



PRC PLAN APPLICATION FILED: May 22, 2007  
PLANNING COMMISSION: November 7, 2007  
BOARD OF SUPERVISORS: Not yet scheduled.

## County of Fairfax, Virginia

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October 24, 2007

### STAFF REPORT

#### APPLICATION PRC B-846

#### HUNTER MILL DISTRICT

**APPLICANT:** JBG/RIC Retail, LLC. and JBG/RIC, LLC.

**PRESENT ZONING:** PRC

**PARCEL:** 17-3 ((3)) 1C & 1D

**ACREAGE:** 9.96 acres

**DENSITY:** 50 du/ac

**OPEN SPACE:** 30.1% (3 acres)

**PLAN MAP:** Residential Planned Community

**PRC PROPOSAL:** To approve the PRC Plan associated with DP B-846, to include a total of 498 multi-family units, 428,225 SF of office, and 145,000 SF of minor commercial uses.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of PRC B-846, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends approval of a modification of the transitional screening requirements between the proposed residential and non-residential uses.

O:\jtho10 \AMENDMENTS\Staff Report JBG/RIC Retail.doc

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 recommendations 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.

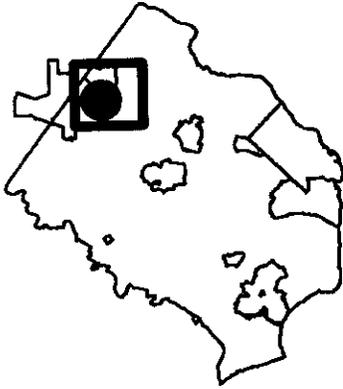
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



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).

# Planned Residential Community

## PRC B-846



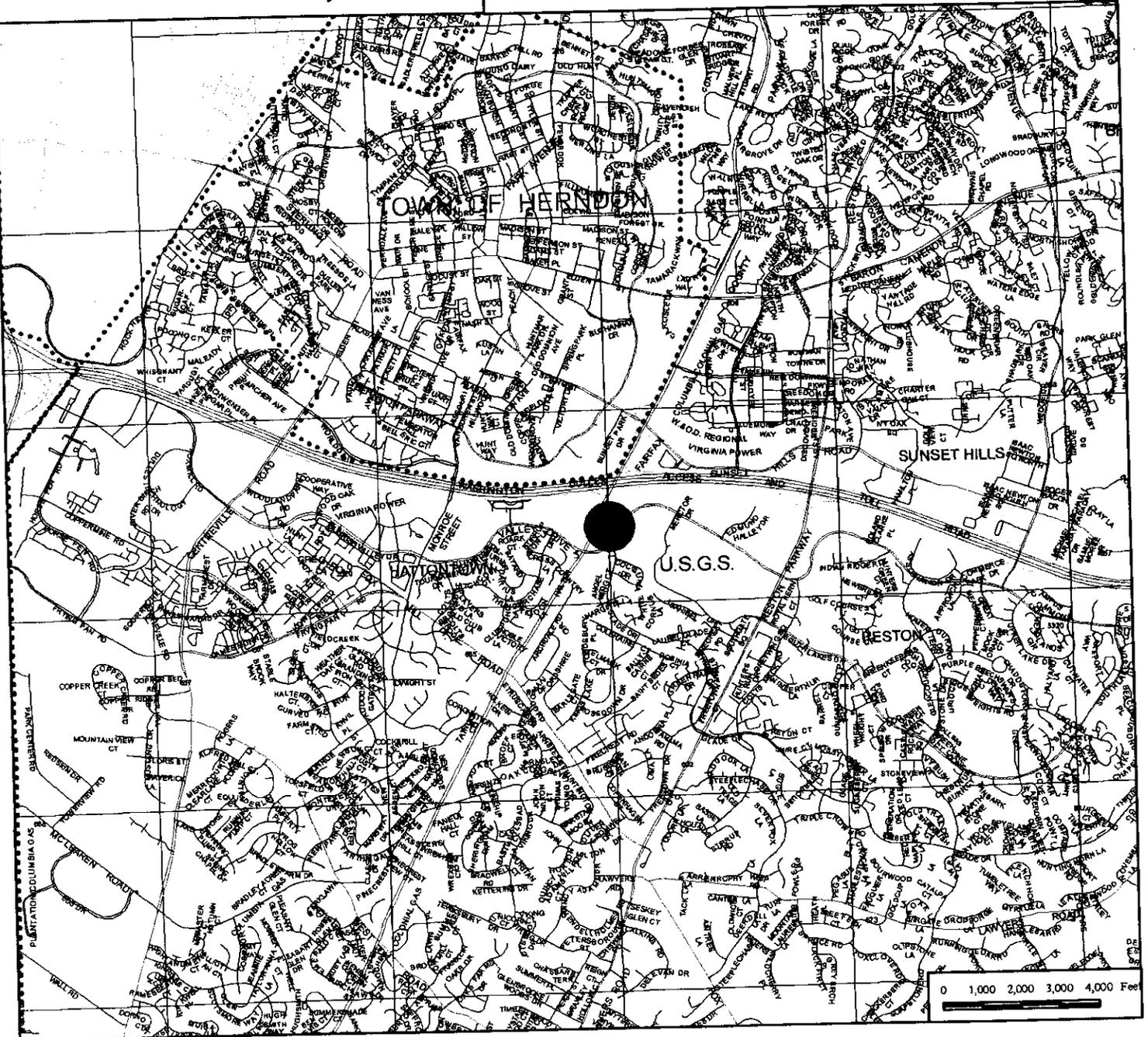
Applicant:  
Accepted:  
Proposed:

JBG/RIC RETAIL LLC, JBG/RIC LLC  
05/22/2007

TO APPROVE PRC PLAN ASSOC. WITH DP B-846  
TO PERMIT HIGH DENSITY RESIDENTIAL  
DEVELOPMENT, MINOR COMMERCIAL AND  
OFFICE SERVICE CENTER DEVELOPMENT  
9.96 AC OF LAND; DISTRICT - HUNTER MILL

Area:  
Zoning Dist Sect: 06-0302

Located: 11800 SUNRISE VALLEY DRIVE  
Zoning: PRC  
Plan Area: 3,  
Overlay Dist:  
Map Ref Num: 017-3- /03/ /0001C /03/ /0001D



**Planned Residential Community**  
**PRC B-846**

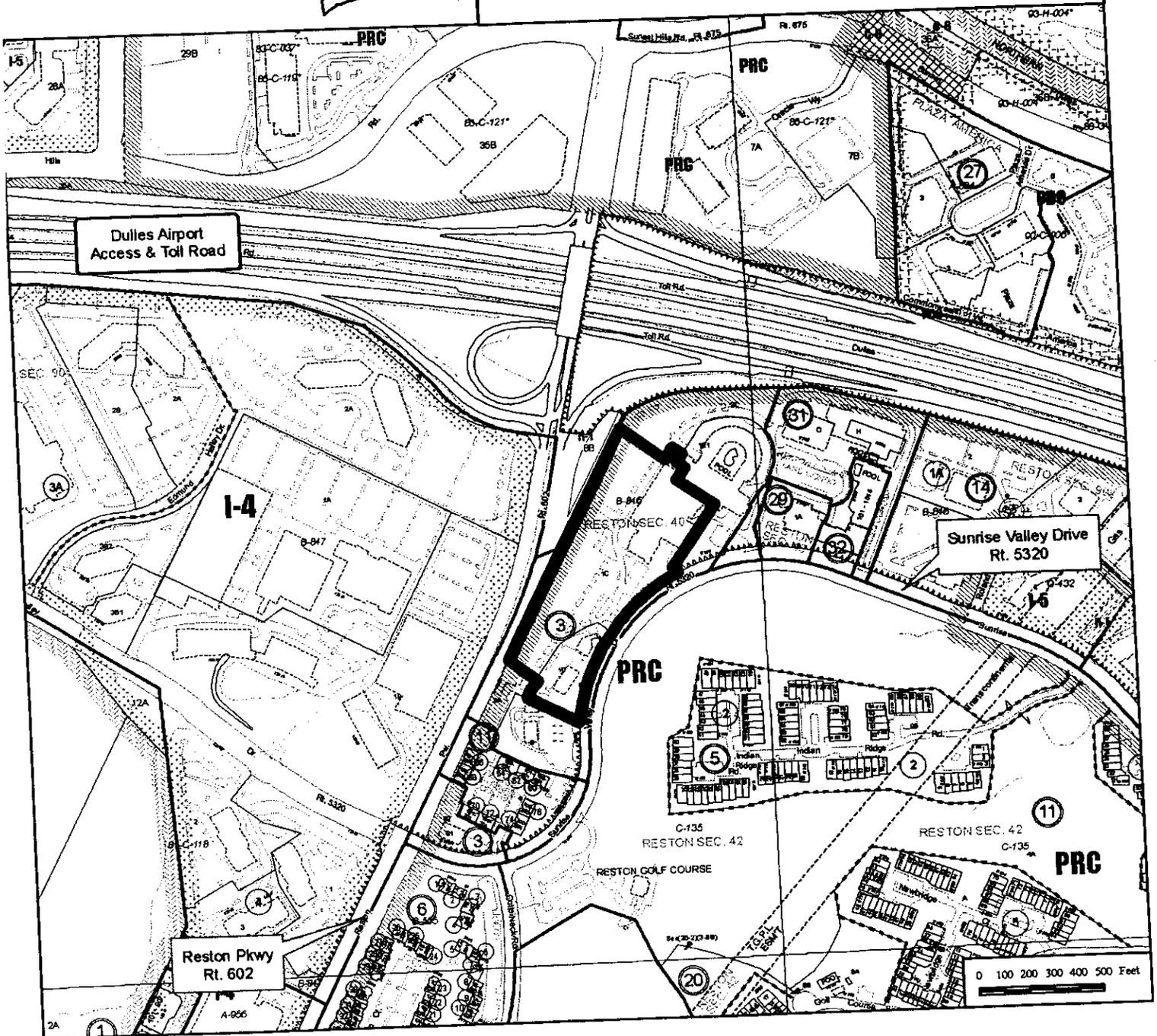
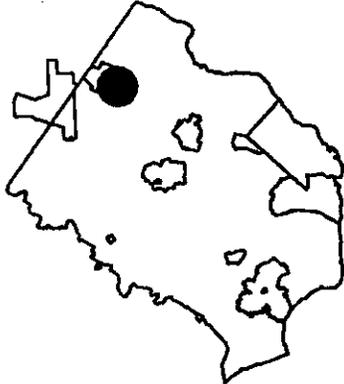
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Area:  
Zoning Dist Sect: 06-0302

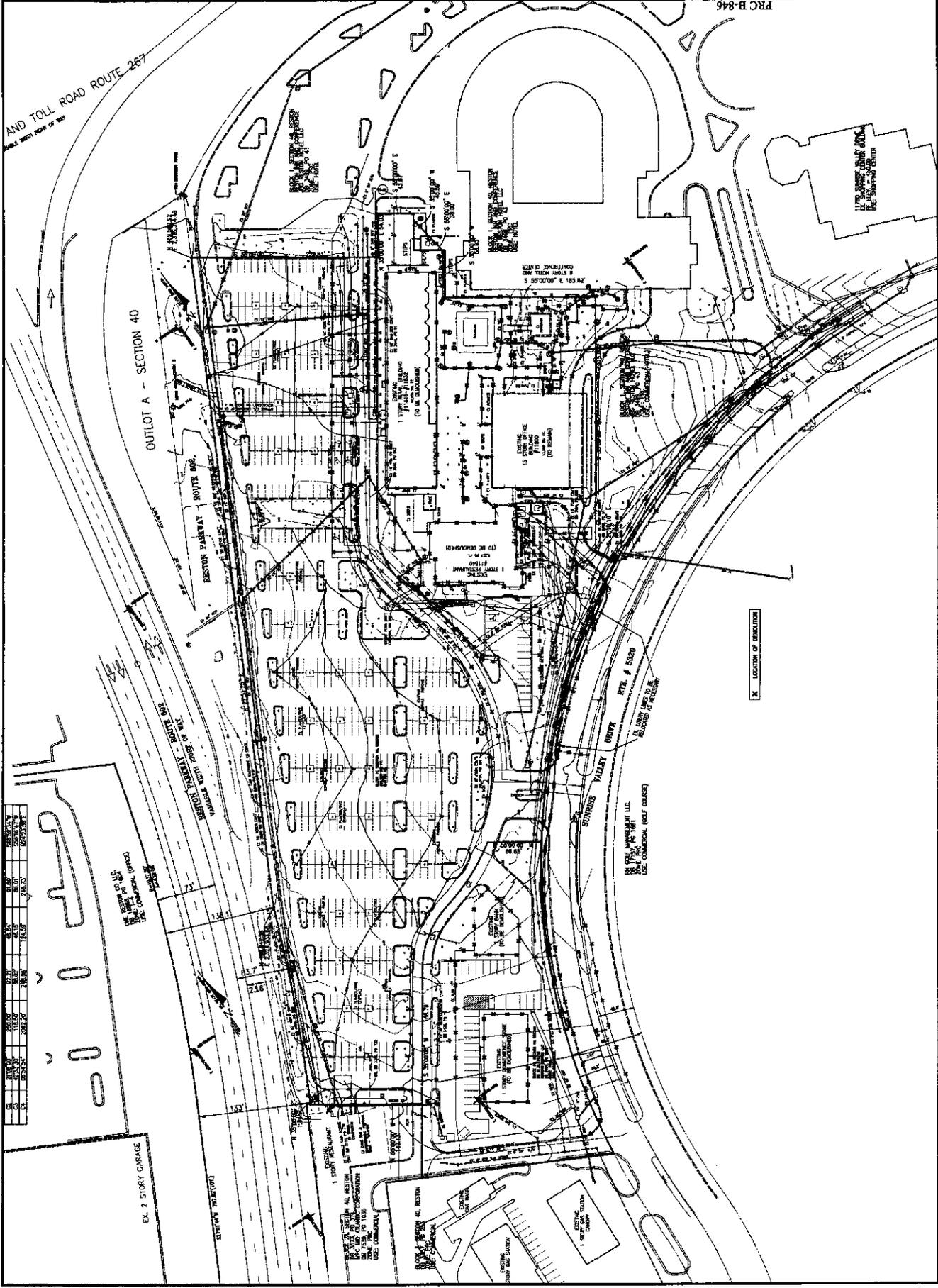
Located: 11800 SUNRISE VALLEY DRIVE  
Zoning: PRC  
Plan Area: 3,  
Overlay Dist:  
Map Ref Num: 017-3- /03/ /0001C /03/ /0001D







REVISION APPROVED BY DIVISION OF DESIGN REVIEW DATE: 11-17-06 DRAWN: 10-23-03 CHECKED: 10-23-03 SCALE: 1"=50' DATE: APRIL, 2007 CT - 2 EXISTING CONDITIONS & DEMOLITION PLAN BOSTON SECTION 40 BLOCKS 1C & 1D HUNTER HILL DISTRICT COUNTY, VIRGINIA URBAN ENGINEERING & ASSOC., INC. 2715 LITTLE ROAD FARMERSBURG, VIRGINIA 22033 (703) 843-0000 FILE NO. 1715 SHEET 3 OF 24 PRC B-846	
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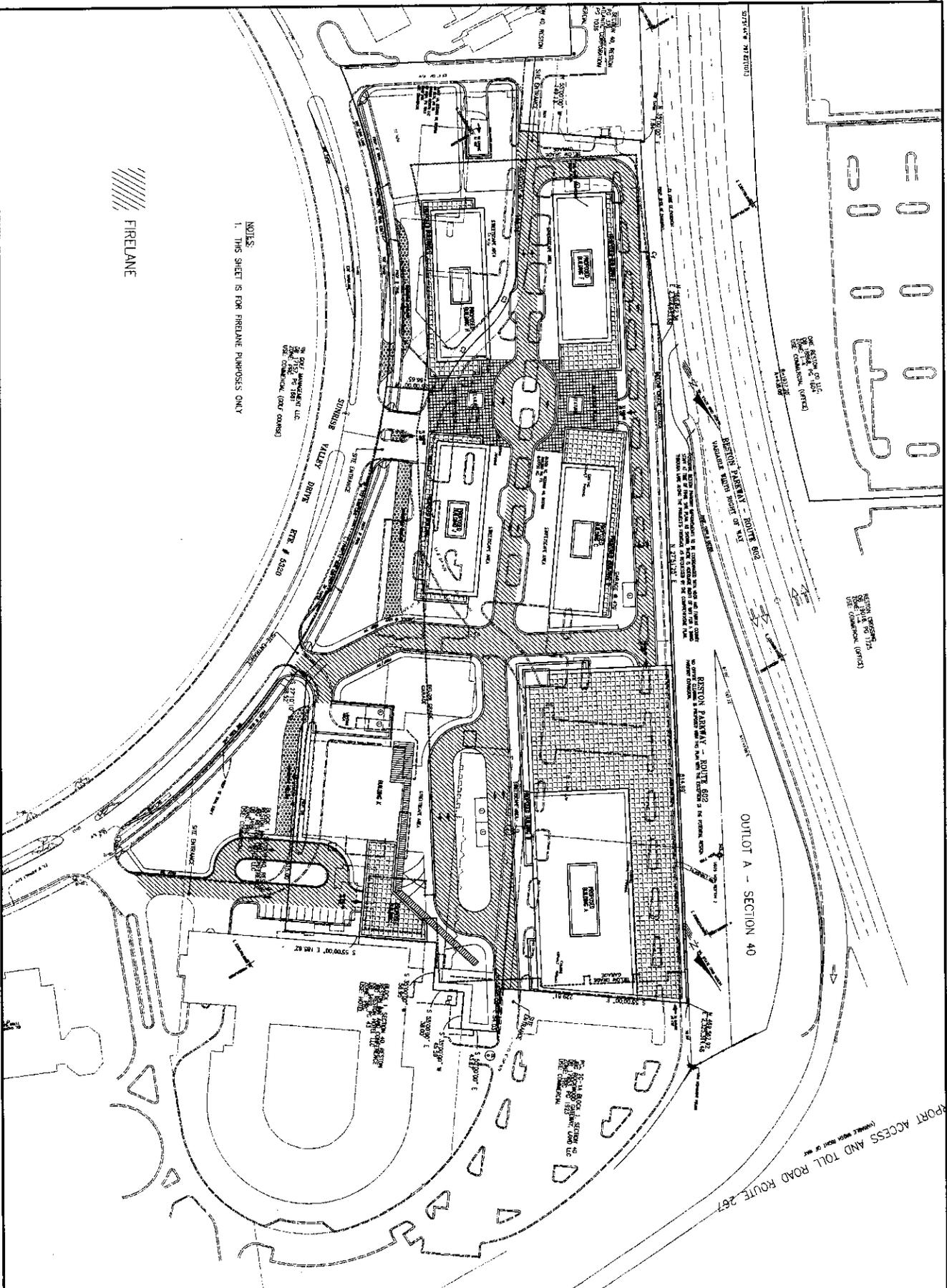




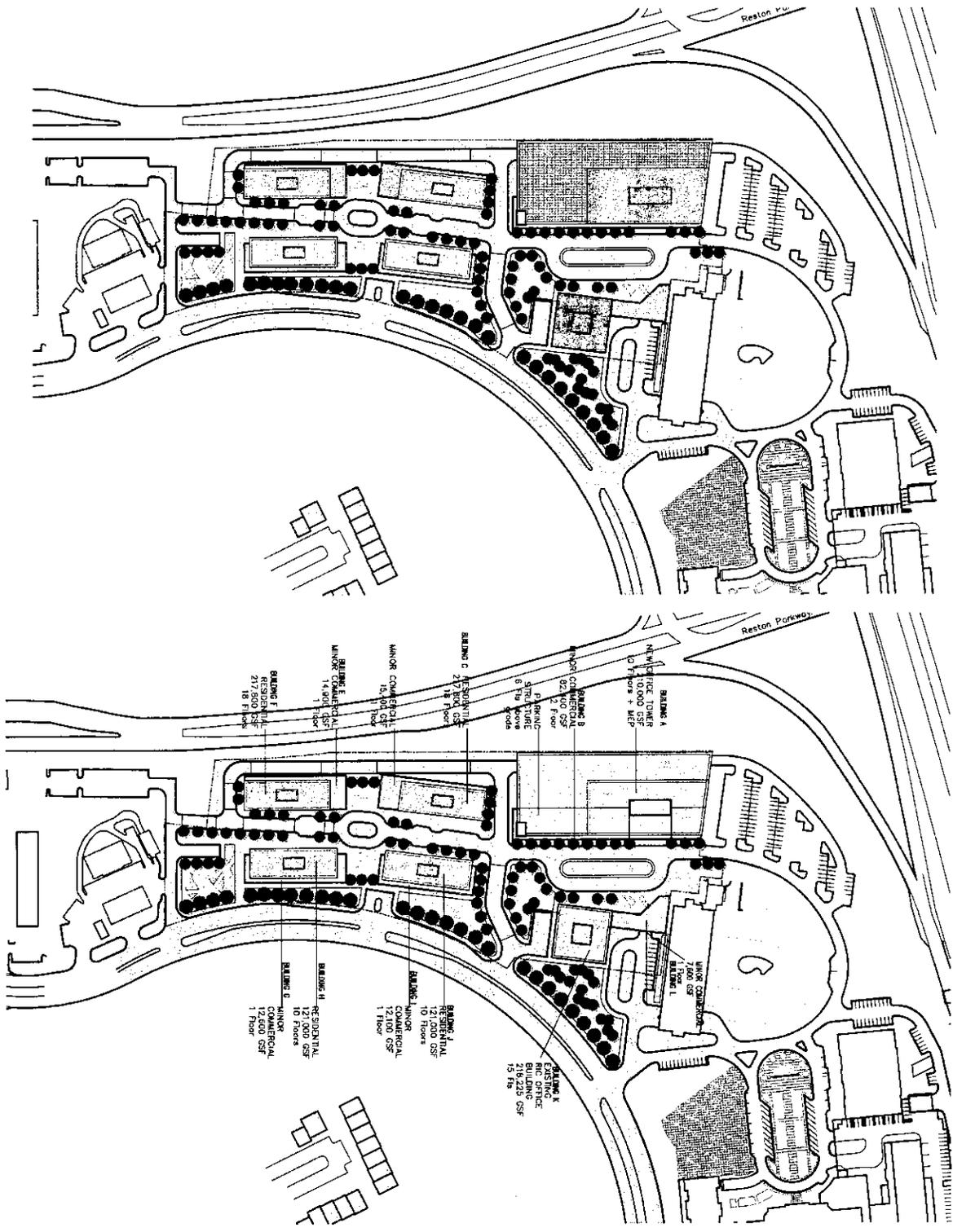








<p>PRC B-846 FIRELANE PLAN <b>RESTON SECTION 40</b> <b>BLOCKS 1C &amp; 1D</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>			<p><b>URBAN ENGINEERING &amp; ASSOC., INC.</b> CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22099 (703) 642-8000</p>	<p>PLAN DATE 07-17-06 11-17-06 02-27-07 06-27-07 08-20-07 10-18-07</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REV. BY</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">REVISION APPROVED BY DIVISION OF DESIGN REVIEW</td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE	REVISION APPROVED BY DIVISION OF DESIGN REVIEW					
No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE												
REVISION APPROVED BY DIVISION OF DESIGN REVIEW																	
<p>SHEET 0 OF 24 TOTAL SHEETS PRC B-846</p>	<p>SCALE: 1" = 50'</p>	<p>CL = 2'</p>	<p>DATE: AUG. 2007</p>														



PRC B-846

ARCHITECTURAL SITE PLAN  
**RESTON SECTION 40**  
**BLOCKS 1C & 1D**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100'

CL = NA

DATE: AUG, 2007



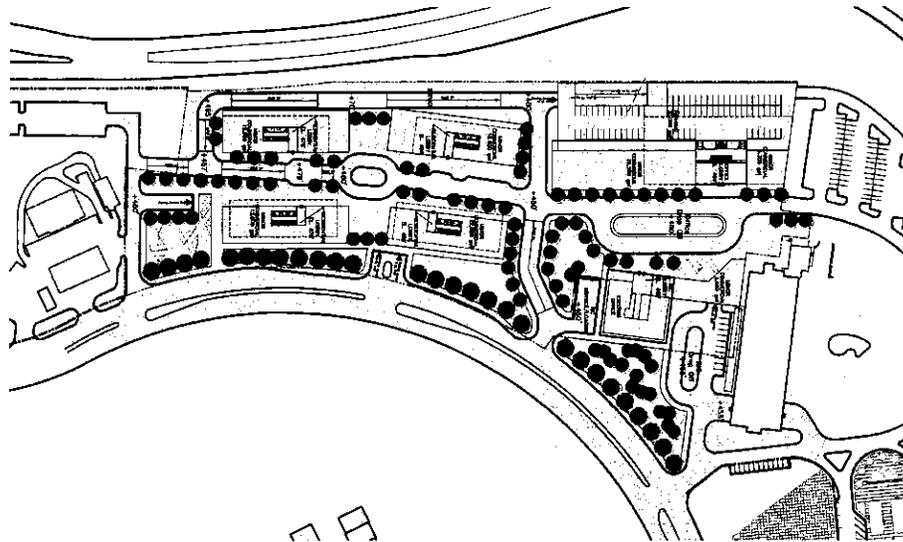
**URBAN ENGINEERING & ASSOC., INC.**  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 841-9000

PLANDATE
03-20-07
08-27-07
09-26-07
10-15-07

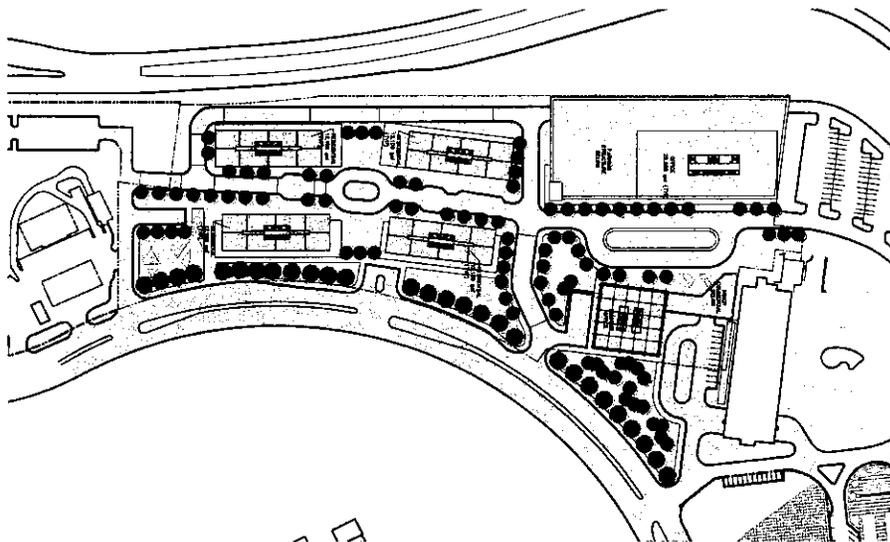
NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW				

FILED IN:  
 9  
 OF  
 24  
 PAGES  
 PRC-B-1135

Ground Floor Plan



Typical Floor Plan



PRC B-846

GROUND FLOOR PLAN/TYPICAL FLOOR PLAN

**RESTON SECTION 40**  
**BLOCKS 1C & 1D**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'

CL = NA

DATE: AUG, 2007



**URBAN ENGINEERING & ASSOC., INC.**

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7712 LITTLE ROVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 846-8000

PLAN DATE  
 03-20-07  
 06-27-07  
 08-28-07  
 10-15-07

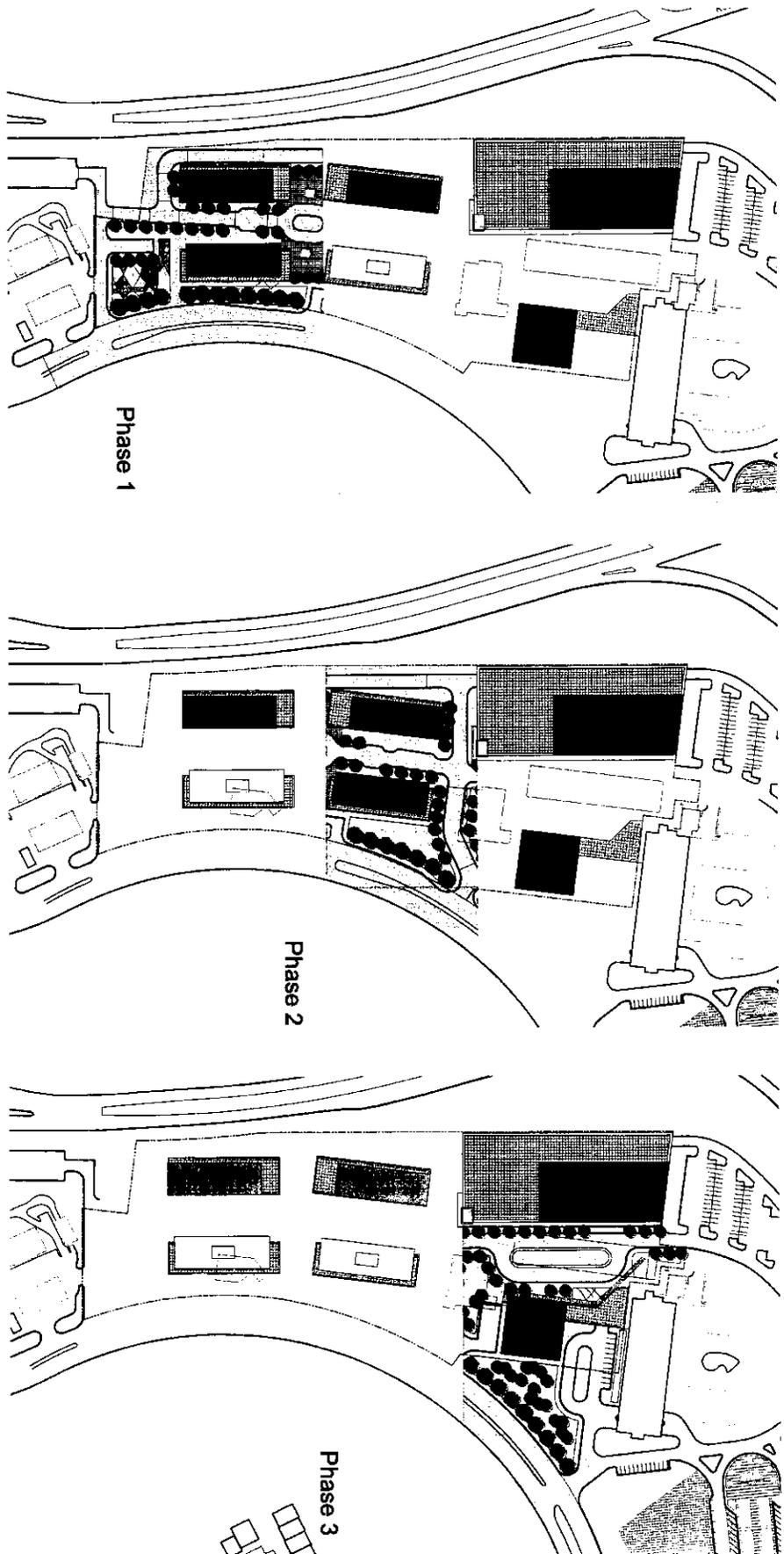
NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET NO. 23 OF 23  
 PROJECT - 1735

Program	Phase 1		Phase 2		Phase 3		Total	
	GSF	# of Cars	GSF	# of Cars	GSF	# of Cars	GSF	# of Cars
Office	0	0	0	0	218,225	568	183,200	4,76
Minor Commercial	18,500	80	18,500	80	80,000	344	210,000	546
Non-Restaurant Restaurant	10,000	100	10,000	100	8,000	80	117,000	504
Residential	337,500	400	337,500	400	0	0	28,000	280
Total Required per Phase	366,000	580	366,000	580	516,225	1,538	6,75,000	800
Overall Required Parking		580		1160		2,606		2,606
Overall Provided Parking		828		1,458		2,839		

NOTE: PHASING DEPICTED ON THIS SHEET IS SUBJECT TO CHANGE BASED ON MARKET CONDITIONS AND OTHER FACTORS

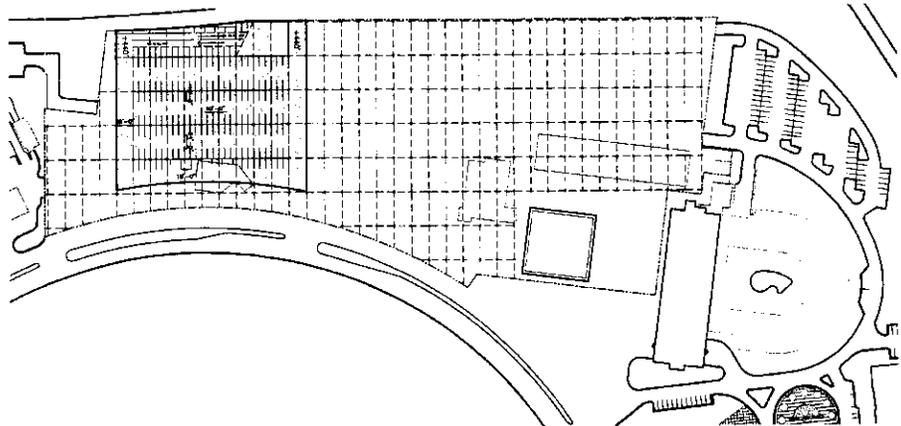


**Parking Calculations**  
 Ex. Office: 218,225 sq ft @ 6 spaces/1000 sq ft = 308  
 Prop. Office: 210,000 sq ft @ 6 spaces/1000 sq ft = 314  
 Prop. Shipping Center: 117,000 sq ft @ 3 spaces/1000 sq ft = 504  
 Prop. Restaurants: 80,000 sq ft @ 4.25 spaces/1000 sq ft = 340  
 825 total available spaces/seats = 219  
 52 car spaces/1000 sq ft = 26  
 70 total restaurant parking spaces = 280  
 498 total available spaces/seats = 800

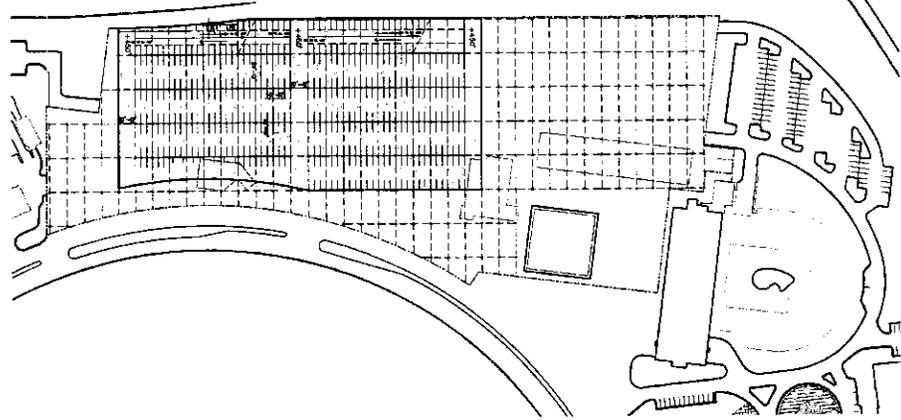
**TOTAL PARKING REQUIRED = 2,898**

**CHANGE SPACES = 280**  
**SHARED SPACES = 8**  
**TOTAL PARKING PROVIDED = 2,886**

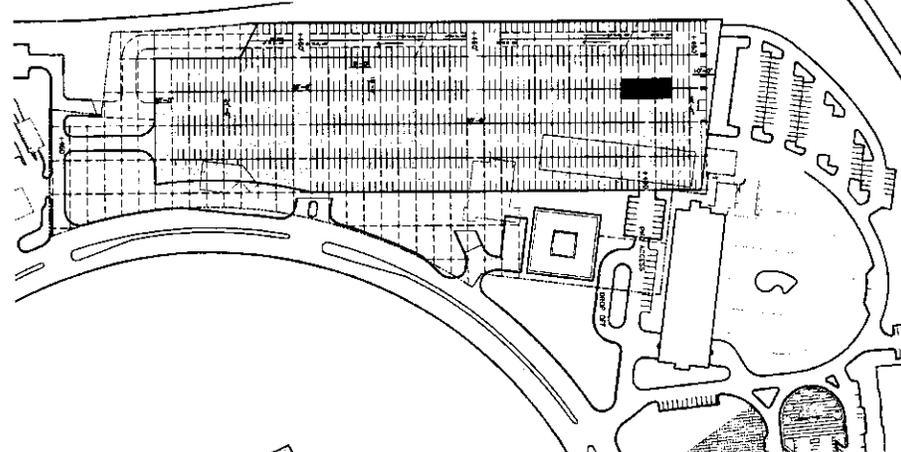
STREET 01 04 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	PRC B-846 DEVELOPMENT PHASING PLAN RESTON SECTION 40 BLOCKS 1C & 1D HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 842-8080	PLAN DATE 01-20-07 08-27-07 09-28-07 09-21-07	No. DATE DESCRIPTION REVIEW APPROVED DATE REVISION APPROVED BY DIVISION OF DESIGN REVIEW
	SCALE: 1"=100' CL = N/A DATE: AUG, 2007	STATE OF VIRGINIA PROFESSIONAL ENGINEER No. 11110	REVISION APPROVED BY DIVISION OF DESIGN REVIEW	



Parking Level 1 @ Elev.  
+430, +440'  
Phase 1 464 CARS  
TOTAL CARS PER LEVEL = 464 CARS



Parking Level 2 @ Elev.  
+450'  
Phase 1 232 CARS  
Phase 2 225 CARS  
TOTAL CARS PER LEVEL = 457 CARS



Parking Level 3 @ Elev.  
+460'  
Phase 1 112 CARS  
Phase 2 572 CARS  
Phase 3 512 CARS  
TOTAL CARS PER LEVEL = 896 CARS

NOTE: PARKING SPACES SHALL BE PROVIDED GENERALLY AS SHOWN. ADJUSTMENT PARKING SPACES TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FARISS SUBDIVISION ORDINANCE.

