

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: March 25, 1998

TO: Peter F. Murphy, Jr., Chairman
Members, Planning Commission

FROM: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

SUBJECT: Staff Analysis of Conceptual Plan 86-C-121-10: CareMatrix of
Massachusetts, Inc.

INTRODUCTION

This memorandum contains the Staff Analysis of the above-referenced Conceptual Plan which has been submitted on property located within the Reston Town Center. A locator map of the subject property, reduction of the plan and an 8 ½ x 11" copy of the Plan notes are provided immediately following this analysis as Attachments 1 and 2.

DESCRIPTION OF THE APPLICATION

CareMatrix of Massachusetts, Inc., the applicant, is requesting approval of a Conceptual Plan to permit Housing for the Elderly on a 5.36 acre parcel located at the northeast corner of the Sunset Hills Road/Reston Parkway intersection. This parcel is also known as Reston Section 95, Block 1 and is located within the Reston Town Center.

CP 86-C-121-10 proposes construction of a five-story building containing 168 elderly housing dwelling units at a density of 31.34 du/ac. The maximum gross floor area of the five story building will not exceed 181,000 square feet (an FAR of 0.68 based on previously approved density credit on 33,622 square feet of street dedication for Reston Parkway and Sunset Hills Road) with a maximum building height of 64 feet. The applicant has indicated that of the proposed 168 units, 130 independent living units will be provided, consisting of 1 and 2 bedroom units with full kitchen facilities and 30 assisted living units, consisting of 1 and 2 bedroom units with modified kitchen facilities. Services for the residents will include central dining facilities, a wellness center, recreation and leisure activities, laundry and beauty shop facilities and transportation to nearby

retail and commercial establishments. The residents will participate in the daily operation of the facility through a Resident's Council which will meet with the management to comment on services and suggest new activities and programs. The applicant's Statement of Justification is contained in Attachment 3.

BACKGROUND

The 5.36 acre property was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of rezoning application RZ 86-C-121, one (1) of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings." Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but which do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by OCP staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation, landscaping and screening, building location and parking lot location.

The approved Development Plan (DP) for the area subject to this Conceptual Plan application is designated as Part 12 of RZ 86-C-121. The approved DP for Part 12 allows all uses permitted by right within the Town Center zoning category and Category 3 Special Exception Uses such as conference centers, cultural centers, museums, private clubs, quasi-public parks, playgrounds, child care centers, nursery schools and private schools of general education which have an enrollment of 100 or more students daily. Although Housing for the Elderly is not specifically listed, the use of the term "such as" is deemed to be inclusive of all Category 3 quasi-public uses. Further, residential uses are permitted by right within the Town Center. The approved DP for Part 12 limits the overall gross floor area of commercial space to a maximum of 181,000 square feet (Max. FAR 0.70) and the building height to a maximum of 10 stories or 121 feet.

On October 2, 1989, the Board of Supervisors approved RZ 89-C-025, which rezoned the property zoned I-3 (RZ 86-C-118) to the PRC District, in addition to approving Proffered Condition Amendment applications (PCAs) on the three (3) other Reston Town Center rezonings. On October 15, 1990, the Board of Supervisors approved proffered condition amendment applications on the four (4) Reston Town Center rezonings to expedite construction of the Fairfax County Parkway interchange at Sunset Hills Road and to revise the layout of the western portion of the Town Center Urban Core. One (1) set of proffers dated

February 27, 1987 as revised through October 3, 1990, and October 4, 1990, currently governs the Reston Town Center rezonings. A complete copy of the approved proffers is on file with the Office of Comprehensive Planning.

On April 2, 1992, the Planning Commission approved a three (3) part "Master Conceptual Plan" (refer to Appendix 4A) for the Reston Town Center which consisted of an "Open Space and Landscape Plan", a "Circulation Plan" and a "Land-Use, Heights and FAR Plan". The "Master Conceptual Plan" consolidated onto three (3) sheets information that had previously been contained on numerous development plan sheets approved pursuant to the four (4) Reston Town Center rezonings. As with the approved DPs, the "Master Conceptual Plan" continued to depict the various portions of the Town Center as "blobs", and did not show specific layouts. The "Master Conceptual Plan" did establish the street system and the major streetscape/open space parameters of the Town Center. Notes on the 3-part "Master Conceptual Plan" require the submission of a "Conceptual Plan" for "individual blocks or sites" as required to satisfy the original Reston Town Center proffers.

Proffer D1 of the Reston Town Center proffers requires that, prior to the submission of a PRC Plan (formerly referred to as a preliminary site plan) for any portion of the site rezoned pursuant to RZ 86-C-121, the applicant will prepare and submit a "conceptual plan" to include the general location of the proposed buildings, a vehicular traffic circulation plan (including location of entrances and minor streets), landscaping and screening, pedestrian walkways and trails, open space, FAR, height limits and any proposed recreation or community facilities. The Conceptual Plan must be submitted for review by the Office of Comprehensive Planning and for review and approval by the Fairfax County Planning Commission. To date, the Planning Commission has approved Conceptual Plans for the Reston Town Center Urban Core, Reston Corporate Center, Oak Park Condominiums, Edgewater Condominiums and Townhomes, the Spectrum Retail Center, the West Market Community of townhomes and multi-family units, the YMCA community recreation facility with associated child care center, a 116 room extended stay hotel, the Target retail center, and a retail commercial center of four freestanding buildings, adjacent to the extended stay hotel and the YMCA. In the immediate vicinity of the property subject to this application, the Planning Commission has approved Conceptual Plans for the Oracle Corporation headquarters and the BDM office development.

An excerpt of the approved proffers, a copy of the approved Development Plan and a copy of the Master Conceptual Plan are contained in Attachments 4 and 4A of this memorandum.

SURROUNDING AREA DESCRIPTION:

CP 86-C-121-10			
Direction	Use	Zoning	Plan
North	W&OD Trail	R-1	Public Use
	Multi-family Residential (Stratford House	PRC	Town Center
	Condominium)		
Northeast	Office/Conference (Prison Fellowship)	PDC	Commercial
South	Office (Oracle)	PRC	Town Center
Southwest	Office (BDM)	PRC	Town Center
East	Vehicle Light service, service station and Quick-Service Food Store	PRC	Town Center
West	Vacant	PRC	Town Center

COMPREHENSIVE PLAN PROVISIONS (Attachment 5)

Plan Area: Area III
Planning Sector: Reston-Herndon Suburban Center of the Upper Potomac Planning District
Reston Master Plan: Town Center

The property is located within Land Unit D of the Reston Herndon Suburban Center. The Plan states:

“The portions of Land Unit D that are part of the Reston Town Center located east of Reston Parkway and both north and south of Sunset Hills Road are planned for mixed-use development up to 0.70.....”

The Comprehensive Plan Map shows that the property is planned for Town Center.

ANALYSIS

Description of the Conceptual Plan

Title of CP: Chancellor Park at Reston, Section 95 Block 1
Prepared by: Urban Engineering and Associates, Inc.
Dates: September 1997 revised to March 20, 1998

The CP contains a total of eight (8) sheets. **Sheet #1** contains the general notes, site data and tabulations. **Sheet #2** presents the proposed site layout. **Sheet #3** depicts the proposed landscape plan for the site. **Sheet #4** contains a plan view and cross section of the crafts courtyard and of the overlook terrace and pond. **Sheet #5** shows cross sections which depict the relationship of the proposed building to the adjacent roadways and also proposed sign elevations for the sign at the intersection of Reston Parkway and Sunset Hills Road and the entrance signs. It should be noted that approval of a Comprehensive Sign Plan will be required for the number of signs proposed. Without approval of a Comprehensive Sign Plan only one freestanding sign is permitted. **Sheet #6** illustrates the proposed building elevations. **Sheets # 7 and 8** depict the approved development plan and the Land Use, Heights and FAR elements of the Master Conceptual Plan for the Reston Town Center.

The five story building is "L" shaped, with the intersection of the two wings oriented toward Sunset Hills Road. The building comprises a gross floor area of 165,520 square feet and contains a total of 168 dwelling units at a density of 31.34 du/ac. The applicant has reserved the right to increase the gross floor area up to the maximum of 181,000 square feet within the building footprint shown on the CP subject to a maximum building height of 64 feet. Two entrances to the site are provided. The primary entrance to the site is from Sunset Hills Road at the southeastern boundary of the site. Traffic circulates in a counterclockwise direction from a two way travel aisle with parking provided to the interior and along the southern edge of the travel aisle. A secondary entrance is provided from Reston Parkway at the northern property boundary where a second parking area is provided. Access to the southern parking area from the northern parking area is provided via a one way travel aisle which travels under the terrace at the eastern edge of the building. A wet stormwater management pond is located in the eastern half of the site. A pedestrian walkway is terraced into the eastern slope of the wet pond and provides a recreational amenity for the residents.

The Landscape Plan shows a 40 to 50 foot wide area of streetscaping along Reston Parkway. The streetscape includes several existing trees to be preserved with supplemental landscaping consisting of a mix of shade and flowering trees. An eight foot wide pedestrian trail is also contained within the streetscape area along Reston Parkway. Several benches are shown along the

trail. A sign feature with landscaping is shown at the corner of Reston Parkway and Sunset Hills Road. Site amenities include a crafts terrace located in a courtyard near the entrance to the site and a terrace with seating and tables overlooking the wet pond. Pedestrian walkways with benches are also provided throughout the site. A total of 2.97 acres or 55% of the site will be preserved as open space.

Conformance With Proffers & Development Plan

The approved development plan for Part 12 of RZ 86-C-121. permits a maximum of 181,000 square feet of commercial use, with a maximum FAR of 0.70 and a maximum building height of 10 stories (or 120 feet) on the site. The approved development plan also provides that in addition to those uses permitted by right within the PRC Town Center zoning category, certain special exception and special permit uses are also permitted, including Category 3 quasi-public uses such as conference centers, cultural centers, museums, private clubs, quasi-public parks, playgrounds, child care centers or nursery schools with a maximum daily enrollment of more than 100 students daily and private schools of general and special education with a maximum daily enrollment of more than 100 students daily. Housing for the Elderly is a Category 3 Special Exception Use and it is staff's position that the term "such as" is inclusive in nature, and although not specifically listed, this use is similar to those uses specifically listed. Further, the "Land-Use, Heights, FAR" element of the three part "Master Conceptual Plan" shows the site identified as Reston Section 95 Block 1 approved for office, retail, residential or parking uses with a maximum FAR of 0.70. The maximum gross floor area for the building is 181,000 square feet, with a maximum height of 64 feet and a maximum FAR of 0.68. This FAR includes density credit previously granted for land area dedicated for Reston Parkway and Sunset Hills Road. It should be noted that the approved Development Plan for Parts 9, 10, 11 and 12 of RZ 86-C-121 which includes the application site, the Oracle and BDM sites and a vacant parcel at the northwest corner of Sunset Hills Road and Reston Parkway limits the overall FAR on these four parcels to 0.70. With approved development on two of the four parcels and the proposed development on the application property the overall FAR will be 0.70, which is in conformance with the approved development plan.

On the "Circulation" element of the "Master Conceptual Plan" no internal circulation system is shown and only one entrance to the site from Sunset Hills Road is shown. The primary entrance to the site is located along Sunset Hills Road which is designed as a right-in/right-out only. A second entrance is provided along Reston Parkway at the northern edge of the site and is also designed as a right-in/right-out only. It should be noted that during the review of the Oracle CP, it was determined that there would be no median break on Sunset Hills Road for the proposed Elderly Housing site, due to the close

proximity of the main entrance to the Oracle Development which is to be located at the signalized intersection of Sunset Hills Road and Old Reston Avenue. Given that no median break on Sunset Hills Road would be provided for the elderly housing site, a second entrance on Reston Parkway was approved by VDOT. On the "Open Space and Landscape" element of the Master Conceptual Plan, a landscape, screening/natural buffer is shown along Sunset Hills Road and Reston Parkway. The applicant has provided a 40 to 50 foot wide landscaped open space area, which includes several existing trees to be preserved and a pedestrian trail with several benches along the Reston Parkway frontage. Along Sunset Hills Road, a 32 foot wide landscaped open space strip has been provided. However, this open space area will be reduced to a width of 20½ feet with the future construction of an additional turn lane along Sunset Hills Road.

In summary, staff believes that the proposed Conceptual Plan is in conformance with the approved Development Plan.

As stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 86-C-121 require the review and approval by the Planning Commission of Reston Town Center Conceptual Plans. This section contains the description of the applicant's proposal and staff's analysis of the CareMatrix Conceptual Plan for each of the elements listed in the proffers as required components of the conceptual plan.

DESCRIPTION

A vehicular traffic circulation plan including approximate location of entrances.

The CP shows one entrance to the site from Sunset Hills Road at the eastern property boundary. This entrance is designed as a right-in/right-out only. A second entrance is provided from Reston Parkway at the northern property boundary and is also designed as a right-in/right-out entrance. Separate parking facilities are provided for each entrance location. The only connection between the two parking areas is a one way travel aisle which traverses underneath the terrace and permits vehicles to move from the northern parking lot to the southern parking lot.

Minor streets in approximate location.

There are no minor streets serving this site and no roads are shown traversing the site on the "Circulation" element of the Master Conceptual Plan.

