



# FAIRFAX COUNTY

APPLICATION FILED: March 18, 2002  
PLANNING COMMISSION: July 11, 2002

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V I R G I N I A

June 27, 2002

## STAFF REPORT

APPLICATION CPA 86-C-121-10

HUNTER MILL DISTRICT

<b>APPLICANT:</b>	Sunset Hills Tower, LLC
<b>CURRENT ZONING:</b>	PRC
<b>PARCEL:</b>	17-3 ((1)) 37
<b>ACREAGE:</b>	5.36 acres
<b>DENSITY:</b>	49.92 du/ac (includes density credit from previous right-of-way dedication)
<b>OPEN SPACE:</b>	55%
<b>PLAN MAP:</b>	Mixed Use
<b>PROPOSAL:</b>	Approval of an amendment to a Conceptual Plan, previously approved for Housing for the Elderly, to permit construction of a high-rise multi-family residential building with a maximum of 296 dwelling units at a maximum height of 120 feet.

### STAFF RECOMMENDATION:

Staff recommends approval of CPA 86-C-121-10, subject to the Conceptual Plan Notes dated June 24, 2002, which are contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Planning

Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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



Americans with Disabilities Act (ADA); Reasonable accommodation is available upon 7 days advance notice. For information call (703) 324-1334.

