FAIRFAX COUNTY
VIRGINIA

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290 Fax (703) 324-3924

August 6, 2004

Mr. Steven F. Teets
Senior Associate
Vika, Inc.
8180 Greensboro Drive, Suite 200
McLean, Virginia 22102

Re: Interpretation for RZ/FDP 2003-PR-008, The Reserve at Tyson's Corner: Layout of Single-Family Attached Dwellings and Open Space

Dear Mr. Teets:

This is in response to your letter of June 29, 2004, (attached) requesting an interpretation of the Conceptual Development Plan (CDP) and proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 2003-PR-008, and the Final Development Plan (FDP) approved by the Planning Commission with FDP 2003-PR-008. As I understand it, the question is whether the proposed modification to the layout of the townhouses and open space in the vicinity of the clubhouse and pool would be in substantial conformance with the CDP/FDP and proffers. This determination is based on your letter dated June 29, 2004, and the attached exhibits entitled "Original FDP" and "Proposed Layout".

The Board of Supervisors approved RZ 2003-PR-008 on March 15, 2004, with the Planning Commission approving FDP 2003-PR-008 on April 7, 2004, for a residential development consisting of 80 single-family attached dwellings and 560 multi-family dwelling units. Your question is regarding the proposed reconfiguration based on the final design of 4 townhouses immediately west of the pool, which are labeled 9-12 on the approved CDP/FDP. You are proposing to shift the row of homes south of the pool further south, shortening the dimension of the open space courtyard, and add a relocated row of units north of it, on the other side of the street (south of the pool). This would result in more open space between the units oriented toward the pool and Science Applications Court, and a smaller courtyard south of Lots 13-19, as well as the joining of Lots 1-4 with Lots 5-7 along Gallows Road, for one row of 7 units rather than two rows of 4 with a gap between them. You are not proposing to change the number of dwelling units on the property or in this area, nor change the number of parking spaces provided. You state that this proposal would result in added open space at the property entrance and view into the community of the Clubhouse, and would further result in an increase in the distance from

the pool deck to the nearest dwelling unit. You also state in your letter that, although the open space is redistributed with this proposal and results in the reduction in size of one of the central courtyards, this proposal would result in a net increase in the amount of open space by approximately 600 square feet, and decreases the amount of impervious surface by the same amount. The central courtyard was originally approved to be 42,000 square feet, and is now proposed to be 34,000 square feet.

The proposed modification to the layout of the townhouses and open space in the vicinity of the clubhouse and pool would result in a significant reduction in open space that is internal to the development. Although the net open space on the property would increase, the relocated open space is an area which would be less beneficial to the residents, due to its location adjacent to the road and vehicular entrance to the development. It is my determination that the proposed modification to the layout of the units and open space would not be in substantial conformance with the approved CDP/FDP and proffers for RZ 2003-PR-008.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Cathy Belgin at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BAB/N:\CASES- ACTION ITEMS\LINCOLN LETTER.DOC

Attachments: A/S

cc: Linda Q. Smyth, Supervisor, Providence District
Ken Lawrence, Planning Commissioner, Providence District
Leslie Johnson, Chief, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: No. RZ/FDP 2003-PR-008, PI 0407 073, Imaging, Reading File

6235K

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

RECEIVED
Department of Planning & Zoning
JUN 30 2004
Zoning Evaluation Division

June 29, 2004

Ms. Barbara A. Byron
Director of Zoning Evaluation
Department of Planning and Zoning, Fairfax County
12055 Government Center Parkway, #801
Fairfax, VA 22035-5511

Re: **Interpretation Request**
The Reserve at Tyson's Corner
RZ/FDP 2003-PR-008
PCA 75-7-004-2

Dear Ms. Byron,

We are working on the final site plan for Lincoln Property Company on the property known as the Reserve at Tyson's Corner. While working in more detail with the architect of the townhouse portion of the project, a slight modification to the layout of the townhouse was proposed. In review of this change with the owner, the Lincoln Property Company requested we pursue verification that this minor change is in conformance with the above referenced project. We met with Cathy Belgium of your office and while she did not have any objections to the layout, she did feel it would require an interpretation.

On behalf of Lincoln Property Company, we formally request an interpretation, that the new layout of the townhouses in the area near the clubhouse and pool is in substantial conformance with the Final Development Plan.

The proposed change centers around the four (4) townhouses just west of the pool that front on Science Applications Court. We have included the approved FDP of the area, with Lot #'s, as well as the proposed layout with the new locations and Lot #'s for your reference. The lots are shown as 9-12 on the approved FDP exhibit. We propose to move those units off of the Science Application Court to run parallel with Units 13-19. To accommodate that, we are sliding 13-19 south approximately 40' and moving Lot's 20 and 21 into the "stick" with 9-12. Also, we would take unit 8 from its front on Gallows, to the "stick" with 9-12 and 20 and 21. Lots 1-4 and 5-7 would then be combined for one "stick".