Pedestrian walkways and trails

A five (5) foot wide sidewalk is provided along Sunset Hills Road and an eight foot wide asphalt trail is shown along the Reston Parkway frontage. Internal walkways are provided which connect to the trail and sidewalk along the major streets. Further a landscaped pedestrian walkway is provided around the wet pond which provides a pedestrian connection between the southern and northern parking lots.

Landscaping and Screening

Along the Reston Parkway frontage of the site, streetscaping to consist of shade trees, 2.5-3 inches in caliper and flowering trees 6-8 feet in height will be provided within a 40 to 50 foot wide open space area. At the corner of Reston Parkway and Sunset Hills Road, landscaping to consist of shrubs, groundcover and seasonal plantings will be provided around the proposed monument sign for the facility. Along the Sunset Hills Road frontage of the site, landscaping to consist of shade and flowering trees will be provided within a 20 foot to 50 foot wide open space area, excluding the 12 feet of land area reserved for the future turn lane along Sunset Hills Road. An evergreen hedge 6-8 ft in height along with shade trees will be provided along the western property boundary to screen the site from the adjacent automobile oriented uses.

Open Space

The Reston Town Center proffers specify that the approximately 449-acre Town Center Study Area shall contain at least 15% open space including walkways, pedestrian plazas, parks, and ponds. A note on the CP states that 55% open space will be provided on the site.

Recreation and Community Facilities

There are no recreation or community facilities proposed with this application.

Location of a Time Transfer Hub (Mass Transit Facility)

The circulation element of the Master Conceptual Plan shows future transit facilities to encourage the use of mass transit facilities throughout the Reston Town Center Study Area. No such facility is shown on the "Circulation" element of the Master Conceptual Plan for this site.

Floor Area Ratios

The maximum overall non-residential FAR permitted for Parts 9, 10, 11 and 12 of RZ 86-C-121 as specified on the approved Development Plan is 0.70. The

combined FAR for Parts 9, 11 and 12, which includes the application property, is 0.70. Therefore, the proposed FAR is in conformance with the approved Development Plan.

Height Limits

As with the FAR limitation, the maximum height specified on the approved development plan for this site is 10 stories or 120 feet. The proposed height of the elderly housing facility is five stories or a maximum of 64 feet. It should be noted that the height of the building as viewed from Reston Parkway will be less than 50 feet as measured to the midpoint of the roof and less than 64 feet on the other sides and is therefore in conformance with the approved Development Plan.

General Location and Type of Housing Units

The proposed five story Elderly Housing building will contain 138 dwelling units for independent living with full kitchen facilities and 30 assisted living units with limited kitchen facilities. These 30 assisted living units are deemed accessory to the principal use of Housing for the Elderly. The L-shaped building is located parallel to Reston Parkway with the intersecting wings oriented toward Sunset Hills Road.

General Location of Office and Commercial Buildings

There are no office or commercial buildings proposed for this site.

STAFF ANALYSIS

Environmental Analysis (Attachment 6)

The following issues have been identified:

Highway Noise: The property is subject to highway noise impacts associated with traffic from Reston Parkway. A noise analysis conducted by staff of the Environment and Development Review Branch of OCP indicates that much of the site will be subject to noise impacts between DNL 65 and 70 dBA (1,130 to 360 feet from centerline). The Comprehensive Plan recommends that interior noise levels in residential units be reduced to DNL 45 dBA or less and that outdoor recreational areas of homes be reduced to DNL 65 dBA or less. It appears that the exterior recreation areas to include the crafts terrace and the Overlook Terrace will be shielded by the building from noise impacts from Reston Parkway. The revised CP Notes state that the Elderly Housing building will be constructed with acoustical attributes to achieve a maximum interior

noise level of 45 dBA Ldn. Therefore, this issue has been adequately addressed by the applicant.

Tree Preservation: As noted in a report prepared by the Urban Forestry Branch of DEM which is included as an attachment to the Environmental Analysis, approximately 75% of the site is covered with a deciduous hardwood stand comprised of a species such as tulip poplar, white oak, red maple and blackgum. There are several large diameter white oaks growing in the central western portion of the site. The remaining 25% of the site (the northern portion adjacent to the WO&D Trail) has been mowed and cleared for a Virginia Power Easement. On the revised CP, the applicant has shown approximately five existing trees to be preserved along the Reston Parkway frontage of the site. However, there is no notation on the Plan as to the size, species or condition of these trees. It appears that retaining walls will be used to preserve these trees, but again there is no reference to the use of such walls either on the CP or in the CP notes. Staff believes there is high potential for quality tree preservation on the site and for transplanting existing vegetation to supplement the proposed landscaping. Staff believes that the preservation of existing vegetation to the maximum extent feasible is highly desirable, especially along Reston Parkway. Efforts were made with the Oracle Development to the south and the Stratford House residential development to the north to preserve existing vegetation along Reston Parkway. Continuing this effort will provide for a desirable design amenity as the gateway to the Reston Town Center. The revised Notes provide a commitment to hire a certified arborist to perform a pre-construction evaluation of the condition of the trees designated to be preserved and to prepare a tree preservation action plan to include recommended activities both before and during construction which will improve the condition of the trees designated to be preserved and their chances for survival. The applicant has also added a commitment to work with the Urban Forester to identify and transplant some of the existing trees on the site for use within the proposed landscaping for the site where feasible. A commitment for replacement plantings in the event the trees designated to be preserved cannot be preserved has also been provided; although the applicant has limited the replacement plantings to a one for one replacement utilizing 4½ inch caliper trees. It would be desirable for the applicant to incorporate the proposed transplanting plan as part of the tree preservation plan to be prepared by the certified arborist to be reviewed and approved by the Urban Forester.

Stormwater Management: The stormwater management pond which is depicted on the Conceptual Plan is very large and its construction will cause the removal of a substantial number of trees on the site. Staff requested that the applicant look at less land intensive alternatives for Stormwater Management and Best Management Practices on the site. The applicant has indicated that the wet pond was required as part of the Sunset Hills Road and Reston Parkway improvement projects. The applicant has designed the wet pond to be an

amenity feature for the proposed Elderly Housing Development. The adequacy of the proposed facility for stormwater management and water quality purposes will be determined by DEM at the time of site plan approval.

In summary, staff believes that the environmental issues have been adequately addressed.

Transportation Analysis (Attachment 7)

A number of transportation issues have been identified by staff, as follows:

Sunset Hills Road Improvements: The Comprehensive Plan recommends that Sunset Hills Road be improved to a six lane divided facility between the Fairfax County Parkway and Wiehle Avenue. The Plan recommends a minimum right-of-way dedication of 68 feet from centerline in order to accommodate one-half of a six lane section, with an additional 12 feet necessary for the provision of exclusive right turn deceleration lanes at the site entrances or at major intersections. As part of the Oracle development on the south side of Sunset Hills Road, improvements to Sunset Hills Road are currently under construction and include construction of a right turn deceleration lane and third thru-lane on eastbound Sunset Hills Road and construction of dual left turn lanes and a right-turn deceleration lane on westbound Sunset Hills Road along the CareMatrix frontage. In light of these improvements, dedication of an additional 12 feet of right-of-way along the Sunset Hills Road frontage of the CareMatrix site to be utilized for the future construction of an exclusive right turn lane to Reston Parkway once the existing turn lane becomes the third thru-lane would be appropriate.

The Notes on the revised CP provide for a reservation of land to accommodate a future 350 foot right turn lane to be dedicated upon demand to the Board of Supervisors. The applicant has also committed to provide all ancillary easements necessary for construction of the turn lane. The CP has also been revised to show this additional 12 feet of reservation both on the detailed site layout sheet of the Concept Plan as well as the Landscape Plan. All landscaping has been relocated outside this reservation area. Staff believes that with the revised notes, this issue has been adequately addressed.

Pedestrian Access: Initially, the CP did not clearly show the 8 foot wide asphalt trail along Reston Parkway connecting to the existing trail to the north. The applicant was requested to revise the CP to show this connection. The CP has been revised to show this connection.

Internal Circulation: The entrance islands on Reston Parkway and Sunset Hills Road are located within VDOT right-of-way. These islands should be located outside of the VDOT right-of-way. In addition staff is concerned about the one-

way travel aisle that will connect the two parking lots (running under the Overview Terrace). Staff believes that this travel aisle would be better designed as a two way travelway, to permit better access between the two parking areas and improve on-site circulation. Residents and Visitors entering the site from Sunset Hills Road would need to get back onto Sunset Hills Road, make a right onto Reston Parkway to get access to the northern parking lot. The applicant has indicated that the circulation pattern has been designed to minimize the potential for cut-through traffic.

In summary, staff believes that all transportation issues have been adequately addressed.

Land Use Analysis (Attachment 5)

The use of the site for a five-story elderly housing facility is a permitted use in the Town Center and is in conformance with the use and intensity guidelines of the Comprehensive Plan. The "Guidelines for Multifamily Residential Development for the Elderly" set forth in the 1990 edition of the Policy Plan states in part that:

"Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g. pedestrian crossing signals)..."

The location of such a facility in close proximity to the Reston Town Center and the Reston Hospital Center meets the policy plan guidelines set forth above. According to the applicant's Statement of Justification, shuttle bus service to community retail and commercial areas will be provided for the residents as set forth in the CP Notes. Pedestrian access to the Town Center is provided via the 8 foot wide asphalt trail system along Reston Parkway.

There are site design issues related to the open space areas along Sunset Hills Road and Reston Parkway. As previously discussed in the Transportation Analysis section of this report, the applicant has been requested to dedicate an additional 12 feet of right-of-way for a future right turn lane along the Sunset Hills Road frontage of the site. The previous submission of the Concept Plan showed a landscaped open space area ranging in width from 25 feet west of the site entrance on Sunset Hills Road parallel to the proposed parking lot to 50 feet in width near the intersection of Sunset Hills Road and Reston Parkway. This area will be reduced by 12 feet with the future dedication which impacts the streetscaping along Sunset Hills Road and also reduces the building setback to 33 feet. Staff recommended that the applicant to shift the building and parking area to the north to provide for a minimum streetscaping width consistent with

that provided with other developments in the quadrant. The Oracle Development provides a minimum of 25 feet of streetscaping along Sunset Hills Road with the BDM development providing a minimum of 20 feet in front of the parking areas along Sunset Hills Road. There is excess parking provided on the site based on the Zoning Ordinance requirements. The Zoning Ordinance requires a minimum of 77 parking spaces and 129 spaces have been provided onsite.

In an effort to address this issue, the applicant has converted the head-in parking located perpendicular to Sunset Hills Road to parallel parking which increased the open space area to 20 feet excluding the 12 feet of additional dedication. The landscaping has been pulled out of the 12 foot dedication area and placed closer to the parking area. A shrub type hedge has been added to buffer the parking area from Sunset Hills Road. It should be noted that the building setback will remain at 33 feet after dedication for the turn lane. While it would be desirable for the building setback to be increased, there are no required building setbacks in the PRC District. With the increased open space provided along Sunset Hills Road adjacent to the parking lot, the streetscaping along Sunset Hills Road is comparable to that approved with the other developments in the quadrant.

As discussed earlier in the Environmental Analysis of this report, very little in the way of tree preservation is proposed for this site. Given the prominent location of the site, as an entrance to the Town Center, staff believes that the highest quality landscaping be provided along Reston Parkway. The applicant has committed in the CP Notes to hire a certified arborist to conduct a pre-condition analysis of the trees identified to be preserved and to prepare a tree preservation plan. The applicant has also committed to identify and transplant certain trees, if feasible, within the landscaped areas shown on the CP. Other than landscaping, the only feature along the Reston Parkway frontage is the pedestrian trail which is proposed to link to the existing trail system to the north which includes the WO&D trail. The only amenity along this trail are two benches near the southern end of the Reston Parkway frontage. Staff believes that some type of plaza like feature with seating and some type of design element such as a landscaped planter or fountain would be desirable along this frontage and would continue the linear park concept provided along the Stratford at Town Center residential development to the north of this site. This would also provide a desirable pedestrian amenity for the residents of the CareMatrix facility; all of the site amenities for the facility have been oriented to the interior of the site. No such amenity has been shown on the CP.

In summary, while additional tree preservation and site amenities would be desirable along the Reston Parkway frontage, staff believes the applicant has adequately addressed all land use issues.

Public Facilities (Attachments 8 - 11)

There are no public facilities issues associated with these applications.

CONCLUSIONS AND RECOMMENDATIONS**Conclusions**

CP 86-C-121-10, CareMatrix of Massachusetts, Inc. proposes to develop a 168 unit Elderly Housing facility at the northeast corner of Sunset Hills Road and Reston Parkway. The facility will comprise a maximum of 181,000 square feet of gross floor area at an FAR of 0.68 and a density of 31.34 du/ac which is deemed to be high density development within the PRC District. The proposed Conceptual Plan includes the applicable elements of a Conceptual Plan as specified in the approved proffers. Therefore, staff recommends approval of the Conceptual Plan

Staff Recommendations

Staff recommends approval of CP 86-C-121-10.