# CONCEPTUAL PLAN AMENDMENT APPLICATION

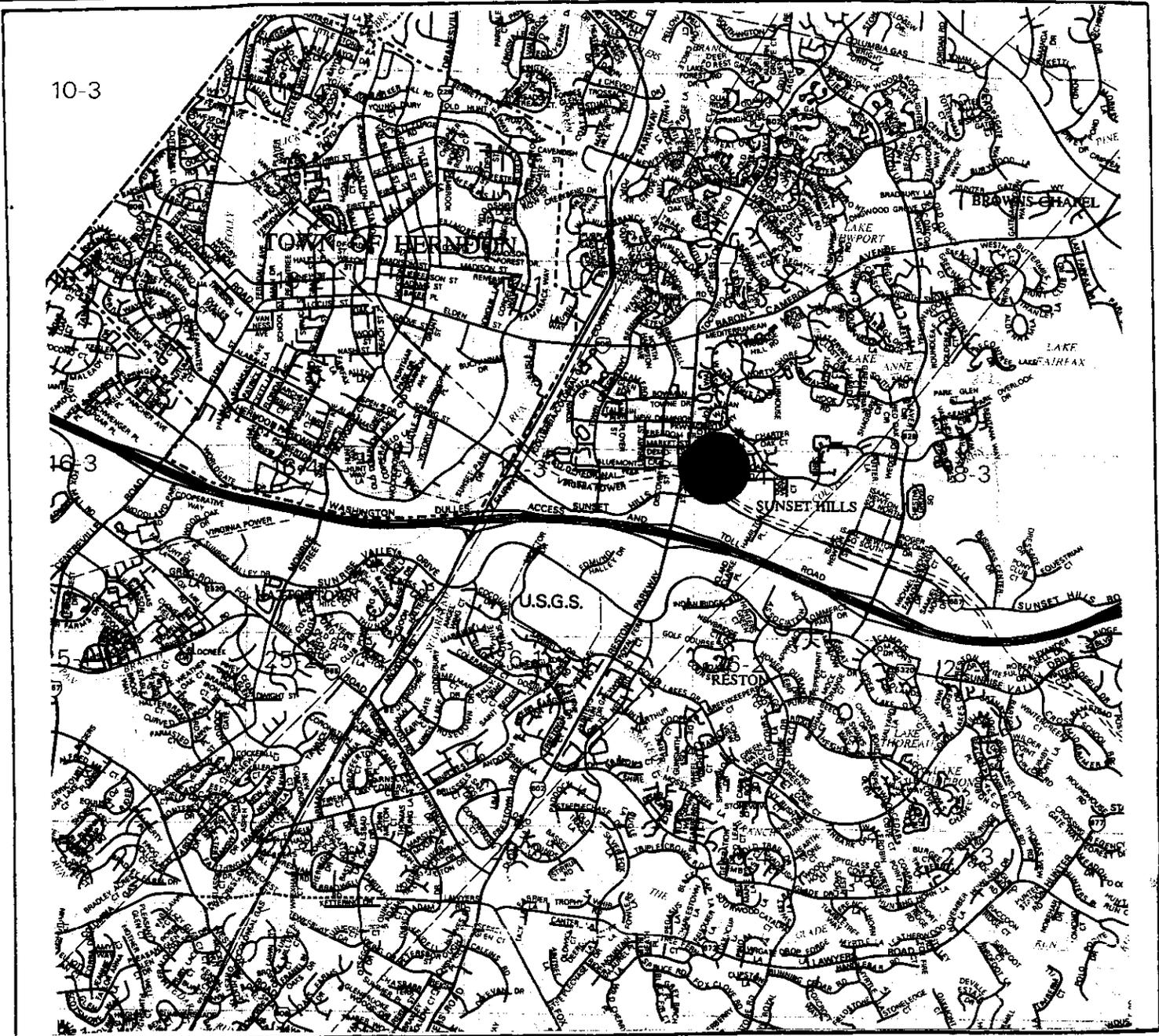
## CPA 86-C-121-10

CPA 86-C-121-10  
FILED 03/18/02

SUNSET HILLS TOWER LLC  
TO AMEND THE 10<sup>TH</sup> CONCEPTUAL PLAN AMENDMENT  
FOR RZ 86-C-121  
5.36 ACRES OF LAND; DISTRICT - HUNTER MILL  
LOCATED: IN THE N.E. QUADRANT OF THE INTERSECTION  
OF SUNSET HILLS RD. AND RESTON PKWY.

