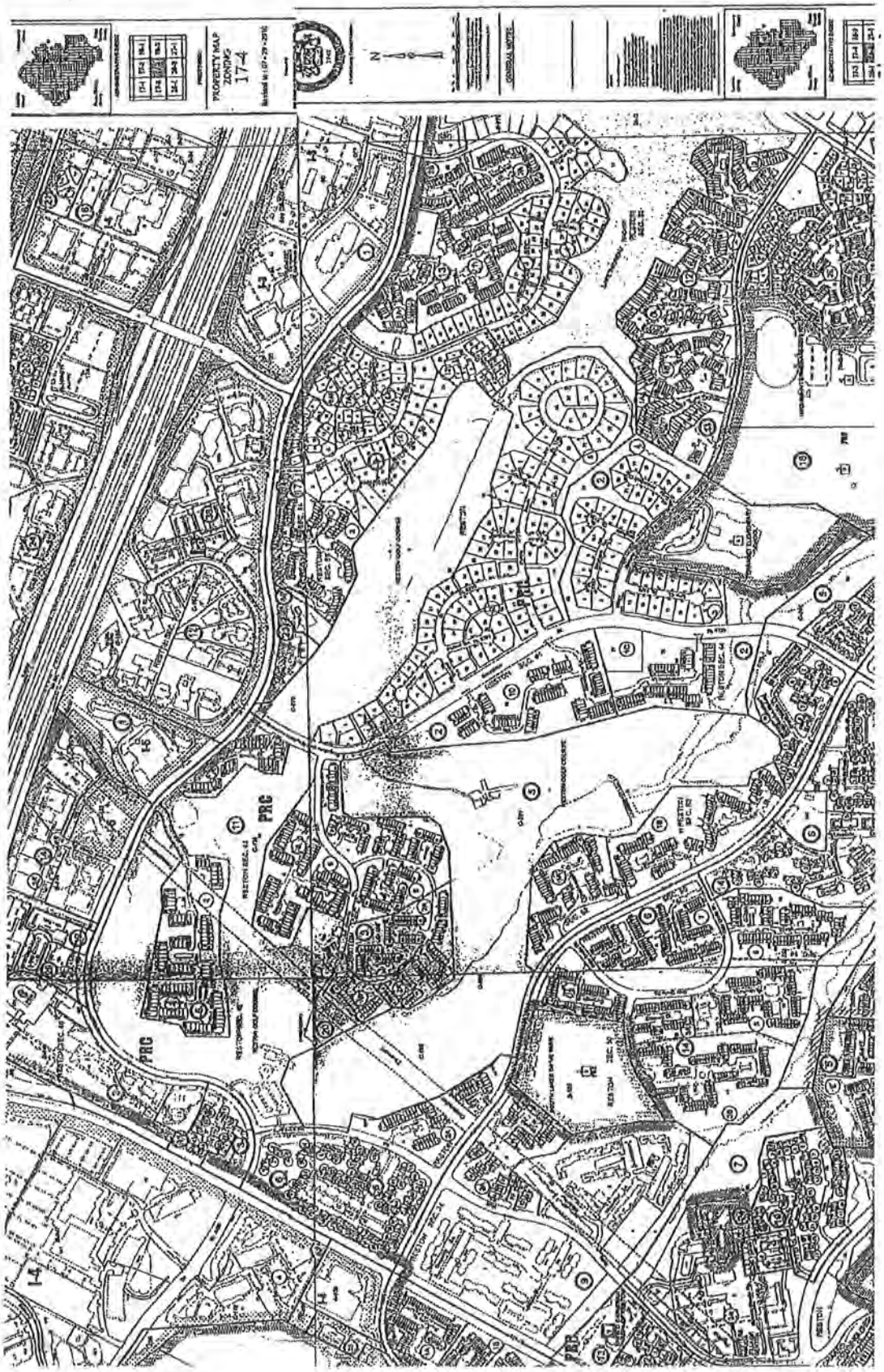


Exhibit B
Street

FAIRFAX COUNTY
VIRGINIA

OFFICE OF COMPREHENSIVE PLANNING
ZONING ADMINISTRATION DIVISION
Permit, Plan Review Branch
12055 Government Center Parkway
Fairfax, Virginia 22035-5508

(703) 324-1359

March 30, 1993

Verner, Liipfert, Bernhard
McPherson and Hand
8280 Greensboro Drive 6th floor
McLean, VA 22102

Re: South Reston Golf Center
11875 Sunrise Valley Road
Tax Map Ref: 26-2 ((22)) 8
26-2 ((5)) 4
26-1 ((6))96
26-1 ((6))97
26-2 ((3))8B
17-4 ((11))4A
Zoning District: PRC

Ladies and Gentlemen:

This is in response to your letter dated March 17, 1993 requesting certain information regarding the above referenced lots.

These lots are within the PRC Planned Residential Community District under the Zoning Ordinance of the County of Fairfax and are not subject to a special permit, special exception or a variance. Enclosed please find a copy of the PRC district regulations for your use.

As you can see by the PRC district regulations a commercial golf course is a permitted use in the PRC district within an area designated as Residential Uses on an approved preliminary site plan. Our records indicate that Site Plan number 1591 was approved on or about 1970 and that a Non-Residential Use Permit (Non-RUP) was issued on January 11, 1971 for the club house and golf course.