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

ATTACHMENTS

1. Locator Map
2. Conceptual Plan Reduction and Notes
3. Statement of Justification
4. Excerpted Proffers & Locator Map, RZ 86-C-121
- 4A. Master Conceptual Plan
5. Plan Citations and Land Use Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Sanitary Sewer Analysis
9. Water Service Analysis
10. Department of Public Works Analysis
11. Fire & Rescue Analysis
12. Glossary of Terms

CONCEPTUAL PLAN APPLICATION

CP 86-C-121-10

CP 86-C-121-10
FILED 11/07/97

CAREMATRIX OF MASSACHUSETTS, INC.
COMMERCIAL USE

5.39 ACRES OF LAND; DISTRICT - HUNTER MILL

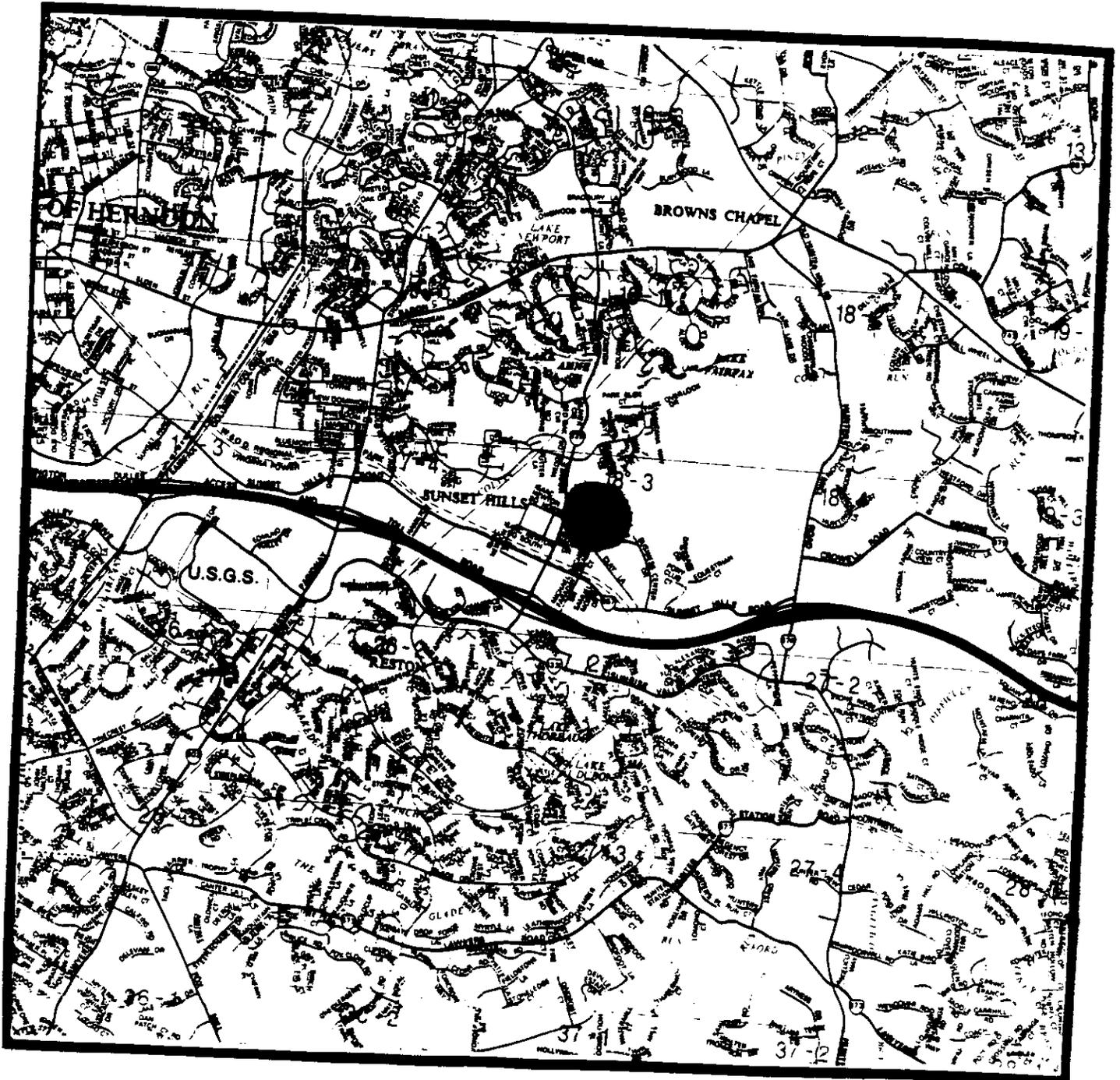
LOCATED: IN THE N.E. QUADRANT OF THE INTERSECTION
OF RESTON PKWY. AND SUNSET HILLS RD.

ZONED: PRC

OVERLAY DISTRICT(S):

017-3-101/ 10006 PT.

TAX MAP:



CONCEPTUAL PLAN APPLICATION

CP 86-C-121-10

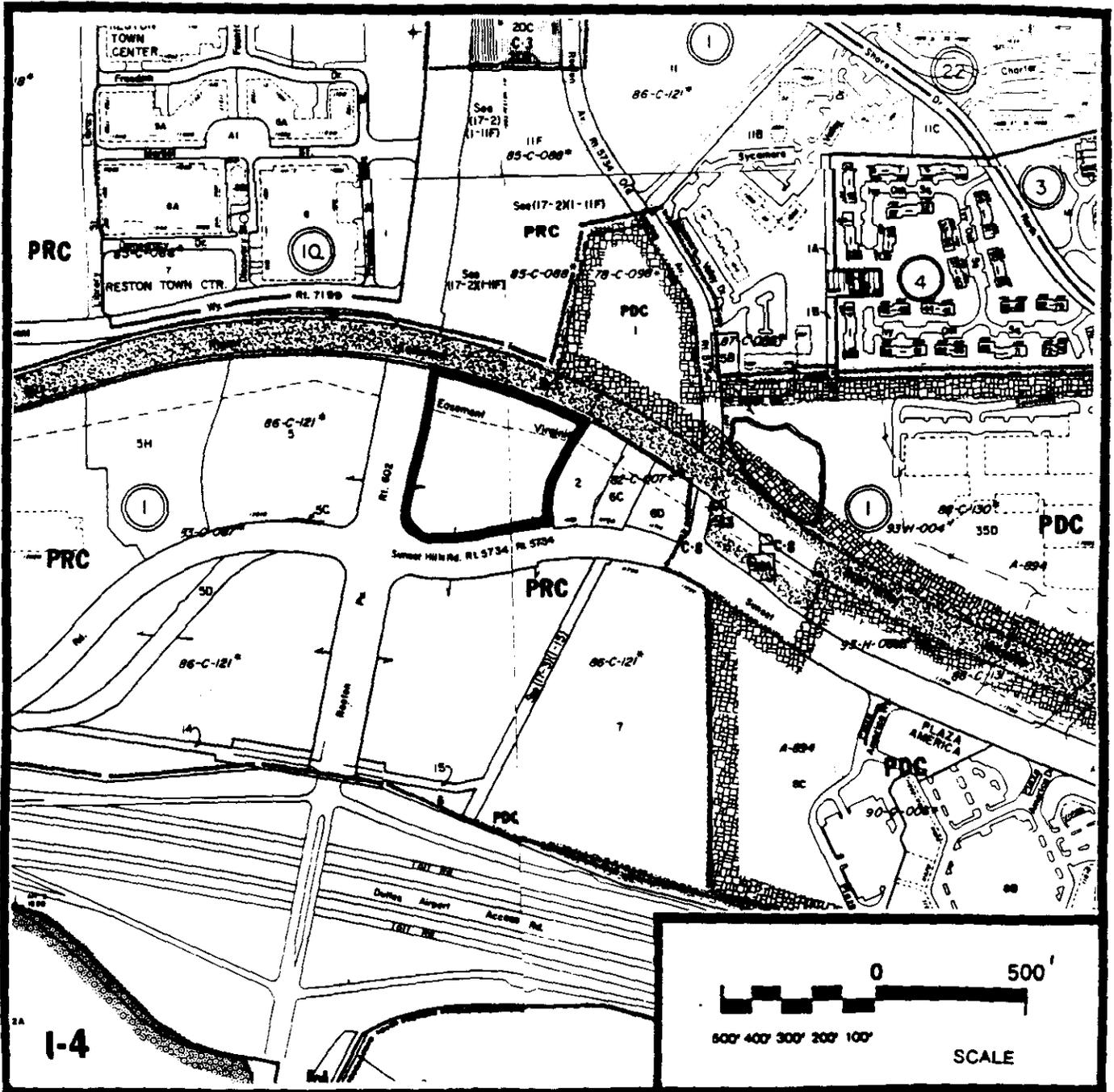
CP 86-C-121-10
FILED 11/07/97

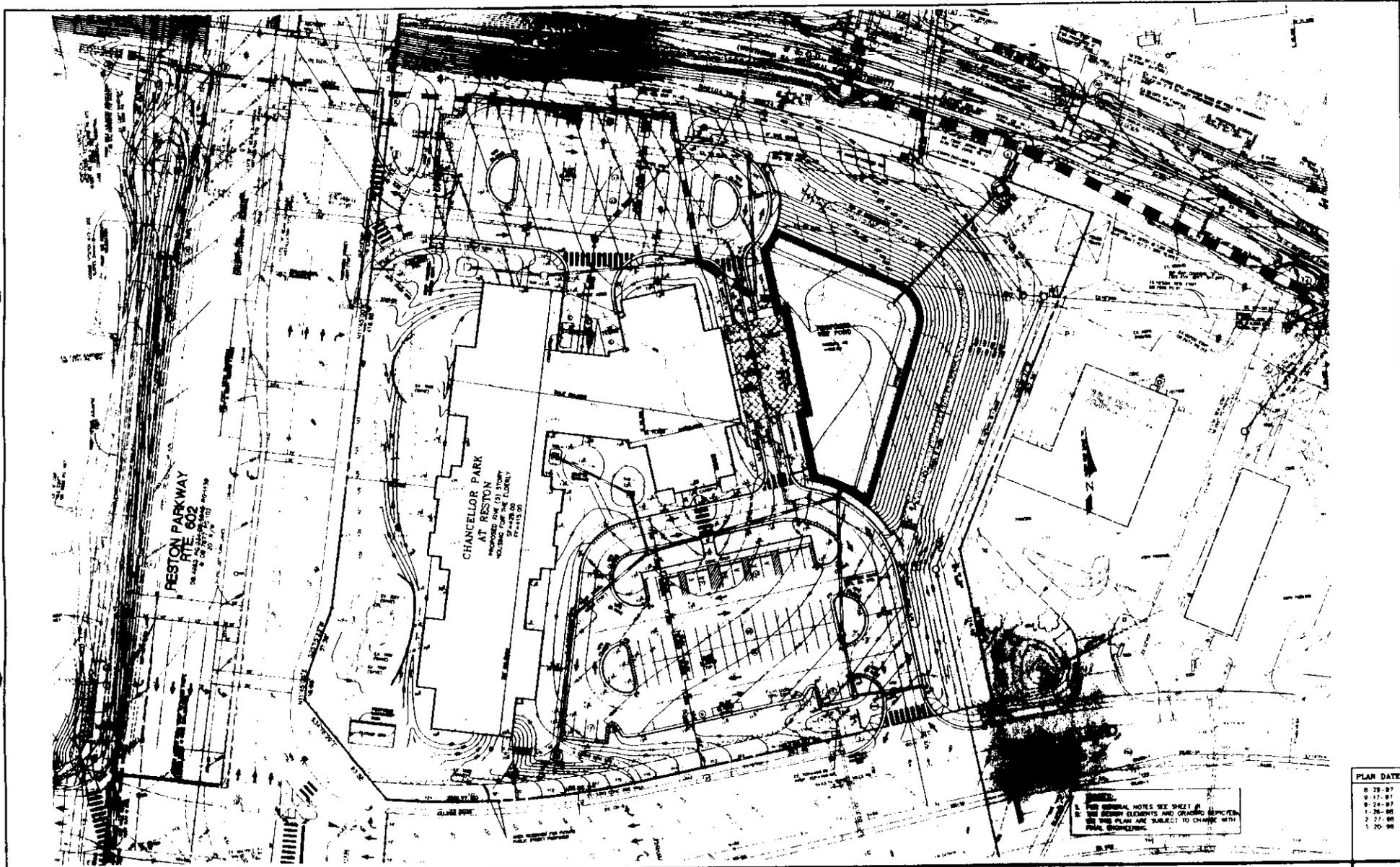
CAREMATRIX OF MASSACHUSETTS, INC.
COMMERCIAL USE

5.39 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: IN THE N.E. QUADRANT OF THE INTERSECTION
OF RESTON PKWY. AND SUNSET HILLS RD.

ZONED: PRC
OVERLAY DISTRICT(S):

TAX MAP: 017-3-101/ 10005 PT.





NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080



RESTON TOWN CENTER CONCEPT DEVELOPMENT PLAN
CHANCELLOR PARK AT RESTON
RESTON SECTION 95 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=30' C-1-1 DATE AUGUST, 1997

SHEET
2
OF
8

FILE No
MISC 930-1



NORTH ELEVATION OF MAIN ENTRANCE



DINING ELEVATION



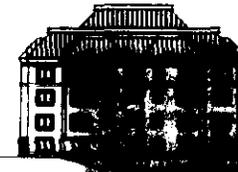
NORTH ELEVATION



EAST ELEVATION



RESTON PARKWAY ELEVATION



NORTH ELEVATION

225
FRIEND
STREET
BOSTON
MASSACHUSETTS
02114
TELEPHONE
617
742 5316



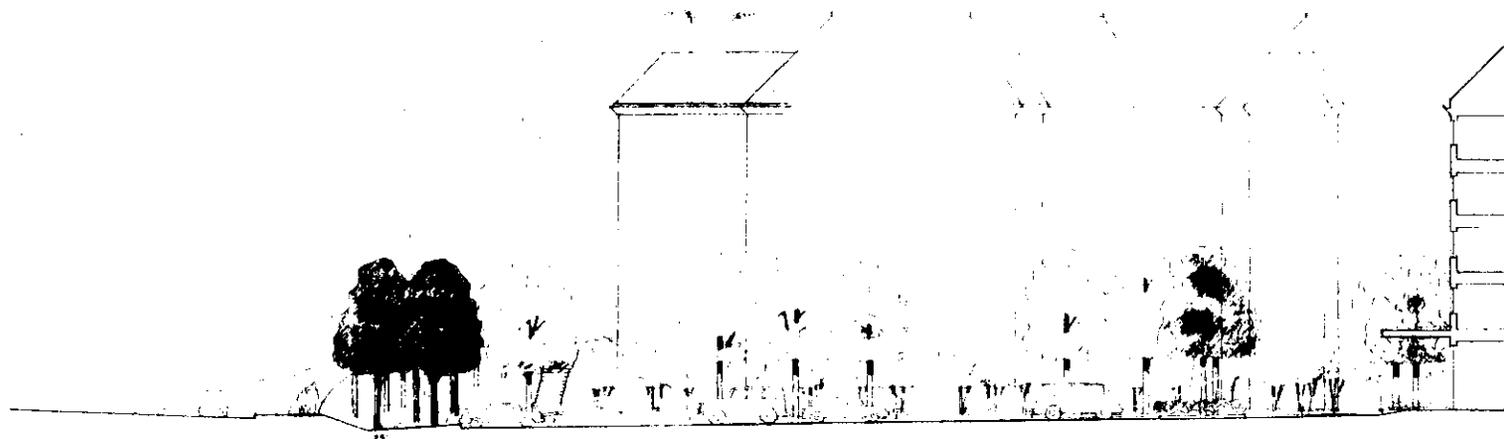
PLAN DATE
9/29/97
5/6/98

DATE: _____
BY: _____
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

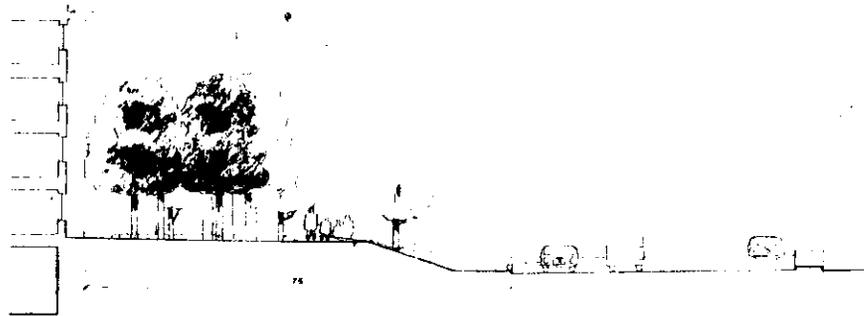
U E A
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8000

ARCHITECTURAL PERSPECTIVES
CHANCELLOR PARK AT RESTON
RESTON SECTION 95 BLOCK 1
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: NO SCALE C.I. N/A DATE: AUGUST 1997

SHEET
6
OF
8
FILE NO
MSC-938-1



SECTION THROUGH SUNSET HILLS ROAD SETBACK



SECTION THROUGH RESTON PARKWAY



SIGN AT INTERSECTION OF RESTON PARKWAY AND SUNSET HILLS ROAD

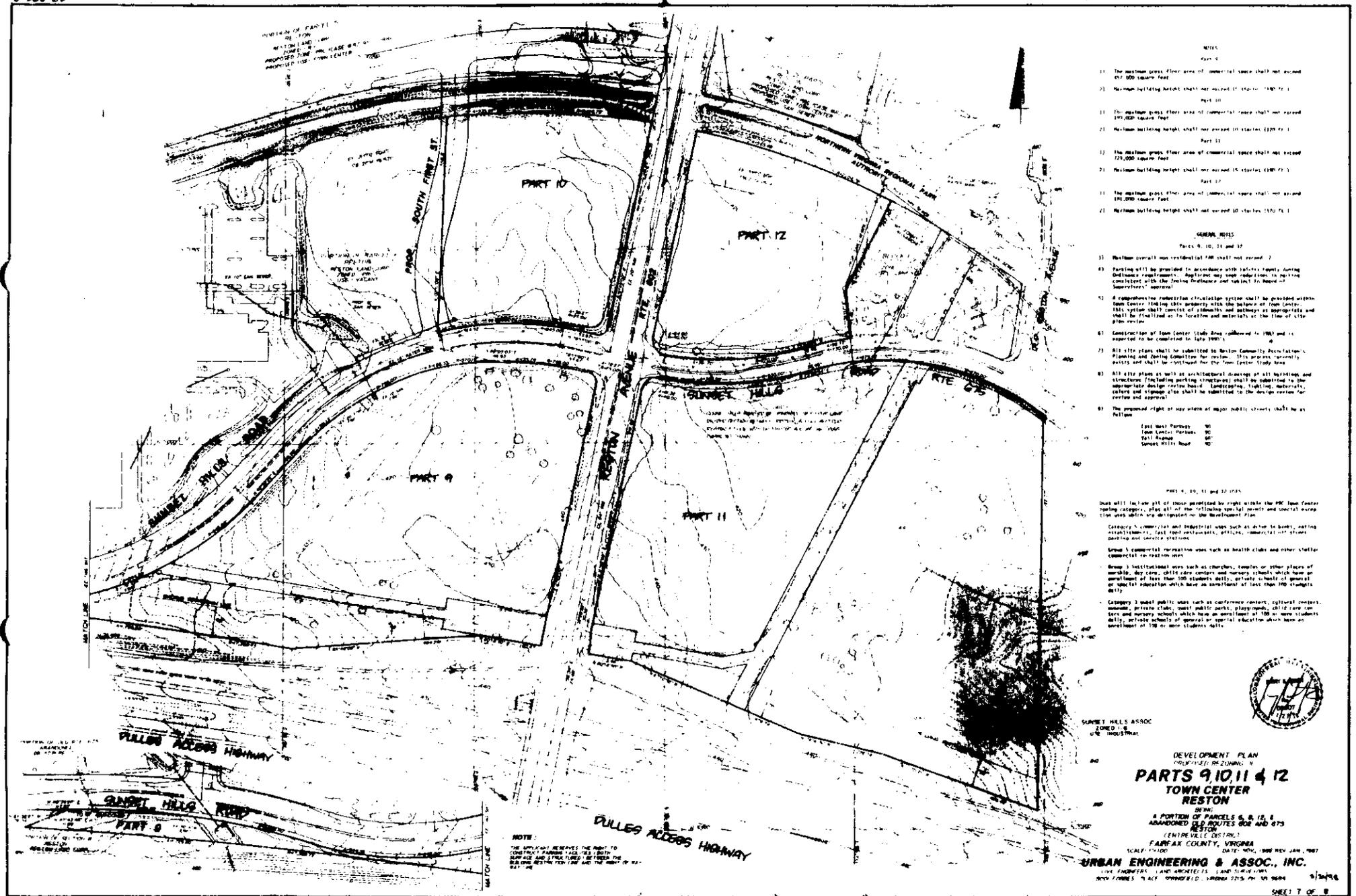


ENTRY SIGN

SECTIONS THRU STREET SETBACKS
PROJECT SIGN ELEVATIONS
Scale: 1/8"=1'-0"
Mr. Thomas Landis and Urban Design
2535 L. Branch Street, Suite 111
Washington, DC 20009
Tel: 301-670-1200 Fax: 301-670-1201

PLAN 05/18 1/24/18

DESIGNER APPROVED BY DIVISION OF DESIGN REVIEW	REV. BY DATE		URBAN ENGINEERING & ASSOC. INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE NIVER TURNPIKE ANNANDALE, VIRGINIA 22025 (703) 642-0900	CHANCELLORS PARK AT RESTON RESTON SECTION 05 BLOCK 1 FAYATTA COUNTY, VIRGINIA	SHEET 5 OF 8 FILE NO. 2018-05-01
			SCALE: SECTION ELEVATIONS: 1/8"=1'-0"	DATE:	



- NOTES
- Part 9
- 11 The maximum gross floor area of commercial space shall not exceed 617,000 square feet.
 - 12 Maximum building height shall not exceed 15 stories (150' 0").
- Part 10
- 11 The maximum gross floor area of commercial space shall not exceed 1,017,000 square feet.
 - 12 Maximum building height shall not exceed 15 stories (150' 0").
- Part 11
- 11 The maximum gross floor area of commercial space shall not exceed 1,017,000 square feet.
 - 12 Maximum building height shall not exceed 15 stories (150' 0").
- Part 12
- 11 The maximum gross floor area of commercial space shall not exceed 1,017,000 square feet.
 - 12 Maximum building height shall not exceed 15 stories (150' 0").

GENERAL NOTES

- PARCS 9, 10, 11 and 12
- 13 Maximum overall non-residential FAR shall not exceed 2.0.
 - 14 Parking will be provided in accordance with future zoning Ordinance requirements. Applicant may seek reduction in parking compliance with the zoning Ordinance and subject to Board of Supervisors' approval.
 - 15 A comprehensive pedestrian circulation system shall be provided within Town Center including this vicinity with the balance of Town Center. This system shall consist of sidewalks and walkways at major levels and shall be finalized as to location and materials at the time of site plan review.
 - 16 Construction of Town Center Study Area (commenced in 1967) and is expected to be completed by July 1969.
 - 17 All site plans shall be submitted to Reston Community Development's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.
 - 18 All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.
 - 19 The proposed right of way widths of major public streets shall be as follows:

East West Parkway	60'
Town Center Parkway	60'
Sunset Hills Road	60'
Sunset Hills Road	60'

PARCS 9, 10, 11 and 12 (cont.)

- 20 Such will include all of those specified by right within the MFC Town Center zoning category, plus all of the following special permits and special uses: the uses which are designated on the Development Plan.
- Category 1 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial car shows, parking and service stations.
- Group 1 commercial recreation uses such as health clubs and other similar commercial recreation uses.
- Group 2 institutional uses such as churches, temples or other places of worship, day care, child care centers and nurseries, schools which have an enrollment of less than 100 students daily, private schools of general or special education which have an enrollment of less than 100 students daily.
- Category 3 small public uses such as conference centers, cultural centers, museums, private clubs, guest public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.



SUNSET HILLS ASSOC
INC.
RESTON, VIRGINIA

DEVELOPMENT PLAN
PROPOSED RE ZONING IN
PARTS 9, 10, 11 & 12
TOWN CENTER
RESTON

BY: [Signature]
A PORTION OF PARCELS 6, 8, 10, & 12
ABANDONED TO THE PUBLIC BY RESOLUTION 602 AND 675
RESTON
(ENTIRE TOWN CENTER)
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' DATE: NOV. 1968 REV. JAN. 1969

URBAN ENGINEERING & ASSOC., INC.
LIVE ENGINEERS, LAND ARCHITECTS, LAND SURVEYORS
NEW FARMERS PLACE, SPRINGFIELD, VIRGINIA 22151 PH. 553-9666

NOTE:
THE APPLICANT RESERVES THE RIGHT TO
CONSTRUCT A PARKING GARAGE IN THIS
CORNER AND OTHER FUTURE DEVELOPMENT
BEHIND THE TOWN CENTER AND THE RIGHT OF WAY
BETWEEN

RESTON TOWN CENTER CONCEPT PLAN -
SECTION 95, BLOCK 1
Chancellor Park At Reston
March 20, 1998

GENERAL

1. The parcel subject to this Town Center Concept Plan is known as Reston, Section 95, Block 1.
2. The property which is the subject of this application shall be developed in accordance with this Town Center Concept Plan (the "Plan"); subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").
3. The Tax Map reference for the parcel is 17-3 ((1)), part of Parcel 5. CareMatrix of Massachusetts, Inc., its successors or assigns (the "Applicant"), shall utilize the proposed building for housing for the elderly.
4. The gross floor area for the proposed building shall not exceed 181,000 square feet and the FAR shall not exceed .70. The foot print area for the proposed building shall not exceed 36,553 square feet. The proposed building shall contain no more than 168 dwelling units.
5. The maximum building height shall not exceed: (1) 50 feet (to mid pt. of roof) on the Reston Parkway side; and (2) 64 ft. (to mid pt. of roof) on the other sides of the building.
6. The application property consists of approximately 5.36 acres.