This revised layout serves two distinct purposes. One, it opens up the view from Gallows Road to the Clubhouse amenity, creating additional open area at the entrance. Two, it decreases the amount of impervious area and creates additional open space. As you will see by comparing the old layout to the proposed layout, the asphalt area behind lots 11 and 12 has been eliminated, thus reducing the impervious area by approximately 600 square feet.

This layout does **not** increase lots. It does **not** reduce parking. **It increases open space**. We have retained the three walk connection from the townhouses to Gallows Road. We have increased the distance from the pool deck to nearest unit and the closest point of the pool deck to the sidewalk has not diminished. The only area that reduces, is the landscaped open space "square" where the infiltration is proposed. That area was approximately 42,000 square feet and the new area is approximately 34,000 square feet. The lost open space in that location, has been gained along Science Application Court, near the clubhouse.

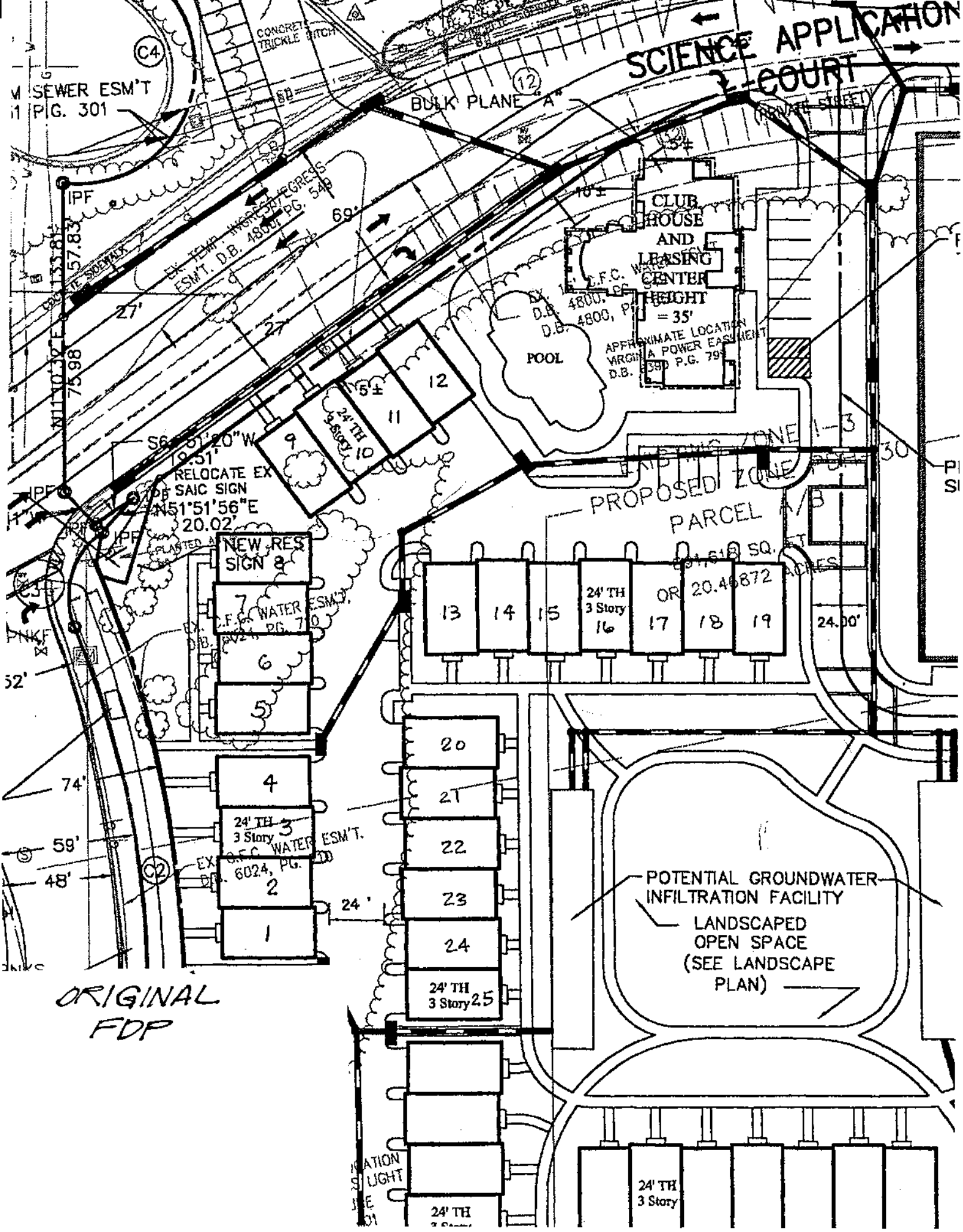
VIKA Incorporated
8180 Greensboro Drive, Suite 200 ■ Mclean, VA 22102 ■ (703) 442-7800 ■ Fax (703) 761-2787
Mc ean, VA ■ Germantown, MD ■ Leesburg, VA