To the best of my knowledge there are no zoning problems, complaints or violations pending against these lots.

I trust this response meets your need. If you have any questions, please feel free to contact me.

Very truly yours,

Melinda M. Artman

Melinda M. Artman
Deputy Zoning Administrator for
Permit, Plan Review

/mma

cc: Jane W. Gwinn, Zoning Administrator

Attachments: A/S

Exhibit C

February 18, 1971

Mr. E. A. Pritchard
5976 Guin Bridge Road
Fairfax, Virginia 22030

Dear Mr. Pritchard:

I enclose herewith copy of ordinance adopted by the Board of Supervisors, at its meeting on February 17, 1971, granting the application of Gulf Reston, Inc. (No. C-803) to rezone certain land in Centreville District from RM-2 District to RPC District.

Very truly yours,

Edna A. Bichaler
Clerk of said Board

EAB:ks

Encl.

cc: Gulf Reston, Inc., Executive Building, Reston, Va.
cc: Mr. John Ferguson
cc: Mr. Robert Fontach
cc: Captain Kelso
cc: Mr. Don Smith
cc: Mr. James Pennal
cc: Mr. Fred Beales

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the County Administration Building at Fairfax, Virginia on the 17th day of February, 1971, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO. C-203)

WHEREAS, Gulf Reston, Inc. filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from RE-2 District to RPC District, and

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

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

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

Be, and hereby is, zoned to the RPC District, and said property is subject to the use regulations of said RPC District, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment.

GIVEN under my hand this 17th day of February, 1971.

Edna A. Bicksler
Clerk of said Board

Re: Zoning - 13th Addition to 1st.
RPC (Southern Sector)

DESCRIPTION OF THE 13th ADDITION TO THE 1st. R.P.C. BEING A PORTION OF PARCELS 13 AND 15 OF THE LAND OF GULF RESTON, INC., CENTREVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

BEGINNING at a point in the zoning line of the 10th addition to the First R. P. C., said point being the eastern most corner of the aforementioned zoning line (per plat);

thence with the zoning line of the 10th addition to the First R. P. C., Due north 527.66 feet to a point;

thence leaving the zoning line of the 10th addition to the First R. P. C. and running through Parcels 13 and 15 the following courses and distances:

with the arc of a curve to the left whose radius is 1045.00 feet and whose chord bearing and chord are S. 58° 22' 08" E. 40.87 feet respectively, an arc distance of 40.87 feet to a point;

Due South 62.92 feet to a point;

S. 46° 48' 04" E. 562.43 feet to a point;
S. 63° 26' 06" E. 559.02 feet to a point;
N. 80° 10' 51" E. 263.86 feet to a point;
S. 45° 45' 14" E. 537.45 feet to a point;
S. 52° 13' 28" E. 506.06 feet to a point;
S. 78° 52' 15" E. 310.85 feet to a point;
S. 10° 18' 17" E. 167.70 feet to a point;
S. 48° 30' 13" W. 173.57 feet to a point;
S. 42° 30' 38" E. 325.58 feet to a point;
S. 25° 01' 01" E. 331.06 feet to a point;

Due South 230.00 feet to a point;

S. 48° 14' 23" W. 375.37 feet to a point;

Due West 340.00 feet to a point;

S. 33° 01' 26" W. 954.15 feet to a point;

Due South 465.00 feet to a point;

S. 30° 23' 55" W. 434.77 feet to a point;
N. 38° 19' 40" W. 943.30 feet to a point;
N. 75° 50' 16" W. 551.77 feet to a point;
S. 85° 06' 03" W. 175.64 feet to a point;
N. 05° 40' 02" W. 658.22 feet to a point;
N. 12° 31' 44" W.1106.34 feet to a point;
N. 06° 26' 30" W. 311.97 feet to a point;

Due North 600.43 feet to a point;

with the arc of a curve to the right whose radius is 480.00 feet and whose chord bearing and chord are N. 10° 58' 42" W. 267.47 feet respectively, an arc distance of 271.06 feet to a point in the zoning line of the 10th addition to the First R. R. P.;

thence with the zoning line of the 10th addition to the First R.P. C., N. 80° 00' 00" E. 366.71 feet to the point of beginning.

Containing 158.9388 Acres.

C-135

Exhibit D

February 18, 1971

Mr. E. A. Pritchard
3976 Chain Bridge Road
Fairfax, Virginia 22030

Dear Mr. Pritchard:

I enclose herewith copy of ordinance adopted by the
[illegible] at its meeting on February 17,
[illegible] of Gulf Reston, Inc.
[illegible] and in Centreville
Districts from R2-C District to RPC District.

Very truly yours,

Edna A. Nicholas
Clerk of said Board

EANicholas

Encl.

cc: Gulf Reston, Inc., Exec. Office, Reston, Va. 22070
cc: Mr. John E. Ferguson
cc: Mr. Robert V. Jantzen
cc: Captain Bliss
cc: Mr. Don Smith
cc: Mr. James Pennal
cc: Mr. Fred Saules

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the County Administration Building at Fairfax, Virginia on the 17th day of February, 1971, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO. C-135)

WHEREAS, Gulf Reston, Inc. filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from RE-2 District to RPC District, and

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

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

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

Be, and hereby is, zoned to the RPC District, and said property is subject to the use regulations of said RPC District, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment.

GIVEN under my hand this 17th day of February, 1971.