PRC B-846

PARKING PLAN 1-2-3  
RESTON SECTION 40  
BLOCKS 1C & 1D  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100' CL - NA DATE: AUG, 2007



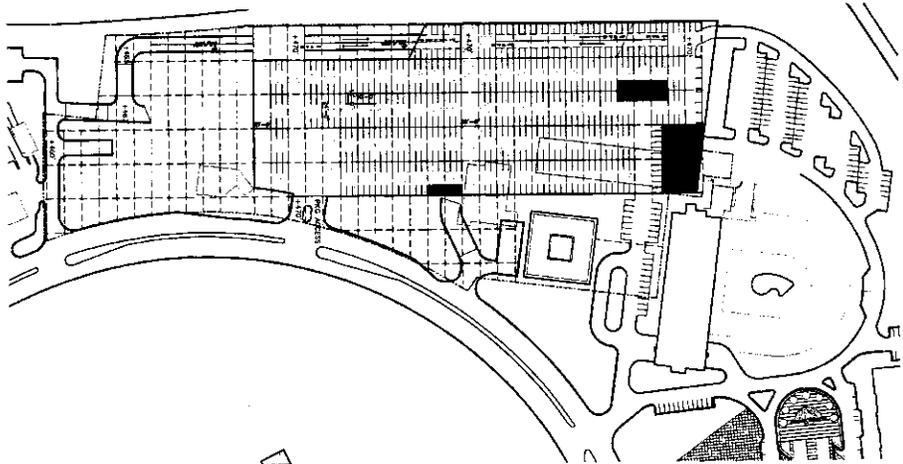
URBAN ENGINEERING & ASSOC., INC.  
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
7710 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22083 (703) 842-8080

PLAN DATE

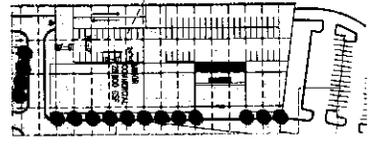
03-29-07	08-27-07	09-28-07	10-15-07
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NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
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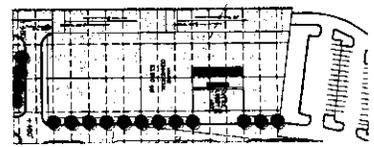
SHEET 12 OF 20  
PANEL 1735



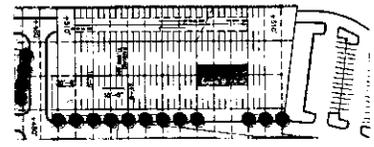
Parking Level 4 @ Elev. +470'  
 Phase 1 0 Cars  
 Phase 2 180 Cars  
 Phase 3 278 Cars  
 Total Cars per Level = 458 cars



Parking Levels 5 @ Elev. +480'  
 Phase 1 0 Cars  
 Phase 2 0 Cars  
 Phase 3 75 Cars



Parking Levels 6 @ Elev. +495'  
 Ramp only



Parking Levels 7, 8, 9, 10 @ Elev. +510', +520', +530', +540'  
 Phase 1 0 Cars  
 Phase 2 177 Cars  
 Phase 3 177 Cars

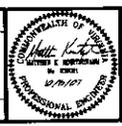
NOTE: PHASE 3 INCLUDES 8 ADDITIONAL SURFACE SPACES  
 TOTAL PROPOSED PARKING SPACES = 2020 SPACES  
 HANDICAPPED PARKING  
 REQUIRED HC SPACES = 2041 PER MD SPACES OVER 1000  
 PROVIDED HC SPACES = 28 HC SPACES (INCLUDES 4 SURFACE SPACES)  
 (2 OF WHICH ARE VAN ACCESSIBLE)

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN. APPLICANT SHALL VERIFY THE LOCATION OF THE PARKING SPACES AT THE OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

PRC B-846

PARKING PLAN 4-5-6  
**RESTON SECTION 40**  
**BLOCKS 1C & 1D**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100'      CL = NA      DATE: AUG., 2007



**URBAN ENGINEERING & ASSOC., INC.**  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 542-8000

NO.	DATE	DESCRIPTION	REV'D BY	APPROVED	DATE
1	08-15-07	ISSUED FOR PERMITS			
2	08-27-07	REVISED PER COMMENTS			
3	08-28-07	REVISED PER COMMENTS			
4	08-30-07	REVISED PER COMMENTS			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

13  
 OF  
 24  
 SHEET  
 PRC-B-1735

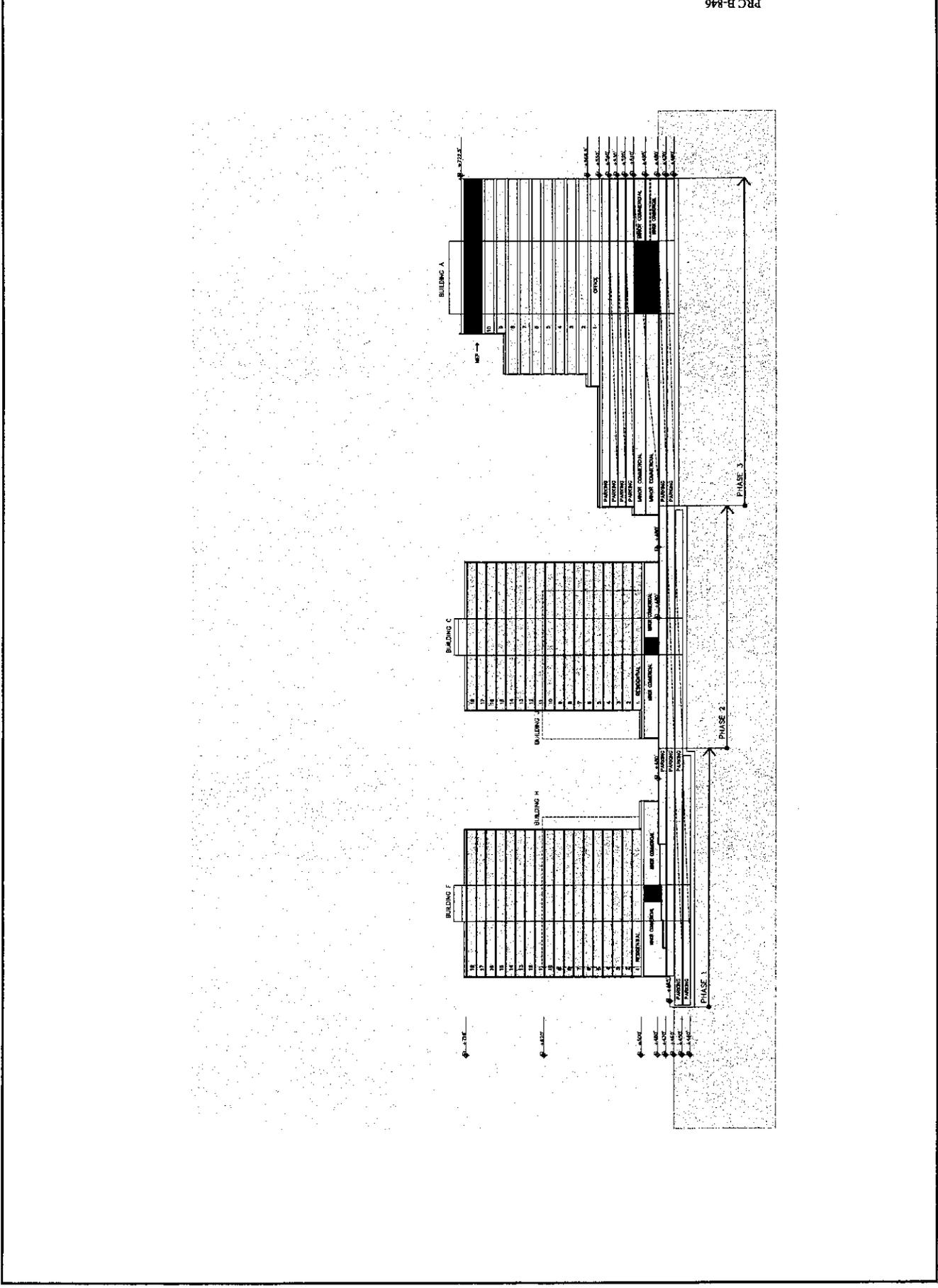
PRC B-846  
 N-S SECTION  
 RESTON SECTION 40  
 BLOCKS 1C & 1D  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 CT - NY  
 SCALE: 1"=50'  
 DATE: AUG. 2007



URBAN ENGINEERING & ASSOC., INC.  
 7712 LITTLE YORK TOWN  
 CHL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 MANASSAS, VIRGINIA 22033 (703) 648-8800

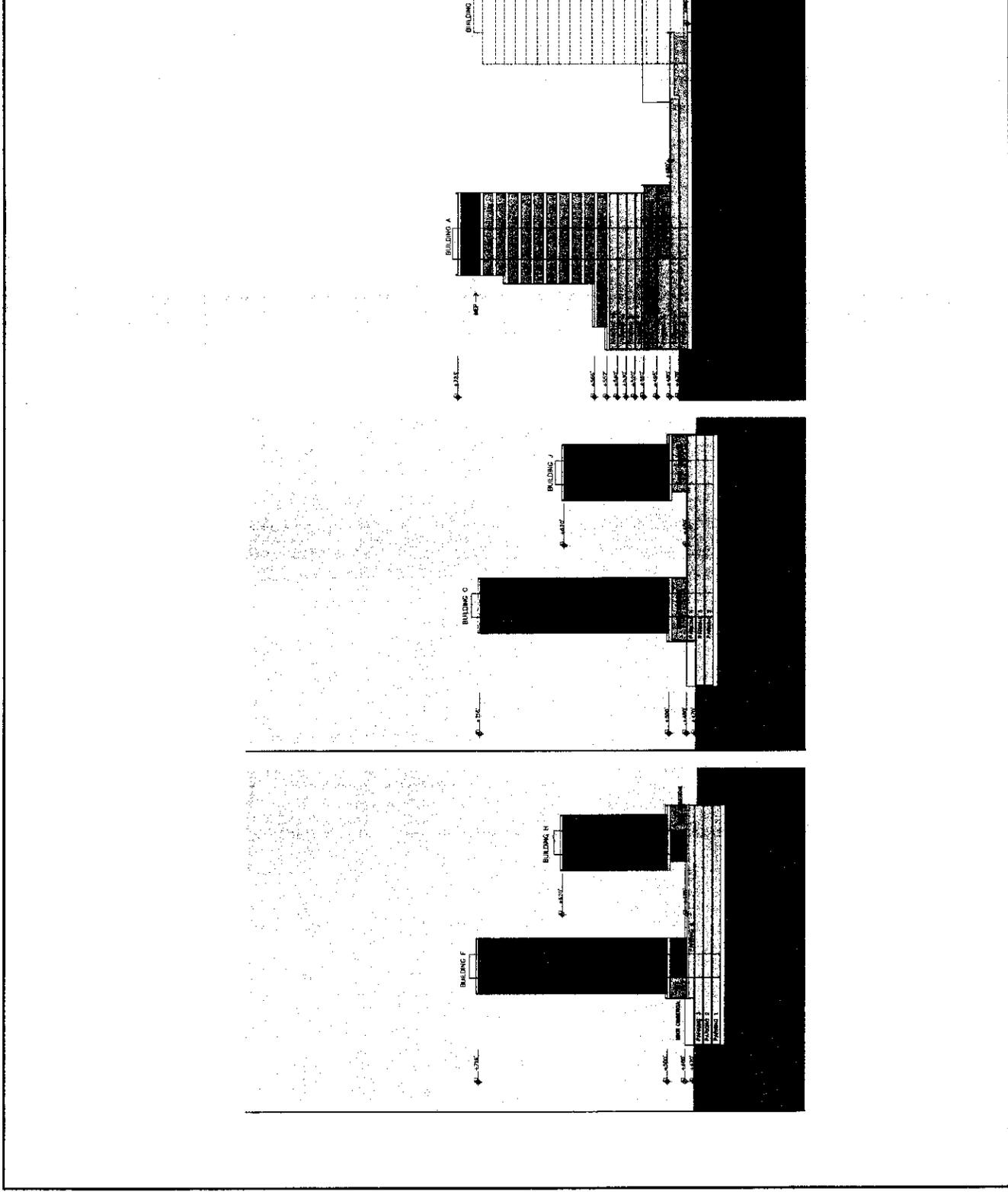
NO.	DATE	REVISION	APPROVED BY
01	03-20-07	ISSUE FOR PERMIT	
02	08-27-07	REVISED PER COMMENTS	
03	08-27-07	REVISED PER COMMENTS	
04	10-15-07	REVISED PER COMMENTS	

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



NO.	DATE	DESCRIPTION	REVISION APPROVED BY	DESIGN REVIEW DATE

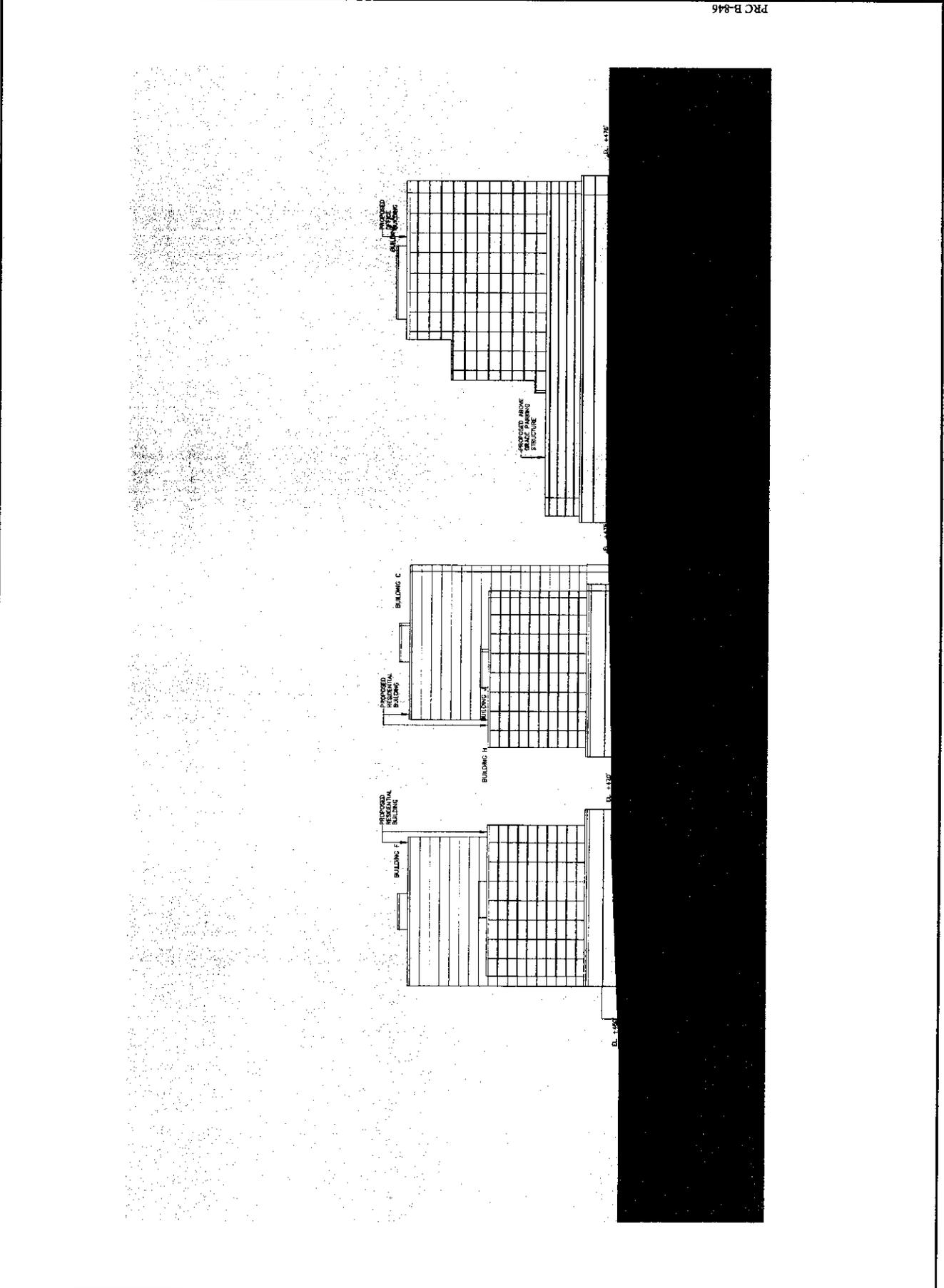
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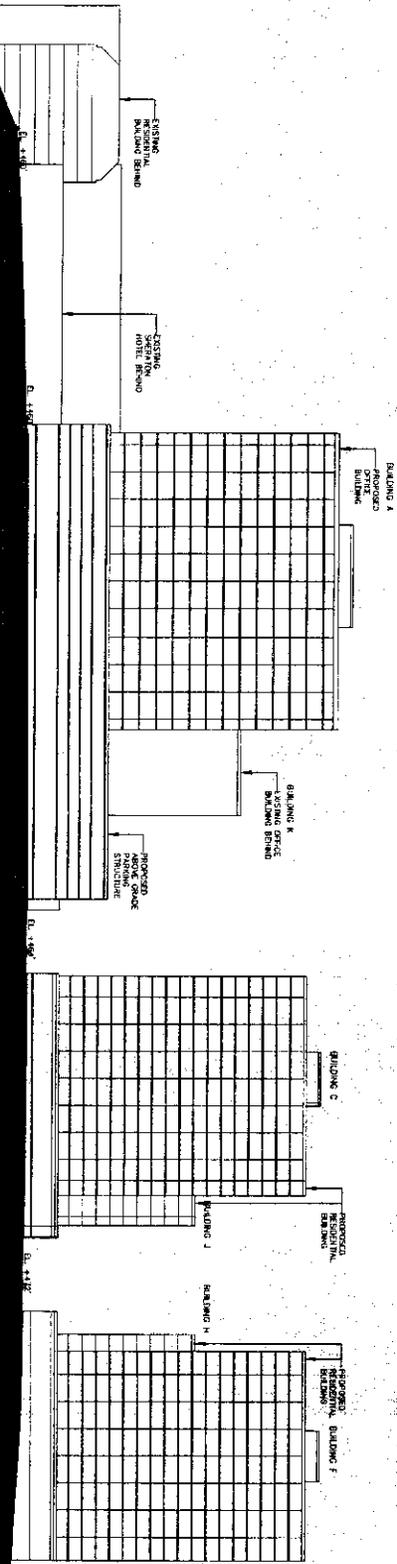
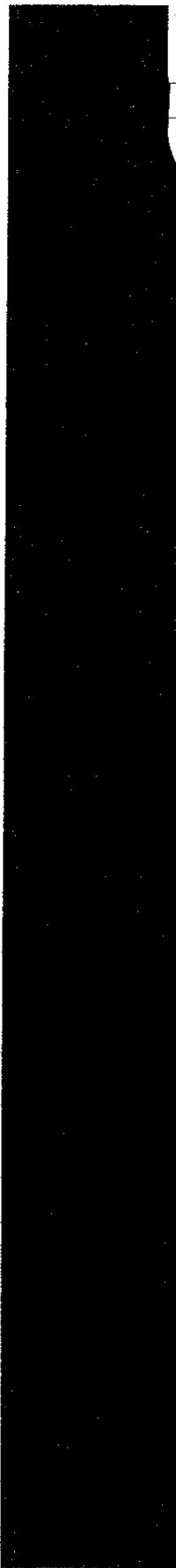




URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 2715 LITTLE LANE  
 FERRYVALE, VIRGINIA 22033 (703) 842-8000

NO.	DATE	DESCRIPTION	REVISION APPROVED DATE
01	08-28-07		
02	09-11-07		
03	09-20-07		
04	10-19-07		





PRC B-846

WEST ELEVATION  
**RESTON SECTION 40**  
**BLOCKS 1C & 1D**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'      CL = NA'      DATE: AUG., 2007



**URBAN ENGINEERING & ASSOC., INC.**  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7716 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22008 (703) 946-0080

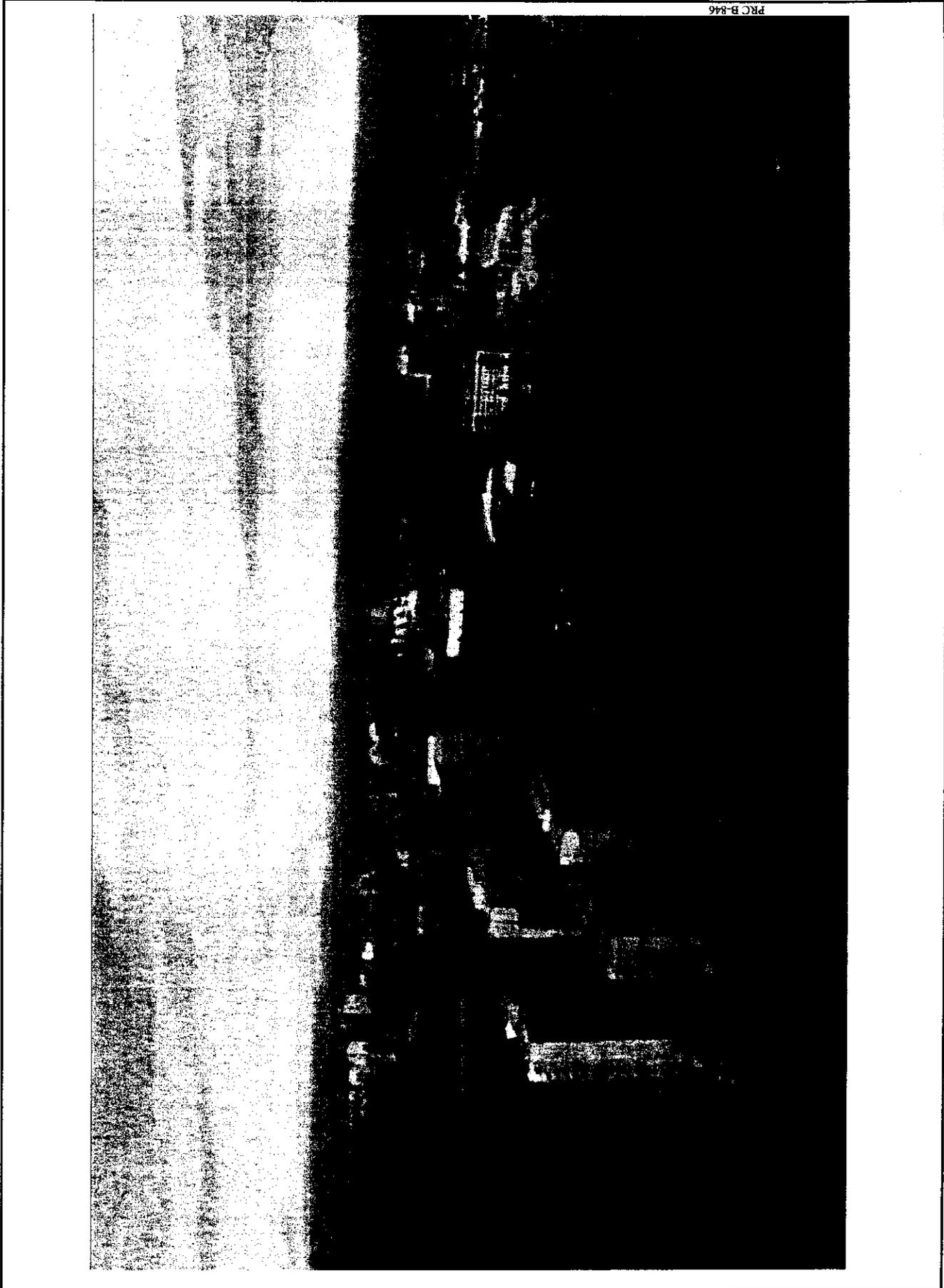
PLAN DATE
03-20-07
08-23-07
09-18-07
10-15-07

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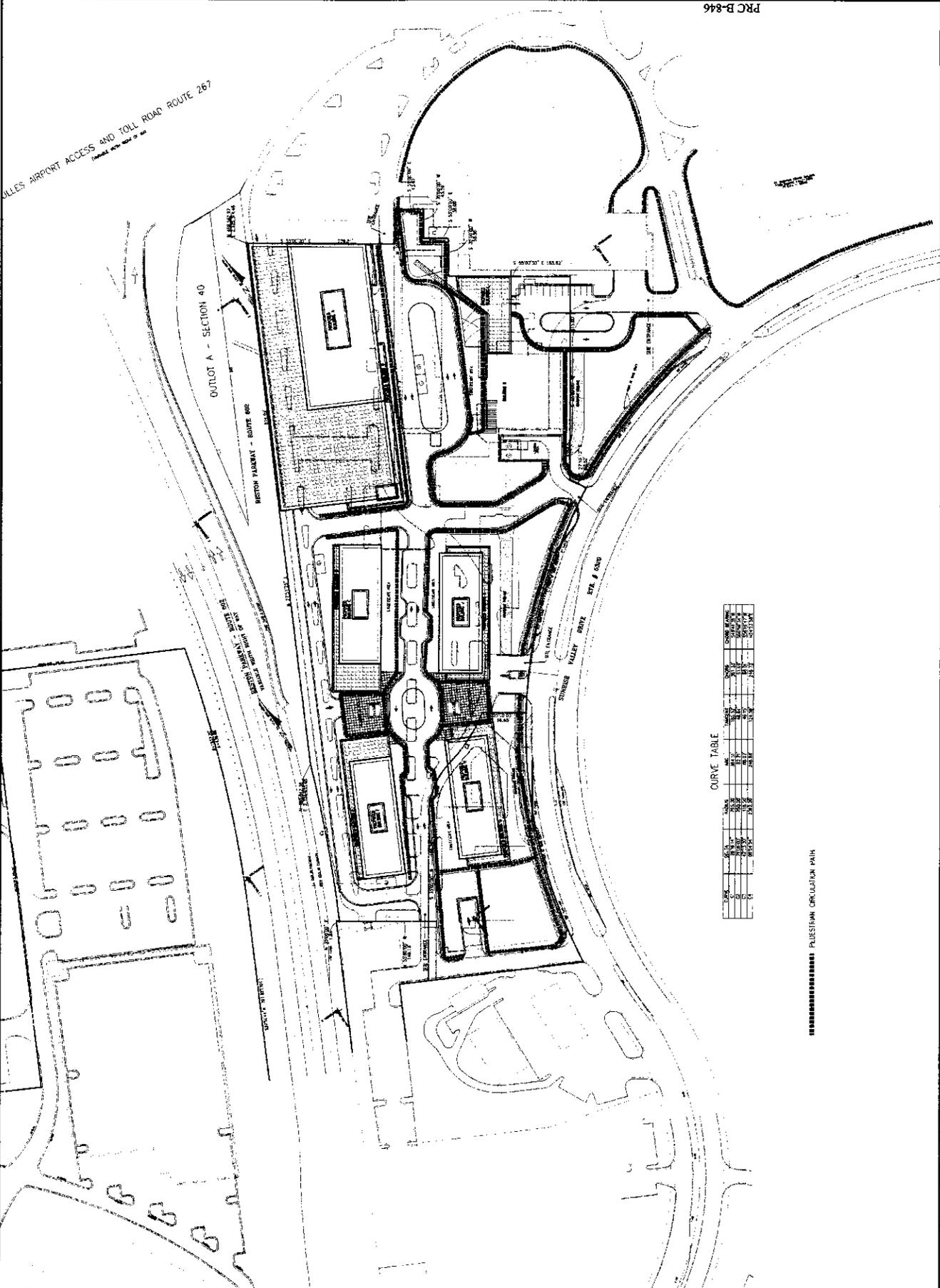
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PRC B-1735

REVISIONS APPROVED BY EXTENSION OF DESIGN PERMIT		DATE: AUG. 2007		SCALE: NA	
APPROVED BY: _____		DATE: _____		PROJECT: RESTON SECTION 40	
APPROVED BY: _____		DATE: _____		PROJECT: BLOCKS 1C & 1D	
APPROVED BY: _____		DATE: _____		PROJECT: HUNTER MILL DISTRICT	
APPROVED BY: _____		DATE: _____		PROJECT: FAIRFAX COUNTY, VIRGINIA	
APPROVED BY: _____		DATE: _____		PROJECT: CT - NA	



PRC B-846



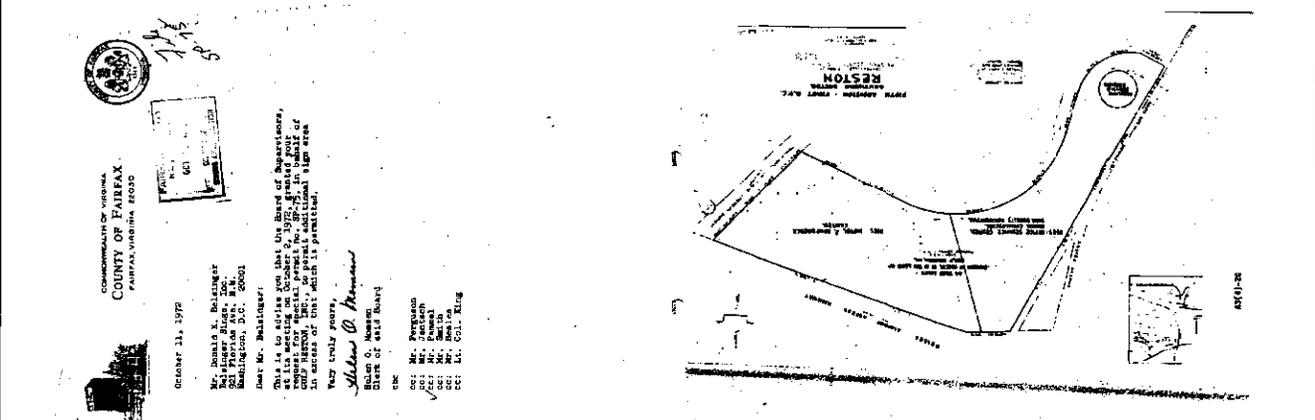
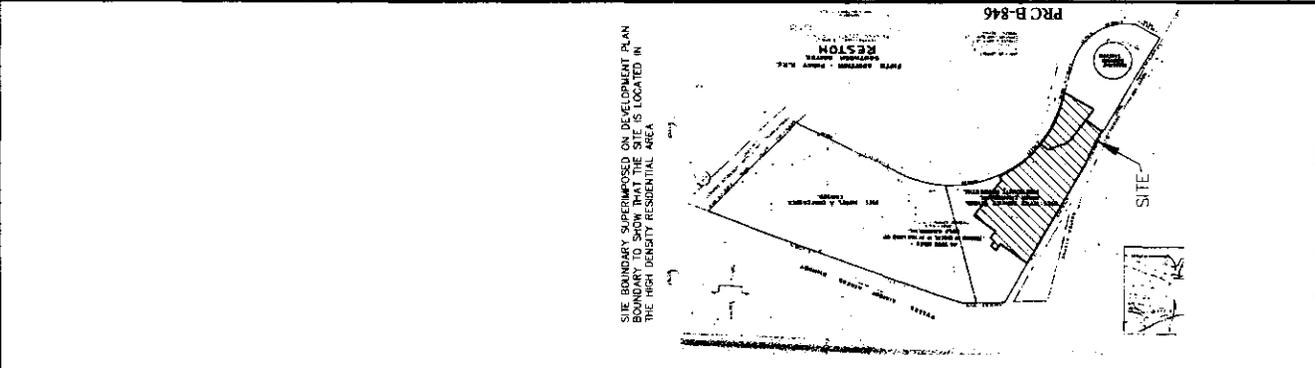
CURVE TABLE

STATION	PC	PT	PI	EA	EB	EC												
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1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00

PEDESTRIAN CIRCULATION PATH







SITE BOUNDARY SUPERIMPOSED ON DEVELOPMENT PLAN BOUNDARY TO SHOW THAT THE SITE IS LOCATED IN THE WEST LIBERTY RESIDENTIAL AREA

OCTOBER 31, 1975  
 Mr. DONALD K. BELINGER  
 2001 North 15th Street  
 Arlington, Virginia 22209  
 Dear Mr. Belinger:  
 This is to advise you that the Board of Supervisors, Fairfax County, Virginia, has approved the Special Zoning Ordinance for the site located at the intersection of the site and the site. The Board of Supervisors has approved the Special Zoning Ordinance for the site located at the intersection of the site and the site. The Board of Supervisors has approved the Special Zoning Ordinance for the site located at the intersection of the site and the site.