LANDSCAPING

7. The Applicant shall provide landscaping on the application property (the "Site") as shown on Sheet 3 of this Plan. The exact location of the provided plants and trees may be modified as necessary for the installation of utilities, Virginia Department of Transportation ("VDOT") requirements, and Fairfax County ("County") requirements, in coordination with DEM but shall, at a minimum, provide the quality and quantity of plantings depicted on the Town Center Concept Plan (subject to any reduction resulting from the future construction by the Commonwealth of Virginia/Fairfax County of an additional westbound lane on Sunset Hills Road in the reservation area shown on the Plan, as discussed in the transportation notes below).
8. A landscape plan generally consistent with the quality and quantity of landscaping reflected on Sheet 3 of this Plan shall be submitted for review and approval by the Urban Forestry Branch of DEM at the time of site plan approval. The Applicant will work in good faith with the Urban Forester to identify and transplant (if reasonably possible) certain trees on the Site (or nearby sites) to the locations of the supplemental landscaping reflected on Sheet 3 of this Plan. Such transplantings shall be in lieu of (not in addition to) the supplemental landscaping reflected on Sheet 3 of this Plan. Such transplantings shall be generally consistent with the quality, quantity, and cost of the supplemental landscaping reflected on Sheet 3 of this Plan.

9. The landscape plan noted in Paragraph 8 above shall provide for the preservation of the specific quality trees identified for preservation on Sheet 3 of this Plan. In an effort to maximize tree preservation efforts, the Applicant shall hire a certified arborist (the "Certified Arborist") to perform a pre-construction evaluation of the condition of the trees designated for preservation on Sheet 3 of this Plan. The Applicant, in consultation with the Certified Arborist, shall prepare and implement a tree preservation action plan to include recommended activities both before, during, and after construction which will improve the condition of these trees and their potential for survival. This action plan shall be submitted for review and approval by the Urban Forester prior to any land disturbing activities on the Site.

In the event it is determined by the Certified Arborist, in consultation with the Urban Forestry Branch, that any of the trees designated to be preserved on Sheet 3 of this Plan cannot be preserved due to poor health, a safety hazard, VDOT/County requirements, installation of utilities, or as a result of final engineering, a replanting plan that includes comparable landscaped areas shall be developed and implemented, as proposed by the Applicant and approved by the Urban Forester. One nursery grown tree with a minimum caliper of 4.5" (measured at a point 12" above ground level) will be planted for each tree (designated to be preserved on Sheet 3 of this Plan) that cannot be preserved.

10. All supplemental landscaping located within or contiguous to VDOT rights-of-way shall be provided subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicant shall relocate the trees within the Site, subject to review and approval by DEM.

PEDESTRIAN CIRCULATION

11. The external and internal pedestrian circulation system (including sidewalks, crosswalks, trails, and paths) shall be provided as generally shown on Sheets 2 and 3 of this Plan.

TRANSPORTATION

12. All of the roads and road improvements shown on this Plan for northbound Reston Parkway and westbound Sunset Hills Road (the "Overall Improvements") shall be completed prior to the issuance of a Residential or Non-Residential Use Permit for the Site. The Reston Parkway-Sunset Hills Road Intersection improvement plan (CO. NO. 7871-PI-01) and the Sunset Hills Road improvement plan (CO. NO. 5468-PI-06-1) provide for all of the Overall Improvements.
13. The Applicant shall reserve the area shown on the Plan along the southern frontage of the Site for an additional westbound 350' right turn lane on Sunset Hills Road (the "Additional Lane"), as shown on the Plan. This reserved area shall be dedicated and conveyed to the Fairfax County Board of Supervisors in fee simple, at no cost to the County, within sixty (60) days from demand by VDOT or the County. Concurrently, the Applicant shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of the Additional Lane. The Applicant reserves density credit in accordance with Section 2-308 of the Zoning Ordinance of Fairfax County as it may apply to all dedications described herein or as may be reasonably required by the County or VDOT at site plan approval.

- a. The Applicant will not be responsible for any costs (construction, relocation of utilities/poles, or other) associated with the construction of the Additional Lane.
- b. The Applicant shall be allowed to continue its use of the Site after the construction of the Additional Lane even though the Additional Lane will reduce the setback of the building and reduce the landscaping shown on the Plan.
- c. The Applicant shall not be responsible for replacing the landscaping reduced by the construction of the Additional Lane.

LAND USES

14. The Applicant shall utilize the proposed building for housing for the elderly. The Applicant reserves the right to place on the Site any accessory and/or ancillary uses permitted by the Fairfax County Zoning Ordinance (the "Zoning Ordinance"); such uses shall be limited to those that serve the Site and are permitted by the Zoning Ordinance.

SITE DESIGN

15. The architectural details and the primary building materials for the proposed building shall be compatible with those utilized on the buildings in the surrounding area and are subject to final review and approval by the Reston Town Center Design Review Board ("DRB"). Landscaping, signage, and lighting also are subject to final review and approval by the DRB.
16. Parking lot and building lighting shall be provided in accordance with Article 14 of the Zoning Ordinance, and shall be directed inward and/or downward to avoid glare onto adjacent properties.
17. The Applicant intends to pursue a separate Comprehensive Sign Plan for the Site pursuant to Article 12 of the Zoning Ordinance. Notwithstanding what is shown on this Plan, in the event that the Applicant does not pursue a Comprehensive Sign Plan or fails to obtain the necessary approvals for such Comprehensive Sign Plan, the Applicant shall provide signage in accordance with the standard signage requirements of Article 12 of the Zoning Ordinance.
18. The proposed development will use public water and sewer.
19. The site data shown hereon is subject to change with final architectural and engineering drawings.

TOWN CENTER CONCEPT PLAN AMENDMENTS

20. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center proffers. Specifically, the Applicant reserves the right to subsequently pursue Development Plan or Proffer Amendments, Town Center Concept Plan Amendment(s), Special Exception(s) or Special Permit(s) (on the whole or any portion of the site) to revise uses, increase heights and density, and to pursue any and all

modifications as permitted by the Town Center Development Plan, the proffers, or the Fairfax County Zoning Ordinance.

21. Any portion of the Site may be the subject of a Town Center Concept Plan Amendment application without joinder and/or consent of the owners of any other land areas, provided that such Amendment does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the Site which are not the subject of such an Amendment shall otherwise remain in full force and effect.

AMENITIES

22. The overlook terrace, crafts courtyard, and park benches shall be provided as generally shown on Sheets 2-4 of this Plan.
23. Van service will be provided to the individuals living in the proposed building for local off-site appointments, shopping trips, and the like.

INTERIOR NOISE MITIGATION

24. For any units within 360 feet of the centerline of Reston Parkway, a maximum interior noise level of 45 dBA Ldn shall be achieved. Such standard will be met by employing the following:
 - a. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39.
 - b. Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.
 - c. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
25. As an alternative to the above, the Applicant, at its sole discretion, may pursue other methods of mitigating Reston Parkway noise if it can be demonstrated, through an independent noise study for review and approval by DEM, that these methods will be effective in reducing interior noise levels to 45 dBA Ldn or less, or that noise impacts will be such that interior noise mitigation measures will not be needed.

**TOWN CENTER CONCEPT PLAN - SECTION 95, BLOCK 1
CAREMATRIX OF MASSACHUSETTS, INC. - WESTERRA RESTON, L.L.C.
STATEMENT OF JUSTIFICATION**

I. INTRODUCTION AND OVERVIEW

CareMatrix of Massachusetts, Inc. ("CareMatrix") proposes housing for the elderly on land known as Reston Section 95, Block 1 (the "Property"). CareMatrix has the Property under contract with Westerra Reston, L.L.C. ("Westerra"). Westerra endorses CareMatrix's proposal.

The Property, which encompasses 5.39 acres, consists of land known as Tax Map References 17-3-((1)) part of parcel 5. The Property is part of the Reston Town Center District and is located in the northeast corner of the intersection of Reston Parkway and Sunset Hills Road. The Property is zoned PRC-Town Center.

II. TOWN CENTER CONCEPT PLAN

In 1987, the Property was zoned to the PRC-Town Center District as part of RZ 86-C-121. The Development Plan approved in conjunction with RZ 86-C-121 permits a number of uses for the Property, including Category 3 Quasi-Public Uses. Because housing for the elderly is a Category 3 Quasi-Public Use, CareMatrix simply needs to obtain approval of a Town Center Concept Plan for the Property.

III. DESIGN AND HIGHLIGHTS

The submitted Town Center Concept Plan proposes 168 rooms of housing for the elderly. CareMatrix anticipates that 138 of the rooms will be used for independent living and 30 of the rooms will be used for assisted living.

The Town Center Concept Plan illustrates that the 168 rooms will be housed in a 5 story building with the following building height: less than 50 ft. on the Reston Parkway side of the building and less than 64 ft. on the other sides of the building. This proposed building height complies with the maximum building height (10 stories/120 ft.) permitted on the Property by the approved Development Plan.

The Town Center Concept Plan also illustrates that the 5 story building will contain a gross floor area of 169,630 sq. ft. This proposed intensity complies with the maximum gross floor area (181,000 sq. ft.) permitted on the Property by the approved Development Plan.

The proposed location of the building was specifically chosen to capitalize on the existing topography. In addition, the

proposed location of the building provides the most aesthetically pleasing view from the Reston Parkway and Sunset Hills Road.

CareMatrix is committed to continuing the attention to detail and the quality of development that has been established within the Town Center District. The architecture will be compatible and in harmony with surrounding parcels. CareMatrix already has received the initial support of the Reston Town Center Design Review Board ("Town Center DRB") All aspects of CareMatrix's proposal, including the architecture, landscaping, lighting, pedestrian linkages, signage and design, are subject to review and approval by the Reston Town Center Design Review Board .

Housing for the elderly is an excellent use for the Property because it is consistent with the high intensity of surrounding parcels in the Town Center District but will generate a relatively small amount of traffic. CareMatrix's clientele will enjoy social programs right on the Property that will be coordinated by a social director. In addition, CareMatrix will provide van service to its clientele for off-site trips. Furthermore, CareMatrix has designed the Property to provide pedestrian access to the nearby Town Center Urban Core--which is home to a wide-range of stores, restaurants, theaters, and other services. For these reasons, housing for the elderly will cause a lot less traffic than other permitted uses would cause. Finally, it is worth noting that CareMatrix has designed the Property in coordination with Westerra to accommodate all upcoming transportation improvements involving Reston Parkway and Sunset Hills Road.

IV. CONCLUSION

For all of the above-mentioned reasons, CareMatrix respectfully requests the support of the Office of Comprehensive Planning and the approval of the submitted Town Center Concept Plan by the Fairfax County Planning Commission.

Dated: October 2, 1997

By: John J. Bellaschi

John J. Bellaschi, Esquire
McGuire, Woods, Battle & Boothe, LLP
For CareMatrix of Massachusetts, Inc.

DEVELOPMENT AND MANAGEMENT PHILOSOPHIES

CareMatrix Corporation is dedicated to expanding housing and health care choices for older adults. We offer a continuum of residential and service options that range from supportive independent living, to assisted living, to specialized Alzheimer's programs, and extended care. As residents require increased levels of care, they can receive it within the integrated service packages provided, while remaining in their established community of friends, family and caregivers.

CareMatrix develops, owns, operates, and manages senior housing, which combines facilities, services, and varying levels of care within a secure and supportive campus environment. We currently offer four general types of residential/service packages based on a matrix of needs and income levels: independent- and assisted-living residences, Alzheimer's care services and extended care facilities within a skilled nursing setting. Our integrated approach allows residents to choose from a wide range of housing and service options. Choices may be based on individual preferences, levels of independence and income.

Chancellor Park at Reston will be designed to support an operational strategy of providing appropriate assistance to enable residents to take care of themselves and maintain the highest level of independence and activity of which they are capable. Universally, CareMatrix supports a philosophy of "Residents First." Therefore, each facility is uniquely designed and operated to meet the needs of the residents and their surrounding community. At Chancellor Park, this will mean an emphasis on cultural and educational programs, the highest quality of food service, maximum participation of the residents in the operation of the facility, and the highest standard of care for its residents.

As part of our "Residents First" approach, we encourage the residents to participate in the running of the facility through a Resident's Council, which meets with management on a monthly basis to comment on service and suggest new activities and programs. These suggestions help shape the unique character of each facility. Similarly, the staff is required to expand beyond traditional roles and participate in the lives of the residents by running a program for residents based on the staff members' area of expertise or hobbies. In addition each department head is given informal responsibility for the social well being of an individual floor (in addition to the Activities Director) and initiates activities for them.

CareMatrix leases, owns and manages twenty-eight facilities in a manner consistent with a luxury hotel. All properties are held to the highest standard of operation.

Each of the company's facilities has an Administrator or Executive Director responsible for day-to-day operations. The administrator is supported by the Director of Residential Care, typically a licensed nurse who oversees nursing personnel and personal care assistants, and who is directly responsible for the day-to-day care of the residents. Other key management personnel include a Social Services Director, a Marketing Director, a Food Services Director, Activities Director, Director of Environmental Services and Director of Specialty Services. The Company believes that education, training, staff development and staff recognition enhance the effectiveness of its employees and provides training in all aspects of facilities operations, as well as the specialized training programs offered. The Company encourages continuing education and provides a tuition reimbursement plan for its employees, as well as employee recognition and incentive programs to increase employee awareness of the importance of providing high quality care and services to residents.