Edna A. Bicksler
Clerk of said Board

Re: 10th Addition to 1st. R.P.C.

DESCRIPTION OF THE 10th ADDITION TO THE 1st. R.P.C. BEING A PORTION OF PARCELS 13, 15 and 22 OF THE LAND OF GULF RESTON, INC., CENTREVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

BEGINNING at a point in the line of the previously zoned 5th addition to the 1st. R.P.C., said point being S. 62° 08' 35" E. 192.35 feet from a point in the easterly right-of-way line of Reston Avenue (Route 602);

thence with the line of the 5th addition to the 1st. R.P.C. and through Parcel 13 the following courses and distances:

with the arc of a curve to the left whose radius is 360.00 feet and whose chord bearing and chord are N. 54° 42' 27" E. 465.76 feet respectively, an arc distance of 506.52 feet to a point;

N. 14° 24' 00" E. 280.00 feet to a point;

with the arc of a curve to the right whose radius is 790.00 feet and whose chord bearing and chord are N. 63° 54' 00" E. 1201.44 feet respectively, an arc distance of 1365.02 feet to a point;

S. 66° 36' 00" E. 764.97 feet to a point;
N. 42° 22' 50" E. 16.48 feet to a point;

thence leaving the line of the 5th addition to the 1st. R.P.C. and continuing through Parcel 13 and through Parcels 15 and 22 the following courses and distances:

S. 67° 20' 00" E. 61.34 feet to a point;

with the arc of a curve to the right whose radius is 945.00 feet and whose chord bearing and chord are S. 53° 40' 00" E. 446.56 feet respectively, an arc distance of 450.82 feet to a point;

S. 40° 00' 00" E. 497.19 feet to a point;

with the arc of a curve to the left whose radius is 955.00 feet and whose chord bearing and chord are S. 48° 37' 13" E. 286.29 feet respectively, an arc distance of 287.37 feet to a point;

S. 32° 45' 32" W. 90.00 feet to a point;

Due South 527.66 feet to a point;

S. 80° 00' 00" W. 787. 16 feet to a point;

Due South 335.00 feet to a point;

S. 31° 19' 43" E. 134.63 feet to a point;

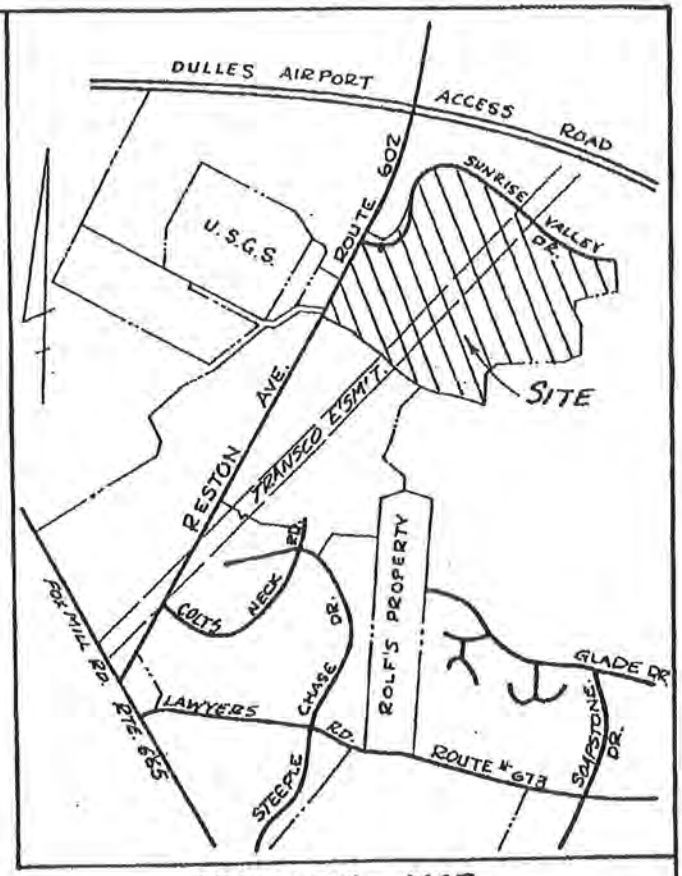
Due South 235.00 feet to a point;

S. 75° 27' 56" W. 278.93 feet to a point;

Due West 770.00 feet to a point;

S. 59° 21' 27" W. 298.44 feet to a point;
N. 61° 59' 58" W. 196.20 feet to a point;
N. 79° 45' 20" W. 421.72 feet to a point;
N. 20° 30' 05" W. 122.78 feet to a point;
N. 87° 03' 50" W. 219.44 feet to a point;
S. 40° 07' 40" W. 280.00 feet to a point;
N. 49° 52' 20" W. 150.00 feet to a point;
N. 31° 55' 32" E. 949.86 feet to a point;
N. 38° 53' 00" E. 434.67 feet to a point; and
N. 62° 08' 35" W. 872.71 feet to the point of beginning.

Containing 136.6529 Acres



VICINITY MAP
SCALE = 1" = 2400'

AREA OF REVISION · 45.1101 AC.
AREA OF REZONING · 136.6529 AC.
TOTAL AREA · 181.7630 AC.