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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 applicants, JBG/RIC Retail, LLC. and JBG/RIC, LLC., are requesting approval of a PRC Plan, associated with a portion of the Development Plan (DP) approved by the Board of Supervisors concurrent with the approval of rezoning application B-846. The subject property, also known as 11800 Sunrise Valley Drive (east of Reston Parkway and south of Dulles Airport Access & Toll Road), is approximately 9.96 acres in area, and is proposed to be developed as a mixed-use development that includes office service center, minor commercial, and high density residential uses.

The applicant desires to demolish most of the existing buildings and surface parking, with the exception of one 15-story, 218,225 SF structure, better known as the Reston International Center office building. In redeveloping the site, the applicant is proposing to construct a maximum of 498 multi-family units, 428,225 SF of office (includes retaining the existing Reston International Center), and 145,000 SF of minor commercial uses. The PRC Plan also proposes 2,839 parking spaces and 3 acres (30.1%) of open space.

**Waivers and Modification:**

The applicant is requesting approval of a modification of the transitional screening requirement between the proposed residential and non-residential uses.

**LOCATION AND CHARACTER**

**Site Description:**

The 9.96-acre subject property has frontage along the west side of Sunrise Valley Drive and the east side of Reston Parkway, and abuts the Sheraton Reston Hotel to its north, and an Exxon Service Station and Popeye's Fast Food Restaurant to its

south. The existing site, which has limited landscaping and is almost entirely impervious, has approximately 570 surface parking spaces, which are primarily concentrated along the subject property's western half. Located along the eastern half of the subject property are five (5) existing structures, to include:

- A 7-11 quick-service food store (5,267 SF), fronts onto Sunrise Valley and is located along the southeastern portion of the property (on Block 1D). This structure and associated parking are slated for demolition.
- Wachovia Bank (2,970 SF), also fronts onto Sunrise Valley Drive and is located 75 feet north of the 7-11. Also located on Block 1D, and includes some surface parking as well. This 1-story structure and associated parking are slated for demolition.
- Chili's Restaurant (8,223 SF eating establishment), is located approximately 370 feet north of Wachovia Bank, along Sunrise Valley Drive, within Block 1C. This 1-story structure is slated for demolition.
- Reston International Center office building (218,225 SF), located approximately 20 feet north of Chili's Restaurant and within Block 1C. This 15-story structure will remain in place.
- Retail Building (14,036 SF), located approximately 70 feet west of the Reston International Center and within Block 1C. This 1-story structure is slated for demolition.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Reston Sheraton Hotel	PRC	Convention/Conference Center
<b>East</b>	Reston National Golf Course (across Sunrise Valley Drive)	PRC	Open Space and Residential (Medium Density)
<b>South</b>	Popeye's Restaurant and Exxon Station	PRC	Planned for the uses and intensities (if applicable) approved for the individual parcels. The other parcels in the land unit are planned for office use and residential use at up to 30 dwelling units per acre
<b>West</b>	Reston Crescent 2 office complex and associated parking (across Reston Parkway)	I-4	Office and Residential Uses (up to 30 du/ac)

**BACKGROUND** (See Appendix 2)**Site History:**

RZ B-846: On March 12, 1969, the Board of Supervisors approved RZ B-846 which rezoned 44.789 acres from the RE-2 District to the then RPC District. RZ B-846 included the approval of a development plan (DP) which designated the following uses: motel and conference center on the eastern portion of the original site area; office service center, minor commercial and high density residential on the western portion of the original site area (including the application site); and a gasoline service center on the southern tip of the original site area. The subject property is located within the area designated as office service center, minor commercial and high density residential.

RPC/PRC Zoning Ordinance Amendment: On June 12, 1978 the Board of Supervisors approved the current zoning ordinance, which converted the RPC zoning classification to the Planned Residential Community ("PRC") zoning district; the effective date of the Zoning Ordinance was August 14, 1978.

SE 80-C-102: On November 17, 1980, the Board of Supervisors approved Special Exception SE 80-C-102, with development conditions, to permit a drive-in bank on part of Lot 1C.

SE 84-C-135: On April 8, 1985, the Board of Supervisors approved SE 84-C-135, to approve a broadcasting tower and microwave facility atop the Reston International Center office structure.

SEA 84-C-135-1: On September 8, 1986, the Board of Supervisors approved SEA 84-C-135-01, in the name of MCI Telecommunications Corporation, to approve a microwave facility atop the Reston International Center office structure.

PCA/DPA-B-846: On January 26, 1998, the Board of Supervisors approved PCA/DPA B-846, in the name of Reston Inn and Conference Center, on Parcel 17-3 ((3)) 1 (north and east of the subject property), to permit a mixed-use development to include, office (130,000 SF), hotel (120,000 SF), multi-family (200,000 SF), and support retail uses (21,500 SF), subject to proffers. The approved Development Plan Amendment also gave approval for a 13,000 SF atrium (addition) to be built onto the site's existing hotel. (Note: the approved DPA proposed Building Tabulations did not include the existing hotel/conference center facility square footage of 210,000 SF).

Proffer Interpretation: On June 15, 2001, the Department of Planning and Zoning made a proffer interpretation for the subject property based on a proposal by the Mark Winkler Company. The proffer interpretation determined that the applicant's request, which called for the retention of the Reston International Center office building and Chili's Restaurant, and replacement of the 14,000 SF retail/commercial structure with a new building having a maximum height of 140

feet and containing a maximum of 210,000 SF of office and minor commercial uses, as well as a parking structure, would be in substantial conformance with the Board's approval of B-846.

DPA-B-846-2: On April 28, 2003, the Board of Supervisors approved Development Plan Amendment DPA-B-846-2 in the name of Exxon Mobil Corporation, to amend the Development Plan for RZ B-846, previously approved for a service station and car wash, to add a quick service food store, and to designate the site as a convention/conference center with an overall Floor Area Ratio (FAR) of 0.06. The application on the 1.86 subject property, located at 11854 Sunrise Valley Drive, was approved with development conditions, but no proffers.

ZO-07-397: On March 26, 2007, the Board of Supervisors adopted Zoning Ordinance Amendment ZO-07-397, which modified the Planned Residential Community (PRC) District provisions as they relate to the review and approval of PRC plans detailed in Articles 6, 16, and 18. Prior to this approval, a PRC Plan, regulated under Sections 16-203 through 16-303, was submitted to, and approved administratively by, DPWES. With the adoption of Zoning Ordinance Amendment ZO-07-397, which became effective March 27, 2007, PRC Plans are submitted to DPZ for review by the Zoning Evaluation Division (ZED), the Planning Commission, and final action by the Board of Supervisors. The administrative review and approval process requires public hearings before both the Planning Commission and the Board of Supervisors.

## ANALYSIS

### PRC PLAN (Copy at front of staff report)

**Title of PRC Plan:** "PRC B-846 - Reston Section 40 Blocks 1C & 1D"

**Prepared By:** Urban Engineering & Associates, Inc.

**Original and Revision Dates:** July 17, 2006, as revised through October 15, 2007

The PRC Plan for the proposed office service center, minor commercial, and high density residential project, on Tax Parcels 17-3 ((3)) 1C & 1D, consists of the following twenty-four (24) sheets:

- **Sheet 1 of 24 (Cover Sheet):** Includes General Notes, Building Data Chart, General Project Description, SWM/BMP Narrative, Outfall Narrative, Vicinity Map, Soils Map/Data, Open Space/FAR Tabulations, Owner/Developer/Applicant contact information, Site Data, Tree Cover Calculations, Wetland Certificate, Site Posting Affidavit, General Project Description, SWM/BMP Narrative, Outfall Narrative, LEED Certification Note, and Sheet Index.
- **Sheet 2 of 24 (Miscellaneous Details & Correspondence):** Includes Typical Section of Sunrise Valley Drive Right Turn Lane, Fairfax Water Notes,

PRC SWM Checklist, GrassPave2 Installation Instructions, copy of Stormwater Detention Waiver letter from DPWES, SWM Waiver Approval Conditions Narrative, and FAA Approval Letter.

- **Sheet 3 of 24 (Existing Conditions & Demolition Plan):** Includes existing structure footprints, surface parking, roadways, property and right-of-way lines (to include metes and bounds), easements, water/sewer/utility lines and locations.
- **Sheet 4 of 24 (Overview):** Includes proposed site improvements (and 1" = 200' scale overview), to include proposed building footprints, setbacks, ingress/egress and internal driveway lanes, pedestrian sidewalks, trails, plazas, and open space, adjacent property connections, right-of-way improvements, and outline of below-grade parking facility.
- **Sheet 5 of 24 (Preliminary Site Plan):** Identical to the previously described Overview Plan, includes a larger scale depiction of the north end of the site. Also includes a legend.
- **Sheet 6 of 24 (Preliminary Site Plan):** Identical to the previously described Overview Plan, includes a larger scale depiction of the south end of the site. Also includes a legend.
- **Sheet 7 of 24 (Open Space Exhibit):** Includes depiction of proposed open space area (approximately 3.0 acres), generally includes all areas other than building footprints, internal and ingress/egress driveways, and loading/unloading/surface parking spaces.
- **Sheet 8 of 24 (Firelane Plan):** Includes depiction of all on-site above-grade fire lanes, with firelanes available from the abutting properties to the north and south, as well as one from Sunrise Valley Drive.
- **Sheet 9 of 24 (Architectural Site Plan):** Includes proposed overview of the site, with shaded depictions of the preserved/proposed buildings with their specific building designations (letter), land use, gross square footage, and number of floors.
- **Sheet 10 of 24 (Ground Floor Plan/Typical Floor Plan):** Includes shaded depiction of Ground Floor Plan and Typical Floor Plan. The Ground Floor Plan depicts the proposed building first-story footprints, projected site and building elevations, building entrance and general lobby/elevator location, proposed uses, and parking loading/unloading areas. The Typical Floor Plan depicts the proposed floor plan above the first story ground floor (with the exception of Building A, which depicts the proposed office floor plan above the above-grade parking garage floors).

- **Sheet 11 of 24 (*Development Phasing Plan*):** Includes a layout of proposed Phase 1 (southern half of property includes Buildings F and H), Phase 2 (middle portion of property includes Buildings C and J), and Phase 3 (northern half of property includes Buildings A and L), to include proposed buildings and driveway improvements. Also includes Parking Tabulations, to include proposed uses, gross square footages, parking calculations by phase and overall, and total parking required and provided.
- **Sheet 12 of 24 (*Parking Plan 1-2-3*):** Includes layout of all proposed below-level parking spaces/driveway entrances and projected numbers, to include Parking Level 1 (southern half of property), Parking Level 2 (southern and middle half of property), and Parking Level 3 (southern, middle, and northern half of property).
- **Sheet 13 of 24 (*Parking Plan 4-5-6*):** Includes layout of proposed parking spaces/driveway entrances and projected numbers for Parking Level 4 (below-grade, located along middle and northern half of property), Parking Level 5 through 10 (above-grade levels along northern half of property, located within Building A), and proposed handicapped parking calculations.
- **Sheet 14 of 24 (*N-S Section*):** Includes sections of proposed Buildings F, C, and A, located along the west of the subject property (as viewed from Sunrise Valley Drive), to include proposed uses, floors, projected elevations, and phasing plan.
- **Sheet 15 of 24 (*E-W Section*):** Includes sections of proposed Buildings F and H, C and J, and A and K (as viewed from the south of the property, looking west to east), to include proposed uses, floors, projected elevations, and phasing plan.
- **Sheet 16 of 24 (*West Elevation*):** Includes sections of proposed Buildings A, C, and F, located along the west of the subject property (as viewed from Reston Parkway).
- **Sheet 17 of 24 (*East Elevation*):** Includes sections of proposed Buildings F, H, C, J, and A, located from south to north (as viewed from Sunrise Valley Drive).
- **Sheet 18 of 24 (*Contextual Illustration*):** Architectural rendering/perspective of proposed on-site structures, existing Reston International Center, and surrounding off-site structures, landscaping, and street layout (rendering is viewed from off-site, looking southeast towards the subject property from an elevated perspective).
- **Sheet 19 of 24 (*Circulation Plan*):** Includes depiction of overall site with various on-site and off-site pedestrian sidewalks, trails, plaza areas, and connections.

- **Sheet 20 of 24 (*Pond Drainage Divides*):** Includes Storm Drainage Outfall from 1980 (“For Information Purposes Only”), depicting surrounding drainage areas, outfall area, conditions, development, and base conditions table.
- **Sheet 21 of 24 (*Offsite SWM Computations*):** Includes Stormwater Management BMP Narrative, Outfall Narrative, Opinion of Adequate Outfall, SW-10 Narrative, Schematic Diagrams Storm Drainage Routings, Land Use Map Existing Conditions, Land Use Map Proposed Conditions, Profile of Spillway for Multi-Level Wet Pond, Existing Drainage Divides Map, and Soils Map and related table.
- **Sheet 22 of 24 (*Zoning Correspondence*):** Includes copies of approved Board of Supervisor rezoning letter and ordinance for B-846 (granted on March 12, 1969), a copy of Board of Supervisor’s granted Special Exception Amendment SEA 84-C-135-01 approval letter (granted on September 8, 1986), a copy of Board of Supervisor’s approved Special Permit SP-75 approval letter (granted on October 2, 1975), and a copy of the approved Development Plan for Rezoning B-846, along with a depiction of the plan with the boundaries of the site superimposed.
- **Sheet 23 of 24 (*Zoning Correspondence*):** Includes copies of two (2) zoning letters from the County of Fairfax to Mr. Ben Tompkins, agent for the applicant, Development Conditions Narrative, and Reston PRC Density table.
- **Sheet 24 of 24 (*Offsite Permission Letters*):** Includes three (3) off-site Letters of Permission for proposed improvements to the north and east of the subject property.

The PRC Plan depicts a site layout as follows:

### ***Proposed Structures***

- The applicant is proposing to demolish all on-site structures, landscaping, and surface parking, except for the existing 218,225 SF, 15-story, Reston International Center office building. The new improvements will include four (4) high-rise residential structures (all with ground floor minor commercial), a 1-story minor commercial building located along the north of the Reston International Center office building, and a 16-story structure, dedicated to parking, minor commercial, and office uses.

As previously noted, the applicant has provided a phasing plan on Sheet 11 of 24 (*Development Phasing Plan*), which depicts three (3) separate building phases. Phase I will include the construction of two (2) residential/commercial structures (Buildings F and H), structured parking (828 spaces), and the construction of associated internal/external driveways and open space along the south end of the subject property. Phase II will also include the construction of two (2) residential/commercial structures (Buildings C and J), structured parking (630 spaces), and the construction of associated

internal/external driveways and open space along the center of the subject property. The last phase, Phase III, will include the construction of one (1) office/commercial/parking structure (Building A/B) and commercial structure (Building L), structured parking (1,381 spaces), and the construction of associated internal/external driveways and open space along the north end of the subject property. The applicant has added a General Note (Sheet 1 of 24) that states that the Building Labels are for identification purposes only and do not indicate a sequence of construction. The note states that the approximate/anticipated completion date for each phase, which will be built in accordance with market demand and subject to change without amendment of the PRC Plan, shall include: Phase I: 2010, Phase II: 2012, and Phase III: 2014.

More specifically, the proposed buildings shall include:

- **Residential Building F and Building H:** Both proposed residential buildings will be located along the south end of the subject property, part of Phase 1, and include ground floor minor commercial uses. Building F will contain 18 stories of multi-family residences, with a gross floor area (GFA) of 217,500 SF. Building F, which will be located along the southwest corner of the subject property (along Reston Parkway), will be built on top of structured parking (1 level of above grade and 3 levels of below-grade), as well as a 1-story, 15,500 SF, minor commercial ground floor (listed as Building E). The maximum building height for Building F will be 246' feet. Directly to the east, Building H will contain 10 stories of multi-family residences, with a gross square area (GFA) of 120,000 SF. Building H, which will be located along the southeast corner of the subject property (along Sunrise Valley Drive), will also be built on top of above and below-grade structured parking, as well as a 1-story, 13,000 SF, minor commercial ground floor (listed as Building G). The maximum building height for Building H will be 150' feet.
- **Residential Building C and Building J:** Both proposed residential buildings will be located in the middle of the subject property, part of Phase 2, and will also include ground floor minor commercial uses. Building C will contain 18 stories of multi-family residences, with a gross square area (GFA) of 217,500 SF. Building J, which will be located along the west side of the subject property (along Reston Parkway), will be built on top of below-grade structured parking (discussed later in this section), as well as a 1-story, 16,000 SF, minor commercial ground floor (listed as Building D). The maximum building height for Building C will be 246' feet. Directly to the east, Building J will contain 10 stories of multi-family residences, with a gross square area (GFA) of 120,000 SF. Building H, which will be located along the east side of the subject property (along Sunrise Valley Drive), will be built on top of below-grade structured parking, as well as a 1-story,

12,500 SF, minor commercial ground floor (listed as Building I). The maximum building height for Building J will be 150' feet.

- **Commercial Building A:** Located along the northwest corner of the subject property, Building A, which is part of Phase 3, will be built on top of below-grade structured parking, and include ground and second floor minor commercial uses (listed as Building B and containing 82,400 SF), structured parking upon the ground floor through the sixth floor, and office related uses (containing 210,000 SF) from the seventh to the sixteenth floor. The maximum building height for Building A will be 253' feet.
- **Commercial Building L:** Located along the north side of the existing Reston International Center office building, Building L, which is part of Phase 3, is proposed as a one-story, 5,600 SF, minor commercial structure. The maximum building height for Building L will be 30' feet.

### ***Parking and Access***

- The applicant is proposing a total of 2,839 on-site parking spaces. This total includes eight (8) surface parking spaces (located to the north of the Reston International Center office building), and 2,831 below-grade and above-grade structured indoor parking spaces. The Fairfax County Zoning Ordinance requires the applicant to provide 2,698 parking spaces for their proposed uses, to include office (existing and proposed), shopping center, restaurants, and residential.
- In conformance with the three (3) previously noted building phases, the applicant is proposing to construct all on-site parking in three (3) similar phases. Phase 1, located along the south end of the subject property, under Residential Buildings F and H, will consist of 828 parking spaces within three (3) levels of below-grade parking. Phase 2, located along the middle of the site, under Residential Buildings C and J, will also consist of 630 additional parking spaces within three (3) levels of below-grade parking. Phase 3, located along the north end of the site, will consist of two (2) levels of below-grade parking under Building A, and six (6) levels of above-grade parking within Building A. The total parking within Phase 3 will include approximately 1,381 parking spaces.
- Once all three (3) phases are complete, the proposed indoor parking levels will be accessed by a total of six (6) entrance/exit points. This includes one (1) entrance/exit located near the south of Residential Buildings F and H, one (1) entrance/exit located to the west of Residential Buildings F and C, two (2) entrance/exits located along the north and south sides of Building A, one (1) entrance/exit located to the east of Building L, and one (1) entrance/exit located along the east of Residential Building J, directly feeding onto Sunrise Valley Drive.

- In addition to the indoor driveways located within the structured parking garages, the applicant is also proposing an outdoor above-ground internal driveway. The proposed internal driveway will have a principal spine, or strip, that runs down the middle of the development, connecting the subject property to the off-site developments along its north and south ends. The principal driveway/spine will also have two (2) perpendicular driveways that run east and connect directly to Sunrise Valley Drive (one driveway is located along the south of the property and the other runs between Buildings J and K). Lastly, the principal driveway/spine will also have connecting driveways along its west, that run along the south, west, and north of Residential Buildings F and C.
- The subject property will have four (4) separate ingress/egress points (driveways) along Sunrise Valley Drive, with no vehicular access onto/from Reston Parkway. Two of the proposed points/driveways are mentioned in the bullet above, and will directly connect to the principal internal driveway/spine, and the other two driveways will lead directly to the indoor structured parking entrances/exits, located to the east of Buildings J and L.
- The applicant will be constructing eight (8) perpendicular surface parking spaces to the east of Building L, along the north end of the subject property. The proposed spaces will be accessible from Sunrise Valley Drive or from the indoor parking entrance/exit driveway to the east of Building L, and will include adjacent off-site parking space/driveway improvements, also to be constructed by the applicant.

### ***Loading/Unloading***

- The applicant's proposed uses and square footages will generate a loading/unloading requirement of twenty-three (23) spaces. However, the PRC Plan indicates that the applicant will be proposing a total of five (5) loading spaces, pursuant to Zoning Ordinance 11-202.15 (*which states that in no instance shall more than five (5) off-street loading spaces be required for a given use or building except as may be determined by the Director of DPWES*). The applicant has depicted all five (5) of the spaces on the PRC Plan, with one (1) located along the south side of Residential Building F, two (2) spaces located between Buildings A and K, and two (2) spaces located to the south of Building K. Irrespective of what is shown on the PRC Plan, a final determination as to the number of required loading/unloading spaces shall be made at the time of site plan review by DPWES.

### ***Pedestrian Circulation***

- The PRC Plan depicts proposed trails and sidewalk connections within the subject property, as well as along Sunrise Valley Drive and off-site properties to the north of the site. Along the entire subject property's eastern boundary line (adjoining Sunrise Valley Drive), the applicant shall construct an eight (8) foot wide major paved trail. The proposed trail shall continue off-site along

Sunrise Valley Drive, over an off-site parcel to the north of the subject property (also owned by the applicant) and eventually connect to an existing 8-ft wide asphalt sidewalk located near the Reston Sheraton Hotel/Sunrise Valley Dr. driveway entrance. Pedestrians will be able to access the subject property from four (4) separate points along the proposed Sunrise Valley Drive trail, to include two (2) separate entrances located near the southeast corner of the site, a sidewalk entrance on both sides of the proposed driveway located between Buildings J and K, and an entrance running along the proposed northern driveway, that leads to the proposed parking garage under Building L. The applicant is also proposing a number of sidewalk connections along both sides of the principal driveway/spine that runs through the middle of the site that will permit pedestrian access between all on-site structures and access to Sunrise Valley Drive. No pedestrian access is proposed onto Reston Parkway.

### ***Open Space & Landscaping***

- Approximately 30.1% (3 acres) of the site will remain as open space, to include a hiking/biking trail and additional recreational uses that may include a pool, a gym, landscaped plazas and seating areas.
- The applicant has indicated on the PRC Plan that landscaping concepts, screening measures, and tree cover will be provided with the final site plan, and shall comply with Chapter 12 of the Public Facilities Manual (PFM), Article 13 of the Fairfax County Zoning Ordinance, and the PRC Plan. The PRC Plan indicates that the applicant shall provide the minimum 10% tree cover over the subject property, which will cover 26,790 SF.

### ***Retail Sale Establishment – Large***

- The applicant has included a note onto the PRC Plan and staff has added a development condition stating that no retail sales establishment-large shall be allowed on the site, and that no single retail sales establishment shall be permitted to occupy a gross floor area greater than 60,000 square feet.

### **Transportation Analysis (Appendix 3 and 4)**

The Fairfax County Department of Transportation has reviewed the subject request including the zoning history on the property and has no comment on its disposition.

The applicant has listed on the PRC Plan (General Notes, Sheet 1 of 24) possible transportation improvements to be provided at the time of site plan, subject to VDOT and Fairfax County DOT approval, that may include:

- A. Provision of individual turn lanes or a single continuous right turn lane into the site entrances on Sunrise Valley Drive.
- B. Extension of the left turn lane into the site's central entrance on Sunrise Valley Drive as shown hereon.
- C. Crosswalks across Sunrise Valley Drive.

- D. Bicycle amenities such as racks.
- E. Designation of a transportation coordinator to work with FCDOT to implement a voluntary TDM Program.
- F. A traffic signal at Roland Clarke Place and Sunrise Valley Drive.
- G. A traffic signal at the central site entrance on Sunrise Valley Drive.
- H. Improvement of the bus stops at the Sheraton and Reston Parkway along Sunrise Valley Drive.

The applicant has also added a note to the General Note's section of the PRC Plan that they shall continue to provide \$214,900 for improvements to Reston Parkway, as was previously required with the subject property's expired site plan 6734-SP-02-2. Staff has included a copy of the applicant's Cordon Analysis (from Wells & Associates and dated March 23, 2007) and a copy of the applicant's comment response letter to FCDOT (also from Wells & Associates and dated October 15, 2007).

#### **Issue: Traffic Impact Analysis**

The Virginia Department of Transportation (VDOT) notes that a traffic impact analysis should be submitted for review. The analysis should include transportation improvements that will be constructed to mitigate the increase in peak hour traffic.

#### **Resolution**

The traffic impact analysis shall be performed at the time of final site plan. VDOT has determined that the submission of the analysis at the time of site plan review is acceptable. The applicant has added a note to the General Note's section of the PRC Plan indicating that, "(a) Traffic Impact Analysis Study shall be provided at the time of site plan submission."

#### **Environmental Analysis (Appendix 5)**

##### **Issue: Countywide Trails System**

The Countywide Trails Plan map depicts a "*Major Paved Trail*" along the west side of Sunrise Valley Drive, to the east of the subject property. The Trails Plan requires the following:

- Major Paved Trail (asphalt or concrete) is required to be built at a minimum of 8' or more in width, with VDOT requiring a minimum of 10' feet in width if located in the right-of-way.

#### **Resolution**

The applicant has added the required eight (8) foot wide major paved trail upon

their property along with a twelve (12) foot wide trail easement.

### **Cultural Resource Analysis** (Appendix 6)

There are no identified cultural resources on or near the subject property that will be adversely affected by the applicant's proposal.

### **Urban Forest Management** (Appendix 7)

#### **Issue: Tree Cover**

A general note on the Cover Sheet of the PRC Plan states that the landscape concepts, screening measures and tree cover provided with the final site plan shall comply with the provisions of Chapter 12 of the PFM and the CDP for this project. From this statement, it is understood that minimum plantings area requirements will be met and required distances from restrictive barriers will be provided as specified in PFM 12-0702.1B(2): *Trees planted to provide all or part of the tree cover requirement shall be shown on a landscaping plan in accordance with Section 12-0701. These trees shall be planted as per Section 12-0805 with the minimum size planting area provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. The minimum width of any planting area shall be 8', measured from the interior of the sides of the restrictive barrier such as curb or pavement. Trees shall be planted no closer than 4' from any restrictive barrier.*

#### **Resolution**

The applicant has added the aforementioned PFM requirement to their general notes.

#### **Issue: Tree Plantings**

Tree plantings are shown over below-grade portions of the parking garage. Adequate soil depth for root zone development and water holding capacity is important for the long term survival of these trees. A minimum of 36 inches of soil should be provided where trees are shown to be planted over underground parking areas.

#### **Resolution**

The applicant has added a general note to the cover sheet of the PRC Plan and staff has included a development condition requiring conformance with this note.

### **Public Facilities Analyses** (Appendices 8 through 13)

**Fairfax County Park Authority (Appendix 8)**

The Park Authority has reviewed the proposed PRC Plan and has indicated that the development could add 1,070 new residents (based on an average multi-family household size of 2.15 in the Upper Potomac Planning District: 498 du x 2.15 household size = 1,070 residents).

**Issue: Public Plaza**

The applicant is proposing a public plaza feature within the center of the site. The plans show an area of paving with potential water features. More details on the facilities and amenities need to be provided with the application. The Park Authority recommends that this plaza be publicly accessible during daylight hours.

**Resolution**

The applicant shall be required to provide specific plaza/amenity plans and details during the final site plan approval process.

**Fairfax County Public Schools (Appendix 9)**

RZ B-846 was adopted by the Board of Supervisors on March 12, 1969, prior to the proffer system being adopted by the County in the mid 1970's. The approved rezoning included a development plan (DP) that permitted high density residential upon the property (as well as office service center and minor commercial uses). As this is a PRC Plan application subject to administrative review (which is essentially a preliminary site plan), rather than a rezoning or development plan amendment application, proffers are not required and the application is not subject to the proffer guidelines related to school impact.

The following data is only provided for informational purposes. The proposed development will be served by Terraset Elementary School, Hughes Middle School and South Lakes High School. The 498 multi-family units proposed with this application would create the potential for 38 new students. If the approved proffer guidelines were applicable, the students generated by this application would warrant a proffered contribution of \$441,949 for schools (38 students x \$11,630 per student).

**Fire and Rescue (Appendix 10)**

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston. The requested amendments currently meet fire protection guidelines, as determined by the Fire and Rescue Department.

**Sanitary Sewer Analysis (Appendix 11)****Issue:**

As indicated by the County's Wastewater Management Division, the applicant needs to do sewer capacity analysis to ascertain that the existing eight (8) inch sewer line on the property has adequate capacity to handle the anticipated flow from the proposed development or proffer to make any improvement that will be required before or in conjunction with the development.

**Resolution**

The applicant has added a general note to Sheet 1 of the PRC Plan which states: "At the time of submission of a site plan corresponding to this PRC Plan, the applicant shall provide DPWES with an analysis of the capacity of the sanitary sewer lines serving the property. If the County determines that any sewer line serving the property is inadequate, the applicant shall upgrade or improve offsite sanitary sewer lines, as necessary, to accommodate all future phases of the proposed development." The County's Wastewater Management Division has reviewed the applicant's note and is satisfied with its content. Staff has also included a development condition requiring conformance with this note.

**Fairfax County Water Authority (Appendix 12)**

The subject property is located within the Fairfax County Water Authority Service Area. Adequate domestic water service is available at the site from existing 16-inch, 8-inch, and 6-inch water main located at the property. Depending on 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. A minimum of two points of connection to the public supply system Depending on 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.

**Stormwater Analysis (Appendix 13)**

The subject property is located within the Sugarland Run Watershed. The outfall for the existing site presently discharges into an existing off-site wet pond (approved with #0786-SP-09 in 10/9/1999), which provides stormwater detention (SWM) and best management practices (BMP) for the entire subject property. The pond then outfalls to the existing Fairfax County Regional SWM/BMP facility located on Reston Section 913. A Stormwater Detention Waiver (#6734-WSWD-001-1) was approved by the Department of Public Works and Environmental Services (DPWES) on August 28, 2006, that permitted a waiver of standard on-site County stormwater detention requirements for the subject property. DPWES has indicated that the PRC Plan generally meets the Stormwater Management requirements. A final determination regarding the adequacy of any

proposed SWM/BMP measures will be made by the DPWES at the time of final site plan review.

## **ZONING ORDINANCE PROVISIONS (Appendix 14)**

### **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 location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. The Reston National Golf Course is located to the southeast of the subject property, across Sunrise Valley Drive. The golf course, which was built in 1970 and shares over a half-mile of frontage along Sunrise Valley Drive, has an enclave of single-family attached dwelling units within the center of its course. The enclave, also known as the Hunters Green Cluster, is not directly adjacent to the development but is the closest residential development. The subject property, which runs along the west of Sunrise Valley Drive, is located over 400 linear feet from the closest Hunters Green Cluster dwelling unit. In addition, the applicant is proposing a minimum building setback of 40 feet from Sunrise Valley Drive, which ensures that no proposed building will be located closer than 440 feet to the closest existing dwelling unit.

To the north of the subject property is the Sheraton Reston Hotel, which was approved for a mix of uses, to include residential, retail, office, and hotel. The approved building heights listed within Development Plan Amendment B-846 (approved by the BOS on January 26, 1998) range from 1 to 8 stories, and 35 to 140 feet. The two (2) abutting properties to the south of the subject property include a 1-story Exxon Service Station and a 1-story Popeye's Fast Food Restaurant. In summary, staff believes that the applicant's proposed location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. As mentioned above, the subject property is not directly adjacent to existing residential developments. The Hunters Green Cluster subdivision is over 440 feet away, and, in staff's opinion, is a satisfactory distance away from the proposed development. The Sheraton Reston Hotel property is approved for future residential uses, and will be built to a similar scale and intensity as the proposed development. The abutting uses to the south are both existing developments and staff believes that they will not be negatively affected by the applicant's proposed improvements.

As previously noted, on March 12, 1969, the Board of Supervisors approved RZ B-846 and its corresponding development plan (DP) and determined that a mix of uses, to include office service center, high density residential, and minor commercial, were in conformance with the standards of the RPC Zoning District (later changed to the PRC District). It is Staff's opinion that the applicant's PRC Plan, which proposes approximately 34.3% office, 11.6% commercial, and 54%

high density residential, is in conformance with that approval and the applicable zoning ordinance regulations.

## **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 subject property's high density residential proposal most closely conforms to the Residential R-30 District. The subject property development would meet the minimum district size, minimum lot area (*the R-30 District only requires a minimum lot area for non-residential uses*), minimum lot widths (*the R-30 District only requires a minimum lot widths for non-residential uses*), and all of the required yard requirements except for Buildings A and L. Building A, which includes ground floor retail (listed as Building B) has a zero setback along the western property line and Building A and L have a zero setback along the northern property line. R-30 District would require a 20 ft yard requirement along the western property line (Reston Parkway) and a 10 foot yard requirement along the northern property line. All of the other existing and proposed structures meet or exceed the minimum R-30 District yard requirements. The maximum building height within the R-30 District is 150 feet, but the Board may approve an increase in height. Except for Building L, which is 30 feet in height, the applicant is proposing buildings that range in height from 150 to 253 feet. The R-30 District has a maximum floor area ratio of 1.00 (for uses other than residential), a maximum density of thirty (30) dwelling units per acre, and a minimum open space requirement of 40%. The applicant is proposing a nonresidential floor area ratio of 1.32, a maximum of fifty (50) dwelling units per acre, and an open space of 31%.

Staff believes that the subject property's office and commercial proposal most closely conforms to the C-7 Regional Retail Commercial District. The subject property development would meet the minimum C-7 District lot area, minimum lot width, open space, and yard requirements except for Buildings A, C, and F. The C-7 District requires a minimum 40 foot setback requirement from the front (Reston Parkway) property line, and Building A has a zero setback, and Buildings C and F have a minimum of 20 feet. The maximum building height within the C-7 District is 90 feet, but the Board may approve an increase in height. The maximum floor area ratio for the C-7 District is 0.80, provided however an increase to 1.0 may be permitted by the Board; again, the applicant is proposing a nonresidential floor area ratio of 1.32.