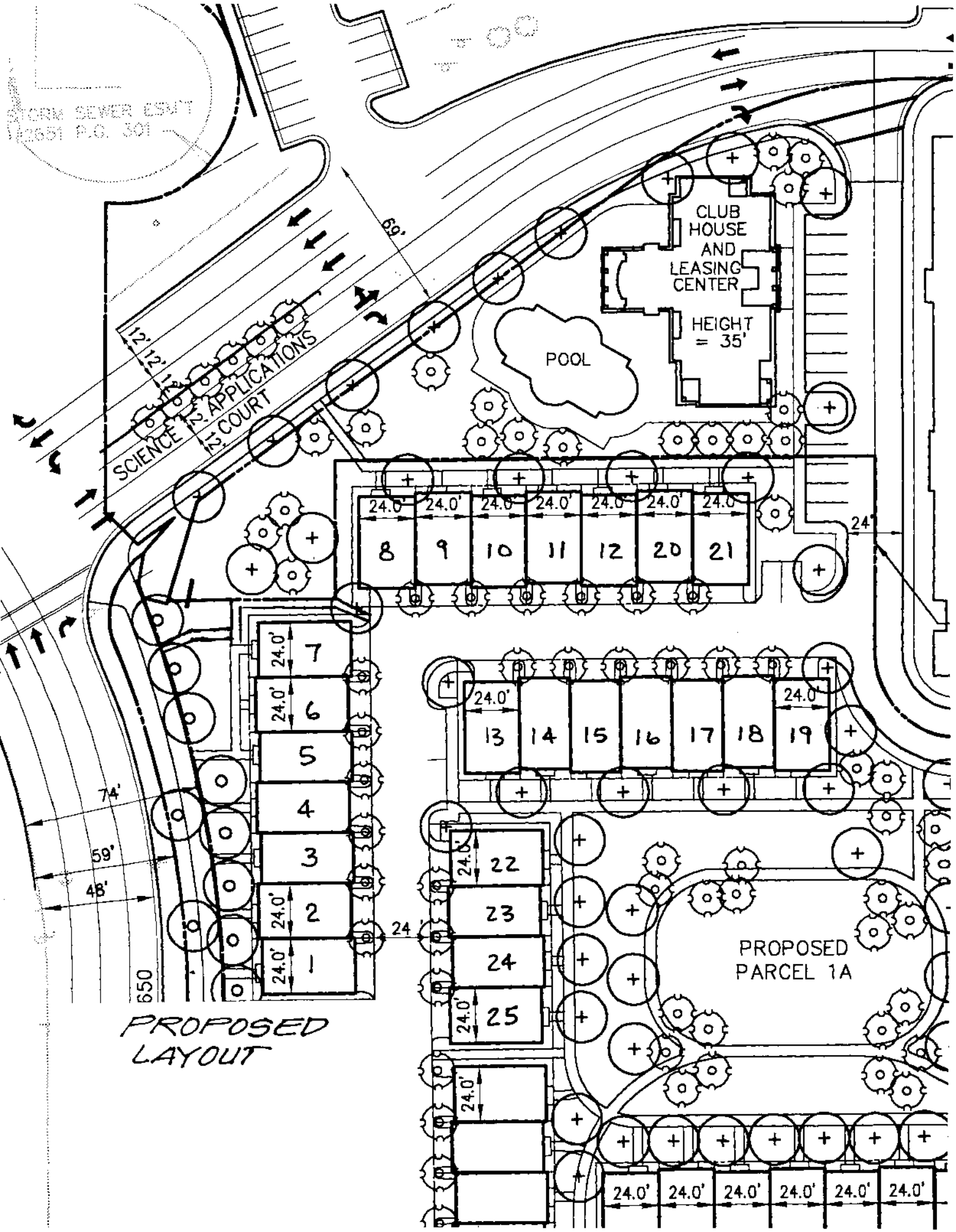
We feel this minor layout change is not only in conformance but a significant improvement on the Final Development Plan and look forward to a positive letter of interpretation from your office. Should you have any questions, please do not hesitate to give us a call.

Sincerely,
VIKA, Inc.

Steven F. Teets, L.S.
Senior Associate

Cc: Richard Rose, Lincoln Property Company


SCIENCE APPLICATION COURT
(PRIVATE STREET)
CONCRETE TRICKLE DITCH
BULK PLANE "A"
SEWER ESM'T
PG. 301
IPF
CLUB HOUSE AND LEASING CENTER HEIGHT = 35'
POOL
APPROXIMATE LOCATION VIRGINIA POWER EASEMENT
RELOCATE EX SAIC SIGN
N51°51'56"E 20.02'
NEW RES SIGN 8
24' TH 3 Story
PROPOSED ZONE 1-3
PARCEL A/B
24.00'
POTENTIAL GROUNDWATER INFILTRATION FACILITY
LANDSCAPED OPEN SPACE (SEE LANDSCAPE PLAN)
ORIGINAL FDP



PROPOSED LAYOUT