Exhibit E

County of Fairfax, Virginia

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

March 10, 2010

Shane M. Murphy
Cooley Godward Kronish LLP
11951 Freedom Drive
Suite 1500
Reston, VA 20190

RE: Rezoning Application RZ 2009-HM-014
(Concurrent with Planned Residential Community Application PRC 2009-HM-014,
Proffered Condition Amendment Application PCA 89-C-025-05 and
Development Plan Amendment Application DPA 89-C-025-04)

Dear Mr. Murphy:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 9, 2010, granting Rezoning Application RZ 2009-HM-014 in the name of Reston Hospital Center LLC. The Board's action rezones certain property in the Hunter Mill District from the I-5 and C-3 Districts to the PRC District and permits mixed use development (including office and medical care facilities) with an overall Floor Area Ratio (FAR) of .70. The subject property is located in the northeast quadrant of the intersection of Fairfax County Parkway and New Dominion Parkway and on the west side of Town Center Parkway on approximately 31.65 acres of land [Tax Map 17-1 ((1)) 0003H1, 17-1 ((1)) 0015B, 17-1 ((1)) 0017, 17-1 ((14)) 101-420, 17-1 ((19)) B, C5 and C6, 17-1 ((19)) 100-412A, 17-1 ((28)) 100-460], as further described by the metes and bounds description provided for Rezoning Application RZ 2009-HM-014 available on file at the Department of Planning and Zoning, Zoning Evaluation Division, and is subject to the proffers dated January 12, 2010.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
Enclosure

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 9th day of March, 2010, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2009-HM-014
(CONCURRENT WITH Planned Residential Community Application PRC 2009-HM-014, Proffered Condition Amendment Application PCA 89-C-025-05, and Development Plan Amendment Application DPA 89-C-025-04)

WHEREAS, Reston Hospital Center LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5 and C-3 Districts to the PRC District, and

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

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

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

Be, and hereby is, zoned to the PRC District, and said property is subject to the use regulations of said PRC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 9th day of March, 2010.

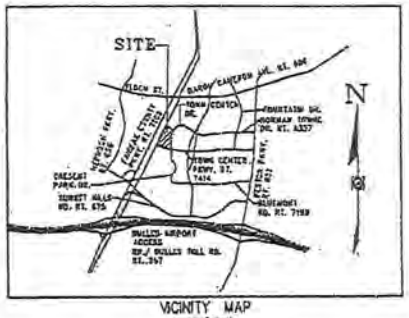
Nancy Vehrs
Clerk to the Board of Supervisors

Exhibit F

DEVELOPMENT PLAN/
PROFFERED CONDITION AMENDMENT PLAT/
DEVELOPMENT PLAN AMENDMENT
DPA-89-C-025-04

RESTON HOSPITAL CAMPUS

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
APRIL 8, 2009



VICINITY MAP

PROJECT TEAM

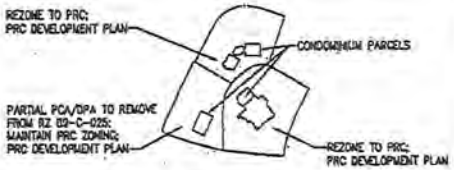
APPLICANT:
RESTON HOSPITAL CENTER
1850 TOWN CENTER PARKWAY
RESTON, VA 20190

CIVIL ENGINEER/ PLANNER/
LANDSCAPE ARCHITECT:
ADTEK ENGINEERS, INC.
3251 OLD LEE HIGHWAY, SUITE 405
FAIRFAX, VA 22030

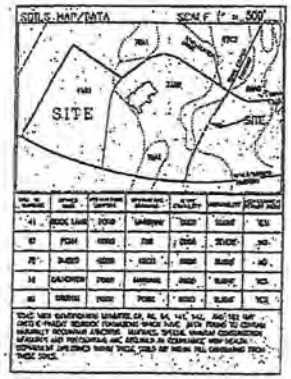
ARCHITECT:
EARL SWENSSON ASSOCIATES
RICHARD L. MILLER, ARCHITECT
2100 WEST END AVENUE
VANDERBILT PLAZA, SUITE 1200
NASHVILLE, TN 37203

LAND USE ATTORNEY:
COOLEY GODWARD KRONISH, LLP
RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

TRAFFIC ENGINEER:
GOROVE/SLADE ASSOCIATES, INC.
3914 CENTREVILLE ROAD, SUITE 330
CHANTILLY, VA 20151



PARCEL DIAGRAM
SCALE 1"=1000'



EXISTING I-5 7.50± A.C.
REZONE TO PRC;
PRC DEVELOPMENT PLAN

EXISTING PRC 9.33± A.C.
PARTIAL PCA/DPA TO REMOVE
FROM RZ 89-C-025;
MAINTAIN PRC ZONING;
PRC DEVELOPMENT PLAN

EXISTING C-3 14.81± A.C.
REZONE TO PRC;
PRC DEVELOPMENT PLAN

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10	ACOUSTICAL CULVERAL ANALYSIS
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16	REZONING PLAT
17	CONSOLIDATED DEVELOPMENT PLAN
18	CONSOLIDATED DEVELOPMENT PLAN
INCLUDED FOR INFORMATION ONLY, RI-C-025	
19	RC - PCA PLAT - TCP SHEET 1
20	RC - PCA PLAT - TCP SHEET 2
21	RC - PCA PLAT - TCP SHEET 3
22	RC - PCA PLAT - TCP SHEET 4
23	RC - PCA PLAT - TCP SHEET 5
24	RC - PCA PLAT - TCP SHEET 6
25	RC - PCA PLAT - TCP SHEET 7