In summary, development under the PRC zoning district permits a greater level of flexibility for development of a more urban scale with increased building heights, density, and reduced building setbacks, as is characterized by development other PRC zoned properties. The virtue of their zoning and approved development plan, the applicant has no setback requirements, square foot maximums, floor area ratio, or height restrictions. As such, staff believes that this standard has been met.

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, loading/unloading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. In conformance with the PRC District and County regulations, the applicant is proposing to provide approximately 3 acres (30.1%) of open space, 2,839 total parking spaces (2,698 are required), and five (5) loading/unloading spaces. Staff has added a development condition stating that, irrespective to that shown on the PRC Plan, the applicant shall need to meet the required number of loading/unloading spaces for the development, subject to the determination of DPWES; and that all waivers or modifications shall be determined at that time. No signage has been proposed with this application; however, all proposed signage must be provided in accordance with the provisions of the Zoning Ordinance. As proposed, 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, 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. The subject property is currently accessible by an existing public street network. The applicant has proposed a number of on-site sidewalks, as well as a major paved trail along the entire length of its southern property line, that will permit pedestrian circulation throughout the site as well as connect to existing off-site pedestrian sidewalks/trails along Sunrise Valley Drive. Pedestrian access to the north side of the Dulles Toll Road is available over the Wiehle Avenue and Reston Parkway spans, but these routes are, in staff's opinion, burdensome to navigate and not pedestrian-oriented for the average walker or biker. Vehicular access is available to the W&OD Trail, across the Dulles Access and Toll Road, as well as to other uses and services within the Reston Town Center including the bus transit facility. The Fairfax Connector (Reston South Express Line, Route 585) passes along Sunrise Valley Drive, and would provide residents and users of the subject property with eastbound (West Falls Church Metro Station) and westbound (Reston South Park and Ride) bus options. With regard to future transit facilities, the subject property is located within a one-mile radius of the

proposed Wiehle Avenue (Phase 1) and Reston Parkway (Phase 2) Dulles Metrorail stations. The project will be built in two phases: First, extending Metro from the Orange Line between East and West Falls Church stations to Wiehle Avenue, and second, extending it through Reston and Herndon to Dulles Airport and Route 772 in Loudoun County. As detailed, this standard has been satisfied.

### **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 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 applicant is proposing a total of 498 multi-family dwelling units, and has committed to providing 12% of the units as work-force housing units. The workforce units will be provided pro-rata with the market rate housing units, and will be provided in a mix of dwelling unit types. The proposed development is mixed-use and will provide ample employment opportunities for residents, as the applicant's proposal calls for over 428,000 SF of office uses (existing and proposed) and 145,000 SF of commercial uses. The subject property is also located near the Reston Town Center, which offers a variety of employment opportunities and commercial services. As such, staff believes that this objective has been satisfied.

Objective 2: *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.* The subject property was rezoned on March 12, 1969, and included the approval of a development plan (DP) that designated the following permitted uses: office service center, minor commercial and high density residential. These designations indicate that the Board envisioned a mixed-use development pattern for a significant portion of the original 44.789-acre site. At the time of the original rezoning (and today) the PRC District Zoning provisions contained no yard, height, or floor area ratio limitations. As noted, the applicant is proposing a mixed-use development, which includes a maximum of 498 multi-family units, 428,225 SF of office (includes retaining the existing Reston International Center), 145,000 SF of minor commercial uses, and 3 acres (30.1%) of open space.

Staff believes that the applicant's proposed development, which includes four (4) residential structures with ground floor commercial uses, as well as a proposed

office structure with two floors of commercial uses, is an appropriate mix of uses upon the property and will help foster interdependence between the residential and nonresidential uses. Due to the rectangular-like shape of the subject property, the applicant has designed the site with a row of buildings along Sunrise Valley Drive and another row along Reston Parkway. The applicant has added a number of onsite sidewalks and internal driveways which connect to various open space features, plazas, and buildings, all of which are located within 250 linear feet of one another. As most of the site's proposed parking is located indoors, staff believes that the urban space created between the structures will benefit and remain somewhat isolated/unaffected by the primary flow of traffic onto and around the property.

Located to the north of the subject property is the Reston Sheraton Hotel, which was approved for mixed-use development to include residential, retail, office, and hotel. The approved building heights listed within Development Plan Amendment B-846 (approved by the BOS on January 26, 1998) range from 1 to 8 stories, and 35 to 140 feet. The applicant also owns this property and has provided a number of connections between the two sites. The two (2) abutting properties to the south of the subject property include a 1-story Exxon Service Station and a 1-story Popeye's Fast Food Restaurant. These two properties also connect to the subject property using common driveways.

In staff's opinion, the applicant's proposed onsite design provides suitable access, connectivity, order, and creative arrangement between the land uses, and the proposal is in conformance with the Board of Supervisor's approved 1969 development plan. Although staff would prefer a less intensive development, it is staff's opinion that this objective has been satisfied.

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.* The applicant is proposing separate vehicular and pedestrian improvements upon the subject property. The subject property will have four (4) separate ingress/egress points (driveways) along Sunrise Valley Drive, with no vehicular access currently proposed onto/from Reston Parkway. Motorist will be able to enter the property's structured parking garage (which includes 2,831 spaces with the completion of Phase 3) using a total of six (6) entrance/exit points. In addition to the driveways located within the structured parking garages, the applicant is also proposing an outdoor above-ground internal driveway design that will permit vehicular movement/circulation just outside the ground floor level of all proposed structures. Pedestrians will be able to use a variety of proposed sidewalks throughout the site that will permit access between all on-site structures and amenities, as well as to the planned major paved trail along Sunrise Valley Drive. The trail will link with an adjacent sidewalk/trail to the northeast of the subject property that continues onward to Wiehle Avenue, and eventually onto the W&OD Trail. The subject property is

presently served by a Fairfax Connector Bus Line, which links the Reston South Park & Ride to the West Falls Church Metro Station. Additionally, the nearby Reston Town Center includes a bus transit facility. Lastly, the subject property is located within one-mile of each of the proposed Metro rail stations, to be located along the Dulles Toll Road at Reston Parkway and Wiehle Avenue. Therefore, Staff believes that this objective has been satisfied.

Objective 4: *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.* The Reston Town Center, which is located within a mile of the subject property, has been and is continuing to be developed to include cultural, educational, medical and recreational facilities. Approximately 30.1% (3 acres) of the site will remain as open space, to include a hiking/biking trail and additional recreational uses that may include a pool, a gym, landscaped plazas and seating areas. Staff believes that this objective has been satisfied.

Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.* The existing site is largely manmade and impervious, and includes very little vegetation and/or natural environment. The applicant is proposing to redevelop the subject property by demolishing four (4) existing structures, preserving one (1) structure, and constructing five (5) new structures. The structures will face onto one of the site's two frontages, either Sunrise Valley Drive or Reston Parkway, and will range in height from 150 feet (proposed residential structures) to 197 feet (Reston International Office Building) along Sunrise Valley Drive, and from 246 feet (proposed residential structures) to 253 feet (proposed office/commercial/parking building) along Reston Parkway. The proposed buildings will be setback approximately 40 feet from Sunrise Valley Drive, 60 feet from the south property line, and have a zero setback along the west and north property lines. With the exception of 8 surface parking spaces, all other proposed parking for the site (2,831) will be enclosed. In conclusion, staff believes that the proposed structure locations attempt to take maximum advantage of the manmade environment by reducing the amount of surface parking, providing an additional setback from the Sunrise Valley Drive right-of-way, and by proposing the larger height structures to front onto Reston Parkway, versus Sunrise Valley Drive.

The applicant has added a Leadership in Energy and Environmental Design (LEED) Certification Note to the PRC Plan (on Sheet 1 of 24) that they intend to achieve at least "LEED Silver certification for all buildings on site and that they are a member of the LEED for Neighborhood Design Pilot Program and the Smart Growth Alliance". According to the U.S Green Building Council, LEED-certified buildings have lower operating costs and increased asset value, are healthy and comfortable for their occupants, reduce waste sent to landfills, conserve energy and water, reduce harmful greenhouse gas emissions, and demonstrate an owner's commitment to environmental stewardship and social responsibility. As proposed, Staff believes that this objective has been satisfied.

Objective 6: *The provision of adequate and well-designed open space for the use of all residents.* As previously noted, the applicant is proposing approximately 3 acres (30.1%) of open space, to include landscaped open areas, pedestrian plazas, on-site sidewalks, and a major paved trail (along Sunrise Valley Drive). The pedestrian plazas are centrally located between the four (4) residential structures, and will connect with streetscaped areas proposed along the primary internal driveway. On-site sidewalks are proposed throughout the site and will link all subject property structures and amenities, as well as provide numerous connections to the proposed eight (8) foot wide major paved trail along Sunrise Valley Drive. Therefore, staff believes that this objective is satisfied.

Objective 7: *The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.* All public utilities, facilities, and service-related accommodations will be addressed at the time of site plan approval.

### **Waivers/Modifications**

- **Modification of the transitional screening requirements between the proposed residential and non-residential uses.**

The applicant has requested a modification of the transitional screening and barrier requirements for residential uses adjacent to office uses. Paragraph 1 of Section 13-304 allows transitional screening and barriers to be waived or modified between uses that are to be developed under a common development plan or site plan or series of development or site plans within a PRC District when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments. The applicant is proposing a mixed-use development with each of the four (4) residential structures being built with ground floor commercial uses, as well as a new office structure which will have first and second story commercial uses. Staff believes that the applicant's proposed design, which includes pedestrian and vehicular interconnectivity between all proposed and existing structures, plazas, streetscaped internal driveways, sidewalks/trails, and open space features, adequately contributes to and addresses the compatibility between the three (3) proposed uses. As such, staff does not object to the requested modification.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the subject application is in harmony with the approved development plan and in conformance with the applicable Zoning Ordinance provisions.

**Recommendation**

Staff recommends approval of PRC B-846, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends approval of a modification of the transitional screening requirements between the proposed residential and non-residential uses.

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 recommendations 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.

**APPENDICES**

1. Proposed Development Conditions
2. Office of the Clerk approval letter and approved Zoning Plat and Development Plan for RZ B-846 and DP B-846.
3. Transportation Analysis
4. Cordon Analysis from Wells & Associates (dated March 23, 2007) and comment response letter from Wells & Associates to FCDOT (dated October 15, 2007).
5. Environmental Analysis
6. Cultural Resource Analysis
7. Urban Forest Management Division
8. Fairfax County Park Authority
9. Fairfax County Public Schools
10. Fire and Rescue
11. Sanitary Sewer Analysis
12. Fairfax County Water Authority
13. Stormwater Analysis
14. Zoning Ordinance Provisions
15. Glossary

**PROPOSED DEVELOPMENT CONDITION**

**PRC 87-C-088**

**October 24, 2007**

If it is the intent of the Board of Supervisors to approve PRC B-846, located at 11800 Sunrise Valley Drive, Tax Map 17-3 ((3)) 1C & 1D, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. A sewer capacity analysis shall be submitted by the applicant at the time of site plan review that evaluates whether the existing sewer line on the site has adequate capacity to handle the projected flow from this development. The applicant shall make/install any necessary improvements prior to issuance of a non-RUP or an occupancy permit for the proposed development, as determined necessary by DPWES.
2. A landscape plan shall be submitted with the site plan that demonstrates sufficient landscaping shall be provided onsite to satisfy all applicable landscape and tree cover requirements of the Zoning Ordinance and Public Facilities Manual.
3. A minimum depth of 36 inches of soil shall be provided where trees are proposed to be planted over underground parking areas, as determined by UFM, DPWES.
4. No retail sales establishment-large shall be permitted on-site, and no single retail sales establishment shall be permitted to occupy a gross floor area greater than 60,000 square feet.
5. Irrespective of what is shown on the PRC Plan, the number of required loading/unloading spaces for the development shall meet the requirements of Article 11 of the Zoning Ordinance, as determined by the Director of DPWES. All waiver and modifications of such requirements shall be addressed at the time of site plan review.
6. The work-force housing units, as referenced on Sheet 1 of 24, General Note #27, shall be administered consistent with the recently adopted Workforce Dwelling Unit Administrative policies, or an alternative administration approach, as may be mutually agreed upon by the County and the applicant.
7. The work-force housing units, as referenced on Sheet 1 of 24, General Note #27, shall be administered in accordance with the adopted Workforce Dwelling Unit Administrative Policy Guidelines, or alternatively, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency

as to the terms and conditions of the administration of the Workforce Dwelling Units. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. If such an agreement is executed by all applicable parties, then the Workforce Dwelling Units shall be administered in accordance with such an agreement. Such an agreement and any modifications thereto, shall be recorded in the land records of Fairfax County.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

March 13, 1969

Mr. Donald L. Cummings  
Gulf Reston, Inc.  
Executive Office  
Reston, Virginia 22070

Dear Sir:

I enclose herewith copy of ordinance adopted by the Board of Supervisors, at its meeting on March 12, 1969, granting the application of Gulf Reston, Inc. (No. B-846) to rezone certain land in Centreville District from RE-2 District to RPC District.

Very truly yours,

Edna A. Bicksler  
Clerk of said Board

cc: Mr. John W. Ferguson  
cc: Mr. Robert W. Jentsch  
cc: Capt. Columbus  
cc: Mr. Don Smith  
cc: Mr. James Pammel  
cc: Mr. Fred Beales

*file*

eab/er

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the County Office Building at Fairfax, Virginia on the 12th day of March ; 19 69, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
(PROPOSAL NO. B-846 )

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.

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

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

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

GIVEN under my hand this 12th day of March, 1969.

  
Edna A. Bicksler  
Clerk of said Board

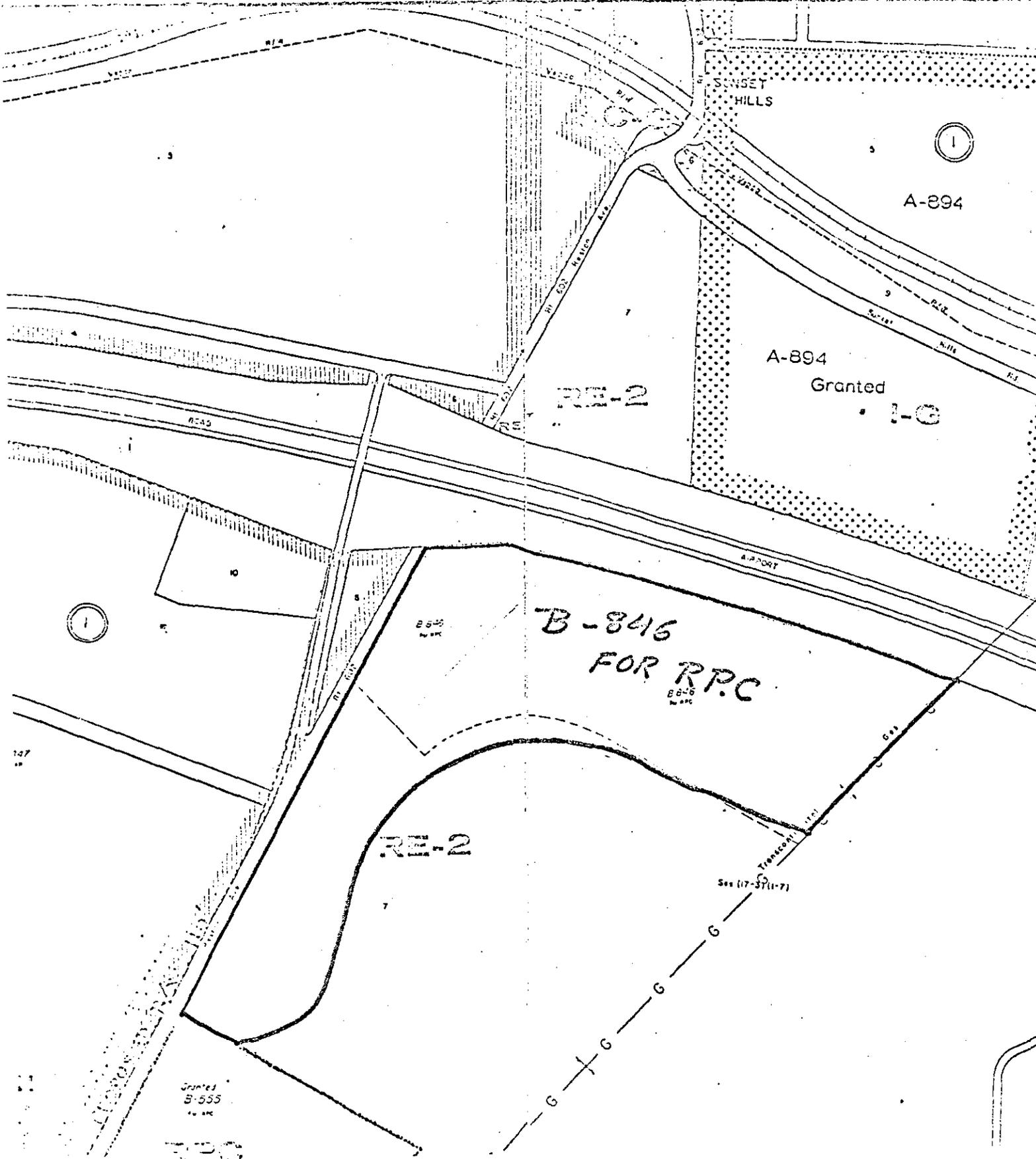


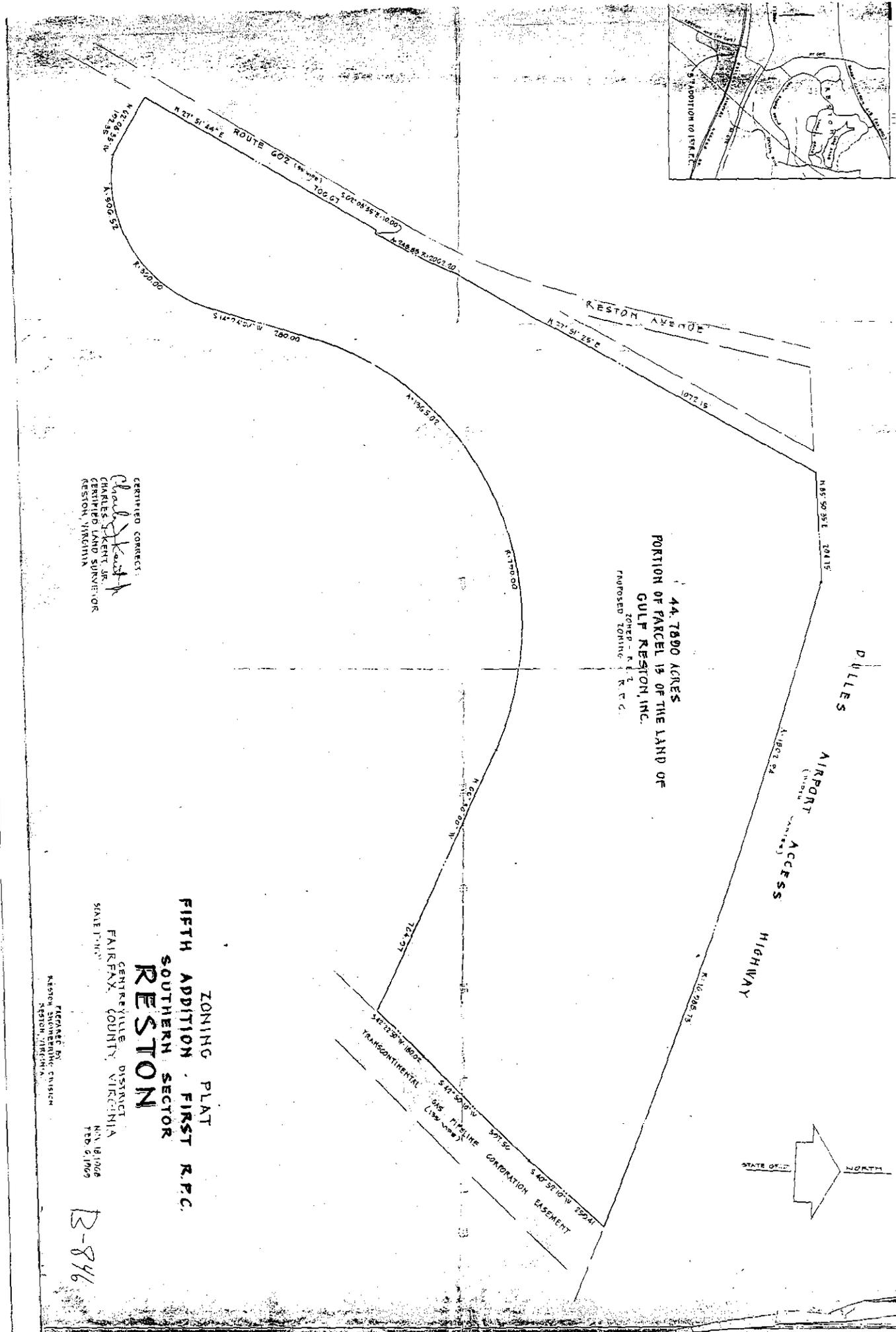
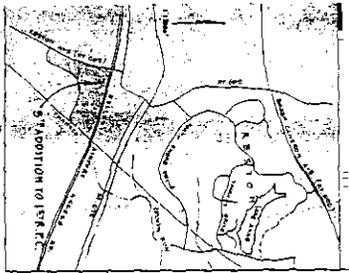
PLANNING OFFICE

APPLICATION NO. B-846  
 SECTIONAL SHEET 17-3, 17-4  
 SUBD. ((1)) AC. 44.7890  
 LOT pt. 7

NAME GULF RESTON, INC.

REQUEST FROM RE-2  
 TO RPC





44,789.00 ACRES  
 PORTION OF PARCEL 15 OF THE LAND OF  
 GULF RESTON, INC.  
 FORMER - R. E. 1  
 PROPOSED ZONING - R. T. C.

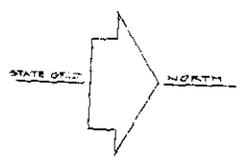
CERTIFIED CORRECT:  
*Charles Kent Jr.*  
 CHARLES KENT JR.  
 CERTIFIED LAND SURVEYOR  
 RESTON, VIRGINIA

ZONING PLAT  
 FIFTH ADDITION - FIRST R.F.C.  
 SOUTHERN SECTOR  
**RESTON**  
 CENTREVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE 1"=100'

PREPARED BY:  
 RESTON ENGINEERING CONSULTANTS  
 RESTON, VIRGINIA

N.V. 181006  
 FEB 6, 1965

B-846





LOCATION MAP

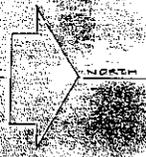
GASOLINE SERVICE STATION

USES: OFFICE SERVICE CENTER  
MINOR COMMERCIAL  
HIGH DENSITY RESIDENTIAL

USES: MOTEL & CONFERENCE CENTER

44.7800 ACRES  
PORTION OF PARCEL 13 OF THE LAND OF  
CULT RESTON, INC.  
PURPOSE: ZONING - R-1, R-2

DULLES  
AIRPORT  
Access  
HIGHWAY



STATE GRID

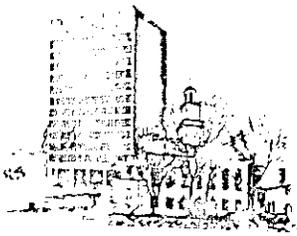
LAND USE  
DENSITY, GENERAL  
STANDARD  
FIFTH ADDITION  
SOUTHERN SECTOR  
RESTON

CENTREVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
NOV 11 1968  
SCALE 1"=100'

CERTIFIED CORRECT  
Charles Skelton, Jr.  
CERTIFIED LAND SURVEYOR  
RESTON, VIRGINIA

PREPARED BY  
RESTON ENGINEERING DIVISION  
RESTON, VIRGINIA

Newland Building



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



November 19, 1980

Mr. Leonard Tambor  
7338 Hill Drive  
Annandale, Virginia 22003

Re: Special Exception  
Number 80-C-102

Dear Mr. Tambor:

At a regular meeting of the Board of Supervisors held on November 17, 1980, the Board approved Special Exception No. 80-C-102 in the name of Town & Country Bank and Trust Company, located as Tax Map 17-3 ((3)) part 1 for use as a drive-in bank pursuant to Section 6-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the building and uses indicated on the plats submitted with the application only.
3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
4. A site plan prepared in accordance with the provisions of Article 17 will be submitted. The revised site plan will satisfy ordinance requirements for parking.
5. The proposed kiosk will be relocated 40 feet south of its present location on the site plan.

November 19, 1980

6. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been complied with.

Under provisions of Section 9-014 of the Zoning Ordinance, this Special Exception shall automatically expire without notice eighteen months after the effective date of the exception unless construction has commenced or an extension has been granted by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the granting of this Special Exception. Any request for extension should cite justification for the extension and be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

If you have any questions concerning this Special Exception, please call me.

Very truly yours,



Ethel Wilcox Register  
Clerk to the Board

EWR/mg

cc: Mr. Patteson  
✓ Mr. Knowlton  
Mr. Covington  
Mr. Davis





# SPECIAL EXCEPTION APPLICATION

Number: 80-C-102

District: Centreville

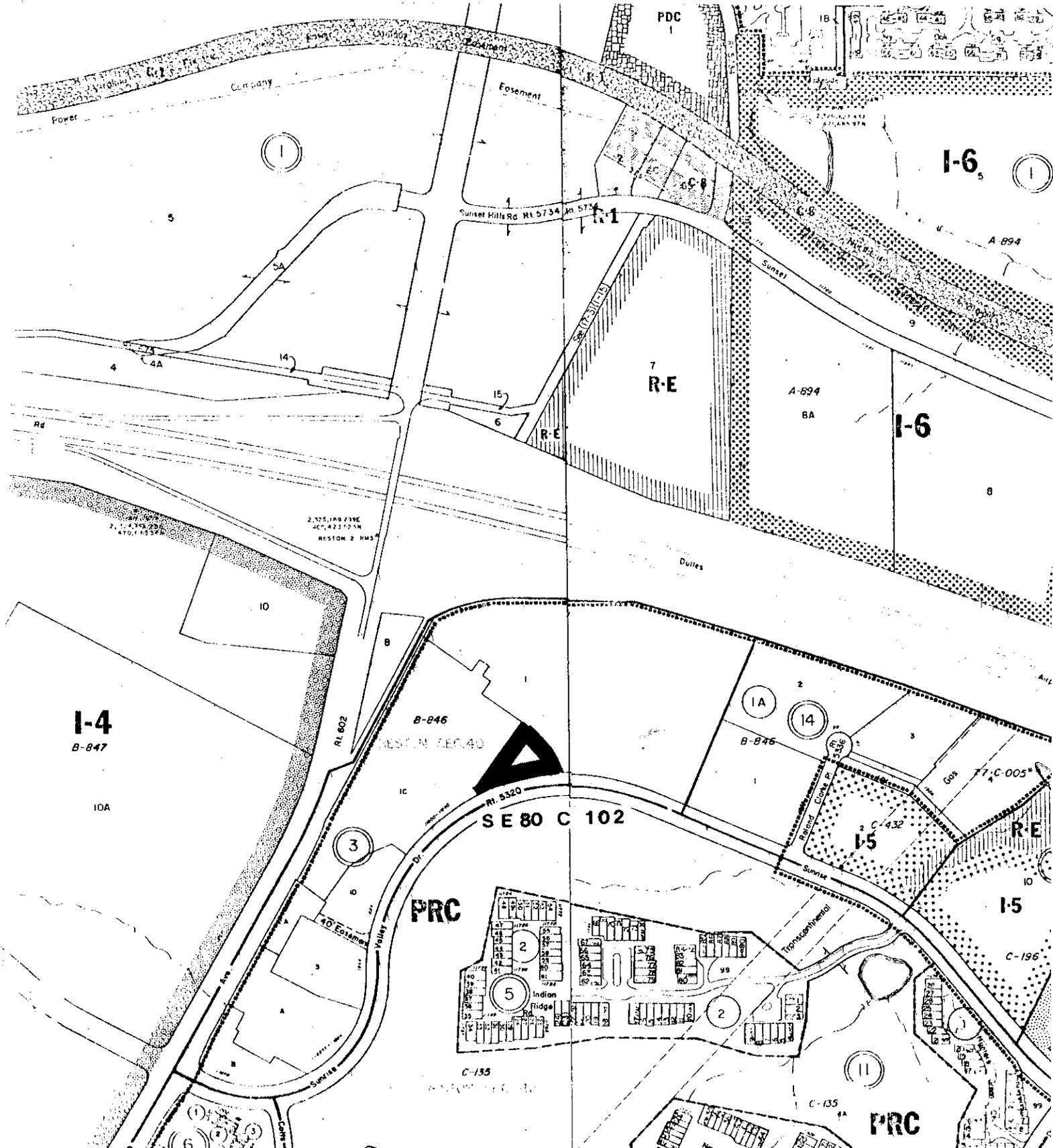
Acreage: 3,800 sq. ft.

Subject Parcel: 17-3 ((3)) pt. 1

Existing Zoning: PRC

Applicant: Town & Country Bank and Trust Company

Proposed Use: Remote Drive-in Window





COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



September 18, 1986

Marilyn Tebor Shaw, Esquire  
2000 North 15th Street  
Arlington, Virginia 22201

Re: Special Exception Amendment  
Number SEA 84-C-135-1

Dear Ms. Shaw,

At a regular meeting of the Board of Supervisors held on September 8, 1986, the Board approved Special Exception Amendment Number SEA 84-C-135-1 in the name of MCI Telecommunications Corporation, located at Tax Map 17-3 ((3)) 1-C for a microwave facility pursuant to Section 6-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat and these conditions.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

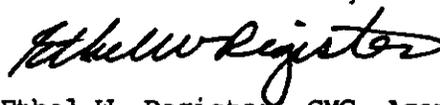
SEA 84-C-135-1

September 18, 1986

Under Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception Amendment. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

If you have any questions concerning this Special Exception Amendment, please give me a call.

Very truly yours,



Ethel W. Register, CMC, Agency Director,  
Office of The Clerk to the Board of Supervisors

EWR/mg

cc: Lurty C. Houff, Jr.  
Real Estate Division  
Gilbert R. Knowlton, Deputy  
Zoning Administrator  
✓ Donald D. Smith  
Permit, Plan Review Branch  
Barbara A. Byron, Director  
Zoning Evaluation Division



# FAIRFAX COUNTY

## 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

---

V I R G I N I A

June 15, 2001

Richard R. G. Hobson, Esquire  
Attorney for the Mark Winkler Company  
McGuire Woods LLP  
1750 Tysons Boulevard  
Suite 1800  
McLean, Virginia 22102

Re: Proffer Interpretation for Tax Map 17-3((3)) 1C; Greater Reston International Center;  
PI 2104 053

Dear Mr. Hobson:

This is in response to your letters dated April 6, 2001, and May 23, 2001, in which you request a determination as to whether a proposal by the Mark Winkler Company regarding the above referenced property would be permitted pursuant to the 1969 Board of Supervisors' approval of Rezoning B-846.

Specifically, you request to retain the 180,000 square foot Reston International Center office building, as well as the 8223 square foot Chili's restaurant, and to replace the 14,000 square foot retail/commercial structure with a new building that has a maximum height of 140 feet and contains a maximum of 210,000 square feet of office and "minor commercial" uses; you are also proposing to add a parking structure to the site. You have submitted a graphic representation to illustrate your proposal. A copy of each of the letters and of the graphic is attached. In your April 6, 2001, letter, you state that the owner is willing to "consider making voluntary reasonable contributions to transportation infrastructure in the vicinity of the property and to other improvements consistent with those made by nearby owners, proportionate to the size and uses of any new development for which the owner is requesting approval". In that letter, you also acknowledge that the owner would have to submit a PRC Plan and a site plan, both of which would have to conform with the requirements of the Zoning Ordinance, and that any voluntary contributions could be specified as conditions on the approval of the PRC Plan. Your May 23, 2001, letter was submitted to address my question as to how the owner anticipates responding to Sect. 6-301 of the Zoning Ordinance.

Richard R. G. Hobson  
June 15, 2001

It is my determination that the proposal set forth in your letters would be in conformance with the Board's approval of B-846 and that the Mark Winkler Company can proceed to file a PRC Plan with the Department of Public Services and Environmental Management (DPWES), during the review of which the issues of compliance with Sect. 6-301, as set forth in your letters, will be determined by the Director.

This determination was made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions about this issue, please contact me at 703 324 1250.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division

Attachments: a/s

cc: Cathy Hudgins, Supervisor, Hunter Mill District  
John Palatiello, Planning Commissioner, Hunter Mill District  
Jane W. Gwinn, Zoning Administrator  
Michelle Brickner, Director, OSDS, DPWES  
Application File B-846



# County of Fairfax, Virginia

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

February 22, 2006

Mr. Benjamin F. Tompkins  
ReedSmith  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

RE: Reston International Center  
11800, 11816-11832, & 11840 Sunrise Valley Drive  
Tax Map Ref.: 17-3 ((3)) 1C  
Zoning District: PRC

Dear Mr. Tompkins:

This is in response to your letters dated January 24, 2006 to William Shoup requesting certain zoning information regarding the referenced property. Our files contain the following information:

1. The referenced property is zoned PRC, Planned Residential Community District. The property is subject to the proffered conditions associated with Rezoning B-846 and Development Plan B-846, approved on March 12, 1969 by the Board of Supervisors. The PRC District, the proffered conditions and the development plan do not indicate a maximum floor area ratio, building height, or lot coverage. The property also is subject to Special Exception Amendment SEA 84-C-135-1, approved on September 8, 1986 by the Board of Supervisors and Special Permit #75, approved on October 2, 1972 by the Board of Supervisors to permit additional sign area. There are no variance approvals associated with the referenced property. Enclosed is a copy of the proffered and development conditions.
2. Our records indicate that Site Plan #10-40-1, entitled "Gulf Reston Conference Center Complex," approved on April 2, 1971, which includes a 15-story office tower containing 218,225 square feet of gross floor area (GFA), one-story shops containing 14,950 square feet of GFA, and a one-story building containing 9,350 square feet of GFA. It is noted that there is no floor area ratio regulation in the PRC District. Site Plan Waiver #011023 for Chili's Restaurant was approved on December 17, 1990. According to our records, it appears that the property was developed in accordance with all applicable provisions of the Zoning Ordinance and it does not appear that the property is subject to grandfathering provisions.

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Department of Planning and Zoning  
Zoning Administration Division  
Ordinance Administration Branch  
12055 Government Center Parkway, Suite 807  
Fairfax, Virginia 22035-5505  
Phone 703-324-1314 FAX 703-803-6372  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

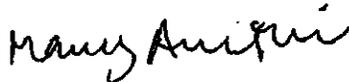
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Integrity \* Teamwork \* Public Service

Benjamin Tompkins  
February 22, 2006  
Page 2

3. A copy of the approved site plan can be obtained by contacting the Plan and Document Control Section of the Department of Public Works and Environmental Services (DPWES) at (703) 324-1730 and building code information may be obtained by contacting Code Enforcement Services in DPWES at (703) 324-1937.
4. According to our records, there are no pending rezoning, special exception, special permit or variance applications with regard to the referenced properties. Our records further indicate that there are no zoning violations or other zoning enforcement actions associated with the referenced properties.