ZONED: PRC  
OVERLAY DISTRICT(S):  
TAX MAP 017-3- 101/ 10037

TAX MAP



# CONCEPTUAL PLAN AMENDMENT APPLICATION

## CPA 86-C-121-10

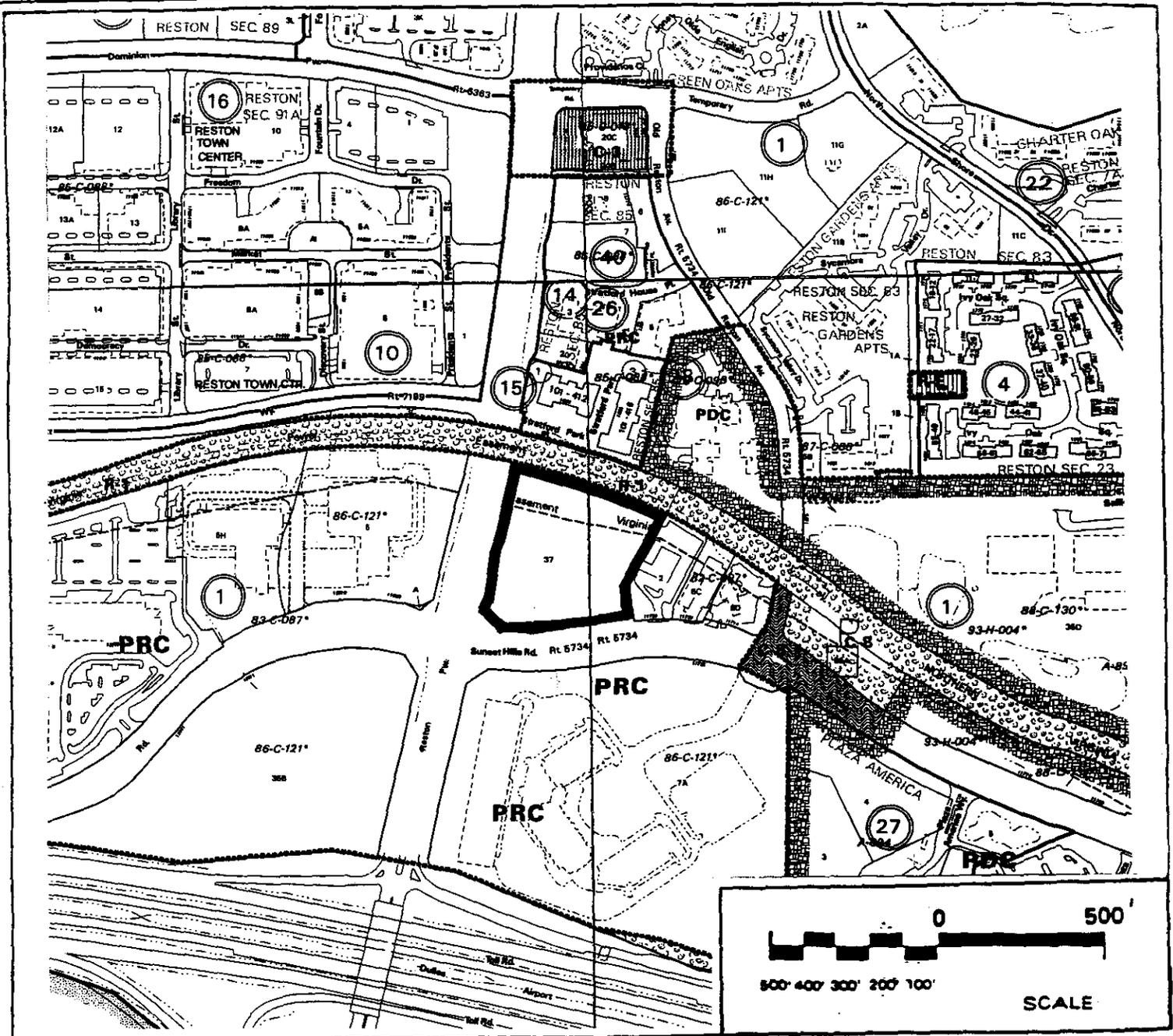
CPA 86-C-121-10  
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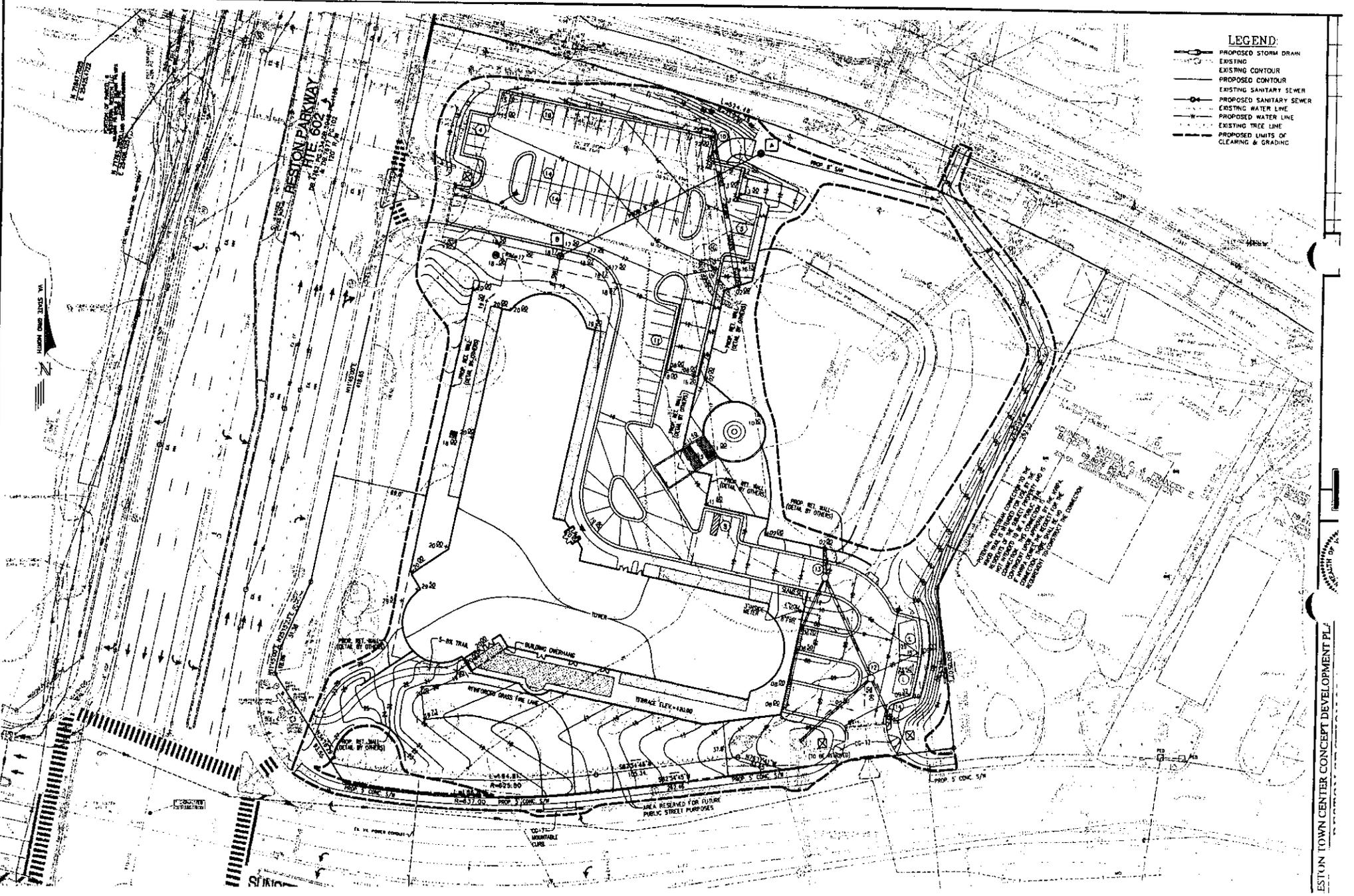
ZONED: PRC  
OVERLAY DISTRICT(S):