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Richard L. Miller, Architect

REVISIONS		
12/4/09	RESPONSE TO COUNTY COMMENTS	
2/5/09	RESPONSE TO COUNTY COMMENTS	
3/4/09	RESPONSE TO COUNTY COMMENTS	
4/8/09	RESPONSE TO VDOT COMMENTS	

COMMONWEALTH OF VIRGINIA
ADDIT. RAMESH
Lic. No. 018866
PROFESSIONAL ENGINEER

RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA
COVER SHEET - DP/PCAP/DPA

DRAWN	RK	DATE	03-13-09
DESIGN	AR	SCALE	1"=500'
P.C.	AR	FILE NO.	14614
		SHEET	1 OF 25

NOTES - TABULATIONS

1. EXISTING ZONING: THE SITE CONSISTS OF APPROXIMATELY 31.65 ACRES THAT INCLUDES 14.65 ACRES ZONED C-3 (INDUSTRIAL), 3.23 ACRES ZONED PRC (MEDICAL OFFICE BUILDING AND PARKING GARAGE), AND 13.8 ACRES ZONED I-5 (MEDICAL OFFICE BUILDING). THE SITE IS ALSO WITHIN AN OVERLAY DISTRICT KNOWN AS THE RESTON TOWN CENTER ASSOCIATION OVERLAY (RTCAO).

2. THE PROPERTY IS OWNED BY RESTON HOSPITAL LLC AND MULTIPLE CONDOMINIUM UNIT OWNERS. PLEASE SEE AFFIDAVIT FOR DETAILED OWNERSHIP INFORMATION.

3. THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO INCLUDE A PORTION OF THE RESTON HOSPITAL CENTER FROM I-5 TO PRC, AND INCLUDE 1 PORTION OF THE RESTON HOSPITAL CENTER FROM C-3 TO PRC. THE PURPOSE OF THE HUNTER CORPORATE MANAGEMENT PLAN/DEVELOPMENT PLAN AMENDMENT ON THE PRC PORTION OF THE RESTON HOSPITAL CENTER (DP-89-C-025-03) IS TO BE REVISED FROM CONSOLIDATED DEVELOPMENT PLAN PART 1 & 2 REVISION AND MODIFICATION TO ZONING AS PRC.

4. COMPREHENSIVE PLAN: THE SUBJECT PROPERTY IS LOCATED WITHIN SUB-UNIT D-1 OF THE RESTON FAIRFAX CENTER STATION AREA OF AREA B. THE COMPREHENSIVE PLAN STATES THAT SUB-UNIT D-1 SHOULD BE PLANNED AND APPROVED FOR A MIX OF USES INCLUDING OFFICE, RETAIL, RESIDENTIAL, INSTITUTIONAL AND CONCEPT-CLUSTERED USES UP TO 0.70 FAR.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION: BOUNDARY INFORMATION FOR THE SUBJECT SITE IS TAKEN FROM AN ACTUAL SURVEY PREPARED BY M.V. DAUM IN FALL OF 2000 AND OTHER PUBLIC RECORD INFORMATION. TOPOGRAPHIC INFORMATION PROVIDED IS AT A ONE-FOOT CONTOUR INTERVAL AND IS BASED ON AERIAL MAPPING.

6. MINOR MODIFICATIONS: THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THIS DEVELOPMENT PLAN/ PROFFERED CONDITION AMENDMENT PLAT/ PLAN CONSISTING OF 21 SHEETS, PREPARED BY ADTEK ENGINEERS, INC. MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY FINAL SITE DESIGN AND ENGINEERING AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).

7. WATER AND SEWER: THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

8. STORMWATER MANAGEMENT/ BEST MANAGEMENT PRACTICES (SWM/BMP): SITE PRELIMINARY STORMWATER MANAGEMENT PLAN, PRELIMINARY BEST MANAGEMENT PRACTICES PLAN AND OUTFALL ANALYSIS PLAN.

9. UTILITY EASEMENTS: TO THE BEST OF THE APPLICANTS KNOWLEDGE AND BELIEF, THE FOLLOWING EASEMENTS ARE MAJOR UNDERGROUND UTILITY EASEMENTS ON THE RESTON HOSPITAL CAMPUS:
   - FAIRFAX COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 5403 PAGE 1503.
   - VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 5345 PAGE 201.
   - VERIZON, PUBLIC SERVICE COMPANY RECORDED IN DEED BOOK 3571 PAGE 286.
   - ATLANTIC COASTLINE CORPORATION RECORDED IN DEED BOOK 3619 PAGE 405.

10. PUBLIC IMPROVEMENTS: NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.

11. CLEARING AND GRADING: THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE AS GENERALLY SHOWN.

12. MODIFICATION / WAIVERS REQUESTS: THE PROPOSED USES ARE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, WITH THE EXCEPTION OF:
   - NO REGIONAL SCREENING WAIVER AND BARRIER: LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE, EXCEPT THAT THE APPLICANT IS REQUESTING A MODIFICATION OF THE SCREENING REQUIREMENTS BETWEEN THE EXISTING RESIDENTIAL USES AND THE RESTON HOSPITAL CAMPUS PURSUANT TO SECTION 13-304.
   - INTERIOR PARKING LOT LANDSCAPING: LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE, AND COMPLY TO OF THE PRMC FACILITY MANUAL EXCEPT THAT THE APPLICANT IS REQUESTING A MODIFICATION OF THE INTERIOR AND PERIMETER PARKING LOT LANDSCAPING PURSUANT TO SECTION 13-305 AND 200-3F THE ZONING ORDINANCE.