Enclosed for your records is Receipt #2006-0063 for the zoning compliance letter fee. I trust this adequately responds to your request. If you have any additional questions, please feel free to contact me at (703) 324-1314.

Sincerely,



Mary Ann Tsai  
Assistant to the Zoning Administrator

MAT

Enclosures: A/S

cc: Catherine M. Hudgins, Supervisor  
Hunter Mill District  
Eileen M. McLane, Deputy Zoning Administrator  
for Ordinance Administration Branch  
Leslie B. Johnson, Deputy Zoning Administrator  
for Zoning Permit Review Branch



# County of Fairfax, Virginia

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

June 29, 2006

Mr. Benjamin F. Tompkins  
Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042-0681

RE: 11842, 11844, 11846 Sunrise Valley Drive  
Tax Map Ref.: 17-3 ((3)) 1D  
Zoning District: PRC

Dear Mr. Tompkins:

This is in response to your letter dated June 22, 2006 to William Shoup requesting certain zoning information regarding the referenced property. Our files contain the following information:

1. The referenced property is zoned PRC, Planned Residential Community District, and is subject to the development plan that was approved in conjunction with the Board of Supervisors' approval of Rezoning RZ B-846 on March 12, 1969. The PRC District and the development plan do not indicate a maximum floor area ratio, building height, or lot coverage. There are no proffered conditions, special exception, special permit or variance approvals associated with the referenced property and the property is not subject to any grandfathering provisions. Enclosed is a copy of the development conditions.
2. Our records indicate that Site Plan #6734-SP-01-2, entitled "Reston International Center, Reston Section 40, Block 1-D," was approved on August 14, 1987 for a one-story quick-service food store; a one-story retail store; and a one-story bank with a total gross floor area of 9,430 square feet and a floor area ratio of 0.15. According to our records, it appears that the property was developed in accordance with all applicable provisions of the Zoning Ordinance.
3. Building permit information may be obtained by contacting the Permits Section of the Department of Public Works and Environmental Services at (703) 222-0801.
4. According to our records, there are no pending rezoning, special exception, special permit or variance applications with regard to the referenced property. Our records further indicate that there are no zoning violations or other zoning enforcement actions associated with the referenced property.

---

Department of Planning and Zoning  
Zoning Administration Division  
Ordinance Administration Branch  
12055 Government Center Parkway, Suite 807  
Fairfax, Virginia 22035-5505  
Phone 703-324-1314 FAX 703-803-6372  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

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Benjamin F. Tompkins  
June 29, 2006  
Page 2

Enclosed for your records is Receipt #2006-0394 for the zoning compliance letter fee. I trust this adequately responds to your request. If you have any additional questions, please feel free to contact me at (703) 324-1314.

Sincerely,



Mary Ann Tsai  
Assistant to the Zoning Administrator

MAT

Enclosures: A/S

cc: Catherine M. Hudgins, Supervisor  
Hunter Mill District  
Leslie B. Johnson, Senior Deputy Zoning Administrator



# County of Fairfax, Virginia

APPENDIX 3

## MEMORANDUM

DATE: August 14, 2007

TO: Regina Coyle, Director  
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (B-846)

SUBJECT: PRC B-846; JBG/Reston International Center Retail, LLC  
Land Identification Maps: 17-3 ((3)) 1C, 1D

This department has reviewed the subject request including the zoning history on the property and has no comment on its disposition.

AKR/MAD

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services



# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

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

July 25, 2007

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

Re: PRC B-846, Reston Section 40 Blocks C & 1D  
Tax Map No.: 017-3 0001C, 0001D

Dear Ms. Byron,

This office has reviewed the pavement marking plan and offer the following comments.

A traffic impact analysis should be submitted for review. The analysis should include transportation improvements that will be constructed to mitigate the increase in peak hour traffic.

For any additional information please contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Noreen H. Maloney".

Noreen H. Maloney  
Transportation Engineer

cc: Ms. A. Rodeheaver



# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

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

October 23, 2007

Michelle Brickner, P.E.  
Director, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 555  
Fairfax, Virginia 22035-5503

Re: Reston Section 40 Blocks 1C & 1D  
Fairfax County Plan No.: PRC B-846

Dear Ms. Brickner:

We have reviewed the referenced plan as requested and have no objection to the approval.

For any additional information please contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Noreen H. Maloney".

Noreen H. Maloney  
Transportation Engineer

cc: Ms. D. A. Purvis

**WELLS & ASSOCIATES, LLC**TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

---

**MEMORANDUM**

**TO:** Angela Rodeheaver  
Fairfax County Department of Transportation

**FROM:** Robin L. Antonucci  
Jorjean M. Stanton

**RE:** PRC Plan 6734-PRC-002-2  
Reston Section 81, Blocks 1 & 2

**SUBJECT:** Cordon Analysis

**DATE:** March 23, 2007

**CC:** Jeff Kelley  
John Schlichting  
Ben Tompkins  
Matt Koirtyohann

---

**Introduction**

The purpose of this memorandum is to transmit the results of a cordon analysis conducted in conjunction with the submission of the referenced PRC plan filed on behalf of The JBG Companies ("JBG") for Reston Section 81, Blocks 1&2. Blocks 1&2 encompass approximately 9.96 acres south of the Dulles Toll Road, north of Sunrise Valley Drive, and east of Reston Parkway, as shown on Figure 1. The property is identified as Tax Map 17-3 ((3)) 1C and 1D and is currently developed with the Reston International Center, as well as several low rise office buildings and various retail uses.

JBG proposes to (re)develop the property with a new mixed-use development, referred to as Reston Heights, consisting of approximately 350,000 square feet (SF) of office space, 56,667 SF of retail space, 28,333 SF of restaurant space, and 498 residential dwelling units as shown on Figure 2. The Reston International Center, an existing office building approximately 183,200 SF in size, would remain on the property.

The need for this analysis was identified by County staff, in comments dated January 12, 2007, during the second submission review of the referenced PRC plan. The property is zoned PRC (Planned Residential Community) and development is governed by Article 6, Part 3 of the Zoning Ordinance.

w:\Projects\3564 Reston Heights PRC Plan 03 (Graphics)\Graphics\figure 1 b-1.dwg-TR

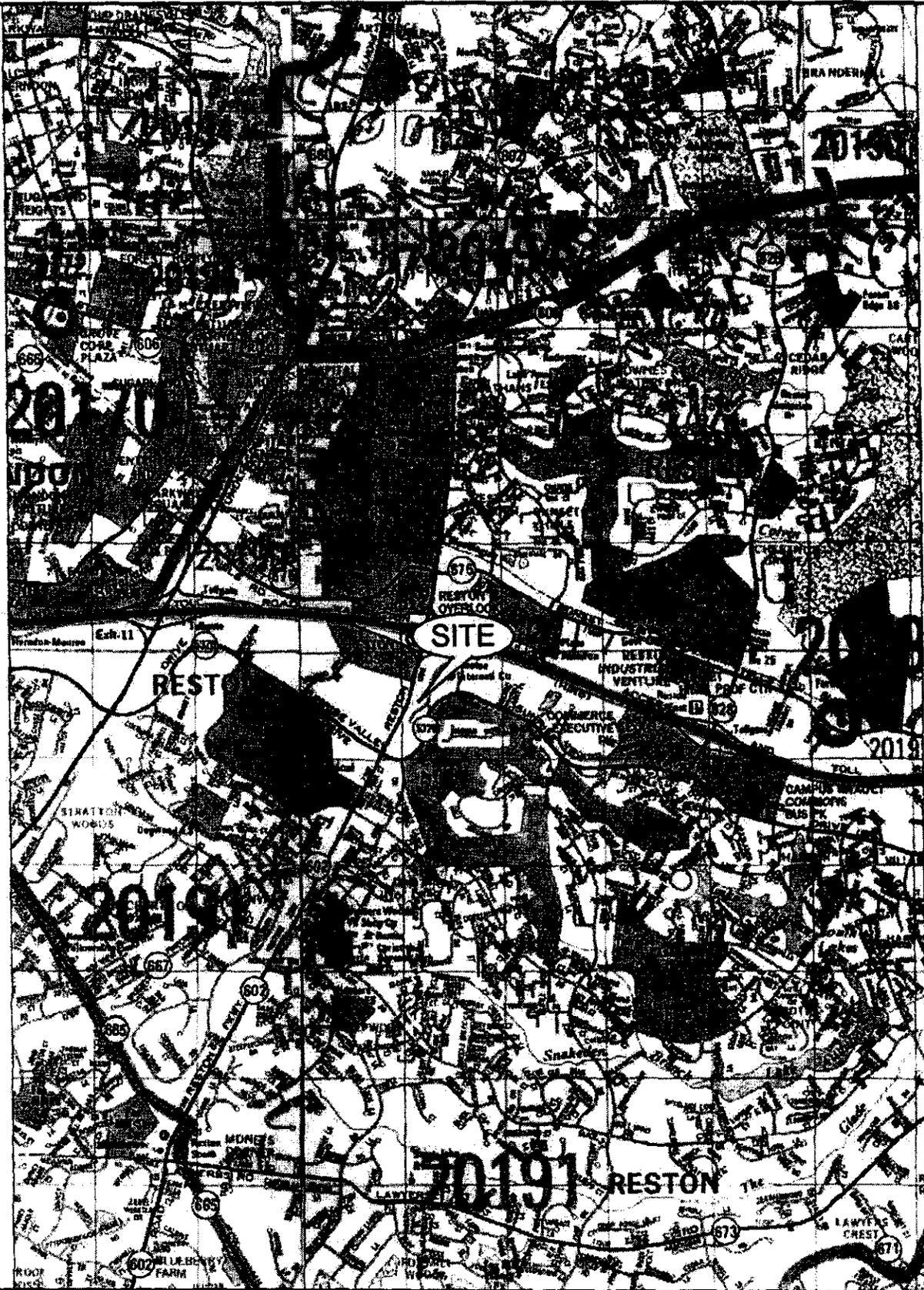


Figure 1  
Site Location Map



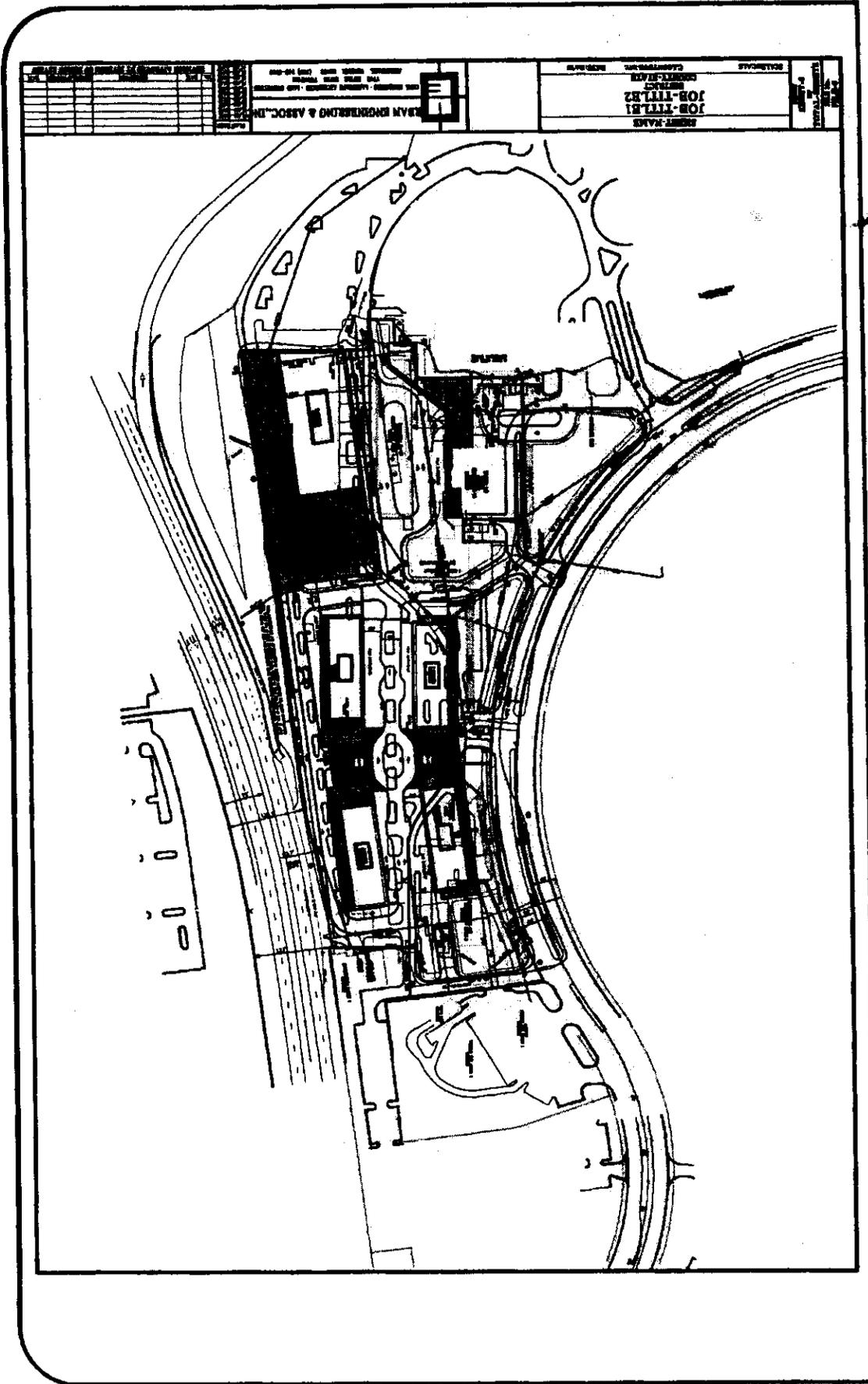


Figure 2  
PRC Plan Reduction



\\Projects\3564 Reston Heights PRC Plan 03 (Graphics)\Graphics\Report Graphics.dwg-TR

The PRC District was established to permit the development of planned communities, such as Reston. The district regulations are designed to permit greater flexibility to the developer of a planned community by removing many of the restrictions of conventional zoning. To be granted this district, the developer had to demonstrate the achievement of specific objectives associated with the design, planning and development. With regard to transportation, the district regulations require the provision of a planned and integrated comprehensive transportation system that includes separate pedestrian and vehicular travel ways, mass transportation facilities, and bicycle or equestrian pathways.

The need for a traffic analysis as a condition of PRC plan approval has not been a requirement of individual PRC plans in the past. Historically, staff had conditioned the approval of individual PRC plans on the submission of a traffic impact study at the time of site plan. However, in this case, as requested by staff, a cordon analysis was completed and the results submitted herein. Specifically, the cordon analysis analyzes roadway capacities within the influence area of the proposed mixed-use project.

Sources of data for this analysis included, but were not limited to, traffic counts conducted by Wells & Associates, the Virginia Department of Transportation (VDOT), the Fairfax County Departments of Planning & Zoning and Transportation, the Washington Metropolitan Area Transit Authority (WMATA), The JBG Companies, Urban Ltd., and the Institute of Transportation Engineers (ITE).

### **Existing Transportation Network**

Regional access to the site is provided primarily via the Dulles Toll Road (Route 267). Local site access is facilitated by Reston Parkway (Route 602), Wiehle Avenue (Route 828), and Sunrise Valley Drive (Route 5320), in addition to several local streets, such as Soapstone and Colts Neck Roads. A description of each of the roadways within the study area is provided below:

The Dulles Toll Road (Route 267) is an eight-lane, median-divided, freeway that provides primary access to the employment and activity centers in the Reston-Herndon Suburban Center and links Loudoun County and Dulles Airport to the west with the Capital Beltway (I-495), Tysons Corner, and I-66 to the east. High Occupancy Vehicle (HOV) lanes are present between Loudoun County and the Capital Beltway, which also are used by existing transit bus service to link employment centers along the corridor. Future rail transit service is planned for the Dulles Airport Access Road median, with four (4) station locations along the way. The posted speed limit is 55 miles per hour (mph). The Toll Road ramps to/from Reston Parkway and Wiehle Avenue currently operate under signal control. The average annual daily traffic (AADT) on the Dulles Toll Road ranges from 94,000 vehicles per day (vpd) west of Reston Parkway to 118,000 vpd between Reston Parkway and Wiehle Avenue.<sup>1</sup>

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<sup>1</sup> Virginia Department of Transportation Daily Traffic Volume Estimates – Jurisdiction Report 29, Virginia Department of Transportation Mobility Management Division, 2005.

Reston Parkway (Route 602) is a four-lane divided, type A minor arterial aligned in a north-south direction that provides access to the Dulles Toll Road. The speed limit is posted at 45 mph. The intersection of Reston Parkway and Sunrise Valley Drive currently operates under signal control. The AADT on Reston Parkway, from Sunrise Valley Drive to Glade Road, is 27,000 vpd.<sup>2</sup>

Wiehle Avenue (Route 828) is constructed as a six-lane undivided, type B minor arterial aligned in a north-south direction. The speed limit of the roadway is posted at 35 mph. The intersection of Sunrise Valley Drive and Wiehle Avenue currently operates under signal control. The AADT on Wiehle Avenue, from Sunrise Valley Drive to Sunset Hills Road, is 34,000 vpd.<sup>3</sup>

Colts Neck Road (Route 4701) is constructed as a four-lane undivided roadway with a posted speed limit of 35 mph. The intersection of Sunrise Valley Drive and Colts Neck Road currently operates under signal control. The AADT on Colts Neck Road, from Sunrise Valley Drive to Glade Road, is 8,400 vpd.<sup>4</sup>

Soapstone Drive (Route 4720) is constructed as a four-lane undivided roadway with a posted speed limit of 35 mph. The intersection of Sunrise Valley Drive and Soapstone Drive currently operates under signal control. The AADT on Soapstone Drive, from Sunrise Valley Drive to South Lakes Drive, is 7,100 vpd.<sup>5</sup>

Sunrise Valley Drive (Route 5320) is constructed as a four-lane divided, type B minor arterial that runs parallel to the Dulles Toll Road from Centreville Road to Hunter Mill Road. The speed limit of the roadway is posted at 35 mph. The AADT on Sunrise Valley Drive ranges from 18,000 vpd east of Soapstone Drive to 20,000 vpd between Reston Parkway and Soapstone Drive.<sup>6</sup>

## **Public Transportation**

Two bus stops are located within a 1/4-mile radius of the site. These stops are located on Sunrise Valley Drive at Reston Parkway and the Reston Sheraton Hotel. Both the Fairfax Connector and the Reston Internal Bus System (RIBS) provide bus service within the vicinity of the site.

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<sup>2</sup> Virginia Department of Transportation Daily Traffic Volume Estimates – Jurisdiction Report 29, Virginia Department of Transportation Mobility Management Division, 2005.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

Specifically, the South Reston Line (Fairfax Connector Route 557), Reston South Express Line (Fairfax Connector Route 585), Fair Oaks - Reston Line (Fairfax Connector Route 605), and Lake Anne/Hunters Woods Line (Fairfax Connector Routes RIBS 1 and 3) provide bus service in the study area. Routes 557 and 585 provide service to the West Falls Church Metro Station. Route 605 and Routes RIBS 1 and 3 provide service to the Reston Town Center Transit Station.

### **Analysis Methodology**

Reston Heights is planned as a diverse mixed-use community of residential, office, retail and support service uses. The area is served by an integrated network of arterial, collector and local streets. A cordon analysis was undertaken and completed in order to determine the adequacy of the surrounding roadway network intended to serve the PRC development area. The cordon analysis considers critical through lane link volumes on roadways between intersections during the AM and PM peak hours. For purposes of this analysis, the proposed development elements were assumed completed by 2014.

Link volumes entering/exiting the network upon completion were determined based on existing traffic, background growth, pipeline developments and site-generated assignments. The resulting future projected link volumes (on a per lane basis) were compared to highway capacity thresholds comparable to a level of service "D" as reflected on Table A-2 presented in Attachment I as appropriate. The highway capacity values shown on Table A-2 were provided and established by the Fairfax County Department of Transportation and have been used in a number of cordon studies (i.e., Traffic Impact Study West Park completed by STS, Ltd. Metro Park Cordon Analysis and Metro West Cordon Analysis by Wells & Associates).

As a first step in analyzing the future capacity of the network, the streets external that comprise the cordon area were classified according to the broad general categories set forth in the table. "Freeways" were eliminated based on the intended future function of the roads outlined in the Plan. The thresholds associated with major suburban highways (moderate interference) were used in the development of the capacity constraints within the cordon. It should be noted that the "classifications" set forth in Table A-2 do not directly correspond to those set forth in the transportation element of the Comprehensive Plan.

### **Cordon Location**

The cordon established for this analysis includes principal and minor arterials serving the project area. The following summarizes the core study locations (or cordon points):

- Reston Parkway, south of the eastbound Dulles Toll Road Ramps
- Reston Parkway, south of Sunrise Valley Drive
- Sunrise Valley Drive, west of Reston Parkway
- Sunrise Valley Drive, east of Wiehle Avenue
- Wiehle Avenue, south of the eastbound Dulles Toll Road Ramps
- Colts Neck Road, south of Sunrise Valley Drive
- Soapstone Road, south of Sunrise Valley Drive

Capacity limitations for each lane during the AM and PM peak hours were based on Fairfax County data (See Attachment I).

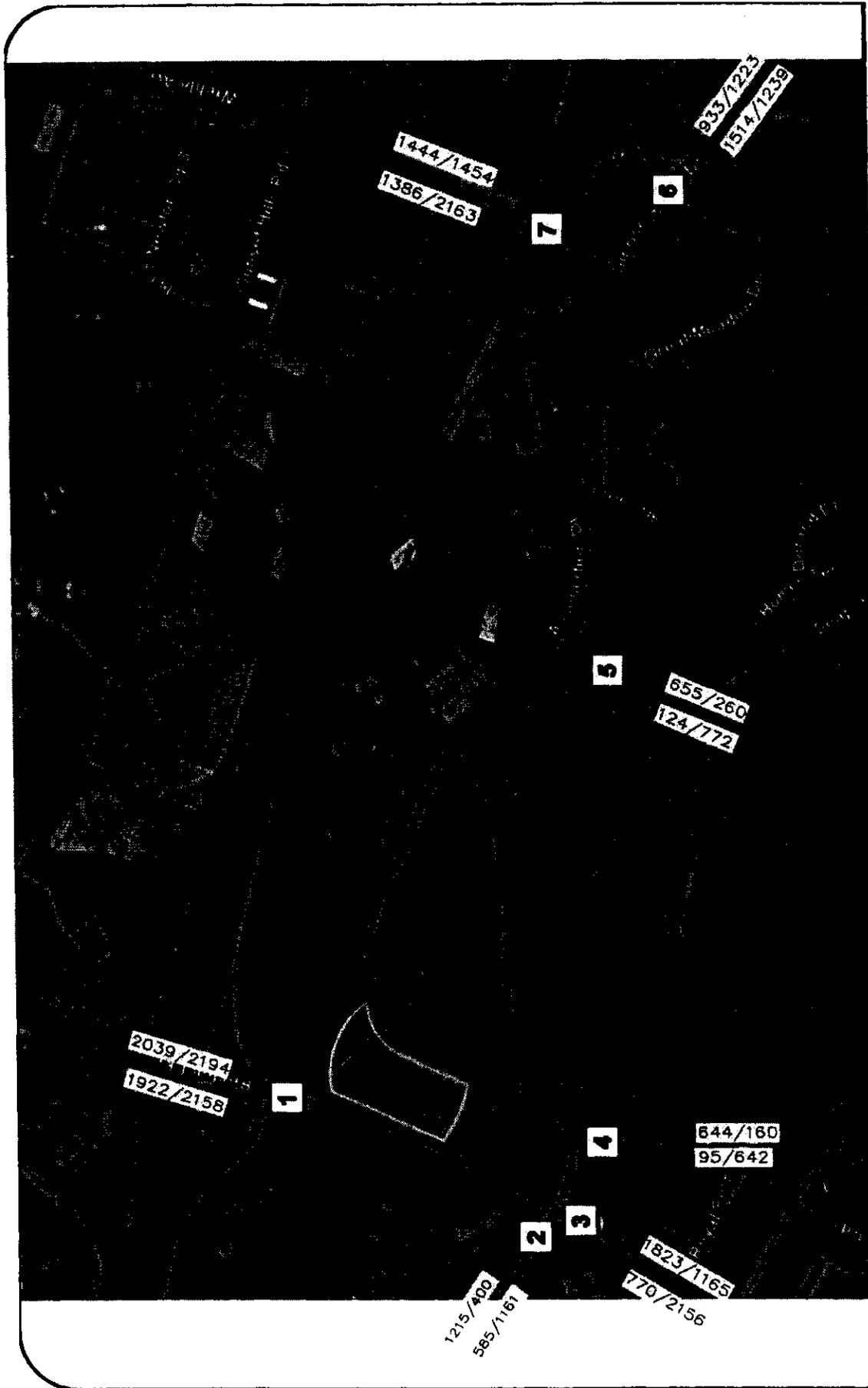
### **Cordon Counts**

In order to establish baseline traffic counts at the cordon locations listed above, turning movement counts were conducted at the following intersections on Wednesday, March 7, 2007 from 7:00 AM to 10:00 AM and on Thursday, March 8, 2007 from 4:00 PM to 7:00 PM:

- Dulles Toll Road On/Off Ramps/Reston Parkway
- Reston Parkway/Sunrise Valley Drive
- Sunrise Valley Drive/Colts Neck Road
- Sunrise Valley Drive/Soapstone Drive
- Sunrise Valley Drive/Wiehle Road
- Dulles Toll Road On/Off Ramps/Wiehle Road

Based on the data collected, a common AM peak hour and a common PM peak hour were selected for the entire study area. The common AM peak hour occurred from 8:00 AM to 9:00 AM and the common PM peak hour occurred from 5:15 PM to 6:15 PM.

Critical through lane link volumes at the cordon line locations were determined from the balanced peak hour traffic volumes and are summarized on Figure 3. Traffic count data are included in Attachment II.



AM PEAK HOUR  
PM PEAK HOUR  
000/000

North

Figure 3  
Existing Peak Hour Traffic Volumes – Cordon Area



Wells + Associates, LLC

Reston Heights PRC Plan 03  
Fairfax County, Virginia

## **Background Conditions**

Future background traffic forecasts, that is, future traffic forecasts without the proposed Reston Heights PRC plan development, were developed based on a composite of projected traffic volumes anticipated to be generated by the other area development projects and regional growth anticipated in the site vicinity.

Based on a review of historic area VDOT counts and previously conducted studies in the area, existing traffic volumes were increased at a rate of two and a half (2½) percent per year over a projected build out of seven (7) years. This growth factor accounts for regional traffic growth outside the immediate site vicinity. Traffic volumes reflecting growth at the cordon line locations, without site traffic from the proposed development, is shown on Figure 4.

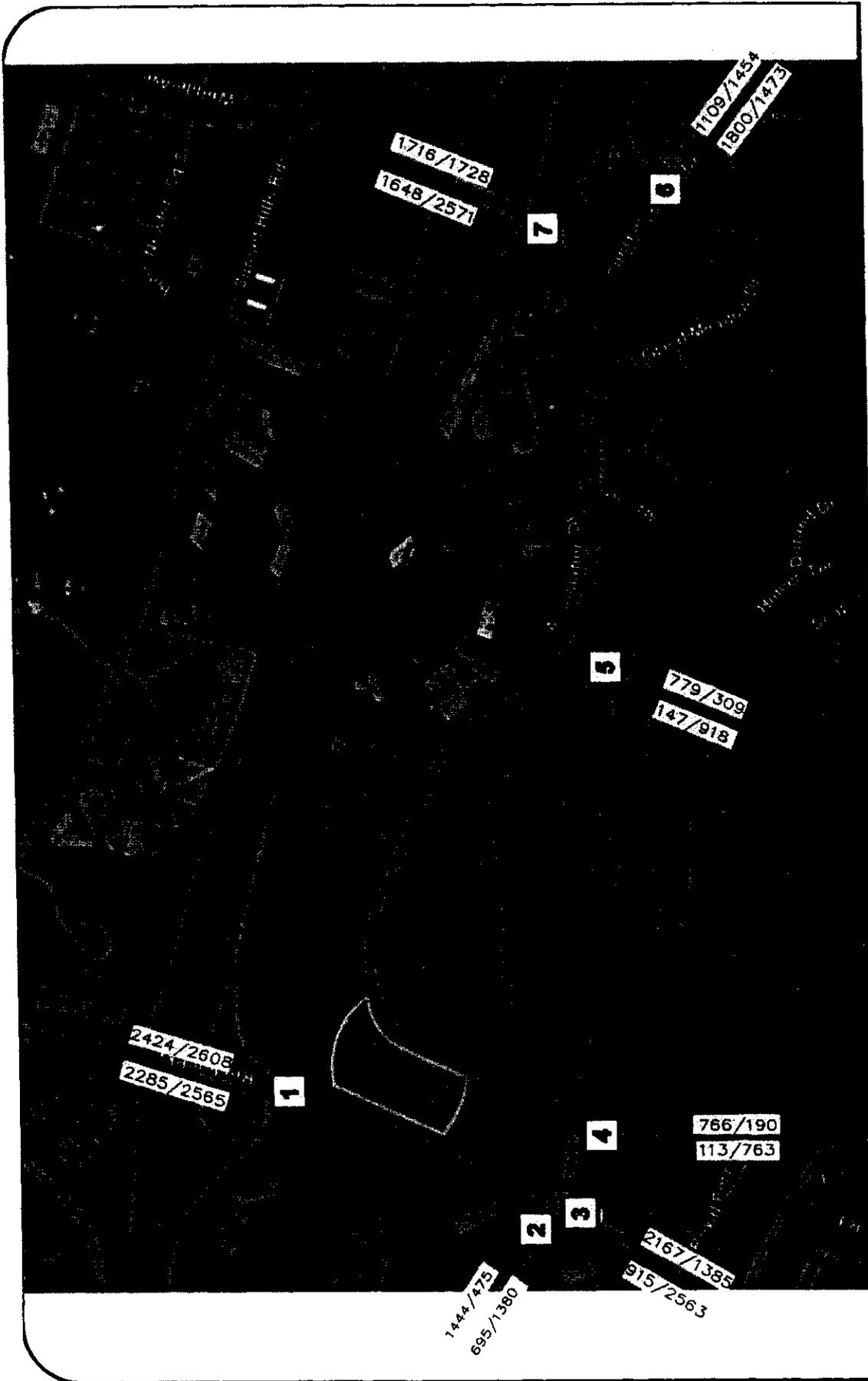
Additionally, five developments in the immediate site vicinity have been included as pipeline developments. The Roland Clarke Place development, which would be located east of the planned Reston Square development at the terminus of Roland Clarke Place, is planned for 1,016,818 SF of office area. An existing office building, 116,997 SF in size, will be razed to accommodate the new office development. Based on ITE rates/equations and taking into account the removal of the existing office building, Roland Clarke Place is anticipated to generate 986 AM peak hour trips and 1,008 PM peak hour trips.

The 11720 Sunrise Valley Drive development, which would be located southwest of the Roland Clarke Place development, is planned for 380,510 SF of office area. Based on ITE rates/equations, 11720 Sunrise Valley Drive is anticipated to generate 546 AM peak hour trips and 505 PM peak hour trips.

The Reston Crescent development is located on the north side of Sunrise Valley Drive, east of Edmund Halley Drive and west of Reston Parkway. Phase 2 of the Reston Crescent development will consist of a 231,458 SF office building. Based on ITE rates/equations, Reston Crescent Phase 2 is anticipated to generate 367 AM peak hour trips and 338 PM peak hour trips.

CarrAmerica, which would be located immediately north of the Reston Crescent site, is planned for 171,947 SF of office area. Based on ITE rates/equations, CarrAmerica is anticipated to generate 289 AM peak hour trips and 271 PM peak hour trips.

Reston Square is to be located off of Sunrise Valley Drive, east of the Reston Parkway/Sunrise Valley Drive intersection. The Reston Square development will consist of 130,000 SF of office space, a 175-room hotel, 194 mid-rise apartments and 21,500 SF of retail. The mid-rise apartments have been constructed and are currently 56 percent occupied. As such, the trip generation for the Reston Square residential component includes only the trips generated by the remaining, unoccupied apartments. Based on ITE rates/equations, Reston Square is anticipated to generate 397 AM peak hour trips and 584 PM peak hour trips.



AM PEAK HOUR  
PM PEAK HOUR  
00/0000

North

Figure 4  
Existing Peak Hour Traffic Volumes with Regional Growth – Cordon Area



Wells & Associates, LLC

Reston Heights PRC Plan 03  
Fairfax County, Virginia

The trip generation for the pipeline developments is summarized in Table I.

Traffic volumes associated with Reston Crescent Phase 2 and CarrAmerica were assigned to the public roadway network according to the directional distribution described in the traffic signal warrant study for Reston Crescent Phase 2.<sup>7</sup> Traffic volumes associated with Roland Clarke Place, 11720 Sunrise Valley Drive, and Reston Square were assigned to the public roadway network according to the directional distribution described in the site analysis section of this report.

The location and individual critical through lane link volumes associated with each of the pipeline developments are provided in Attachment III. The resulting critical through lane link volumes associated with the build-out of the five pipeline developments are shown on Figure 5.

To obtain future background traffic forecasts prior to the development of the proposed Reston Heights PRC plan, the factored existing traffic volumes shown on Figure 4 were combined with the pipeline development site trips shown on Figure 5 to yield the 2014 future background traffic volumes. The projected 2014 background critical through lane link volumes are shown on Figure 6.

### **Site Analysis**

The proposed redevelopment will consist of 350,000 SF of office space, 56,667 SF of retail space, 28,333 SF of restaurant space, and 498 residential dwelling units. To make way for the proposed development, a restaurant 8,768 SF in size, a shopping center 14,036 SF in size, a drive-in bank 2,970 SF in size, a convenience market 2,838 SF in size, a fast food restaurant 1,418 SF in size, and a dry cleaner 1,419 SF in size will be razed.

The number of trips anticipated to be generated by the proposed redevelopment was estimated based on the Institute of Transportation Engineers' (ITE) Trip Generation.<sup>8</sup> Land Use Code 710 (General Office Building) was used for the office component with the square footage as the independent variable. Land Use Code 230 (Condominium/Townhouse) was used for the residential component with the number of dwelling units as the independent variable. Land Use Code 820 (Shopping Center) was used for the retail component with the square footage as the independent variable. Land Use Code 932 (High-Turnover (Sit-Down) Restaurant) was used for the restaurant component with the square footage as the independent variable.