PERSONAL CARE AND SPECIALIZED SERVICES

Chancellor Park at Reston will provide resident-centered nurturing care, focusing on the physical, emotional and social components of healthy living. For the thirty assisted-living units, facility staff will provide residents assistance with their activities of daily living, including bathing, dressing, eating, toileting, grooming and walking. These services will be provided in a way that promotes self-direction and participation in decisions that emphasize independence, privacy and dignity. The individual preferences of each resident will dictate the manner and setting applicable to their specific personal care needs. The facility will also adjust the services provided to its residents as required by the changes in their physical and mental conditions, allowing them to "age in place." Residents of Chancellor Park who require the use of assistive devices, such as canes or wheelchairs, must be able to negotiate independently in the event of an emergency. The use of chemical or physical restraints is strictly prohibited at Chancellor Park.

Each assisted-living residential unit will include one full bathroom and a kitchenette area with refrigerator, cabinets, sink, and counter space with electrical outlets for a microwave and/or toaster oven; independent-living residences will include a full kitchen. As a privacy measure, residential units may be locked by the occupant, although a master key is accessible by management at all times at the facility. Three full meals per day will be offered to all residents in two common dining rooms. Meal preparation will incorporate individual dietary requirements as determined in the health service plan and/or by resident preference. A private dining room will be available to the residents for special parties and personal activities.

Chancellor Park at Reston will also provide an array of other personal care and social services to its residents. These include laundry, beauty shop, transportation to scheduled appointments, religious observances, and shopping at nearby retail and commercial establishments. Residents of Chancellor Park may also enjoy social, cultural, wellness and personal enrichment activities, such as gourmet meals, concerts, theater and museum visits, personalized exercise programs, and lectures.

LICENSED AND TRAINED PERSONNEL

The professional staff will be available 24 hours per day. The staff ratio during the day will be one staff member per 15 residents and one staff member per 25 residents at nighttime. The Resident Care Coordinator will also be responsible for developing wellness practice policies and procedures, coordinating all personal care services required in the resident's service care plan, conducting routine health screening and providing educational seminars to other employees and/or residents of the facility.

Resident information, along with references and other employment history, will be kept in the personnel files. These files will be maintained on the premises, and shall be available for inspection by the appropriate enforcement authorities. All employees of Chancellor Park at Reston will be hired in accordance with the Corporate Policy and Procedures Manual, and must comply with the State's requirements for personnel employed in this setting.

New employees will be assigned a preceptor for the first six weeks of employment. The preceptor assigned to work with the employee may be an RN, LPN, personal care attendant, or other ancillary/support personnel. Selection of the appropriate preceptor will be based on the individual's experience, training and demonstrated understanding of the roles and responsibilities in caring for the population to be served. After successful completion of a six-week orientation program, the personal care assistant will render assistance by reminding the resident to take medication, open containers or pre-packaged medication, read labeling and instruction for use, and observe the resident taking the prescribed dosage. As the primary care taker, the attendant will maintain progress notes reflecting the type, amount, duration, scope and outcome of services rendered to the resident.

art and art facts. This room may or may not be a part of the center at the discretion of Applicant. Should Fairfax County elect not to lease such room, it will be utilized by Applicant for art and cultural uses. ATTACHMENT 4

D. DEVELOPMENT PLAN FOR RZ 86-C-121

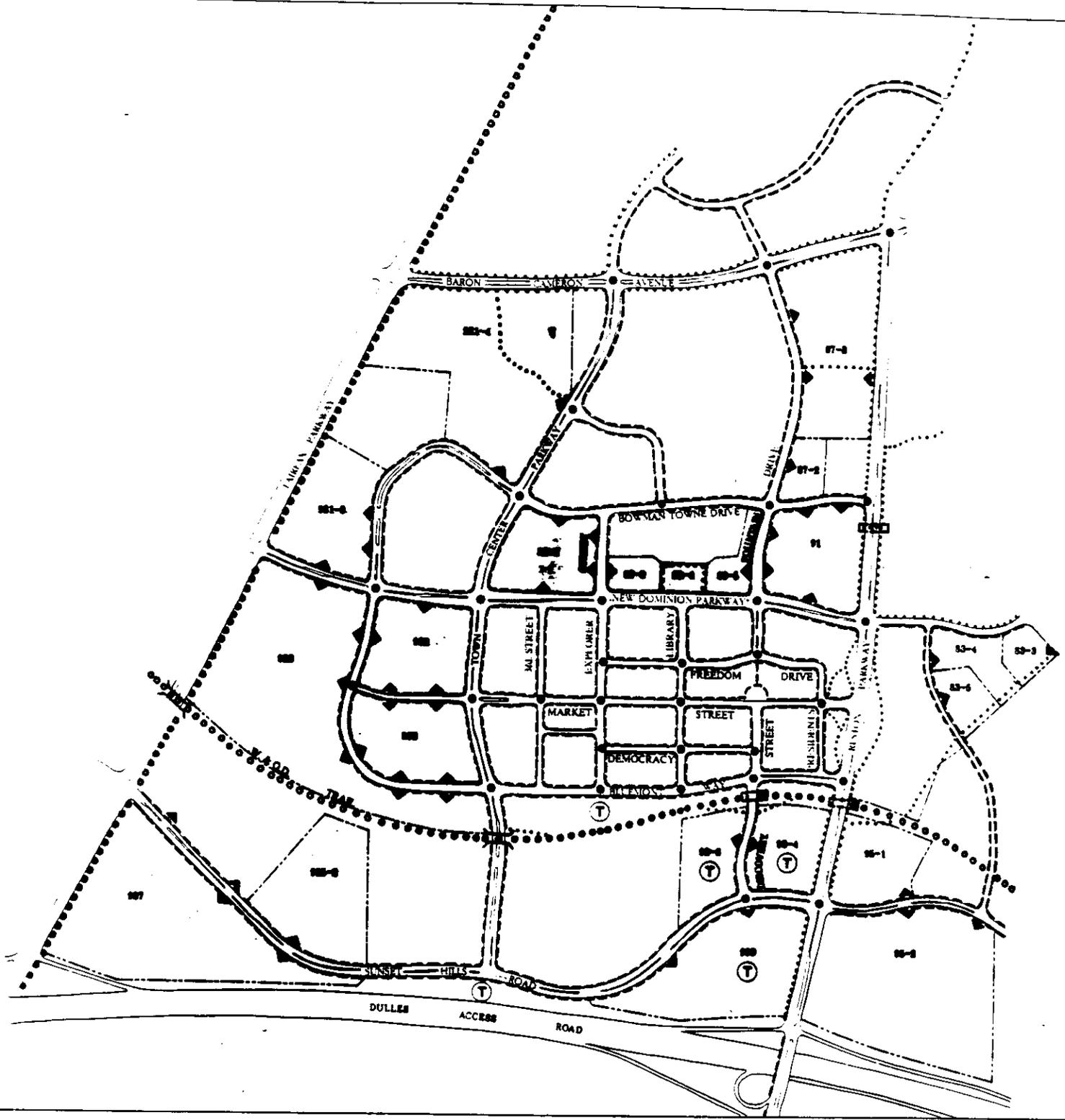
1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to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

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

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

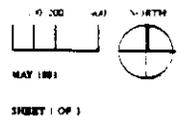
E. DEVELOPMENT PLAN FOR RZ 86-C-118

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



-  CONCEPTUAL PLAN PARCELS
-  SIDEWALK
-  PATHWAY
-  REGIONAL TRAIL
-  TRANSIT FACILITY
-  BRIDGE
-  UNDERPASS
-  INTERSECTIONS WITH CIRCULARS
-  ENTRANCE LOCATIONS
THESE LOCATIONS ARE APPROXIMATE
AND MAY BE SUBJECT TO CHANGE AS
REQUIREMENTS OF ANY OF THE CITY PLAN
DEVELOPMENT PHASES.

MASTER CONCEPTUAL PLAN - CIRCULATION
TOWN CENTER DISTRICT PLAN
 RESTON LAND CORPORATION
 SASAKI ASSOCIATES, INC.

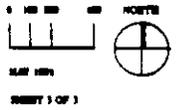


GENERAL NOTES

1. This plan depicts the approximate location of streets, sidewalks, pathways, trails, bridges, underpasses, intersections, transit facilities and entrances to parcels. There shall be a transit facility within Town Center to be located at one of the alternate locations shown or along the Dulles Access Road or at an alternative location within the Town Center Urban Core. Entrance locations, turn lanes, street widths and rights-of-way are approximate and may be revised, moved, added or eliminated as part of the conceptual plan and/or site plan development process.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with RS 86-C-119, RS 86-C-121 and RS 86-C-118/RS 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.



MASTER CONCEPTUAL PLAN - LAND USE, HEIGHTS, F.A.R.
TOWN CENTER DISTRICT PLAN
 RESTON LAND CORPORATION
 SAKAKI ASSOCIATES, INC.



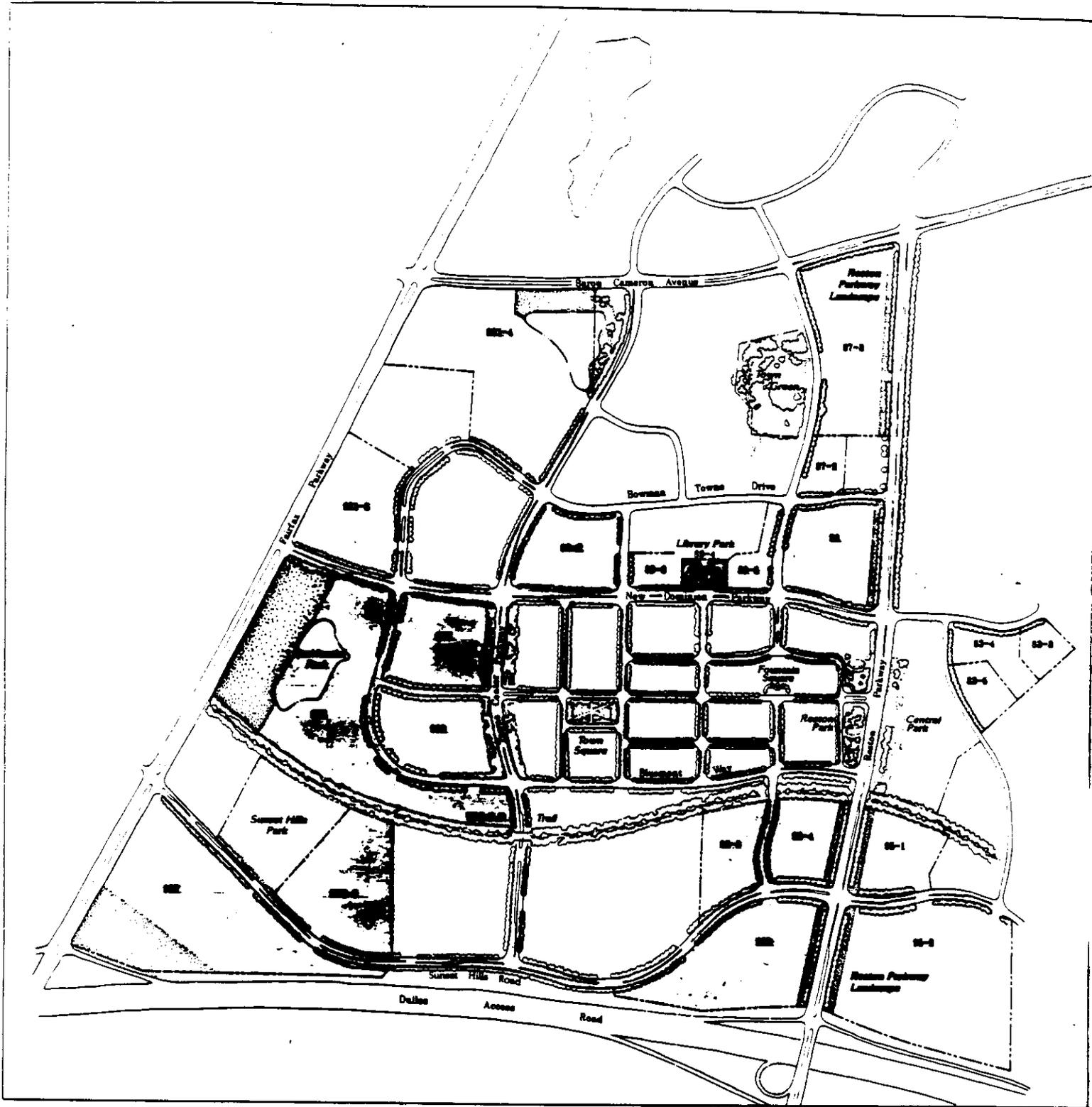
<u>Section/ Block</u>	<u>Use</u>	<u>Height Limit</u>	<u>Non Residential F.A.R.</u>
83 - 3, 4, 5	Residential (max. 100 single family attached and/or multi-family units), Community, Recreation and/or Parking.	4 Stories	.5
87 - 2, 3,	Office, Retail, Residential, Community, Recreation, and/or Parking.	120 Feet	.5
89 - 2	Office, Retail, Residential (max. 100 single family attached and/or multi-family units), Community, Recreation, and/or Parking.	175 Feet	.5
89 - 3	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
89 - 4	Community and Recreation.		.7
89 - 5	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
91	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
93 - 3	Office, Retail, Residential, Transit Facility, and/or Parking.	120 Feet	1.0
93 - 4	Office, Retail, Residential, Transit Facility, and/or Parking.	120 Feet	.7
95 - 1	Office, Retail, Residential, and/or Parking.	120 Feet	.7
95 - 2	Office, Retail, Residential, and/or Parking.	180 Feet	.7
931 - 3, 4	Office, Retail, Residential, Community and/or Parking.	125 Feet	.5
933	Office, Retail, Residential, Community, Recreation, and/or Parking.	175 Feet	.5
935 - 2	Office, Retail, Residential, and/or Parking.	120 Feet	.7
937	Office, Retail, Residential, and/or Parking.	120 Feet	.7
939	Office, Retail, Residential, Transit Facility, and/or Parking.	180 Feet	.7

Type of residential for above parcels shall be single-family detached, attached and/or multi-family.