13. TRAILS: THERE IS AN EXISTING EIGHT FOOT TRAIL THAT WAS BUILT AS PART OF THE FAIRFAX COUNTY PARKWAY CONSTRUCTION PROJECT NUMBER 5-000-099-2(99-C-032) DEED BOOK 10661 PAGE 0249, IN ADDITION, SIDEWALKS EXIST ON NEW DOMINION PARKWAY AND TOWN CENTER PARKWAY.

14. GRAVES: TO THE BEST OF THE APPLICANTS KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF BURIAL ON THE RESTON HOSPITAL CAMPUS.

15. TOXIC AND/OR HAZARDOUS MATERIALS: THERE ARE NO KNOWN TOXIC OR HAZARDOUS MATERIALS EXISTING OR PROPOSED ON THIS PROPERTY.

16. HAZARDOUS MATERIALS: TO THE BEST OF THE APPLICANTS KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC MATERIALS (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS NO. VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE PART 280.12 OF FEDERAL LAWS OF CONTAINED ON THE SUBJECT PROPERTY. SUCH SUBSTANCES WILL NOT BE GENERATED, STORED, HANDLED, AND/OR DISPOSED OF ON-SITE. IF THE ABOVE SAID HAVE BEEN DISCOVERED AND FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

17. SIGNAGE: ENTRY AND DIRECTORY SIGNAGE CURRENTLY EXIST ON SITE. ADDITIONAL SIGNAGE, IF ANY, WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN. ALL SIGNS SHALL COMPLY WITH THE ZONING ORDINANCE.

18. SCHEDULE: THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED ON THE NEEDS OF THE HOSPITAL.

19. FLOODPLAIN: THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THIS SITE. THE EXISTING RESTON HOSPITAL CAMPUS IS AT A WETSPACE MANAGEMENT AREA (WMA).

20. SOILS: THE FAIRFAX COUNTY SOILS MAP IS SHOWN ON THE ZONING SHEET.

21. ARCHITECTURAL STANDARDS: THE ARCHITECTURAL CONCEPT FOR THE PROPOSED ADDITIONS AND CHANGES WILL BE CONSISTENT WITH THE EXISTING HOSPITAL AND THE EXISTING GARAGES.

22. MAXIMUM BUILDING HEIGHT IS 70'.

DP/RCA2
BUILDING GROSS FLOOR AREA (GFA) TABULATIONS

EXISTING BUILDING AREA		PROPOSED BUILDING AREA	
C-3 PARCEL:			
EXISTING HOSPITAL	343,837 SF*	TOTAL HOSPITAL AREA	433,497 SF**
EXISTING MEDICAL OFFICE BUILDING	88,660 SF	TOTAL MEDICAL OFFICE BUILDING AREA	261,200 SF
I-5 PARCEL:			
EXISTING MEDICAL OFFICE BUILDING	124,343 SF		
PRC PARCEL:			
EXISTING MEDICAL OFFICE BUILDING	115,000 SF	TOTAL BUILDING AREA	464,297 SF
		MEDICAL OFFICE AREA FOR RESTON HOSPITAL CAMPUS	29.65 AC (1,291,554 SF)
TOTAL BUILDING AREA	636,750 SF	MAXIMUM FLOOR AREA RATIO TO BE DETERMINED ON THE PROPERTY	0.70 F.A.R.
TOTAL SITE AREA FOR RESTON HOSPITAL CAMPUS	31.65 AC (1,378,626 SF)		
FLOOR AREA RATIO	0.46 FAR		

* INCLUDES 18,425 SF OF EXISTING CELLAR SPACE
** INCLUDES 31,425 SF OF EXISTING CELLAR SPACE AND 20,000 SF OF PROPOSED CELLAR SPACE
THE IMPROVEMENTS SHOWN ON SHEET 3 ADD UP TO A TOTAL OF 893,925 SQUARE FEET OF GFA ON THE PROPERTY. WHEN COMBINED TO A 0.70 FAR. WITH THIS PLAN, THE APPLICANT COMMITS TO CONSTRUCT NO MORE THAN A TOTAL OF 964,397 SQUARE FEET OF GFA ON THE PROPERTY, WHICH EQUATES TO A 0.70 FAR.

DEVELOPMENT PLAN AMENDMENT AREA TABULATION:

ACREAGE:
ORIGINAL: 26.07 ACRES (ORIGINAL ACREAGE OF RZ 89-C-025)
PROPOSED: 4.33 ACRES (REMOVED FOR REGIONAL FROM RZ 89-C-025)
REGIONAL: 30.34 ACRES

USES:

ADDENDUM NO. 1 TO RZ 89-C-025
A) NON-RESIDENTIAL: 0.50 FAR X 84,23 AC = 1,830,949 SQ FT
B) RESIDENTIAL: 35 DU/AC X 84.23 = 4,343 DU

ADDENDUM NO. 2 TO RZ 89-C-025
A) NON-RESIDENTIAL: 1,125,000 SQ FT
B) RESIDENTIAL: 700 DU

EXISTING NON-RESIDENTIAL USES AT RZ 89-C-025 NOT INCLUDED = 9.33 ACRES
A) NON-RESIDENTIAL: 123,000 SQ FT
B) RESIDENTIAL: 0 DU