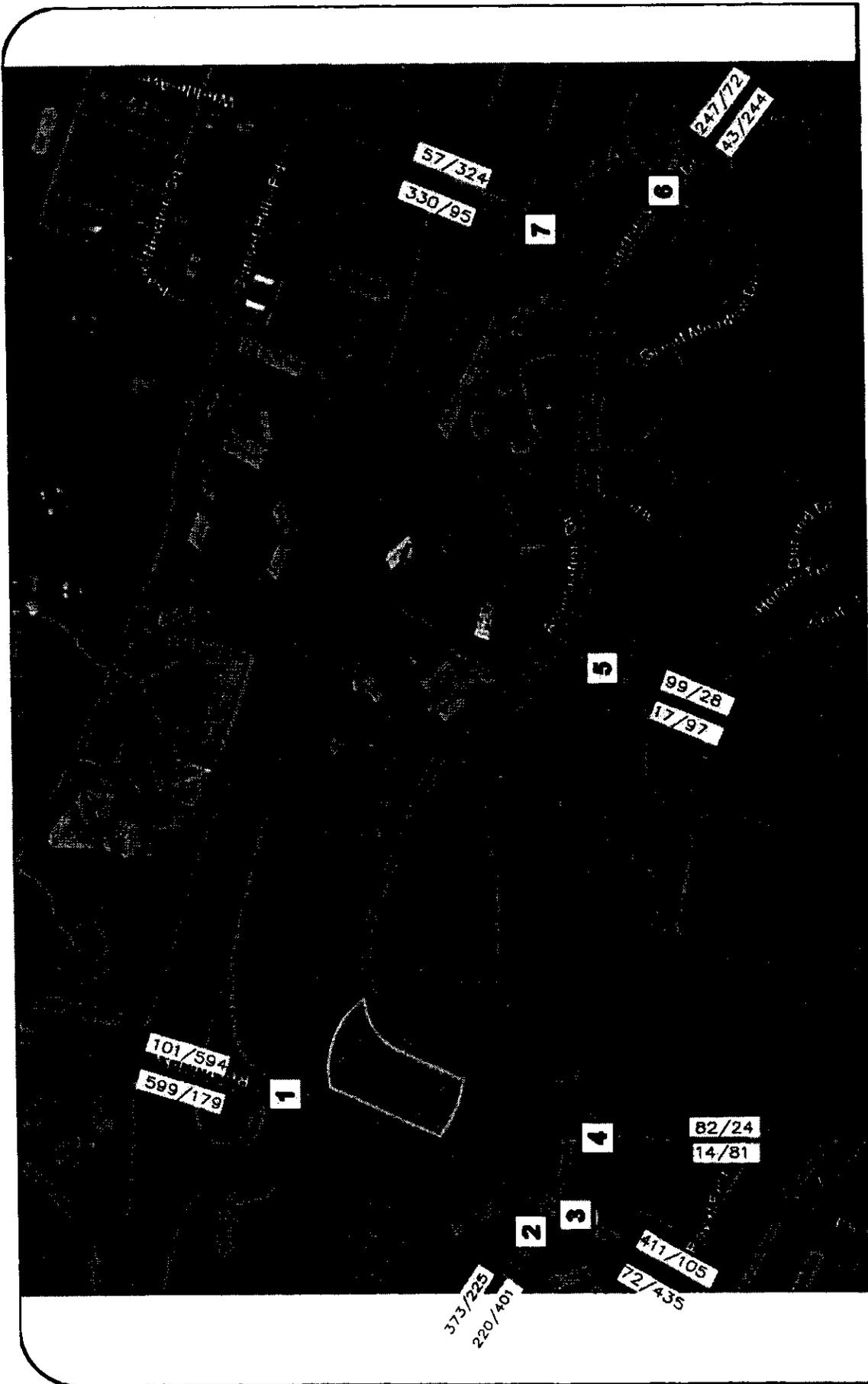
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<sup>7</sup> Traffic Signal Warrant Study for the Intersections of Sunrise Valley Drive and Reston Crescent Site Accesses. Revision A, Wells & Associates, LLC, August 2005.

<sup>8</sup> Trip Generation, 7<sup>th</sup> Edition, Institute of Transportation Engineers, Washington, D.C., 2003.

Table I  
 Pipeline Trip Generation Summary

Land Use	AM Peak Hour			PM Peak Hour			ADT
	In	Out	Total	In	Out	Total	
<b>Roland Clarke Place</b>							
General Office Building (proposed)	1,055	144	1,199	207	1,011	1,218	7,957
General Office Building (to be removed)	187	26	213	36	174	210	1,505
External Vehicle Trips	868	118	986	171	837	1,008	6,452
<b>11720 Sunrise Valley Drive</b>							
General Office Building	480	66	546	86	419	505	3,733
<b>Reston Crescent Phase II</b>							
General Office Building	323	44	367	57	281	338	2,546
<b>CarrAmerica</b>							
General Office Building	254	35	289	46	225	271	2,025
<b>Reston Square</b>							
General Office Building	203	28	231	38	186	224	1,633
Hotel	50	32	82	55	48	103	1,430
Mid-Rise Apartments	7	15	22	17	13	30	1,291
Shopping Center	38	24	62	109	118	227	2,500
External Vehicle Trips	298	99	397	219	365	584	6,854



AM PEAK HOUR  
006/000  
PM PEAK HOUR  
North

Figure 5  
Pipeline Developments Traffic Forecasts – Cordon Area



Wells + Associates, LLC

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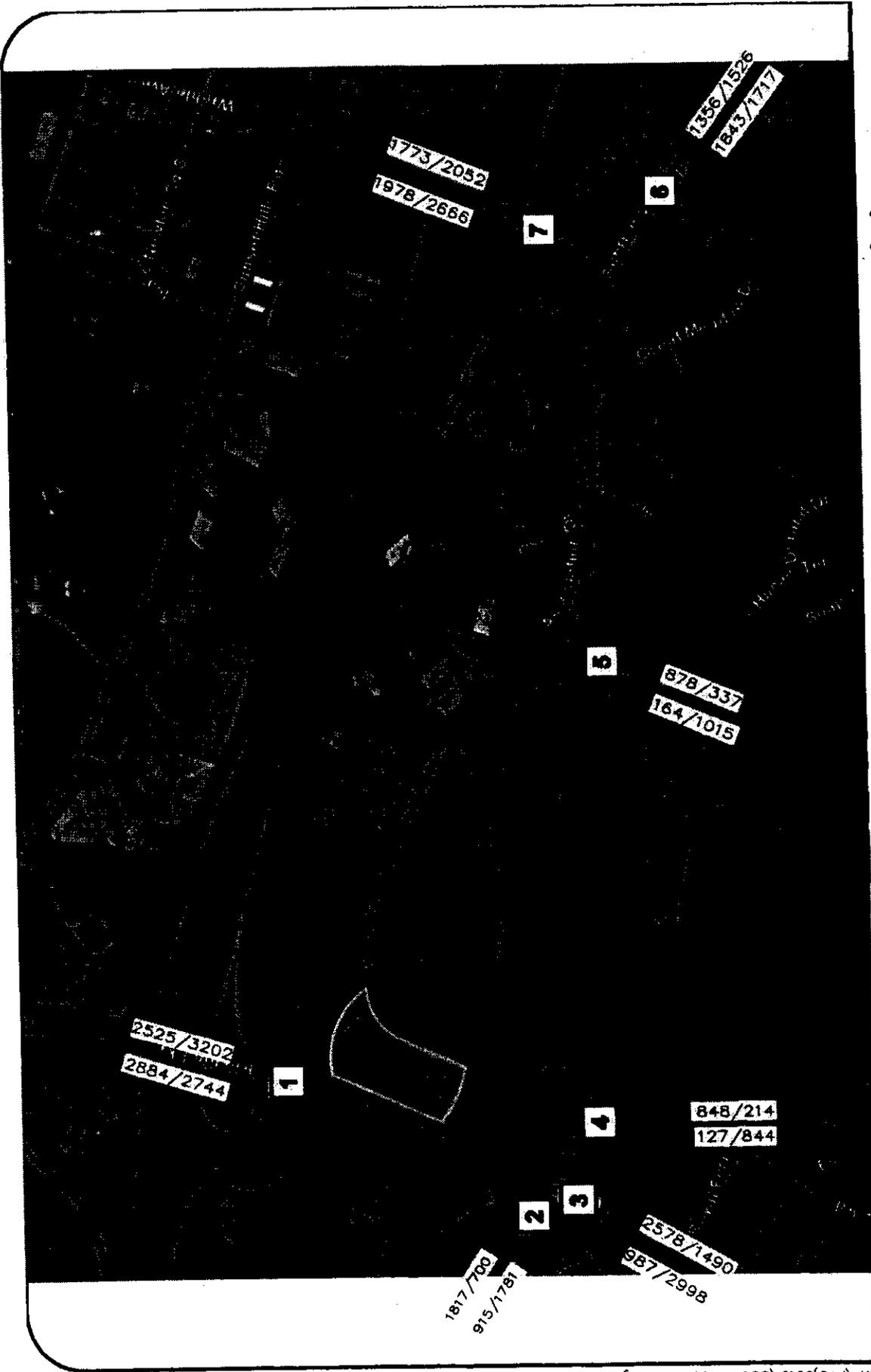


Figure 6  
 2014 Future Background Peak Hour Traffic Forecasts – Cordon Area

AM PEAK HOUR  
 000/000  
 PM PEAK HOUR  
 000/000  
 North



Wells & Associates, LLC

Reston Heights PRC Plan 03  
 Fairfax County, Virginia

The trip generation summary for the proposed development is shown in Table 2. Note that the number of trips generated by the existing uses that will be razed also was estimated using ITE's Trip Generation<sup>9</sup> and were applied as a discount to derive the number of net new trips that will be generated by the proposed PRC plan.

The proposed development would generate 685 AM peak hour trips and 820 PM peak hour trips based on standard ITE rates/equations.

For purposes of this analysis, a 20 percent reduction was taken for each use to account for transportation demand management strategies and internal synergy among the proposed uses. As a result, 548 AM peak hour external vehicular trips and 657 PM peak hour external vehicular trips would be generated.

The distribution of peak hour site trips was based on existing traffic patterns in the study area. An estimated 26 percent of traffic generated by the proposed development would depart/approach the site to/from the northwest on Reston Parkway. Approximately 18 percent would depart/approach the site to/from the southwest on Reston Parkway.

Approximately 10 percent of traffic generated by the proposed development would depart/approach the site to/from the west on Sunrise Valley Drive and approximately 15 percent would depart/approach the site to/from the east on Sunrise Valley Drive.

An estimated 20 percent of traffic generated by the proposed development would depart/approach the site to/from the northeast on Wiehle Avenue.

Approximately five percent of traffic generated by the proposed development would depart/approach the site to/from the south on Colts Neck Road. Approximately six percent of traffic generated by the proposed development would depart/approach the site to/from the south on Soapstone Drive.

The site-generated traffic volumes shown in Table 2 were assigned to the cordon line locations according to the directional distribution described above. The resulting site traffic volumes at the cordon line locations are shown on Figure 7.

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<sup>9</sup> Trip Generation, 7<sup>th</sup> Edition, Institute of Transportation Engineers, Washington, D.C., 2003.

Table 2  
 Site Trip Generation Summary

Land Use	AM Peak Hour			PM Peak Hour			ADT
	In	Out	Total	In	Out	Total	
<b>Proposed</b>							
<b>General Office Building</b>	450	61	511	80	391	471	3,500
TDM (20% reduction)	90	12	102	16	78	94	700
<b>External Vehicle Trips</b>	360	49	409	64	313	377	2,800
<b>Residential Condominium/Townhouse</b>	32	155	187	150	74	224	2,313
TDM (20% reduction)	6	31	37	30	15	45	502
<b>External Vehicle Trips</b>	26	124	150	120	59	179	2,010
<b>Shopping Center</b>	68	43	111	206	224	430	4,695
TDM (20% reduction)	14	9	22	41	45	86	939
<b>External Vehicle Trips</b>	54	34	89	165	179	344	3,756
<b>High-Turnover (Sit-Down) Restaurant</b>	170	156	326	188	121	309	3,603
TDM (20% reduction)	34	31	65	38	24	61	721
<b>External Vehicle Trips</b>	136	125	261	150	97	248	2,882
<b>Site Trip Total (Existing Uses)</b>	720	415	1,135	624	810	1,434	16,310
TDM (20% reduction)	144	83	227	125	162	286	2,862
<b>External Vehicle Trips</b>	576	332	908	499	648	1,148	11,448

Table 2 (continued)  
 Site Trip Generation Summary

Land Use	AM Peak Hour			PM Peak Hour			ADT
	In	Out	Total	In	Out	Total	
<b>Existing (to be removed)</b>							
<b>High-Turnover (Sit-Down) Restaurant</b>	53	48	101	59	37	96	1,115
TDM (20% reduction)	11	10	20	12	7	19	223
External Vehicle Trips	42	38	81	47	30	77	892
<b>Shopping Center</b>	29	19	48	82	89	171	1,895
TDM (20% reduction)	6	4	10	16	18	34	379
External Vehicle Trips	23	15	38	66	71	137	1,516
<b>Drive-In Bank</b>	21	16	37	68	68	136	790
TDM (20% reduction)	4	3	7	14	14	27	160
External Vehicle Trips	17	13	30	54	54	109	638
<b>Convenience Market</b>	95	95	190	76	73	149	2,094
TDM (20% reduction)	19	19	38	15	15	30	419
External Vehicle Trips	76	76	152	61	58	119	1,675
<b>Fast Food Restaurant</b>	37	25	62	19	18	37	1,015
TDM (20% reduction)	7	5	12	4	4	7	203
External Vehicle Trips	30	20	50	15	14	30	812
<b>Dry Cleaners</b>	7	5	12	11	14	25	98
TDM (20% reduction)	1	1	2	2	3	5	20
External Vehicle Trips	6	4	10	9	11	20	78
<b>Site Trip Total (Existing Uses)</b>	242	208	450	315	299	614	7,015
TDM (20% reduction)	48	42	90	63	60	123	1,403
External Vehicle Trips	194	166	360	252	239	491	5,612
<b>Net Site Trip Total (Proposed - Existing)</b>	478	207	685	309	511	820	7,295
TDM (20% reduction)	96	41	137	62	102	163	1,459
<b>Net External Vehicle Trips</b>	382	166	548	247	409	657	5,836

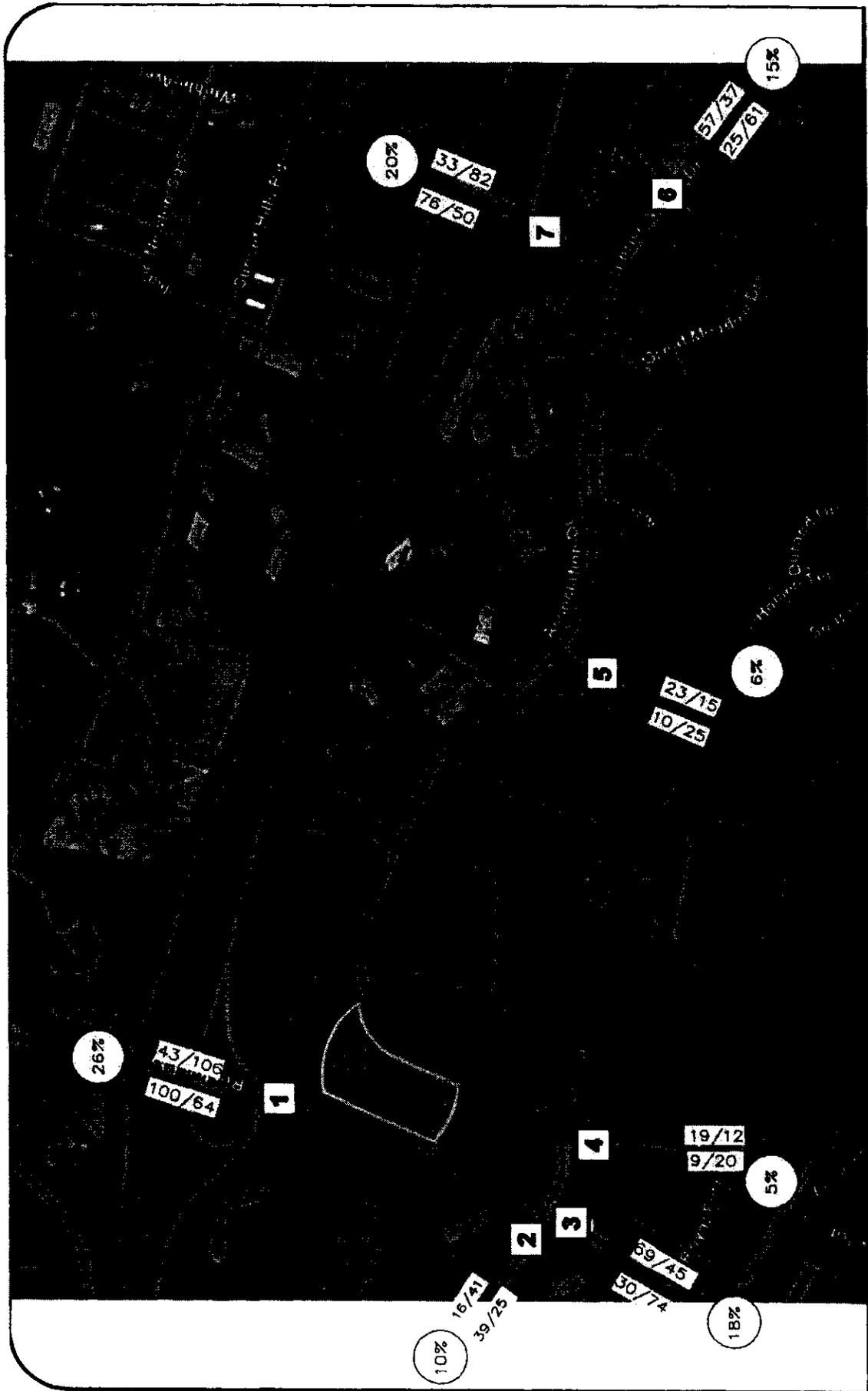


Figure 7  
Site Trip Distribution and Assignments -- Cordon Area

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### **Total Future Conditions**

The transportation element of the Fairfax County Comprehensive Plan currently recommends widening Reston Parkway to provide six lanes between the Dulles Toll Road and Sunrise Valley Drive. The future number of lanes is shown on Figure 8.

Total future traffic forecasts with the proposed development were determined by combining the 2014 background traffic forecasts shown in Figure 6 with the site traffic volumes shown on Figure 7. The resulting total future critical link volumes are shown on Figure 9.

Future peak hour maximum reserve capacity for each lane serving the proposed development was estimated at the cordon line locations based on the future number of lanes shown on Figure 8, the total future traffic forecasts shown on Figure 9, and the highway capacity thresholds comparable to a level of service "D". The results are presented in Table 3.

Table 3 indicates that with the proposed development, based on the Comprehensive Plan, adequate reserve capacity will be available on most of the cordon line locations during the AM and PM peak hour. However, additional capacity would be needed on Reston Parkway south of its intersection with Sunrise Valley Drive. Therefore, we recommend that a detailed traffic impact study be submitted in conjunction with the site plan for the site.

Should you require any additional information, please do not hesitate to contact us at [rlantonucci@mjwells.com](mailto:rlantonucci@mjwells.com) or [jmstanton@mjwells.com](mailto:jmstanton@mjwells.com) or at (703) 365-9262.

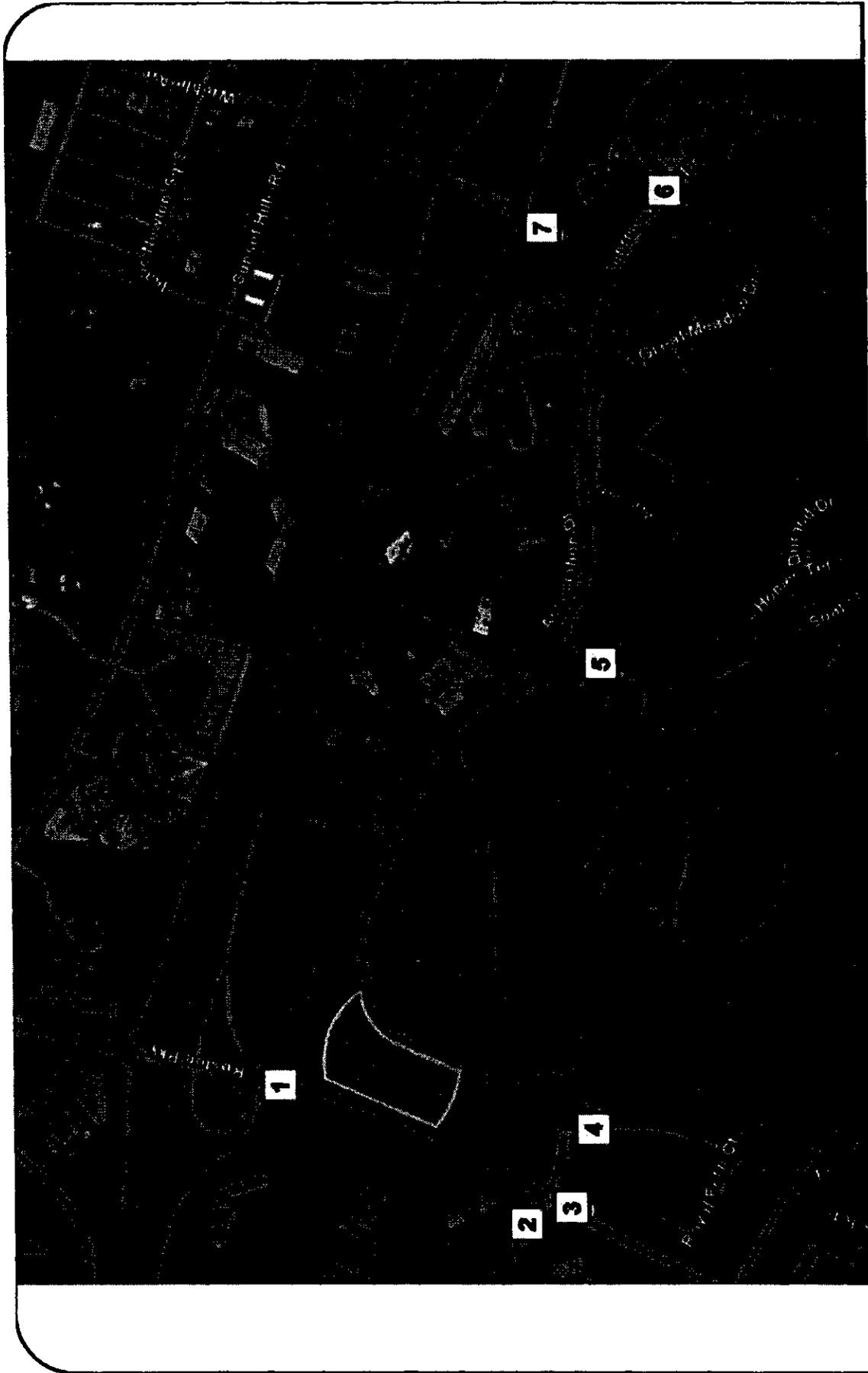


Figure 8  
Future Number of Lanes – Cordon Area

← Represents one travel lane  
→ North



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North

0.00 / 0.00  
PM PEAK HOUR  
AM PEAK HOUR

Figure 9  
2014 Total Future Peak Hour Traffic Forecasts - Cordon Area



Reston Heights PRC Plan 03  
Fairfax County, Virginia

Table 3  
 Future peak hour maximum reserve capacity

Location	AM Peak Hour															
	Inbound							Outbound								
	1	2	3	4	5	6	7	Total	1	2	3	4	5	6	7	Total
Existing	1,922	585	1,823	644	655	933	1,386	7,948	2,039	1,215	770	95	124	1,514	1,444	7,201
Existing Volumes +Growth	2,285	695	2,167	766	779	1,109	1,648	9,448	2,424	1,444	915	113	147	1,800	1,716	8,560
Pipeline Trip Volumes	599	220	411	82	99	247	330	1,988	101	373	72	14	17	43	57	677
Site Trip Volumes	100	39	69	19	23	57	76	383	43	16	30	9	10	25	33	166
Total Future	2,984	954	2,647	867	901	1,413	2,054	11,819	2,568	1,833	1,017	136	174	1,868	1,806	9,403
Number of Lanes Capacity (vphpl)	3	2	2	2	2	2	3	16	3	2	2	2	2	2	3	16
Total Capacity	1,082	1,082	1,082	675	675	1,082	900	n/a	1,082	1,082	1,082	675	675	1,082	900	n/a
Reserve Capacity	3,246	2,164	2,164	1,350	1,350	2,164	2,700	15,138	3,246	2,164	2,164	1,350	1,350	2,164	2,700	15,138
	262	1,210	-483	483	449	751	646	3,319	678	331	1,147	1,214	1,176	296	894	5,735
Location	PM Peak Hour															
	Inbound							Outbound								
	1	2	3	4	5	6	7	Total	1	2	3	4	5	6	7	Total
Existing	2,158	1,161	1,165	160	260	1,223	2,163	8,290	2,194	400	2,156	642	772	1,239	1,454	8,857
Existing Volumes +Growth	2,565	1,380	1,385	190	309	1,454	2,571	9,854	2,608	475	2,563	763	918	1,473	1,728	10,528
Pipeline Trip Volumes	179	401	105	24	28	72	95	904	594	225	435	81	97	244	324	2,000
Site Trip Volumes	64	25	45	12	15	37	50	248	106	41	74	20	25	61	82	409
Total Future	2,808	1,806	1,535	226	352	1,563	2,716	11,006	3,308	741	3,072	864	1,040	1,778	2,134	12,937
Number of Lanes Capacity (vphpl)	3	2	2	2	2	2	3	16	3	2	2	2	2	2	3	16
Total Capacity	1,082	1,082	1,082	675	675	1,082	900	n/a	1,082	1,082	1,082	675	675	1,082	900	n/a
Reserve Capacity	3,246	2,164	2,164	1,350	1,350	2,164	2,700	15,138	3,246	2,164	2,164	1,350	1,350	2,164	2,700	15,138
	438	358	629	1,124	998	601	-16	4,132	-62	1,423	-908	486	310	386	566	2,201



WELLS + ASSOCIATES

October 15, 2007

Mr. Michael Davis  
Fairfax County Department of Transportation  
12055 Government Center Parkway  
Suite 1034  
Fairfax County, Virginia 22035-5511

RE: PRC Plan 6734-PRC-002-2  
Reston Section 40, Blocks IC & ID

Dear Mr. Davis:

We have reviewed your comments dated June 6, 2007 regarding the cordon analysis for the above referenced PRC plan. We offer the following responses:

1. *The trip distribution as shown in the Cordon Analysis will be acceptable in the future study.*

Noted.

2. *The capacity analyses will need to be reworked by applying HCM or Synchro to important intersections. We can't make any significant comments on the traffic until this is complete.*

The capacity analyses will be included in the traffic impact study which will be submitted at the time of site plan. The need for an assessment of traffic conditions was identified by County staff, in comments dated January 12, 2007, during the second submission review of the referenced PRC plan. The need for a traffic analysis as a condition of PRC plan approval has not been a requirement of individual PRC plans in the past. Historically, traffic impact studies have not been required for PRC Plan approval.

3. *It's my impression that we've been using a 2 1/2% growth rate per annum for quite some time. Is there still validity to that rate and is it universally applicable? Please outline what VDOT counts you used here and the age of the studies you utilized.*

A review of historic VDOT traffic counts along the Dulles Toll Road, Reston Parkway, and other area roadways indicates that 2.5% still is a valid assumption. A summary of the data is shown in Table I.

Table 1  
 VDOT Traffic Count Summary

Year	AADT	Percent Growth, %	Quality of AADT <sup>1</sup>
<b>Route 267 - east of Fairfax County Parkway and west of Reston Parkway</b>			
2002	96,000	----	N
2003	90,000	-6.25	N
2004	92,000	2.22	N
2005	94,000	2.17	G
<b>Route 267 - east of Reston Parkway and west of Weihle Avenue</b>			
2002	119,000	----	G
2003	114,000	-4.20	G
2004	116,000	1.75	G
2005	118,000	1.72	N
<b>Reston Parkway - north of Glade Drive and south of Sunrise Valley Drive</b>			
2002	25,000	----	F
2003	25,000	0.00	G
2004	24,000	-4.00	G
2005	27,000	12.50	F
<b>Reston Parkway - north of Sunrise Valley Drive and south of Sunset Hills Road</b>			
2002	44,000	----	F
2003	44,000	0.00	G
2004	43,000	-2.27	G
2005	48,000	11.63	F
<b>Weihle Avenue - north of Sunrise Valley Drive and south of Sunset Hills Road</b>			
2002	29,000	----	F
2003	29,000	0.00	G
2004	29,000	0.00	G
2005	34,000	17.24	F
<b>Colts Neck Road - east of Reston Parkway and south of Glade Drive</b>			
2002	900	----	F
2003	890	-1.11	G
2004	880	-1.12	G
2005	1,000	13.64	F

<sup>1</sup> Quality of AADT:

- F - Factored Short Tem Traffic Count Data
- G - Factored Short Tem Traffic Count Data with Growth Element
- N - AADT of Similar Neighboring Traffic Link

Table I (continued)  
 VDOT Traffic Count Summary

Year	AADT	Percent Growth, %	Quality of AADT <sup>1</sup>
<b>Colts Neck Road - north of Glade Drive and south of Sunrise Valley Drive</b>			
2002	9,100	----	F
2003	9,100	0.00	G
2004	8,900	-2.20	G
2005	8,400	-5.62	F
<b>Soapstone Drive - north of South Lakes Drive and south of Sunrise Valley Drive</b>			
2002	7,300	----	F
2003	7,300	0.00	G
2004	7,100	-2.74	G
2005	7,100	0.00	F
<b>Sunrise Valley Drive - east of Reston Parkway and west of Soapstone Drive</b>			
2002	18,000	----	F
2003	18,000	0.00	G
2004	17,000	-5.56	G
2005	20,000	17.65	F
<b>Sunrise Valley Drive - east of Soapstone Drive and south of Hunter Mill Road</b>			
2002	18,000	----	F
2003	18,000	0.00	G
2004	18,000	0.00	G
2005	18,000	0.00	F

<sup>1</sup> Quality of AADT:

- F – Factored Short Tem Traffic Count Data
- G – Factored Short Tem Traffic Count Data with Growth Element
- N – AADT of Similar Neighboring Traffic Link

Note that the data obtained in 2004 and the data obtained in 2005 were collected utilizing different methods. Therefore, a comparison of the 2003 and 2004 data would be more appropriate since both data sets were collected via the same method. This comparison indicates that the percent change in traffic ranged from -5.56% to 2.22%.

- I am at a loss as to the relevance of the citations for trip generation for uses that are to be demolished. Further disconcerting is the methodology employed to deduct the trips from the raised development from the proposed development. I tracked through the addition on Table 2 on Pages 16 and 17 OK, but then when I got to the bottom of the table on Page 22 where you subtract the trips generated by the current development from the trips to be generated from the proposed development I was totally lost. I do not understand why the total trips for the proposed development is not 11,448 per day. As I see it the existing development is irrelevant to determining what the future development will generate on its own accord.*

Since traffic counts were taken when the existing development was in full operation, we believe it is appropriate to estimate the number of trips that currently is generated by the uses that will be razed and then subtract them from the number of new trips that will be added to the roadway network so as not to double count.

- 20% reduction. Need to know what this is based on and how much of it is synergy and how much is attributed to TDM. TDM reductions should not be taken unless commitments to TDM that will achieve the designated percent are going to be made and enforced by the development, including penalties for non-achievement.*

It is our understanding that a 20 percent reduction is the goal for suburban activity centers in Fairfax County. Note that this reduction includes a reduction associated with the synergistic relationship between the mix of uses as well as a reduction associated with TDM measures.

- Why is a 20% reduction being taken for existing development? What empirical evidence do you have for that percentage reduction? Why won't the new development have a higher percentage reduction since it is purported to be more transit/TDM friendly?*

For consistency, a 20 percent reduction was assumed for the existing development. If a lower reduction had been taken for the existing uses, then a higher number of trips would have been subtracted from the number of new trips to be added to the roadway network.

Mr. Mike Davis  
October 15, 2007  
Page 5 of 5

7. *Reston Town Center growth in later phases was not expressly included in the study. How was this incorporated?*

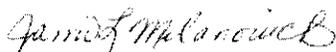
There is very little vacant property left to develop within the limits of the Reston Town Center Urban Core. The combined growth from the 5 pipeline developments immediately adjacent to the site and the 2.5% per year regional growth accounted for in the cordon analysis result in an overall growth ranging from 28% to 59% depending on the cordon location. As such, we feel that our assumptions adequately take into account the growth that will occur in the site vicinity.

8. *As suggested in the Cordon Analysis, the next step in this review is the submission of a traffic study to adequately review the impact of the proposed development. Among other issues, the Cordon Analysis does not address the impact of development on the immediately local street network. Please submit a draft scoping document for our evaluation and approval.*

The need for a traffic assessment was identified by County staff in comments dated January 12, 2007, during the second submission review of the referenced PRC plan. The need for a traffic analysis as a condition of PRC plan approval has not been a requirement of individual PRC plans in the past. Historically, traffic impact studies have not been required for PRC Plan approval. A draft scoping document will be submitted prior to conducting the traffic impact analysis at the time of site plan.

I trust this information sufficiently addresses the concerns regarding the subject analysis. Please do not hesitate to contact us at 724-933-9010, [jmilanovich@mjwells.com](mailto:jmilanovich@mjwells.com), or [jmstanton@mjwells.com](mailto:jmstanton@mjwells.com) should you have any questions or require additional information.

Sincerely,



Jami L. Milanovich, P.E.  
Senior Associate



Jorjean M. Stanton  
Associate

- c: John Thompson, Fairfax County Department of Planning and Zoning  
Jeff Kelley, The JBG Companies  
John Schlichting, The JBG Companies  
Ben Tompkins, Reed Smith LLP  
Matt Koirtyohann, Urban, Ltd.  
Robin Antonucci, Wells & Associates, Inc.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Sheng-Jieh Leu   
Facilities Planning Branch, DPZ

**FILE:** 07.15 (ZTRAILS)

**SUBJECT:** Trail Requirements\*

**REFERENCE:** PRC B-846  
Development Name: JBG/RIC Retail LLC  
Tax Map: 17-3-003-1C

**DATE:** June 18, 2007

In accordance with the Countywide Trails Plan and the Public Facilities Manual, the trail type(s) specified below should be provided in the following location(s):

- Sunrise Valley Drive (west side) – Type I (asphalt) trail, 8 feet wide within a 12-foot trail easement, or 10 feet wide within the VDOT right-of-way.