TAX MAP

017-3- /01/ /0037





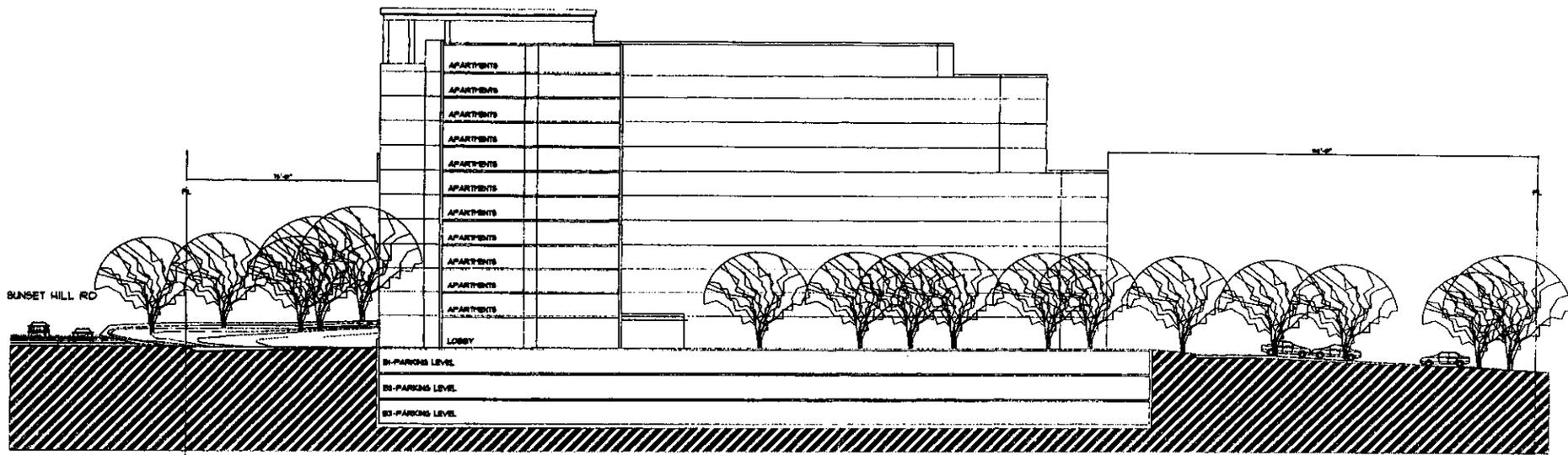


**LEGEND**

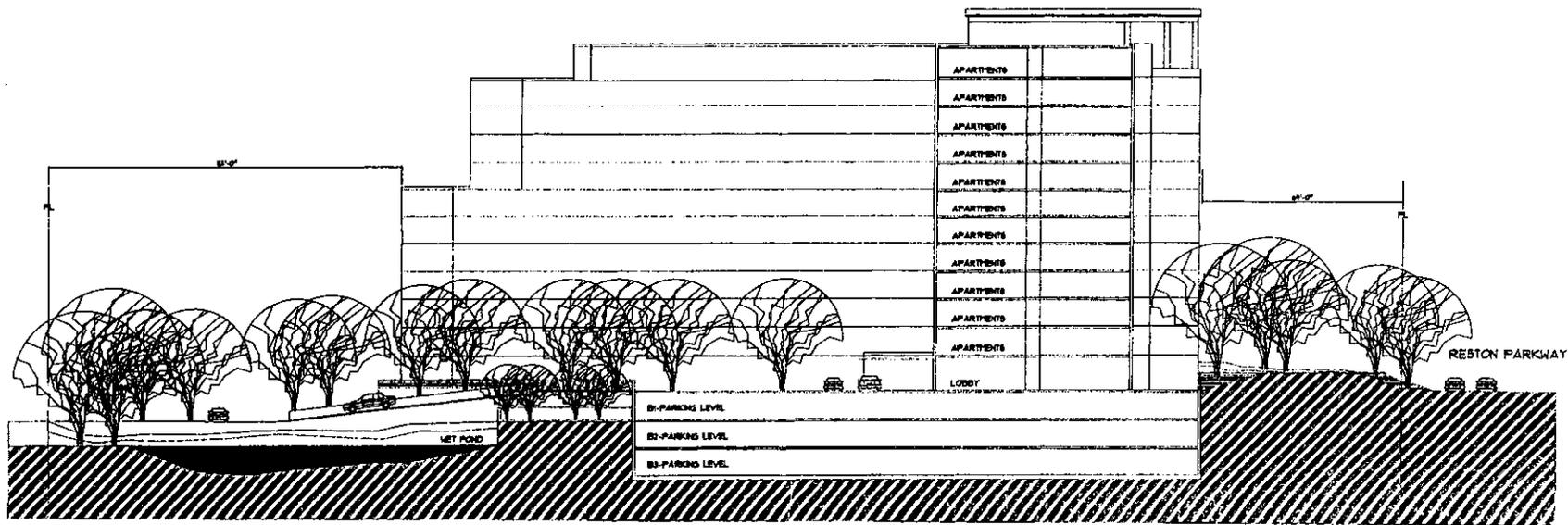
- PROPOSED STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING

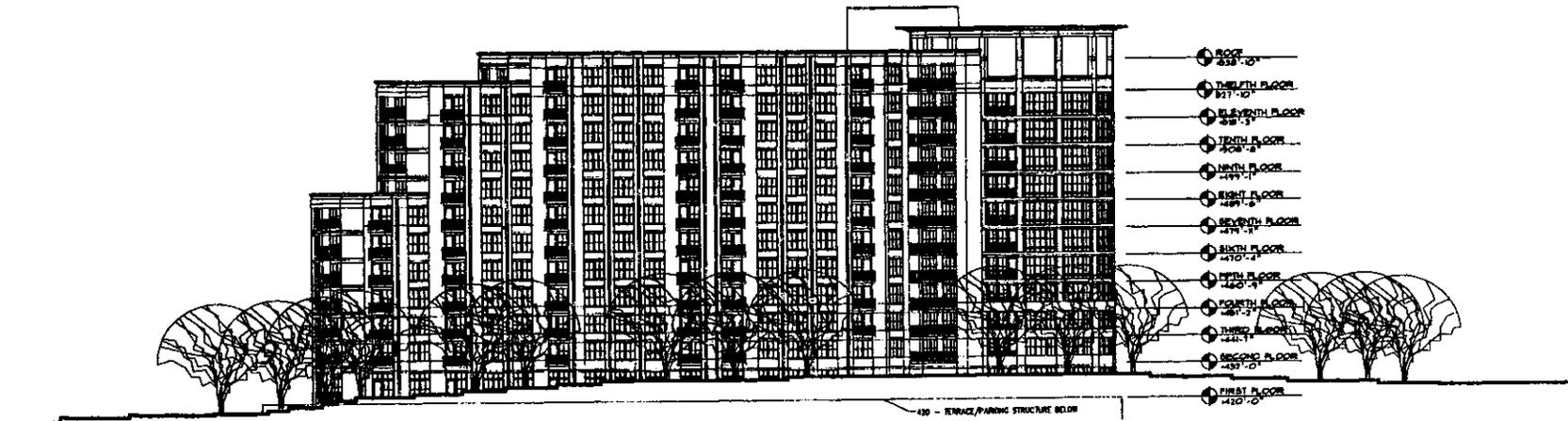
NOTE: THE PROPOSED CONCEPT DEVELOPMENT PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.