REGIONAL FOR RZ 89-C-025 = 26.94 ACRES
A) NON-RESIDENTIAL: 1,845,755 REGIONAL SQ FT (1,830,949.00 FT + 123,000 SQ FT = 1,953,755 SQ FT)
B) RESIDENTIAL: 4,343 DU APPROVED FOR RZ 89-C-025 = 487 DU/AC (9.33 ACRES) ROUNDED X 35 DU = 487 DU = 3,843
NO REMAINING FOR RZ 89-C-025
3,843 DU REMAINING FOR RZ 89-C-025 - 700 DWELLING DU = 3,143 DU REMAINING IN THE PCA

LOT REQUIREMENTS:
THERE ARE NO MINIMUM LOT AREA REQUIREMENTS FOR EACH USE OR BUILDING, PROVIDED THAT A PRIVATE YARD HAVING A MINIMUM AREA OF 200 SQUARE FEET, SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED DWELLING UNIT USE, UNLESS WAIVED BY THE BOARD IN CONJUNCTION WITH THE APPROVAL OF A DEVELOPMENT PLANS.

THERE IS NO MINIMUM LOT WIDTH REQUIREMENT FOR EACH USE OR BUILDING.

BULK REGULATIONS:
THERE ARE NO MAXIMUM LOT AREA REQUIREMENTS FOR EACH USE OR BUILDING, PROVIDED THAT THE MAXIMUM FLOOR AREA RATIO, OR USE COVERAGE REQUIREMENTS OF THE PRC AND ZONE, THE LOCATION AND ARRANGEMENT OF STRUCTURES SHALL NOT BE DETRIMENTAL TO EXISTING OR PROSPECTIVE ADJACENT DWELLINGS OR TO THE EXISTING OR PROSPECTIVE DEVELOPMENT OF THE NEIGHBORHOOD.

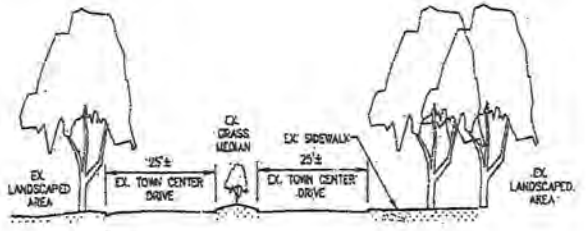
REQUIRED PARKING
HOSPITAL:
REQUIRED - 2.5 SPACES PER HOSPITAL BED = (320 BEDS) = 800 SPACES

MEDICAL OFFICE BUILDING:
REQUIRED = 2.5 SPACES PER 1000 SF MEDICAL OFFICE BUILDING = 349,860 SF = 1,191 SPACES
TOTAL REQUIRED FOR RESTON HOSPITAL CAMPUS: 1,991 SPACES

PROVIDED PARKING:
GARAGE PARKING PROVIDED: 1,101 SPACES
SURFACE PARKING PROVIDED: 1,043 SPACES
TOTAL PROVIDED PARKING: 2,144 SPACES

LOADING SPACES:
HOSPITAL:
REQUIRED - 1 SPACE FIRST 50,000 SQ FT PLUS 1 SPACE EACH ADDITIONAL 100,000 SQ FT
PROVIDED - 13 LOADING SPACES

OPEN SPACES CALCULATIONS:
TOTAL SITE AREA: 31.65 AC
TOTAL OPEN SPACE: 22.15 AC
% OF OPEN SPACE PROVIDED: 70%



EXISTING TOWN CENTER DRIVE CROSS SECTION

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

"The Following Information is required to be shown or provided in all zoning applications, as a minimum request of the application, in accordance with applications shall be attached. Items "Waivers may be added upon application. Failure to adequately address the required information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 (2) & 7-L)	Special Exceptions (9-101 (2) & 7-L)
Owner Residences (9-615 (1) & (5))	Commercial Recreation Uses (Section) (9-622 2A (1)&(14))
Comprehensive Plans PRC (Section) (10-103 2 & d))	PRC Plans (10-302 (1) & 19)
6109 - 2 (Director Review) PRC) (9-616-302 (2 & (4))	Amendments (18-202 (10) & 140)

B 1. Plat is at a minimum scale of 1"=100' (minimum scale required for use shown with a "reference scale" (1"=20')).

B 2. A graphic depicting the stormwater management (SWM/BMP) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outfall provisions, pond embankment, access roads, non-structural, energy dissipation devices, and private maintenance easements as shown on Sheet 3.1.

B 3. Provide:

Facility Name (Type B.3A)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Impervious area (AC)	Storage Volume (AC)	If pond, does it age (Y/N)
Regional SWM Facility A, within Tributary 20						
SUBTOTAL						
SUBTOTAL						
SUBTOTAL						

B 4. On-site drainage channels, swales and pipe systems are shown on Sheet _____. Flood routing and/or pipe systems are shown on Sheet 3.1.

B 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3.1. Type of maintenance access road surface noted on the plan is _____ (asphalt, gravel, grass, etc.)

B 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.2.

B 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.1 & 3.

B 8. A determination of the existing conditions of each contributing non-vested watershed downstream from the site to a point which is at least 100 times the site area or where the 2 drainage area of at least one square mile (640 acres) is provided on Sheet 3.1 & 3.