In addition to the above recommended trails\*\*, the following suggested features are intended to enhance inter-and/or intra-parcel non-motorized circulation and access:

The design engineer is responsible for ensuring that trail design and construction includes adequate provision for user safety. Inclusion of adequate safety measures shall be considered in the County's trail review and approval process.

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ

\* The Fairfax County Park Authority and other County agencies may have additional requirements or comments. These Trail Plan requirements in no way limit or exclude this plat from the requirements of the County Sidewalk Policy and the School Sidewalk Program, which should be fully implemented as it applies to this subdivision in locations not already accounted for by Trails Plan requirements.

\*\* These trails are eligible for County maintenance. Please contact the Maintenance and Stormwater Management Division of the Department of Public Works & Environmental Services (703-934-2860) for details.

**Thompson, John M.**

**From:** Hellman, Susan H  
**Sent:** Monday, June 18, 2007 12:42 PM  
**To:** Thompson, John M.; Nee, Pamela; Blank, Linda C.  
**Subject:** PRC B-846 JBG/RIC Retail

Hi Jack,

In regards to PRC B-846 JBG/RIC Retail, there are no identified cultural resources on or near the subject property that will be adversely affected by the applicant's proposal.

Susan Hellman  
Historian I  
County of Fairfax Department of Planning and Zoning  
12055 Government Center Pkwy, Suite 730  
Fairfax, VA 22035  
703-324-1394  
[susan.hellman@fairfaxcounty.gov](mailto:susan.hellman@fairfaxcounty.gov)



# County of Fairfax, Virginia

## MEMORANDUM

July 3, 2007

**TO:** Jack Thompson, Staff Coordinator  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** Reston Section 40 Blocks 1C and 1D, PRC B-846

I have reviewed the above referenced Planned Residential Community plan stamped as received by the Zoning Evaluation Division on April 16, 2007. The following comments and recommendations are based on this review and a site visit conducted during previous review of this PRC plan submitted to DPWES.

1. **Comment:** Sheets 9 and 10 of this submission generally shows the concept of the landscape plan for the site. It is not clear if trees bordering the interior streets will be planted in isolated or contiguous planting beds, and does not distinguish between pervious and impervious surfaces. Plaza areas and grasspave indicated on sheet 4 appear to conflict in some cases with proposed planting.

**Recommendation:** Include a development condition stating that the site plan shall meet all applicable requirements of the Zoning Ordinance and Public Facilities Manual for landscaping and tree cover including planting area, plant bed width, and distances from restrictive barriers.

If you have any questions, please contact me at 703-324-1770.

HCW/  
UFMID #: 126904

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





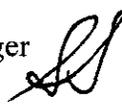
# FAIRFAX COUNTY PARK AUTHORITY

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## MEMORANDUM



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

**FROM:** Sandy Stallman, Manager   
Park Planning Branch

**DATE:** September 26, 2007

**SUBJECT:** PRC-B-846, Reston Section 40, Blocks 1C & 1D  
Tax Map Number(s): 17-3((3)) 1C&1D

### BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated April 16, 2007, for the above referenced application. The Development Plan shows 498 new multi-family dwelling units, 533,200 square feet of commercial space and 85,000 square feet of retail uses in six buildings on a 9.96 acre parcel within a PRC district with proffers. Based on an average multi-family household size of 2.15 in the Upper Potomac Planning District, the development could add 1,070 new residents ( $498 \times 2.15 = 1,070$ ) to the Upper Potomac Supervisory District.

### COMPREHENSIVE PLAN CITATIONS

1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 6, p. 8)

**Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.**

Policy c: Non-residential development should offset significant impacts of work force growth on the parks and recreation system.

2. Urban Park Development (The Policy Plan, Parks and Recreation, Park Classification System, Local Parks, p. 10-11)

In urban areas, urban-scale local parks are appropriate. These publicly accessible urban parks should include facilities that are pedestrian-oriented and provide visual enhancement, a sense of identity, opportunities for social interactions, enjoyment of outdoor open space and performing and visual arts. Urban parks are generally integrated into mixed use developments or major employment centers in areas of the County that are

planned or developed at an urban scale. Areas in the County that are generally appropriate for urban parks include Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, Community Business Centers and identified "Town Centers" or mixed-use activity centers. Urban parks can be administered by private land owners, Fairfax County Park Authority, or through joint public and private sector agreements for public benefit.

Primary elements of urban-scale local parks are ease of non-motorized access and a location that complements, or is integrated with, surrounding uses. Features may include urban style plazas, mini-parks, water features and trail connections, oriented to pedestrian and/or bicycle use by employees and residents. Park architectural characteristics reflect the built environment. Short-term, informal activities and programmed events during lunch hours and after-work hours are intended to foster social interactions among users, provide leisure opportunities, and create a visual identity to strengthen sense of place and orientation. In urban areas, park size is typically less than five acres and often under ½ acre. Service area is generally within a 5-10 minute walking distance from nearby offices, retail and residences. Well-conceived and executed design is critical to the viability of this type of park. To be successful urban parks need high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a focal point or identity, regular custodial maintenance, and an inviting and safe atmosphere.

## **ANALYSIS AND RECOMMENDATIONS**

### **Onsite Facilities:**

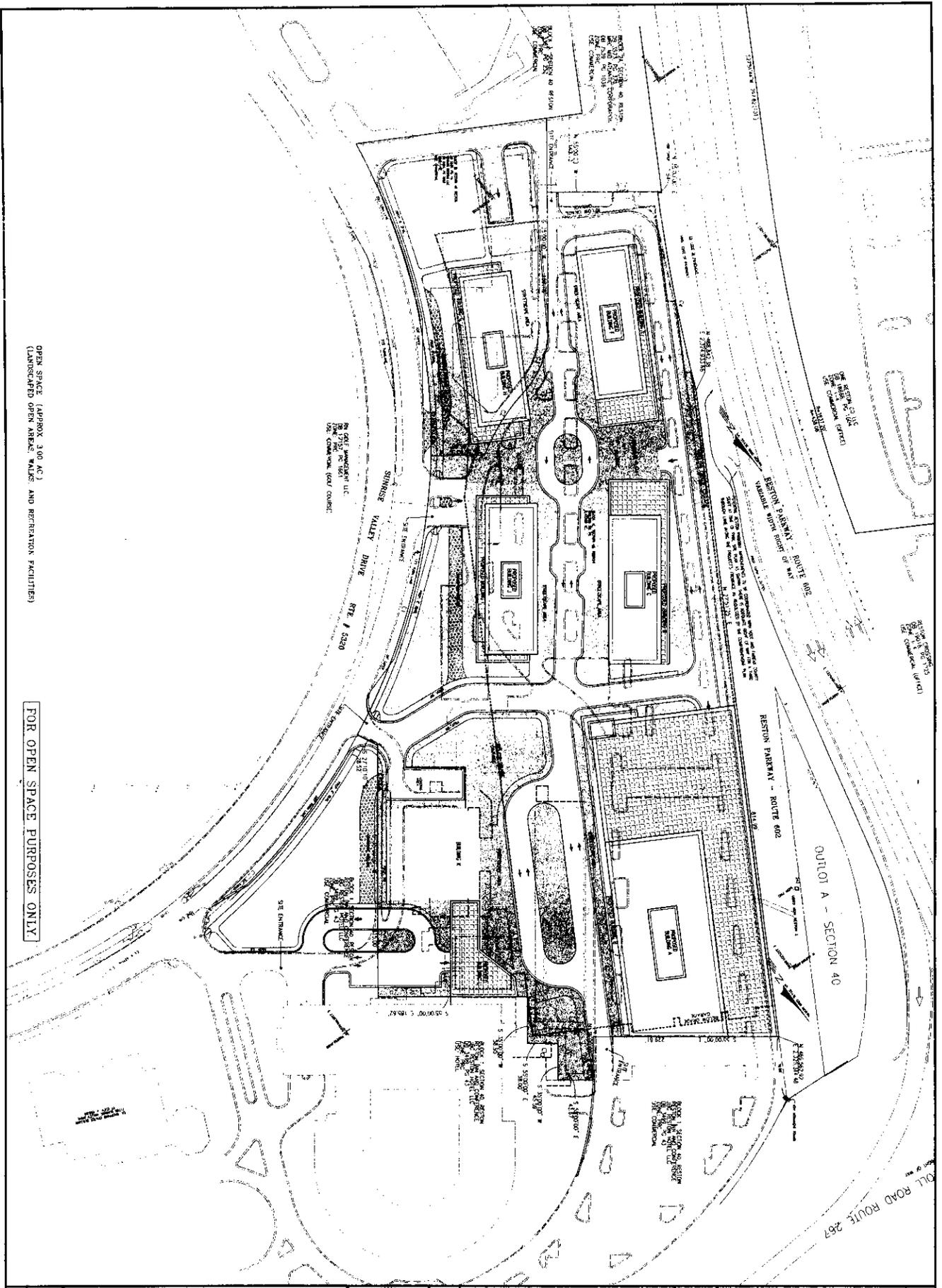
The Reston Herndon Suburban Center Design Guidelines and the Park and Recreation elements of the Policy Plan support the concept of integrating urban-scale public open spaces into proposed mixed-use developments. Features such as plazas, gathering places, amphitheater/performance spaces, special landscaping, fountains, sculpture and street furniture are appropriate to be integrated into these sites and surrounding areas.

The applicant is proposing a public plaza feature within the center of the site. The plans show an area of paving with potential water features. More details on the facilities and amenities need to be provided with the application.

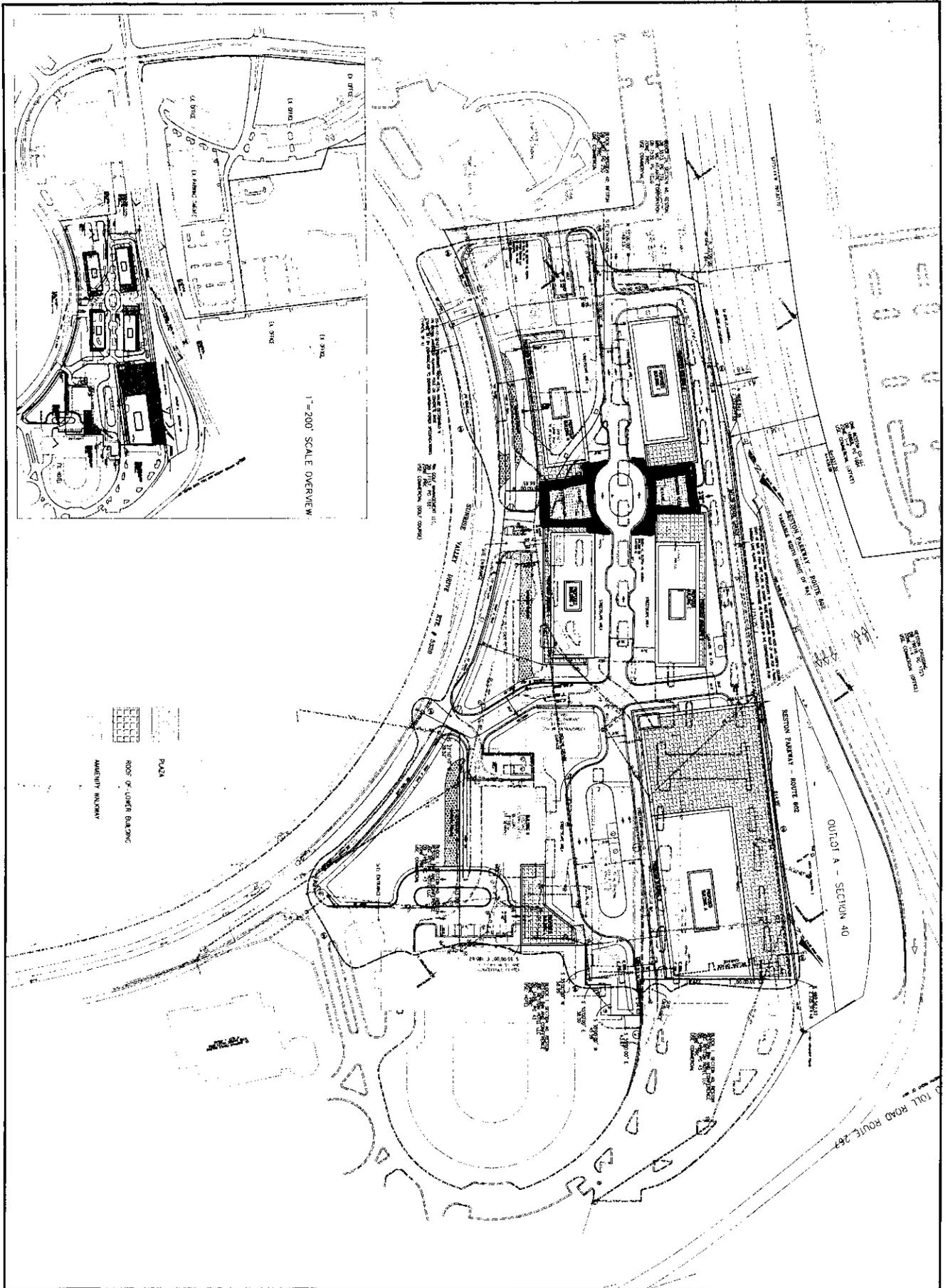
The Park Authority recommends that this park be publicly accessible during daylight hours. Park Authority staff is available to consult with the applicant regarding appropriate designs for the identified recreational and public space area.

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

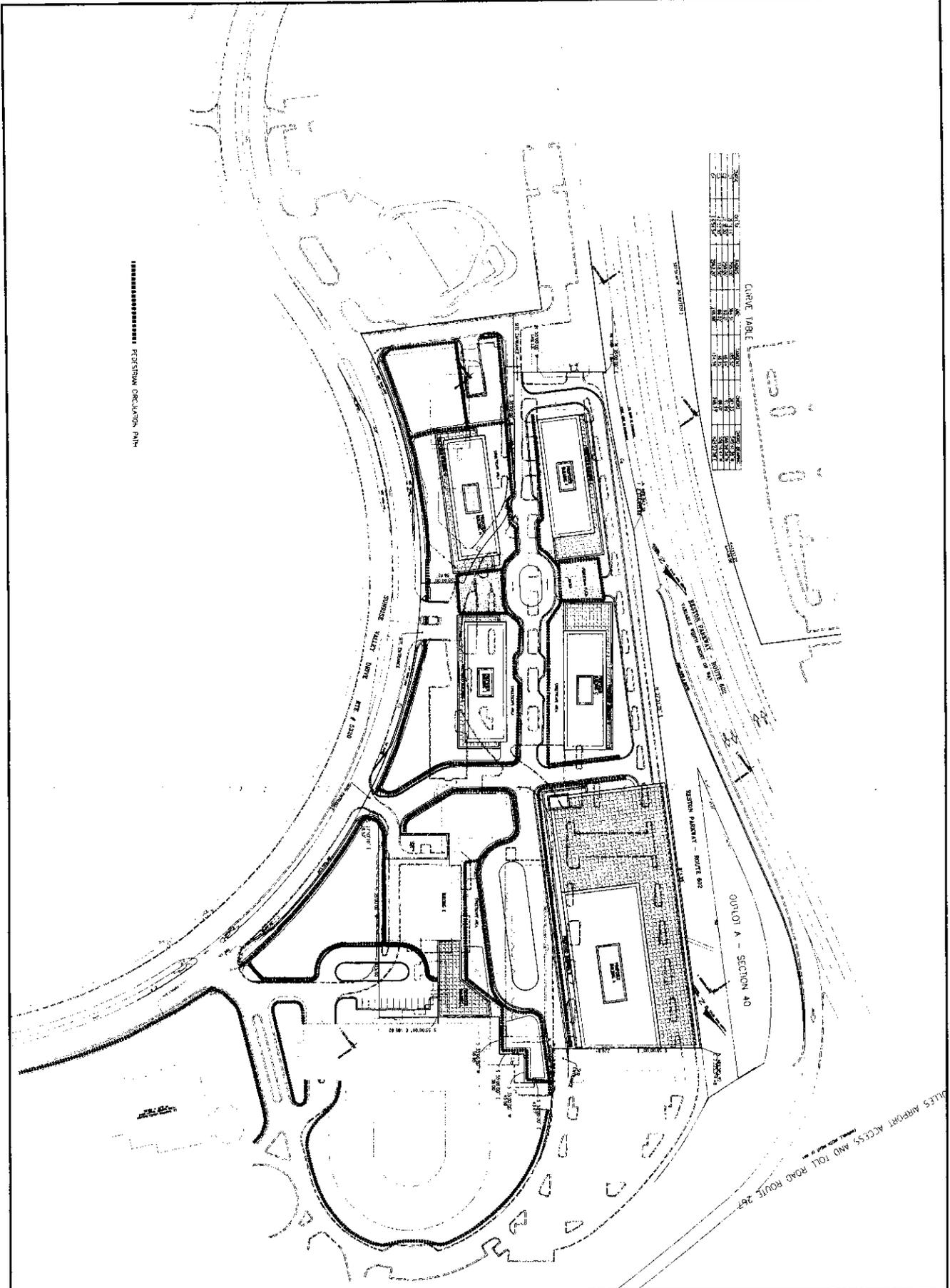
P:\Park Planning\Development Plan Review\DPZ Applications\PRC\PRC- B-846\PRC-B-846  
RPT5.doc



SUBJECT RESTON SECTION 40 BLOCKS 1C & 1D HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA FILE NO. PRJ - 1735	SCALE: 1" = 50' CL = NA DATE: MAR., 2007		URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 842-8080	PLAN DATE 07-17-2006 11-17-06 03-19-07	NO. 1 DATE:	DESCRIPTION:	REVIEW APPROVED:	DATE:
				REVISION APPROVED BY DIVISION OF DESIGN REVIEW				



SUBJECT SHEET OF 23 FILE NO. PREL - 1726	OVERVIEW <b>RESTON SECTION 40</b> <b>BLOCKS 1C &amp; 1D</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA			URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8000	PLAN DATE 03-27-2006 11-12-06 03-26-07
	SCALE: 1" = 60' C.I. = NA DATE: MAR., 2006	REVISION APPROVED BY DIVISION OF DESIGN REVIEW			NO. DATE DESCRIPTION REV BY APPROVED DATE



CURVE TABLE

STATION	ANGLE	RADIUS	CHORD	ARC LENGTH	AREA
1+00.00	90	100	100	157.08	7853.98
2+00.00	90	100	100	157.08	7853.98
3+00.00	90	100	100	157.08	7853.98
4+00.00	90	100	100	157.08	7853.98
5+00.00	90	100	100	157.08	7853.98
6+00.00	90	100	100	157.08	7853.98
7+00.00	90	100	100	157.08	7853.98
8+00.00	90	100	100	157.08	7853.98
9+00.00	90	100	100	157.08	7853.98
10+00.00	90	100	100	157.08	7853.98

PEDESTRIAN CIRCULATION PATH

SHEET 19 OF 27 PROJECT PRC11-1735	PEDESTRIAN CIRCULATION PLAN <b>RESTON SECTION 40</b> BLOCKS 1C & 1D HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA			URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 842-8080	PLAN DATE 03-20-07
	SCALE: 1" = 50' CL = NA DATE: MAR., 2007	REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

**Fairfax County Public Schools**  
**Office of Facilities Planning Services**

**TO:** Fairfax County Department of Planning & Zoning  
 Planning Division

**FROM:** Gary Chevalier, Director  
 Office of Facilities Planning Services

**SUBJECT:** School Impact Analysis: PRC B-846, JBG/RIC Retail, LLC

**DATE:** June 19, 2007

**ACREAGE:** 9.96

**TAX MAP:** 17-3 ((3)) 1C, 1D

**PLANNING UNIT:** 3642 – Cluster 8

**REQUEST:** Approval of Planned Residential Community (PRC) plan for redevelopment of 9.96 acres located in the southeast quadrant of the interchange of Dulles Airport Access and Toll Road (DAAR) and Reston Parkway. The site also fronts on Sunrise Valley Drive. An existing retail building, convenience store and bank will be demolished and the existing 15 story office building will be retained. The development proposes a mix of uses to include office buildings and residential towers with ground floor retail and extensive underground parking decks. A total of 498 high rise multi-family units are proposed to be developed in phases on the site.

Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name	9/30/06 Capacity	9/30/06 Membership	2007-2008 Membership	Memb/Cap Difference 2007-2008	2011-2012 Membership	Memb/Cap Difference 2011-2012
South Lakes HS	2150/2100	1430	1401*	699	1302	798
Hughes MS	975	854	806*	169	836	139
Terraset ES	574	387	384*	190	379	195

*2007-2008 Spring Membership Projection Update, Office of Facilities Planning Services*

Residential development is not approved on the site; approval of the proposed development plan to allow new residential development would create the potential for new students as noted in the table below:

School Level	Proposed Zoning PRC – Multi-Family High Rise		
	Units	Ratio	Students
K-6	498	x.042	21
7-8	498	x.010	5
9-12	498	x.024	12
		<b>Total</b>	<b>38</b>

**Fairfax County Public Schools  
Office of Facilities Planning Services**

**Comments:**

Based on a maximum of 498 high rise residential units, the proposed development is anticipated to yield 38 additional students. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$441,949 for schools (38 students x \$11,630 per student). Since there is always the potential for boundary adjustments as build-out in the area occurs, it is strongly recommended that all proffered contributions be directed to the school pyramid and/or to Cluster VIII or schools within the Hunter Mill District to allow the school board flexibility in disbursing proffered funding. Proffers directed to a specific school(s) are discouraged. The foregoing information does not take into account the potential impacts of other pending or future proposals that could affect the same schools.

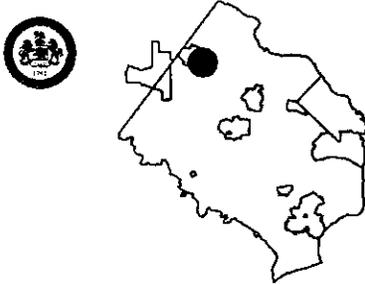
At present, sufficient capacity is projected at the receiving schools to accommodate the number of additional students that are likely to be generated from the proposed redevelopment. Future capacity and membership at South Lakes High School is likely to be impacted by an impending boundary study for schools in the western portion of Fairfax County which is scheduled to be undertaken in the near future. Renovation for South Lakes High School is scheduled to be completed by the 2008-09 school year.

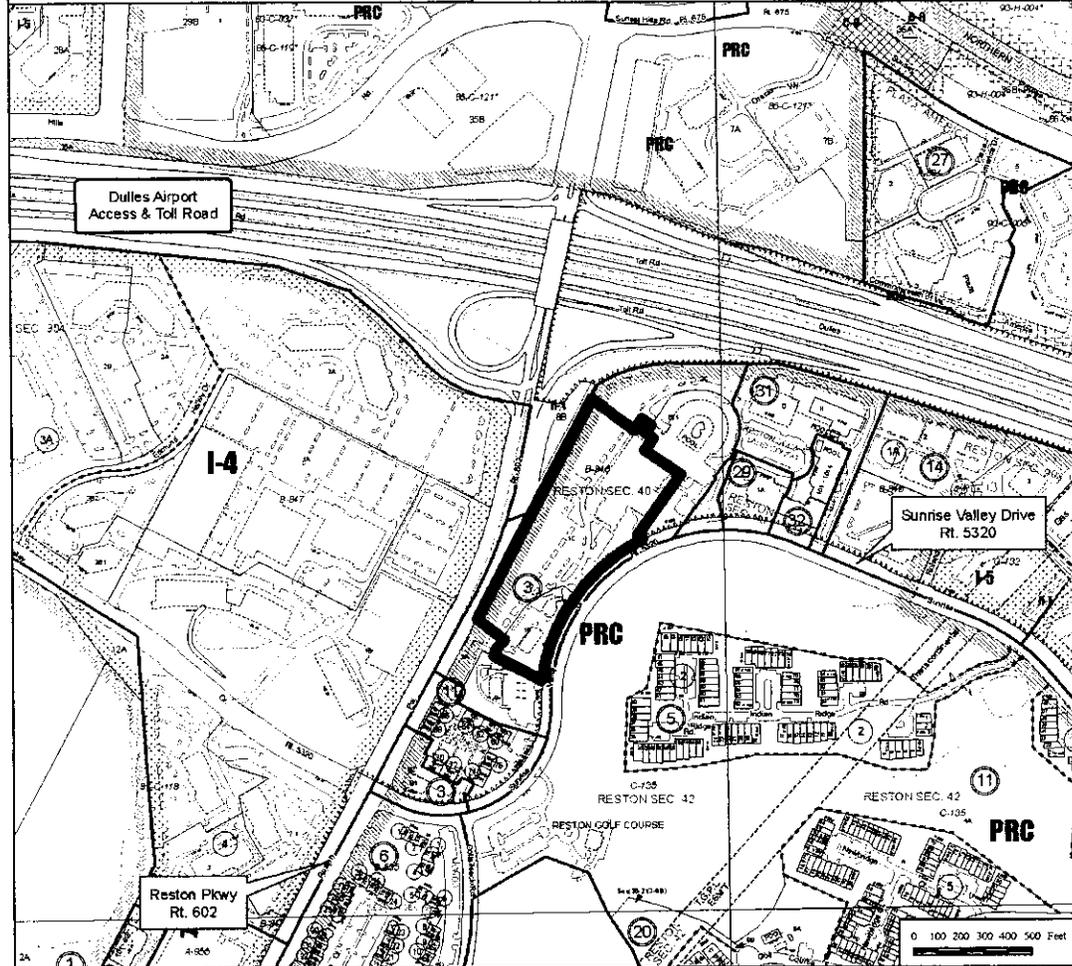
Staff is currently monitoring other new and pending residential development in the Reston area which will also impact the South Lakes High School pyramid. Pending rezonings as well as by-right development have the potential to add hundreds of additional mid and high rise residential units and impact future school enrollments.

Source: Facilities Planning Services Office, Enrollment Projections, FY2008-12 CIP  
Note: Five-year projections are those currently available and will be updated yearly. School attendance areas are subject to yearly review.

cc: Stuart D. Gibson, School Board Member, Hunter Mill District  
Illryong Moon, School Board Member, At-Large  
Stephen A. Hunt, School Board Member, At-Large  
Janet S. Oleszek, School Board Member, At-Large  
Dean Tistadt, Chief Operating Officer, FCPS  
Betsy Goodman, Cluster VIII, Assistant Superintendent  
Ellen Cury, Principal, Terraset Elementary School  
Deborah Jackson, Principal, Hughes Middle School  
Bruce Butler, Principal, South Lakes High School  
Weldon Spurling, FCPS, Design & Construction

**Fairfax County Public Schools  
Office of Facilities Planning Services**

<p><b>Planned Residential Community</b> <b>PRC B-846</b></p>	<p>Applicant: JBG/RIC RETAIL LLC, JBG/RIC LLC Accepted: 05/22/2007 Proposed: TO APPROVE THE PRC PLAN ASSOCIATED WITH DPA B-846</p>
	<p>Area: 9.96 AC OF LAND, DISTRICT - HUNTER MILL Zoning Dist Sect: 06-0302</p> <p>Located: 11800 SUNRISE VALLEY DRIVE Zoning: PRC Plan Area: 3, Overlay Dist: Map Ref Num: 017-3- /03/ /0001C /03/ /0001D</p>





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

June 14, 2007

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

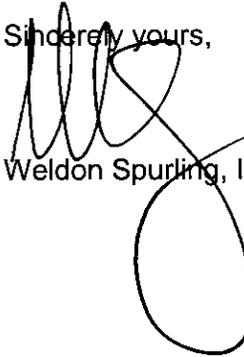
Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

PRC B-846

This office has reviewed the subject Plan Residential Community Application, and has no comments with respect to school acquisition.

Sincerely yours,



Weldon Spurling, II, PE

WS/km

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



# County of Fairfax, Virginia

## MEMORANDUM

DATE: June 14, 2007

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

**FROM:** Ralph Dulaney (246-3868)  
Information Technology Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Planned Residential community PRC B-846

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.

Proudly Protecting and  
Serving Our Community

Fire and Rescue Department  
4100 Chain Bridge Road  
Fairfax, VA 22030  
703-246-2126  
www.fairfaxcounty.gov





## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** September 15, 2007

**TO:** Jack Thompson  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Gilbert Osei-Kwadwo  
Engineering Analysis and Planning

**SUBJECT:** Sanitary Sewer Analysis

**REF:** PRC Plan B-846

The applicant needs to do sewer capacity analysis to ascertain that the existing eight (8) inch sewer line on the property have adequate capacity to handle the anticipated flow from the proposed development or proffer to make any improvement that will be required before or in conjunction with the development.





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

June 14, 2007

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

Re: PRC B-846  
Reston Section 40 Block 1D

Dear Ms. Byron:

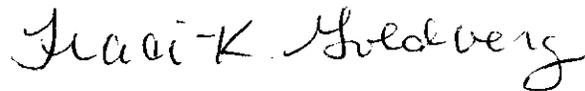
The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 16-inch, 8-inch and 6-inch water mains 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, with comments pertaining to the proposed water system layout.
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. A minimum of two points of connection to the public supply system with an internal loop of 12" fully restrained pipe is to be provided (see preliminary site plan).
5. A check valve is to be provided at both points of connection to the public system. Check valves must be contained within a heated area.

6. The layout of the 12" privately maintained waterline as proposed is conceptual. Engineer is to provide final design upon submittal of final plans.

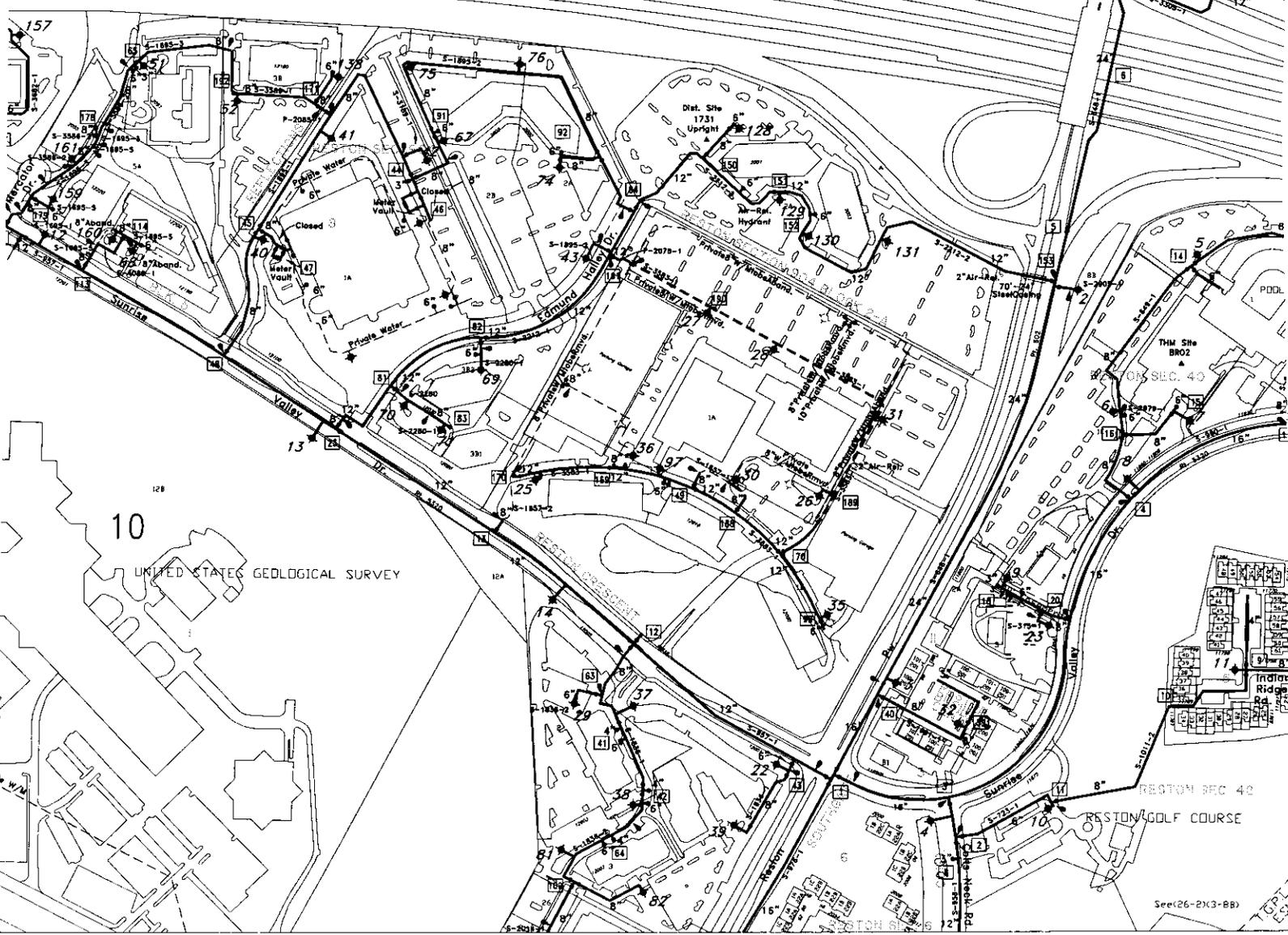
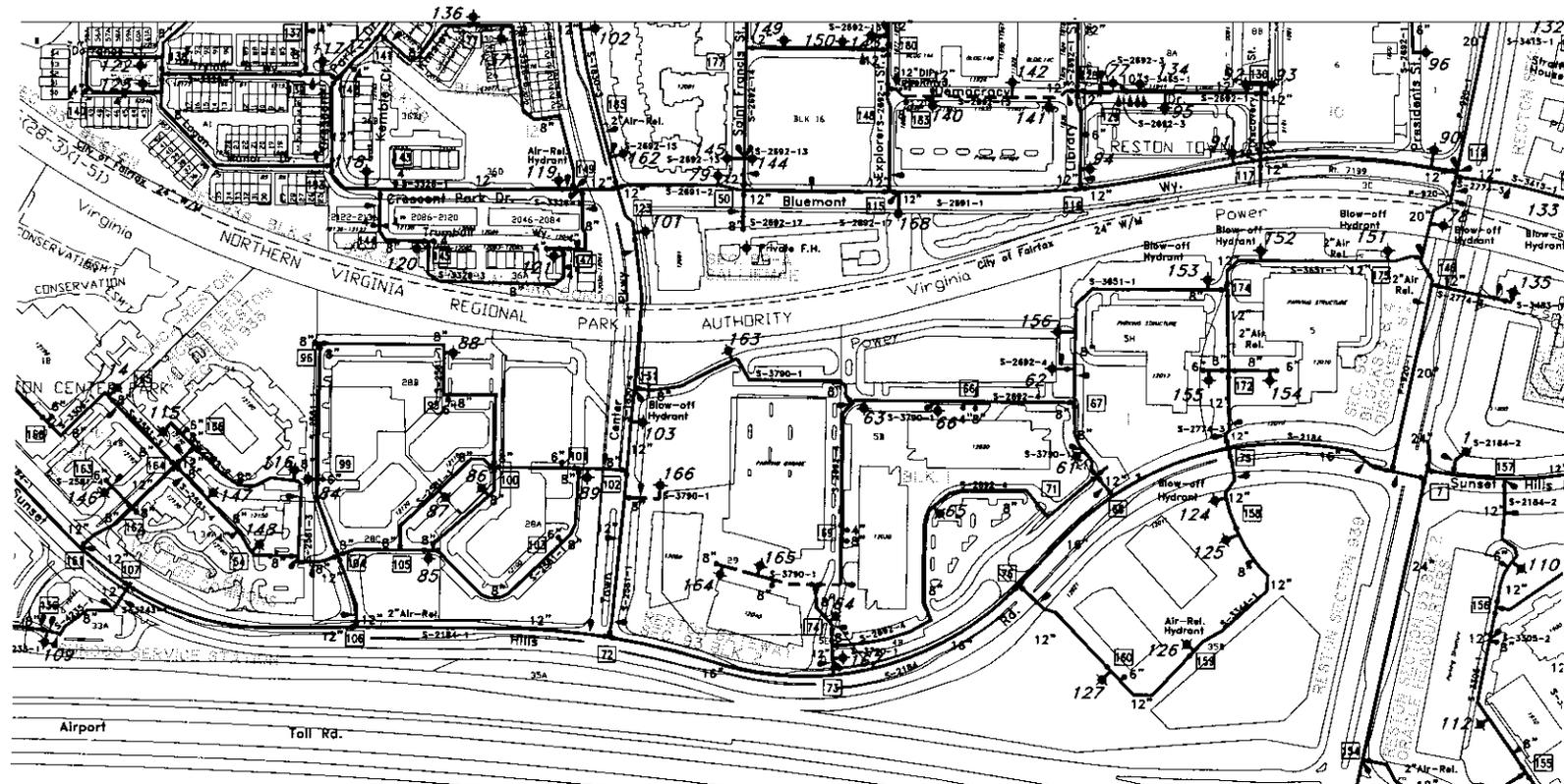
If you have any questions regarding this information please contact Samantha Kearney at (703) 289-6313.