N/S SECTION THROUGH SUNSET HILLS ROAD LOOKING WEST



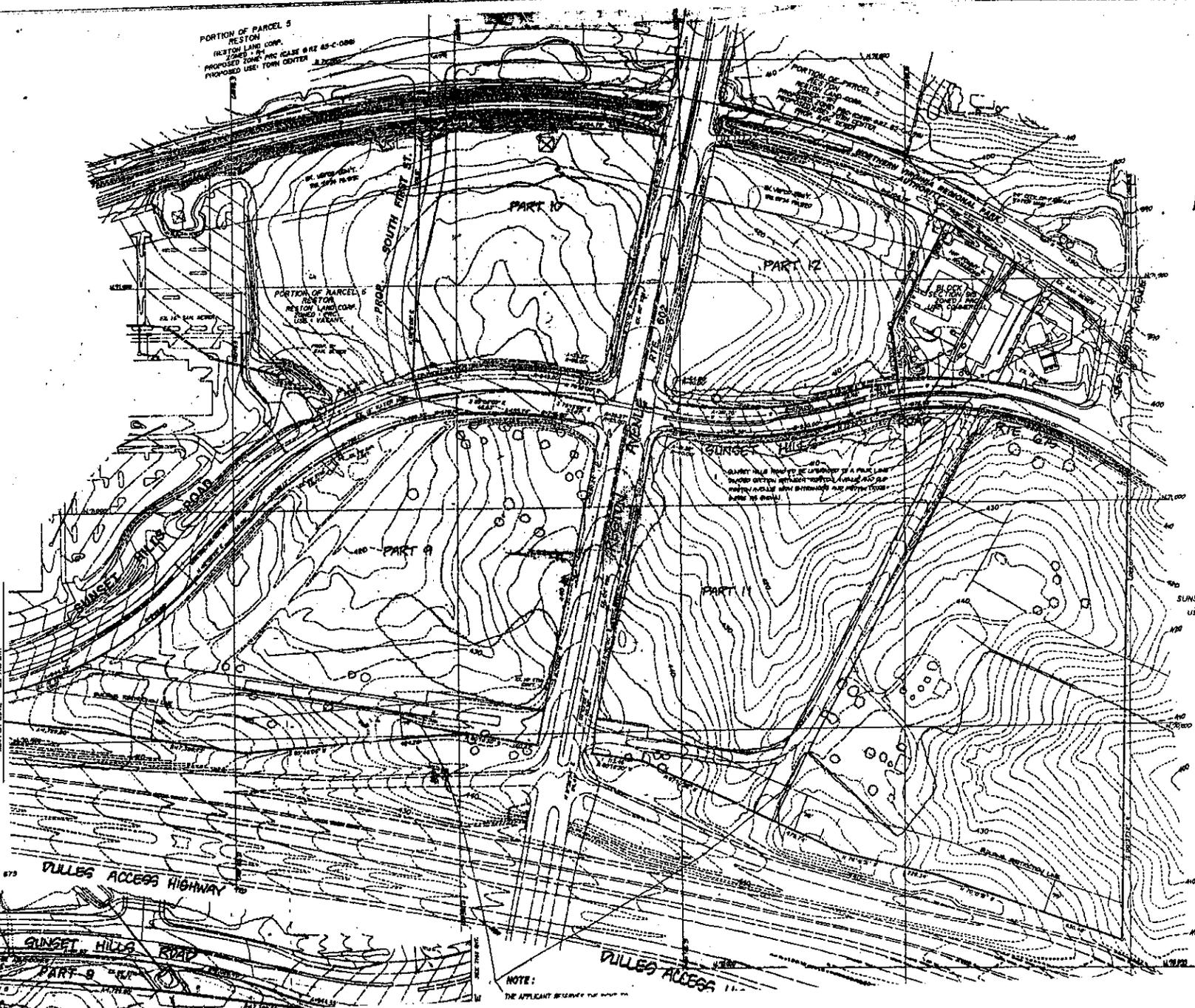


RESTON PARKWAY ELEVATION



SUNSET HILLS ROAD ELEVATION

PORTION OF PARCEL 5  
RESTON  
RESTON LAND COMP.  
PROPOSED ZONE I-2 CASE 812 45-C-088  
PROPOSED USE: TOWN CENTER



SUNSET HILLS ASSOC.  
ZONED I-2  
USE: INDUSTRIAL



DEVELOPMENT PLAN  
PROPOSED REZONING OF  
**PARTS 9, 10, 11 & 12**  
TOWN CENTER  
RESTON  
A PORTION OF PARCELS 6, 8, 12 &  
ABANDONED D.L.O. ROUTES 602 AND 673

NOTE:  
THE APPLICANT RESERVES THE RIGHT TO

SECTION OF OLD RTE. 673  
ABANDONED  
D.L.O. ROUTE 673

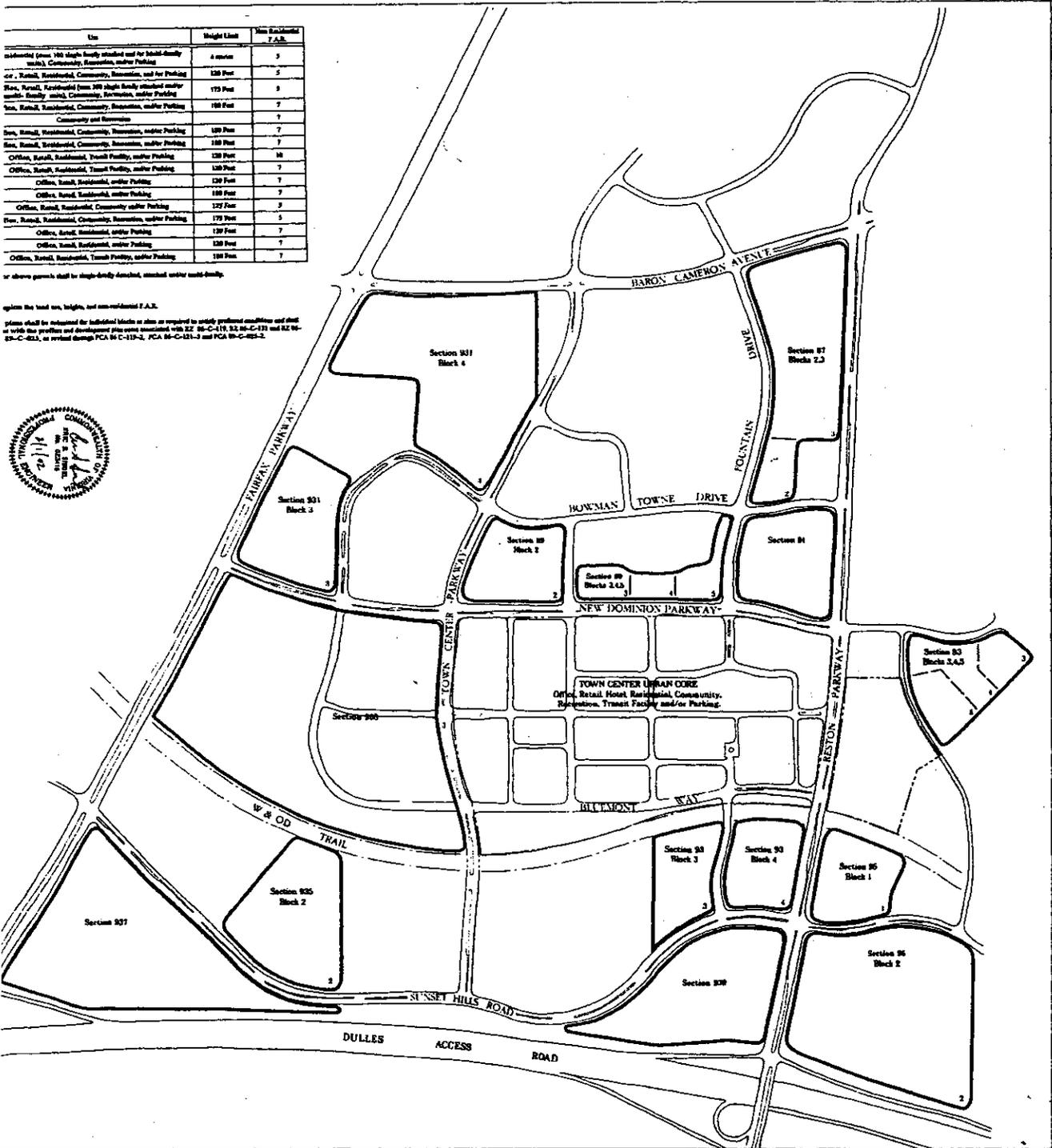
SECTION OF SECTION 9  
RESTON  
REGIONAL CENTER