GENERAL NOTES

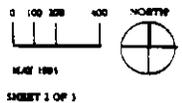
1. This plan depicts the land use, heights, and non-residential F.A.R.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with RE 84-C-119, RE 84-C-121 and RE 84-C-118/RE 89-C-025, as revised through PCA 84-C-119-2, PCA 84-C-121-3 and PCA 89-C-025-2.

FAIRFAX PARKWAY



MASTER CONCEPTUAL PLAN - OPEN SPACE AND LANDSCAPE
TOWN CENTER DISTRICT PLAN
 RESTON LAND CORPORATION
 SASAKI ASSOCIATES, INC.

-  CONCEPTUAL PLAN PARCELS
-  OPEN SPACE
-  LANDSCAPE / SCREENING / EXISTING NATURAL BUFFER



GENERAL NOTES

1. This plan depicts the approximate location of open space, landscape, screening and existing natural buffers.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with RS 86-C-119, RS 86-C-121 and RS 86-C-118/RS 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.
3. The Town Center Study Area shall contain at least 15 percent open space which shall include walkways, pedestrian plazas, parks and ponds.
4. A landscape plan will be submitted for each parcel with the Final Site Plan.
5. Open space, landscape and pedestrian circulation will be in general conformance with the Town Center Urban Design Principles, prepared By Sasaki Associates, Inc. as may be revised.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, OCP

SUBJECT: Comprehensive Plan Land Use Analysis for:
Case No. CP 86-C-121-10
Carematrix of Massachusetts, Inc.

DATE: 5 February 1998

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated January 26, 1998. The application requests a conceptual plan for housing for the elderly. Approval of this application would result in a floor area ratio (F.A.R.) of .70. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant and planned for Residential Planned Community. The Reston Land Use Plan designates the subject property for Town Center Use. To the north is located the W. & O. D. Trail (park) that is planned for public park. To the east is located a commercial building which is planned for residential planned community (mixed use up to .50 FAR) and designated for Town Center use by the Reston Land Use Plan. To the south is Sunset Hills Road and an office complex which is planned for residential planned community (mixed use up to .70 FAR) and designated for Town Center use by the Reston Master Plan.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 5.39-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property:

Text:

On page 425 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Land Unit D, Remainder of Land Unit D," the Plan states:

- "5. The portions of Land Unit D that are part of the Reston Town Center located east of Reston Parkway and both north and south of Sunset Hills Road [tax map 17-3((1))parts of 5 (north and south of Sunset Hills Road), 6, 15 and 17-4((1))7] are planned for mixed-use development up to .70 FAR. The remaining parcels of this portion of Land Unit D are planned for mixed-use development up to .50 FAR."

Map:

The Comprehensive Plan map shows that the property is planned for residential planned community and designated for Town Center use by the Reston Land Use Plan.

Analysis:

The application and development plan propose housing for the elderly at .70 FAR which is in conformance with the use and intensity recommendations of the Comprehensive Plan. The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

On pages 416 and 417 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," the Plan states:

"The purpose of the planning recommendations for the Reston-Herndon Suburban Center is to guide and direct development by recognizing both future opportunities and constraints. The land use recommendations are based upon the concept of concentrating development in a limited area, and preserving the existing stable neighborhoods in the vicinity of the Reston-Herndon Suburban Center.

In order to achieve the planning objectives for this Suburban Center, it is necessary that new development be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals must be responsive to the following development criteria, which apply to all sites in the Reston-Herndon Suburban Center:

1. Development applications in the area should be accompanied by a development study report which describes the impacts of the proposed

development and demonstrates the proposal's conformance with the Comprehensive Plan and adopted policies."

Analysis:

The application and development plan describe the impacts of the proposed development and demonstrates the proposal's conformance with the Comprehensive Plan.

Text:

- "2. A development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities."

Analysis:

The development plan provides high quality site design and architectural design; however, the design could be enhanced if the applicant provides additional seating areas and a plaza along the western side of the proposed structure.

Text:

- "3. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies."

Analysis:

This guideline should be referred to the Office of Transportation.

Text:

- "4. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods."

Analysis:

The applicant should provide information on the proposed building materials and color schemes.

Text:

- "5. Provision of energy conservation features that will benefit future residents of the development."

Analysis:

The applicant should respond to this development criterion.

Text:

- "6. Provision of moderately-priced housing that will serve the needs of the County's population as a part of any mixed-use project."

Analysis:

The applicant should respond to this development criterion.

Text:

- "7. Land consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives."

Analysis:

The appropriate land has been consolidated for the proposed development.

Text:

- "8. Provision of the highest level of screening and landscaping for all parking (at, above, or below grade.)"

Analysis:

The applicant should provide a landscape plan for the proposed development in order to evaluate this development criterion.

Text:

- "9. Consolidation of vehicular access points to minimize interference with arterial roadways."

Analysis:

This guideline should be referred to the Office of Transportation.

Text:

- "10. Provision of storm water management by the use of Fairfax County's Best Management Practices System."

Analysis:

Stormwater management best management practices are now required by ordinance.

Text:

On pages 37 and 38 of the 1990 Edition of the Policy Plan, under the heading, "APPENDIX 1, Guidelines for Multifamily Residential Development, Guidelines for Multifamily Residential Development for the Elderly," the Plan states:

"Locational guidelines for housing for the elderly should recognize the needs of the elderly as well as site characteristics. With regard to residents for whom health and mobility have become a concern, guidelines for the location of multifamily residential development should be modified as described below. With regard to residential facilities such as congregate housing and nursing homes, which are designed to serve the elderly population in need of continuous medical/nursing care, these developments are less location sensitive than other elderly residential developments.

1. Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing development should provide shuttle bus service which can offer residents comparable access to community services..."

Analysis:

The applicant will provide a shuttle bus for their residents in order to facilitate access to community services.

Text:

- "2. The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet."

Analysis:

The development plan shows a pedestrian network with slopes less than 5-8 % that fully serves the development.

Barbara A. Byron, Director
CP 86-C-121-10
Page 6

Text:

- "3. Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features which reduce the potential for crime and enhance the security of residents."

Analysis:

The applicant should address this development guideline.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, OCP

SUBJECT: ENVIRONMENTAL ASSESSMENT for: CP 86-C-121-10
CareMatrix of Massachusetts, Inc.

DATE: 18 February 1998

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated January 26, 1998. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface

created as a result of development consistent with planned land uses.

Development proposals should implement best management practices to reduce runoff pollution.”

On pages 88 to 89 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Noise”, the Comprehensive Plan states:

“ . . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are 65 dBA L_{dn} for outdoor activity areas; 50 dBA L_{dn} for office environments; and 45 dBA L_{dn} for residences, schools, theaters and other noise sensitive uses.

Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise...

New development should not expose people in their homes or other noise sensitive environments to noise in excess of 45 dBA L_{dn} , or to noise in excess of 65 dBA L_{dn} in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between 65 and 75 dBA L_{dn} will require mitigation...”

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County’s tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County’s tree cover.

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use

and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights-of-way.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Stormwater Management

Issue:

The stormwater detention pond which is depicted on the site plan is very large and its construction will cause the removal of a substantial number of trees which presently grace the site. The elderly housing development which is proposed would be greatly enhanced if tree preservation were an element of the total landscape plan.

Resolution:

The achievement of water quality protection and tree preservation should not be mutually exclusive goals. The retention of existing mature vegetation on this site has the potential to enhance the aesthetic character of the new development. It is recommended that the applicant explore less land-intensive stormwater management best management practice alternatives with the Department of Environmental Management which both achieve water quality protection and are also conducive to tree preservation. A combination of an underground sand filter system along with several smaller bioretention rain gardens may offer significant site enhancement while also achieving stormwater quality and quantity protection.

Noise

Issue:

A traffic analysis has been requested from the Office of Transportation in an effort to determine if highway noise may have an impact on the subject property either from Sunset Valley Road or from Reston Parkway.

The analysis produced the following noise contour projections (note DNL dBA is equivalent to dBA L_{dn}):

65 dBA L_{dn}	1,130 feet from centerline
70 dBA L_{dn}	360 feet from centerline

The elderly residence facility proposed to be constructed on the subject property may be adversely affected by highway noise because the proposed development will fall within the 65-70 dBA L_{dn} impact area.

Suggested Solution:

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, any residential structure that will be located within one thousand one hundred thirty feet (1130') of the centerline of Reston Parkway should be constructed with building materials that are sufficient to provide this level of acoustical mitigation. Guidelines for interior mitigation within the 65-70 dBA L_{dn} impact area are attached.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70 dBA L_{dn} impact area, one or more noise barriers should be provided. The barrier(s) should be of a height sufficient to break all lines of sight between a line eight feet above the centerline of the highway and a plane six feet above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may incorporate rear yard privacy fencing within the noise barrier as long such fencing will meet the above guidelines.

The applicant may pursue other methods of mitigating highway noise if it can be demonstrated through an independent noise study for review and approval by the Department of Environmental Management (DEM), that these methods will be effective in reducing exterior noise levels to 65 dBA L_{dn} or less and interior noise levels to 45 dBA L_{dn} or less.

Tree Preservation

Issue:

The subject site is currently characterized by existing mature tree cover. The site plan depicts little if any preservation of the existing tree cover on the property, but the site data reflects that the plan seeks to ultimately maintain fifty-five percent of the site as open space.

Barbara A. Byron
CP 86-C-121-10
Page 5

Resolution:

It is recommended that the applicant incorporate tree preservation into a more detailed landscape plan which is inclusive of native species - groundcover, shrubs, and trees.

Furthermore, it is recommended that the applicant work with the County's Office of Urban Forestry to determine the feasibility of retaining a grove of trees on the property.

TRAILS PLAN:

The Trails Plan Map depicts a bicycle trail for the west side of the Reston Parkway. An equestrian trail/ bicycle trail is depicted in the W&OD Regional Park which is situated north of the subject site. Department of Environmental Management will determine the trail type, right-of-way and construction requirements at the time of site plan review.

BGD:MAW

**GUIDELINES FOR THE ACOUSTICAL TREATMENT OF RESIDENTIAL PROPERTIES
AND OTHER NOISE SENSITIVE USES WITHIN HIGHWAY NOISE IMPACT ZONES OF
65-70 dBA L_{dn}**

In order to achieve a maximum interior noise level of 45 dBA L_{dn} all units located between the 65-70 dBA L_{dn} highway noise impact contours should have the following acoustical attributes:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.
2. Doors and windows should have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade they should have the same laboratory STC rating as walls.
3. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

In order to achieve a maximum exterior noise level of 65 dBA L_{dn} noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, should be provided for those outdoor recreation areas including rear yards, that are unshielded by topography or built structures. If acoustical fencing or walls are used, they should be architecturally solid from ground up with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise.

URBAN FORESTRY BRANCH
OCP REVIEW COMMENTS

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

February 24, 1998

FEB 24 1998

Case #: CP 86-C-121-10
Plan Name: Care Matrix Elderly Housing
Reviewer: Michael P. Knapp
OCP Coordinator: Leslie Johnson
Staffing Date: 2-5-98

ZONING EVALUATION DIVISION

Site Description: The site is located at the northeast corner of the intersection of Reston Parkway and Sunset Hills Road. Approximately 75% of the site is covered with a deciduous hardwood stand comprised of species such as tulip poplar, white oak, red maple, and blackgum. There is a wide range in the diameter classes of this stand. The medium diameter size appears to be in the 10 to 12 inch range. There are several large diameter (32 to 38 inch) white oaks growing in the central western portion of the site. The remaining 25% of the site (the northern portion adjacent to the Northern Virginia Regional Park Authority trail) has been cleared and mowed for a Virginia Power easement.

Comments are based on CP received by OCP on October 23, 1998.

1. **Comment:** It was not clear while visiting the site what type of vegetation occupies the tree preservation areas located along the western and southwestern edges. It also appears that the southern most tree preservation area has been removed by construction associated with Sunset Hills Road public improvements.

Recommendation: A tree survey should be conducted that identifies all trees with a diameter of 6 inches (at 4 ½ feet) and greater that occur in or within 10 feet of the edge all proposed save areas. Provide the survey information on a plan which shows the proposed improvements and save areas. Update the existing treeline and save areas on the CP to reflect changes brought about by improvements to Sunset Hills Road.