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg". The signature is written in a cursive, flowing style.

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

Enclosure





# County of Fairfax, Virginia

APPENDIX 13

## MEMORANDUM

SEP 28 2007

**DATE:**

**TO:** John M. Thompson, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Qayyum Khan, Chief Stormwater Engineer   
Environmental and Site Review Division West  
Department of Public Works and Environmental Services

**REFERENCE:** Planned Residential Community, Reston Section 40, Blocks 1C and 1D,  
PRC B-846, Plan Dated August 27, 2007, LDS Project 6734-PRC-002-  
2, Tax Map #017-3-03-0001-C and D (Property), Sugarland Run  
Watershed, Hunter Mill District

We have reviewed the subject revised submission. The plan generally meets the County Stormwater Management requirements. If further assistance is desired, please contact me at 703-324-1720.

QK/tg

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES  
Zoning Application File

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Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



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

## FAIRFAX COUNTY ZONING ORDINANCE

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.

**ZO-07-397**

**ADOPTION OF AN AMENDMENT TO CHAPTER 112  
(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Monday, March 26, 2007, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,  
VIRGINIA:**

Amend Chapter 112 (Zoning Ordinance), as follows:

**Amend Article 6, Planned Development District Regulations, Part 3, PRC Planned Residential Community District, as follows:**

- **Amend Sect. 6-301, Purpose and Intent, by revising the lead-in paragraph to read as follows:**

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.

- **Amend Sect. 6-308, Maximum Density, by revising Par. 2 to read as follows:**
  1. The overall density for a PRC District shall not exceed thirteen (13) persons per acre of gross residential and associated commercial areas.
  2. In computing density, a factor of 3.0 persons shall be used per single family detached dwelling; 2.7 persons per single family attached dwelling; and 2.1 persons per multiple family dwelling.
  3. Residential densities in a PRC District shall be designated low, medium and high on the approved development plan.
    - A. Low: The overall density within the entire area of a PRC District that is designated for low density shall not exceed 3.8 persons per acre of gross residential area. Further, the density in any one low density area shall not exceed five (5) dwelling units per acre.
    - B. Medium: The overall density within the entire area of a PRC District that is designated for medium density shall not exceed 14 persons per acre of gross residential area. Further, the density in any one medium density area shall not exceed twenty (20) dwelling units per acre.

- C. High: The overall density within the entire area of a PRC District that is designated for high density shall not exceed 60 persons per acre of gross residential area. Further, the density in any one high density area shall not exceed fifty (50) dwelling units per acre.

For the purposes of this district, density area shall mean a development unit within an area designated on the approved development plan for low, medium or high density.

4. In computing average density on any development plan, subsequent PRC plan or final plat of a part of a PRC District, any excess in land area over that required to support an average density of thirteen (13) persons per acre in any final plat previously recorded may be included. As each plan and subsequent final plat is submitted, the overall density of all areas shown on recorded final plats within the PRC District shall be recomputed so that the average density within the recorded plats of sections of the PRC District shall never at any time in the history of the development exceed a density of thirteen (13) persons.
5. The provisions of Paragraphs 1 and 4 above shall not apply to affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2.

**Amend Article 16, Development Plans, Part 2, Procedures For Review and Approval of a PRC District, as follows:**

- **Amend Sect. 16-201, Comprehensive Plan Approval, by revising Paragraphs 1 and 10 to read as follows:**
  1. A PRC District may only be established in an area designated on the adopted comprehensive plan for a planned residential community. Therefore, before the initial establishment of a PRC District, the applicant shall propose an amendment to the adopted comprehensive plan to permit a planned residential community, which shall contain not less than 750 contiguous acres owned and/or controlled by a single individual or entity.
  10. Additional land may be added to a planned residential community if it represents a logical extension of the planned residential community under the adopted comprehensive plan and is adjacent thereto. Any addition of land to a planned residential community shown on the adopted comprehensive plan shall be subject to the same requirements and procedures as the original amendment except for the minimum requirement of 750 acres owned and/or controlled by a single individual or entity.

- **Amend Sect. 16-202, Rezoning to a PRC District, by revising Paragraphs 1 and 10 to read as follows**

1. Following Board approval of the comprehensive plan for a planned residential community, the Board may approve an application for rezoning to a PRC District subject to the provisions of this Part and Part 2 of Article 18. The initial rezoning to establish a PRC District shall contain a minimum land area of 750 contiguous acres owned and/or controlled by a single individual or entity.
  
10. Additional land may be added to a PRC District by a rezoning application if such land is included within the area of the adopted comprehensive plan, if it represents a logical extension of the area zoned PRC, and if it is adjacent thereto. Any addition of land to the PRC District shall be subject to the same requirements and procedures as the original application except for the minimum requirement of 750 acres owned and/or controlled by a single individual or entity.

- **Amend Sect. 16-203, PRC Plan Approval, to read as follows:**

1. Subsequent to the approval of a rezoning application, a PRC plan shall be required for those uses as set forth in Par. 2 below. The Board may approve a PRC plan subject to the provisions of this Part and Sect. 18-110. Such PRC plan shall not be approved by the Board until the rezoning application and development plan have been approved by the Board. However, a PRC plan may be filed with and included in the processing of the rezoning application and development plan.

All PRC plans shall be in accordance with the approved rezoning and development plan, any conditions or modifications that may have been approved by the Board, the design standards of Sect. 102 above, the applicable objectives and regulations of the PRC District and the provisions of Sect. 303 below.

2. A PRC plan shall be required for all uses, except the following:
  - A. Single family detached dwellings, provided the general street and lot layout are shown on the approved development plan.
  - B. Additions to existing single family attached or detached dwellings or accessory structures related to such existing single family dwellings.
  - C. Additions to existing buildings or uses other than single family dwellings, when such additions do not exceed 2000 square feet or ten (10) percent of the gross floor area of the existing building or use, whichever is less.
  - D. Additions or changes to non-structural site elements such as transitional screening and parking and loading provided the area of such addition or change does not exceed ten (10) percent of the existing area occupied by such site

element. Parking redesignation plans and parking tabulation revisions shall also be exempt from the requirement for a PRC plan regardless of the area of such change.

- E. Minor accessory structures and uses in open space areas such as benches, gazebos, playground equipment, and bus shelters.
- F. Those special permit uses and special exception uses which do not require a site plan as set forth in Article 8 or Article 9, respectively.
- G. Any permitted use on a temporary basis for a period not to exceed one (1) year.

Notwithstanding the above, a PRC plan shall not be required for additions and alterations to provide an accessibility improvement.

3. A PRC plan may be prepared and submitted for the entire planned development at one time or for the various segments thereof, and each such plan shall be submitted in twenty-three (23) copies to the Zoning Administrator.
4. Upon determination by the Zoning Administrator that the content of the PRC plan is complete in accordance with the requirements of Sect. 303 below, the plan shall be accepted and submitted for comment and review to appropriate departments and agencies. Upon completion of such administrative review, the plan shall be submitted to the Planning Commission.
5. The Planning Commission shall consider the PRC plan in accordance with the standards set forth in Par. 1 above, and shall hold a public hearing thereon. In the event the PRC plan is not filed with and included in the processing of the rezoning application, the Planning Commission shall hold a public hearing no later than six (6) months from the date the plan has been accepted. Subsequent to the public hearing, the Commission shall transmit the PRC plan to the Board with its recommendation to approve, approve with modifications or disapprove.
6. The Board shall consider the PRC plan in accordance with the standards set forth in Par. 1 above, and shall hold a public hearing thereon. The Board shall approve, approve with modifications or disapprove the PRC plan.
7. Once the PRC plan has been approved, all subsequent approvals, uses and structures shall be in substantial conformance with the approved PRC plan and any development conditions associated with such approval.
8. Minor modifications to an approved rezoning and development plan may be permitted in a PRC plan when it is determined by the Zoning Administrator that such are in substantial conformance with the approved rezoning and development plan and that

such: are in response to issues of topography, drainage, underground utilities, structural safety, layout, design, vehicular circulation, or requirements of the Virginia Department of Transportation or Fairfax County; or are accessory uses; or are accessory structures or minor building additions as permitted by Par. 8A(7) or 8B(7) below.

- A. For approved rezonings and development plans for all uses, other than churches, chapels, temples, synagogues and other such places of worship (hereinafter places of worship) and places of worship with a child care center, nursery school or private school of general or special education, the modifications shall, in no event:
- (1) Permit a more intensive use than that approved pursuant to the approved rezoning and development plan; or
  - (2) Result in an increased parking requirement, except for any additional parking which may be required for any building additions or modifications permitted under Par. 8A(7) below; or
  - (3) Permit additional uses other than those approved pursuant to the approved rezoning and development plan, except that accessory uses in accordance with this paragraph may be permitted; or
  - (4) Reduce the effectiveness of approved transitional screening, buffering, landscaping or open space; or
  - (5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or
  - (6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or
  - (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use and minor additions to buildings may be permitted, provided that the sum total of all such structures or additions shall not exceed the following:
    - (a) five (5) percent of the approved gross floor area or 500 square feet of gross floor area, whichever is less, when the total gross floor area

shown on the approved development plan is less than 50,000 square feet; or

- (b) one (1) percent of the approved gross floor area when the total gross floor area shown on the approved development plan is 50,000 square feet or more; or
- (c) 250 square feet of gross floor area of accessory storage structure uses when the total gross floor area shown on the approved development plan is 10,000 square feet or less; and
- (d) the maximum permitted density; or
- (e) the maximum permitted FAR.

B. For approved rezonings and development plans for places of worship and places of worship with a child care center, nursery school or private school of general education, the modifications shall, in no event:

- (1) Permit an expansion of the hours of operation from that approved pursuant to the approved rezoning and development plan; or
- (2) Permit an increase in the number of seats, parking spaces or students, if applicable, which exceeds more than ten (10) percent of the amount approved pursuant to the rezoning and development plan; or
- (3) Permit uses other than those approved pursuant to the rezoning and development plan, except that accessory uses in accordance with this paragraph may be permitted; or
- (4) Reduce the effectiveness of approved transitional screening, buffering, and landscaping or open space; or
- (5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or
- (6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or

(7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:

(a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and

(b) the maximum permitted FAR for the zoning district shall not be exceeded.

C. For all approved rezonings and development plans, any request for an addition shall require the provision of written notice by the requester in accordance with the following:

(1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and

(2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved development plan, such modification shall require the resubmission and amendment of the development plan in accordance with Sect. 202 above.

9. Notwithstanding Par. 8 above, any modification to provide an accessibility improvement shall be permitted and shall not require approval of a development plan amendment.

10. Once a PRC plan has been approved, any proposed amendment shall be processed in the same manner as the original submission.
11. Preliminary site plans approved prior to December 6, 1994 and preliminary site plans approved pursuant to the grandfather provisions for Zoning Ordinance Amendment #94-263 shall be deemed to be approved PRC plans. Additionally, PRC plans processed and approved prior to March 27, 2007 shall be deemed to be approved PRC plans and shall be valid for three (3) years from the date of approval. However, if a site plan for all or a portion of the area is approved during that period, the approved PRC plan for the corresponding area shall remain valid for the life of the site plan.

- **Amend Sect. 16-204, Site Plan/Subdivision Plat Preparation, by revising Par. 2 to read as follows:**

2. Minor modifications to the approved development plan or approved PRC plan may be permitted in a site plan or subdivision plat in accordance with Paragraphs 8 and 9 of Sect. 203 above. When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved development plan or approved PRC plan, such modification shall require the resubmission and amendment of the development plan or PRC plan in accordance with the applicable procedures set forth above.

- **Amend Sect. 16-303, PRC Plan, to read as follows:**

A PRC plan shall be filed with the Zoning Administrator in twenty-three (23) copies, and shall include the information set forth below. A PRC plan or portion thereof involving engineering, architecture, landscape architecture or land surveying shall be respectively certified by an engineer, architect, landscape architect or land surveyor authorized by the State to practice as such. All maps, plans, sketches and illustrations submitted as part of a PRC plan shall be presented on a sheet having a size of 24" x 36". If presented on more than one (1) sheet, match lines shall clearly indicate where several sheets join. One 8 ½" x 11" reduction of the PRC plan and supporting graphics shall also be submitted. The submission requirements for any amendment to an approved PRC plan shall be those requirements deemed necessary for a review of such amendment as determined by the Zoning Administrator. All submission requirements shall become the property of the County.

1. A plan at a scale of not less than one inch equals one hundred feet (1" = 100') showing:
  - A. A vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').
  - B. A boundary survey of the property, with an error of closure within the limit of one (1) in twenty thousand (20,000) related to true meridian, and showing the location and type of boundary evidence. The survey may be related to the U.S.C.

& G.S., State grid north, if the coordinates of two (2) adjacent corners are shown. Such information may be obtained from recorded plats in the case of lots and subdivisions recorded subsequent to September 1, 1947.

- C. Total area of the property.
- D. Scale and north arrow.
- E. Existing topography with a maximum contour interval of two (2) feet.
- F. The general location and arrangement of all existing or proposed buildings and uses on the site and, if known, on adjacent properties.
- G. The approximate height in feet of all buildings and number of floors of all buildings other than single family dwellings on the site and, if known, on adjacent properties.
- H. The approximate distances of all structures from the development boundaries as shown on the PRC plan and abutting streets.
- I. The traffic circulation system showing the location of existing, platted and proposed streets and easements including names and route numbers, the approximate width and typical cross sections including acceleration, deceleration and turn lanes, service drives, entrances to parking areas and parking structures, the location and width of pedestrian walkways, bicycle paths and/or bridle paths, and all trails required by the adopted comprehensive plan.
- J. The off-street parking and loading areas and structures with typical space and aisle dimensions.
- K. The open space areas, identifying the proposed general treatment or improvement of all such areas, delineating those areas proposed for recreational facilities and delineating any Resource Protection Area and Resource Management Area.
- L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County.
- M. General location and anticipated types of recreational facilities.
- N. A plan or statement showing how public utilities are or will be provided. In addition, the approximate location of existing and proposed storm and sanitary sewer lines shall be shown.

O. Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:

(1) A graphic depicting:

- (a) The approximate footprint of the stormwater management facility and, where applicable, the height of the dam embankment and the location of the emergency spillway outlet for each stormwater management facility.
- (b) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.
- (c) A preliminary layout of all on-site drainage channels, outfalls and pipes, including inlet and outlet pipes within the stormwater management facility.
- (d) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.
- (e) Proposed landscaping and tree preservation areas in and near the stormwater management facility.
- (f) The approximate limits of clearing and grading on-site and off-site for the stormwater management facility, storm drainage pipes, spillways, access roads and outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures.

(2) A preliminary stormwater management narrative setting forth the following:

- (a) Description of how the detention and best management practice requirements will be met.
  - (b) The estimated area and volume of storage of the stormwater management facility to meet stormwater detention and best management practice requirements.
  - (c) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.
  - (d) Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.
- P. The location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
- Q. Approximate delineation of any grave, object or structure marking a burial site if known, and a statement indicating how the proposed development will impact the burial site.
2. A statement in tabular form which sets forth the following data, when such data is applicable to a given PRC plan:
- A. Total number of dwelling units by type to include the corresponding population totals and density type based on the computation factors set forth in Sect. 6-308 and the maximum density provisions of Sect. 2-308.
  - B. Approximate total gross floor area and FAR for all uses other than dwellings.
  - C. Approximate total area in open space.
  - D. A schedule showing the total number of parking and loading spaces provided and the number required by the provisions of Article 11.
3. A map identifying classification of soil types at a scale of not less than one inch equals five hundred feet (1" = 500'), based upon information available on the County of Fairfax Soils Identification Maps.

4. A statement of the architectural concepts and typical bulk of the proposed structures, and if available, schematic architectural sketches.
5. A statement of the landscaping concepts, proposed screening measures and proposed tree cover indicating compliance with the tree cover provisions of the Public Facilities Manual.
6. When the development is to be constructed in sections, a proposed sequence of development schedule showing the order of construction of such sections, and an approximate completion date for the construction of each section.
7. Identification of the necessity for floodplain studies, drainage studies, soil reports and for easements and/or letters of permission for off-site construction.
8. Where applicable, any other information as may be required by the provisions of Article 7.

**Amend Article 18, Administration, Amendments, Violations and Penalties, Part 1, Administration, as follows:**

- **Amend Sect. 18-106, Application and Zoning Compliance Letter Fee, by deleting the PRC plan entry in Par. 6 and renumbering the subsequent paragraphs accordingly and adding a new PRC plan fee:**

All appeals and applications as provided for in this Ordinance and requests for zoning compliance letters shall be accompanied by a filing fee in the amount to be determined by the following paragraphs unless otherwise waived by the Board for good cause shown; except that no fee shall be required where the applicant is the County of Fairfax or any agency, authority, commission or other body specifically created by the County, State or Federal Government. All fees shall be made payable to the County of Fairfax. Receipts therefore shall be issued in duplicate, one (1) copy of which receipt shall be maintained on file with the Department of Planning and Zoning.

2. Application for an amendment to the Zoning Map:

<b>District Requested</b>	<b>Filing Fee</b>
All R Districts	\$8820 plus \$185 per acre
All C, I and Overlay Districts	\$8820 plus \$295 per acre
PRC District	\$8820 plus \$295 per acre

PRC plan	\$4410 plus \$140 per acre
Application with concurrent filing of a PRC plan	\$8820 plus \$435 per acre
PDH, PDC and PRM District	
Application with conceptual development plan	\$8820 plus \$295 per acre
Application with concurrent filing of conceptual and final development plans	\$8820 plus \$435 per acre
Final development plan	\$4410 plus \$140 per acre
Amendment to a pending application for an amendment to the Zoning Map	\$1470 plus applicable per acre fee for acreage affected by the amendment
Amendment to a pending application for a final development plan or development plan amendment or PRC plan	\$1335
Amendment to a previously approved proffered condition, development plan, final development plan, conceptual development plan, PRC plan or concurrent conceptual/final development plan for a reduction of certain yard requirements on a single family dwelling lot or an increase in fence and/or wall height on a single family lot	\$295
Amendment to a previously approved proffered condition, development plan, final development plan, conceptual development plan, PRC plan or concurrent conceptual/final development plan for a reduction of certain yard requirements on all other uses or an increase in fence and/or wall height on all other uses	\$2645
All other amendments to a previously approved development plan, proffered condition, conceptual development plan, final development plan, PRC plan or concurrent conceptual/final development plan	

With new construction	\$4410 plus applicable per acre fee for acreage affected by the amendment
With no new construction	\$4410

**Note:** For purpose of computing acreage fees, any portion of an acre shall be counted as an acre.

The fee for an amendment to a pending application is only applicable when the amendment request results in a change in land area, change in use or other substantial revision.

- **Amend Sect. 18-110, Required Notice for Public Hearings, by revising Paragraphs 2 and 4 to read as follows:**

No public hearing as required by the provisions of this Ordinance shall be held unless documented evidence can be presented that the following notice requirements have been satisfied.

The subject of the public hearing need not be advertised in full, but may be advertised by reference. Every such advertisement shall contain a descriptive summary of the proposed action and shall contain a reference to the place or places within the County where copies of the subject of public hearing may be examined.

2. **Written Notice to Applicant/Appellant:** For an application for amendment to the Zoning Map, PRC plan, final development plan, special exception, special permit, variance, or appeal as set forth in Part 3 of this Article, the hearing body shall send written notice of the public hearing to the applicant/appellant. Such written notice shall be sent by either first class or certified mail postmarked a minimum of twenty (20) days before the day of the hearing.
4. **Written Notice to Property Owners:** Written notice to property owners and adjacent property owners shall be sent in accordance with the following provisions.
  - A. **Application for a Zoning Map amendment which involves a change in the zoning classification or a PRC plan or a final development plan:**
    - (1) The applicant shall send written notice to the property owner(s) of each parcel involved in the application; and
    - (2) The applicant shall send written notice to all owners of property abutting and immediately across the street from the subject property. Such notice

shall include notice to owners of property abutting and immediately across the street which lie in an adjoining city or county. If such notice does not result in the notification of twenty-five (25) different property owners, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to different owners of not less than twenty-five (25) properties.

**B. Application for a special exception:**

- (1) The applicant shall send written notice to the property owner(s), if different from the applicant, of each parcel involved in the application; and
- (2) The applicant shall send written notice to all owners of property abutting and immediately across the street from the subject property. Such notice shall include notice to owners of properties abutting and immediately across the street which lie in an adjoining county or city. If such notice does not result in the notification of twenty-five (25) different property owners, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to different owners of not less than twenty-five (25) properties.

**C. Application for special permit, variance, or appeal as provided in Part 3 of this Article:**

- (1) The applicant shall send written notice to the property owner(s), if different from the applicant, of each parcel involved in the application; and
- (2) The applicant shall send written notice to all owners of property abutting and immediately across the street from the subject property. Such notice shall include notice to owners of properties abutting and immediately across the street which lie in an adjoining county or city. If such notice does not result in the notification of ten (10) different property owners, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to different owners of not less than ten (10) properties.

**D. For all of the above, the following shall also apply; however in all instances, the minimum number of written notices shall be sent as required by Paragraphs 4A through 4C above:**

- (1) If the application property is an individual condominium or cooperative unit within a condominium or cooperative building, written notice shall be provided to:

- (a) The condominium unit owners' association or proprietary lessees' association; and
  - (b) Unit owners immediately abutting the application property or on the same floor of the building as the application unit and those unit owners immediately above and below the application unit.
- (2) When the application property is abutting or immediately across the street from a condominium or cooperative property, written notice shall be provided in accordance with the following:
  - (a) When the application property abuts or is immediately across the street from open space or common ground of a condominium or cooperative, the condominium unit owners' association or proprietary lessees' association shall be notified in lieu of the individual unit owners; and
  - (b) Where individual condominium or cooperative units or lots abut or are immediately across the street from the application property, written notice shall be sent to the owner of each such unit.
- E. For Zoning Map amendment applications, PRC plan, final development plan, special exception and special permit applications which propose a change in use or an increase greater than fifty (50) percent of the bulk or height of an existing or proposed building, but not including renewals of previously approved special exceptions or special permits, when the application property, or part thereof, is located within one-half mile of a boundary of an adjoining county or municipality of the Commonwealth, then in addition to the above, written notice shall also be given by the hearing body, or its representative, at least fifteen (15) days before the hearing to the chief administrative officer, or designee, of such adjoining county or municipality.
- F. In addition to the above, for an amendment application filed on a portion of a property subject to rezoning, PRC plan, final development plan, special exception or special permit approval, written notice shall be provided to all owners of property subject to the rezoning, final development plan, special exception or special permit approval unless the Zoning Administrator determines that such additional notice is not necessary as the proposed change is to one component or one lot which does not affect the rest of the development. Such written notice shall comply with the requirements of this Paragraph with regard to content and timeliness.
- G. For Zoning Map amendment, development plan, PRC plan, special exception and special permit applications when the application property, or part thereof, is

located within 3000 feet of a boundary of a military base, military installation, military airport, excluding armories operated by the Virginia National Guard, or licensed public use airport, written notice shall also be given by the hearing body, or its representative, at least 10 days before the hearing to the commander of the military base, military installation, military airport, or owner of such public use airport. The notice shall advise the military commander or owner of such public use airport of the opportunity to submit comments or recommendations. For the purposes of this paragraph, military installations shall include, but not limited to, military camps, forts or bases. In addition, public use airports shall include those licensed airports contained on the list of public use airports that is maintained by the Virginia Department of Aviation.

**This amendment shall become effective on March 27, 2007, at 12:01 a.m. with the following grandfather provisions:**

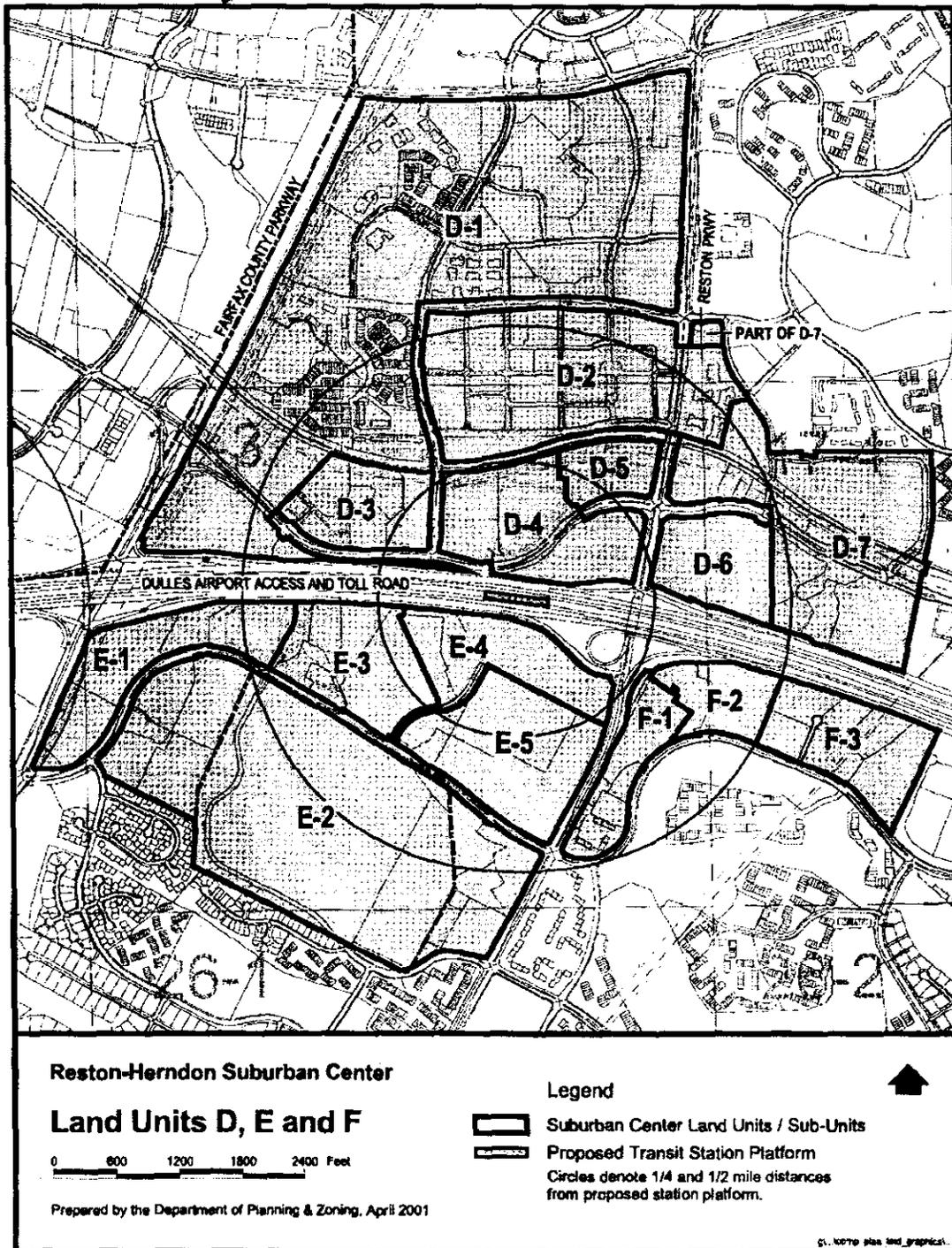
- **PRC plans approved by DPWES prior to March 27, 2007 are deemed to be valid, approved plans; however, the three year expiration date remains in effect for such plans.**
- **PRC plans pending review with DPWES that have not been approved prior to the effective date of this amendment are subject to the PRC Plan approval process set forth in the this amendment.**
- **Additionally, amendments to a DPWES approved PRC plan shall also be subject to the approval process set forth in this amendment.**

**GIVEN under my hand this 26th day of March, 2007.**

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**NANCY VEHRS**  
**Clerk to the Board of Supervisors**

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition**  
**Upper Potomac Planning District, Amended through 7-10-2006**  
**Reston-Herndon Suburban Center and Transit Station Areas**



**FIGURE 11**

reached, mixed-use development up to a 2.0 FAR may be considered for the 5 acres within Sub-unit E-5 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 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 site, parking structures that do not front on pedestrian areas, and shared parking 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.

#### Land Unit F

This land unit is located south of the Dulles Airport Access/Toll Road between Reston Parkway on the west and Association Drive on the east (see Figure 11). Sunrise Valley forms the southern boundary of Land Unit F. The Reston International Center is a major visual feature of this land unit.

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

The portions of the land unit that are adjacent to the Reston Parkway and Wiehle Avenue TSAs are subject to the *Pedestrian/bicycle access* guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

For all recommendations in this Transit Station Area, 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 Transit Station Area Urban Design Guidelines, located at the end of this section of the Plan.

#### Sub-unit F-1

Sub-unit F-1 is located in the southeast quadrant of Reston Parkway and the DAAR. Development in the land unit includes the landmark International Center office building, several retail uses including restaurants and a gas station, and an office condominium.

The parcels zoned Planned Residential Community are planned for the uses and intensities (if applicable) approved for the individual parcels. The other parcels in the land unit are planned for office use at .35 FAR. All of the parcels in Sub-unit F-1 are also planned for residential use at up to 30 dwelling units per acre. In addition, 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.

*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 1.0 FAR may be considered for Sub-unit F-1, 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 have direct pedestrian access to an area adjacent to the station with direct pedestrian access to the station.
- Grade-separated pedestrian links to the rail station are encouraged.
- Parcel consolidation should be substantial.
- A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking 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.
- Appropriate transportation improvements should be provided to mitigate the impact of development, such as interparcel access between Sub-units F-1 and F-2, direct access to the DAAR ramp, right turn access to Reston Parkway, and improvements to the intersection of Sunrise Valley Drive and Colts Neck Road.
- 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.

#### Sub-unit F-2

Sub-unit F-2 is located in the southeast quadrant of Reston Parkway and the DAAR, along the DAAR. Development in the land unit consists of the Sheraton Reston hotel. The sub-unit is planned for Convention/Conference Center.

#### Option for Focal Area Within Land Unit F (15 acres): Tax Map 17-3((3))1

Within the area planned for Convention/Conference Center uses, it may be appropriate to create a focal area of 15 acres by enhancing the existing hotel/conference center use on Tax Map 17-3((3))1 with hotel, office, residential and support retail uses. The focal area should develop under a single unified development plan that addresses the specific conditions outlined below.

The focal area should be urban in character with a high-quality design that is pedestrian- and transit-oriented to complement the existing office use on parcel 1C (Reston International Center) and other developments in the vicinity. Intensities up to 1.07 FAR may be appropriate provided that between 300,000 and 360,000 square feet are developed as hotel use, between 100,000 and 140,000 square feet are developed as office use, and between 10,000 and 25,000 square feet are developed as support retail use, which should be developed as an integral part of principal buildings on the site. Residential uses provided should be between 200,000 and 240,000 square feet of the total development. Total non-residential development should not exceed a .76 FAR. While the ranges given above allow flexibility in determining the mix of uses, the total amount of development within the 15 acre focal area should not exceed 697,000 square feet.

Residential use in this focal area is an essential component and should be provided in mid-rise to high-rise buildings, up to a maximum of 240 dwelling units. A quality living environment should be created which provides recreational facilities and other amenities for residents.

In the development proposal for the focal area, granting of the maximum FAR shall be conditioned on achievement of the following objectives, provided:

Land Use and Design Elements

1. That support commercial and retail uses that serve the Convention/Conference Center are developed as an integral part of principal buildings on the site; freestanding retail uses are not appropriate.
2. That small scale gathering places such as an auditorium, pavilion, amphitheater, or multipurpose meeting rooms be provided, together with unique open spaces with traditional gardens, sculptures, and monument space to be used by the public and the residents and employees in this area to hold concerts, art shows, welcoming ceremonies presentations and oratorical presentations.
3. That architectural style, scale, and building materials, as well as extensive landscaping and coordinated signage be used to create an integrated design that complements the existing hotel development. The buildings are encouraged to be designed with pitched roofs to provide a more friendly residential character. Omnidirectional and directional antennas should be of a material or color which matches the exterior of the building on which they are mounted and satellite and microwave dish antennas should be screened so as not to be visible from the adjacent residential neighborhood.
4. That pedestrian linkages and urban design amenities such as plazas, seating areas, and open-space be provided throughout the focal area with pedestrian connections coordinated with other parcels in the area.
5. That activities, retail, entertainment, amenities, and services in an urban space on the site be arranged in such a manner that people will be attracted to the focal point.
6. That efforts be made to facilitate retention of some of the mature trees along the south side of the Sheraton property. The ingress/egress and right turn lane on Sunrise Valley Drive should be located so as to minimize the removal of trees. In the event that retention is not practical, a landscape plan incorporating a substantial number of trees of a minimum caliper of 2.5 inches should be used to create an attractive view into the

**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.

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

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

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

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

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

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	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		

**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.