Use	Height Limit	Min Residential F.A.S.
Industrial (from 140' slope) Single detached and for multi-family units, Community, Recreation, and/or Parking	4 stories	5
Office, Retail, Residential, Community, Recreation, and/or Parking	120 Feet	5
Res, Retail, Residential (from 140' slope) Single detached and/or multi-family units, Community, Recreation, and/or Parking	175 Feet	5
Res, Retail, Residential, Community, Recreation, and/or Parking	150 Feet	7
Community and Recreation		7
Res, Retail, Residential, Community, Recreation, and/or Parking	150 Feet	7
Res, Retail, Residential, Community, Recreation, and/or Parking	150 Feet	7
Office, Retail, Residential, Transit Facility, and/or Parking	120 Feet	14
Office, Retail, Residential, Transit Facility, and/or Parking	120 Feet	7
Office, Retail, Residential, and/or Parking	120 Feet	7
Office, Retail, Residential, and/or Parking	150 Feet	7
Office, Retail, Residential, Community and/or Parking	120 Feet	3
Res, Retail, Residential, Community, Recreation, and/or Parking	175 Feet	5
Office, Retail, Residential, and/or Parking	120 Feet	7
Office, Retail, Residential, and/or Parking	120 Feet	7
Office, Retail, Residential, Transit Facility, and/or Parking	150 Feet	7

or above permits shall be single-family detached, attached and/or multi-family.

against the local use, height, and non-residential F.A.S.

plans shall be submitted for individual blocks as well as required to satisfy professional standards and shall be with the professional and development plan submitted with SZ 99-C-119, SZ 99-C-173 and SZ 99-C-253, or revised through PCA 99-C-119-2, PCA 99-C-173-3 and PCA 99-C-253-3.



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

**DESCRIPTION OF THE APPLICATION**

<b>Proposal:</b>	The applicant is requesting approval of an amendment to a Conceptual Plan, previously approved for Housing for the Elderly, to permit construction of a high-rise multi-family residential building with a maximum of 296 dwelling units, at a density of 49.92 du/ac (which includes density credit from previous right-of-way dedication). The proposed residential structure would be a maximum of 120 feet high and up to 12 stories.
<b>Location:</b>	The property is located in the northeast quadrant of the intersection of Sunset Hills Road and Reston Parkway. The property is also identified as Section 95, Block 1, within the Reston Town Center.
<b>Tax Map</b>	17-3 ((1)) 37
<b>Acreage:</b>	5.36 acres
<b>Proposed Density:</b>	49.92 du/ac (includes density credit from previous right-of-way dedication)
<b>Proposed Open Space:</b>	55%

A copy of the Conceptual Plan notes and the applicant's affidavit and Statement of Justification are included as Appendices 1-3, respectively.

**LOCATION AND CHARACTER**

**Site Description:**

The 5.36 acre site is identified as Section 95, Block 1 of the Reston Town Center and is located in the northeast quadrant of the intersection of Reston Parkway and Sunset Hills Road. The property is zoned PRC, and is currently undeveloped. The property is mostly wooded, with an existing trail located along Reston Parkway. A stormwater detention facility is also located on the property.