B 9. A description of flow rate control requirements, including known downstream or receiving drainage areas (i.e. drainage districts), of the Public Facilities Manual will be provided as provided on Sheet 3.1 & 3.

B 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is aerial survey or field run is provided on Sheet 3.1 & 3.

11. A waiver(s) or waiver is requested for: NA

12. Stormwater computation is not required because: NA

Revised 2-21-2002

REVISIONS	
05/27/03	ADDED NOTE 22
08/29/03	RESPONSE TO COUNTY COMMENTS
09/15/03	RESPONSE TO COUNTY COMMENTS
10/14/03	

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DATE: 12 SEP 2003

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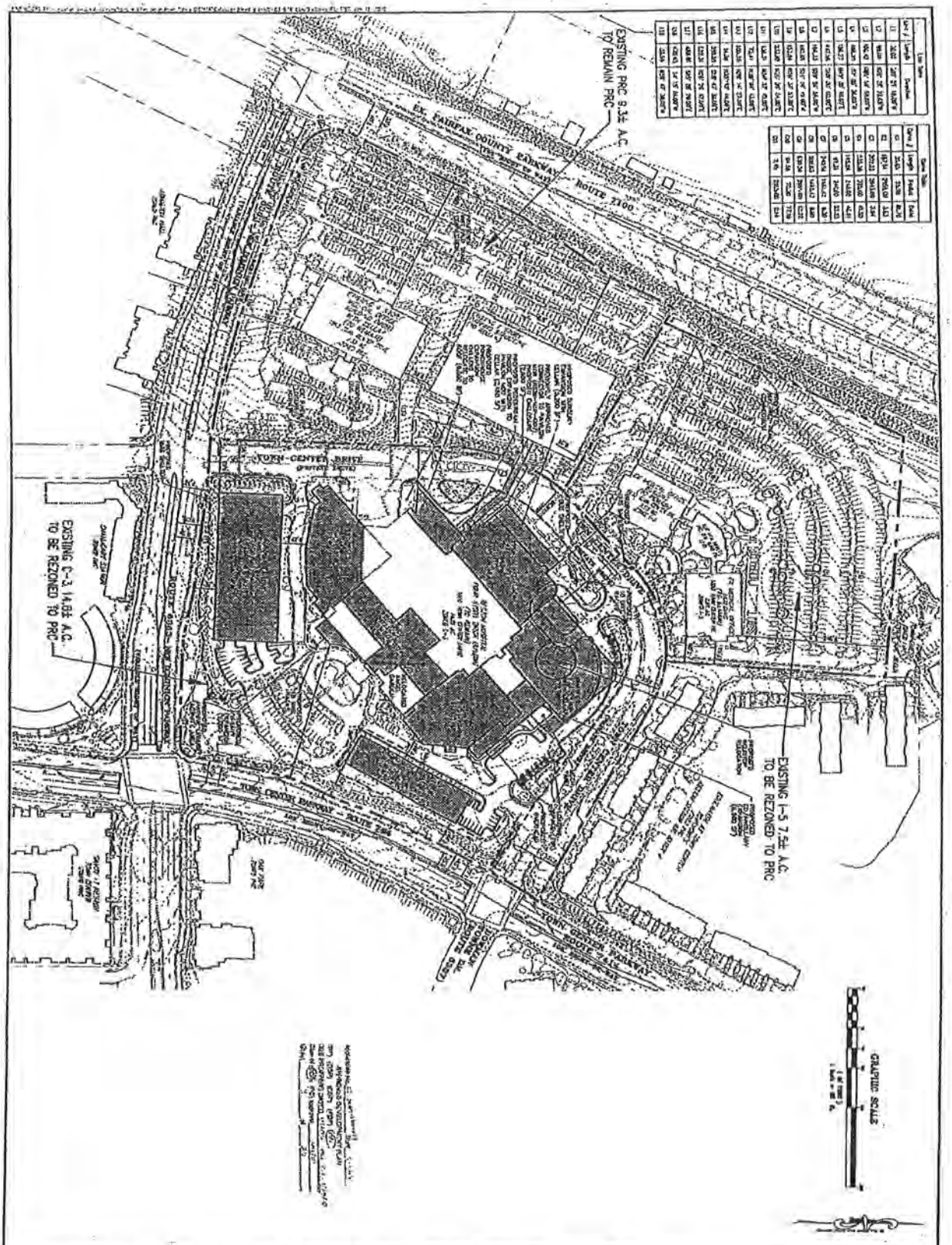
RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT
NOTES - TABULATIONS

SCALE	1"=50'	DATE	02-15-03	SHEET	2 OF 25
DRAWN	JCB	REVISED	09/15/03		
P.C.		SCALE			



RESTON HOSPITAL CAMPUS

DPA-89-C-025-04

HUNTER MILL DISTRICT RESTON, VA

SITE CONTEXT – OVERALL MASTER PLAN

SCALE	DATE	SHEET
1"=200'	02-11-04	3 OF 25

REVISION DATE	DESCRIPTION
04/26/04	FLOOR AREA REVISION
05/10/04	RESPONSE TO COUNTY COMMENTS
09/24/04	RESPONSE TO COUNTY COMMENTS
11/30/04	RESPONSE TO COUNTY COMMENTS
01/31/05	ROW DEDICATION & PARKWAY IMPROVEMENTS

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