2. **Comment:** The tree preservation areas shown on the western and southern portion of the site are very small in width and may not preserve sufficient root mass to successfully preserve mature trees.

Recommendation: After taking into account tree survey information requested in comment number one, redesign site to enlarge the tree preservation areas along the western boundary (and southern boundary if it still exists). Redesign/relocate the following features in order to widen the tree preservation areas:

- Relocate the trail towards the 8' asphalt trail towards Reston Parkway. Incorporate retaining walls along the length of the trail to preserve existing grades.
- The parking tabulations show that 52 more parking spaces are proposed than are required by code. Reduce the capacity of the southern parking lot and relocate the building towards the east.

3. **Comment:** Tree cover requirements and parking lot landscaping requirements may be difficult to provide on this site for the following reasons:

- the large majority of existing trees will be cleared
- it lacks large areas of open space where trees can be replanted and
- a Virginia Power easement and wet pond embankments exist where planting trees for tree cover are prohibited.

Recommendation: Provide tree cover and interior parking lot landscaping calculations on the CP demonstrating how these requirements will be met.

4. **Comment:** The site contains a large amount of existing trees site that are healthy and of suitable size for transplanting and supplementing the proposed tree preservation areas along Reston Parkway.

Recommendation: The applicant should provide a tree transplant plan prepared by an arborist certified by the International Society of Arboriculture. The arborist will provide a report which identifies trees to be transplanted. The report will address temporary storage, maintenance and ultimate placement of the trees. The report should be prepared in consultation with and approved by the Urban Forestry Branch prior to site plan approval.

cc: Anita Capps, Land Use Planner, E&DRB, Planning Division, OCP
Mary Ann Welton, Environmental Planner, E&DRB, Planning Division, OCP

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

FROM: Angela K. Rodeheaver
Site Analysis Section, OT 

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

SUBJECT: Transportation Impact

REFERENCE: CP 86-C-121-10; Carematrix of Massachusetts, Inc.
Traffic Zone: 1714
Land Identification Map: 17-3 ((1)) part of parcel 5

DATE: February 5, 1998

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans made available to this Office dated September 24, 1997.

The application proposes to construct a 168 room facility for the elderly. It is anticipated that this use will generate 584 VPD/17 VPH based on Trip Generation, 6th Edition: Institute of Transportation Engineers, 1997 (Land Use Code 253). This Office has reviewed the subject application and offers the following comments:

- The Comprehensive Plan adopted by the Board of Supervisors on July 1, 1991 recommends that Sunset Hills Road be improved to a six lane divided facility between the Fairfax County Parkway and Wiehle Avenue. Current Plan standards recommend a minimum right-of-way dedication of 68 feet from centerline in order to accommodate one-half of a six lane section, with an additional 12 feet necessary for the provision of exclusive right turn deceleration lanes at the site entrances or at major intersections. However, in this instance with improvements to Sunset Hills Road proposed by the Oracle development, an additional 12 feet of right-of-way along the site's frontage would be acceptable. This would provide for the future construction of an exclusive right turn lane from Sunset Hills Road to Reston Parkway once the existing turn lane becomes the third thru lane at the intersection.
- Provisions for ancillary easements should be provided if frontage improvements are not required at time of site plan review.
- Pedestrian access along Reston Avenue should connect with the site to the north.
- The entrance islands on Reston Avenue and Sunset Hills Road are located within the VDOT right-of-way. These islands should be located outside of the VDOT right-of-way.
- A one way internal circulation street is proposed to connect the site's parking lots (located under the overview terrace). A two way circulation pattern would provide better access between the parking areas and improve on site circulation.

AKR/MGC:mgc

cc: Michelle Brickner, Deputy Director, Design Review, Department of Environmental Management



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033
(703) 383-VDOT (8368)

DAVID R. GEHR
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

December 18, 1997

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

Re: CP 86-C-121-10, Chancellor Park
Tax Map No.: 017-3 /0005 pt

Dear Ms. Byron,

This office has reviewed the conceptual plan amendment relative to conceptual plan application 86-C-121-10 and offers the following comments.

The application has been filed to permit elderly housing.

The Fairfax County Comprehensive Plan recommends this section of Sunset Hills Road be reconstructed to a six lane divided facility. The applicant should construct an additional lane along the site's frontage to be used as a right turn deceleration lane. Additional right-of-way should be dedicated for right turn lanes needed in the future along Sunset Hills Road.

Access to the site will be afforded via entrances restricted to right turn in/right turn out. One entrance will be located along Sunset Hills Road and the other along Reston Parkway. As shown on the submitted plan, a right turn deceleration lane will be constructed to serve the entrance along Reston Parkway. Deceleration lanes serving the entrances should be designed in accordance with the design speed of the roads.

For additional information please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, reading 'Noreen H. Maloney', with a stylized flourish at the end.

Noreen H. Maloney
Transportation Engineer

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator **DATE:** December 17, 1997
 Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gok*
 System Engineering & Monitoring Division
 Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. CP 86-C-121-10
 Tax Map No. 017-3- /01/ /0005 PT

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

1. The application property is located in the Difficult Run (D2) Watershed. It would be sewerred into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 12 inch pipe line located in an easement and on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Rezoning		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other Pertinent information or comments: _____

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 698-5600

December 9, 1997

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

DEC 16 1997

MEMORANDUM

ZONING EVALUATION DIVISION

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

FROM: Planning Branch (Tel. 698-5600 ext. 363)
Planning and Engineering Division

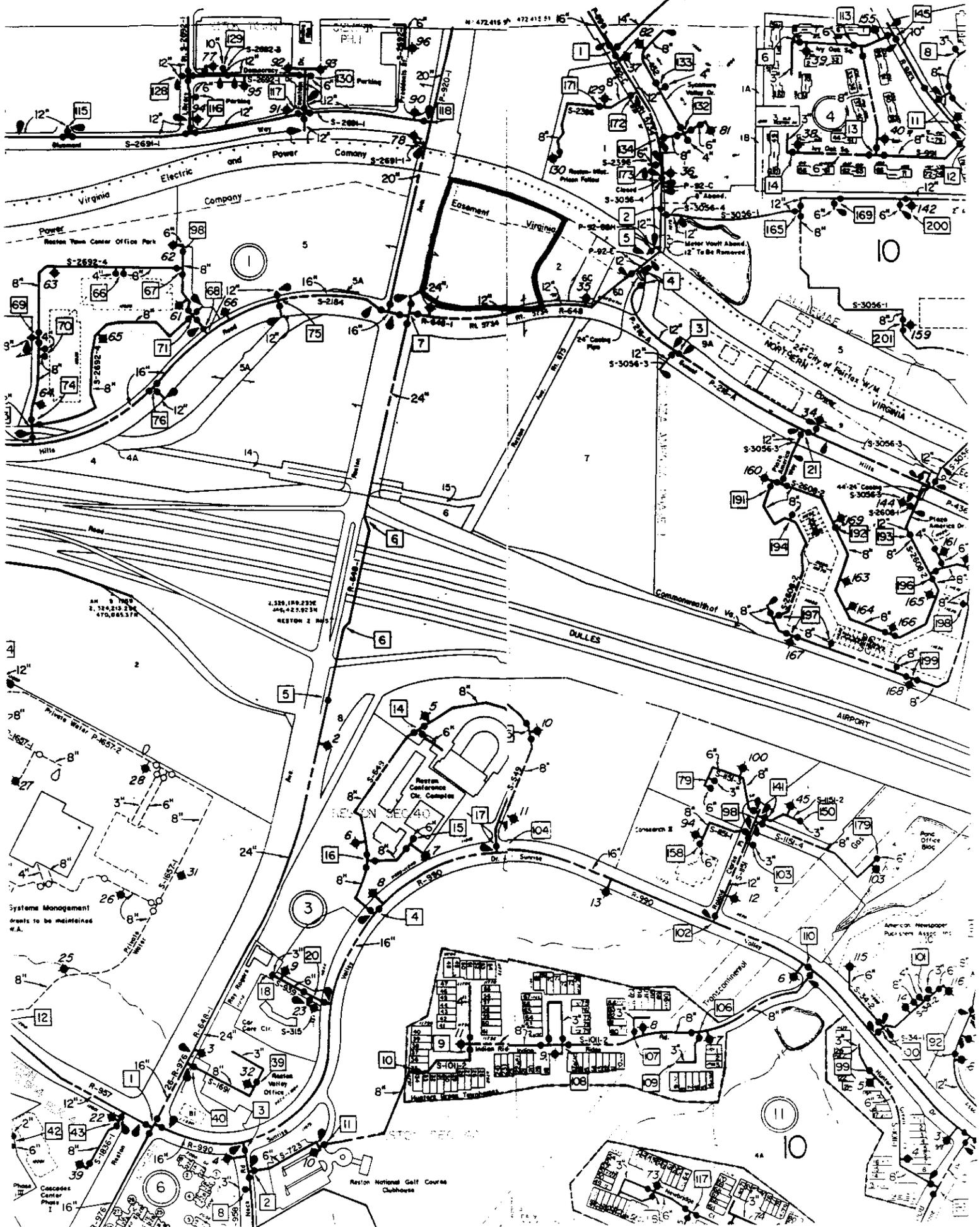
SUBJECT: Water Service Analysis, Rezoning Application CP 86-C-121-10

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate water service is available at the site from existing 12 & 24-inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to accommodate water quality concerns.

Diana C McCormick for WRK
William R. Kirkpatrick, Jr., P.E.
Manager, Planning

Attachment



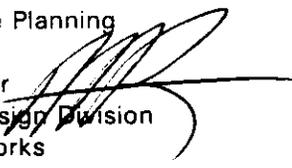
FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE:

12/31/97

FROM:  John W. Koenig, Director
Utilities Planning and Design Division
Department of Public Works 

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

SUBJECT: Rezoning Application Review

JAN 06 1998

Name of Applicant/Application: Carematrix of Massachusetts, Inc.

Application Number: CP 86-C-121-10

ZONING EVALUATION DIVISION

Type of Application: CP

Information Provided: Application - Yes
Conceptual Plan - Yes
Other -

Date Received in UP&DD: 11-24-97

Date Due Back to OCP:

Site Information: Location - 17-3-((1)) 0005 PT
Area of Site - 5.39 acres
Rezoned - PRC
Watershed/Segment - Difficult / Colvin

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

Yes No

Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe:

- Master Drainage Plan (proposed projects): DF261 - Channel stabilization is proposed approximately 1 mile downstream of site.
- UP&DD Ongoing County Drainage Projects: None.
- Other Drainage Information: None.

RE: Rezoning Application Review

II. Trails:

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program:

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other UP&DD Projects or Programs:

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: Carematrix of Massachusetts, Inc. / CP 86-C-121-10

******* UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS*******

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The UP&DD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS: **None.**

TRAILS RECOMMENDATIONS: **None.**

SCHOOL SIDEWALK RECOMMENDATIONS: **None.**

SANITARY SEWER E&I RECOMMENDATIONS:

Yes NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I Recommendations: **None.**

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: **None.**

UP&DD Internal sign-off by:	Planning Support Branch (Ahmed Rayyan)	AIR
	Utilities Design Branch (Walt Wozniak)	WTW
	Transportation Design Branch (Larry Ichter)	LLI
	Stormwater Management Branch	

JWK/vft/86c12110.wpd

cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
Bruce Douglas, Chief, Environment and Development Review Branch
David Marshall, Chief, Public Facilities and Services Branch, Office of Comprehensive Planning

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

November 25, 1997

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

FROM: Ralph Dulaney (246-3868) *RDP*
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Conceptual Plan Application
CP 86-C-121-10

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #25, Reston.
2. After construction programmed for FY 1997, this property will be serviced by the fire station planned for the _____ area.
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; however, a station location study is currently underway, which may impact this rezoning positively.

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 in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 DEM 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 DEM for review and approved pursuant to Chapter 101 of the County Code.

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDC	Planned Development Commercial
ADU	Affordable Dwelling Unit	PDH	Planned Development Housing
ARB	Architectural Review Board	PFM	Public Facilities Manual
BMP	Best Management Practices	PRC	Planned Residential Community
BOS	Board of Supervisors	RMA	Resource Management Area
BZA	Board of Zoning Appeals	RPA	Resource Protection Area
COG	Council of Governments	RUP	Residential Use Permit
CBC	Community Business Center	RZ	Rezoning
CDP	Conceptual Development Plan	SE	Special Exception
DEM	Department of Environmental Management	SP	Special Permit
DDR	Division of Design Review, DEM	TDM	Transportation Demand Management
DP	Development Plan	TMA	Transportation Management Association
DPW	Department of Public Works	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPW
FAR	Floor Area Ratio	UMTA	Urban Mass Transit Association
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HCD	Housing and Community Development	VPH	Vehicles per Hour
LOS	Level of Service	WMATA	Washington Metropolitan Area Transit Authority
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, OCP
OCP	Office of Comprehensive Planning	ZED	Zoning Evaluation Division, OCP
OT	Office of Transportation	ZPRB	Zoning Permit Review Branch
PD	Planning Division		