**Surrounding Area Description:**

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	W&OD Trail	R-1	Public Use
<b>Northeast</b>	Multi-Family Residential (Stratford House)	PRC	Town Center
	Office/Conference (Prison Fellowship)	PDC	Commercial
<b>South</b>	Office (Oracle)	PRC	Town Center
<b>East</b>	Vehicle Light Service, service station, and quick service food store	PRC	Town Center
<b>West</b>	Office (Discovery Square)	PRC	Town Center

**BACKGROUND**

**Site History (See Appendices 4-7):**

This 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 of the four (4) rezoning applications collectively referred to as the "Reston Town Center Rezoning". Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but 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 the Department of Planning and Zoning (DPZ) staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation, landscape, and building and parking locations.

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 under the PRC 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 students or more daily. Included in that category also is Housing for the Elderly. 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 FAR of 0.70, and the building height to a maximum of 10 stories or 120 feet (see Appendix 5).

On October 2, 1989, the Board of Supervisors approved RZ 89-C-025, which rezoned property zoned I-3 (with 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 5, 1990, the Board of Supervisors approved PCAs 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 Department of Planning and Zoning.

On April 2, 1992, the Planning Commission approved a three (3) part "Master Conceptual Plan" (see Appendix 7) 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 "Concept Plan" for "individual blocks or sites" as required to satisfy the original Reston Town Center proffers. The "Master Conceptual Plan" indicates that this property is designated for Office, Retail, Residential, and/or Parking; at a maximum height of 120 feet, and a maximum non-residential FAR of 0.7.

Proffer D1 of the Reston Town Center proffers requires that, prior to the submission of a PRC 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 Department of Planning and Zoning, and for

review and approval by the Planning Commission. The previously approved Conceptual Plan for this site; CP 86-C-121-10 was approved on April 2, 1998 for Housing for the Elderly, with 168 dwelling units and a maximum of 181,000 square feet, with a maximum height of 5 stories and 64 feet (see Appendix 4).

On October 16, 2001, a request for determination of the maximum permitted building height was submitted. A determination was made that the building height could be based on 120 feet, rather than a maximum of 10 stories. The applicant is proposing a 12 story residential building with a maximum height of 120 feet (see Appendix 6).

### **COMPREHENSIVE PLAN PROVISIONS (See Appendix 8)**

**Plan Area:** Upper Potomac Planning District; Area III

**Planning Sector:** Reston-Herndon Suburban Center

**Plan Map:** Mixed Use

**Reston Master Plan:** Town Center

**Plan Text:**

On page 18 of Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, "Town Center Portion of Land Unit D," the Plan states:

"The Reston Town Center is the designated higher intensity node within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. Reston Town Center portion of Land Unit D consists of sub-units D-1, D-2, part of D-3, D-4, D-5, D-6 and the most western part of D-7. The central portion of the Town Center consists of the approximately 85 acres known as the Town Center Urban Core, located in Sub-unit D-2.

The Reston Town Center should develop as planned in order to provide a viable residential and commercial mix. It is presently planned for a maximum development program of 8,415,000 square feet. Development is planned to be phased in as transportation capacity is available. The proposed composition of this development is as follows:

- Office/research and development - 7,100,000 square feet;
- Retail - 315,000 square feet; and,
- Hotel - 1,000,000 square feet.

The proposed Town Center development will also include hospital uses and a minimum of 1,400 dwelling units, incorporating a mixture of multi-family and single-family housing unit types at up to 50 dwelling units per acre. Additional housing units are encouraged as they would contribute to and enhance the mixed-use character planned for this area.

The Town Center should include a transit center near the intersection of Town Center Parkway and Bluemont Way, in close proximity to the core, and should be planned for a future rail station in the Reston Parkway interchange area. Should such facilities be designated for this area, future development should assist in the provision of facilities to accommodate this need.

Development within the Reston Town Center is contingent upon the implementation of transportation improvements in the area. Projects developed under the mixed-use options should participate in satisfying transportation commitments that are linked to specific development levels in the Town Center. The intensity of development within the Reston-Herndon Suburban Center should generally taper down outside of the Town Center, in order to maintain and highlight this area as the major focal point."

On page 24 of Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, "Sub-unit D-7," 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."

## **ANALYSIS**

### **Conceptual Plan Amendment (CPA) (Copy at front of staff report)**

Title of CPA: Reston Section 95, Block 1; Sunset Hills Tower  
Prepared By: Urban Engineering & Associates, Inc.  
Original and Revision Dates: February, 2002; as revised through 6/14/02?

### **Plan Description**

The Conceptual Plan Amendment (CPA) consists of seven (7) sheets, labeled Sheets 1-7 of 7. Sheet 1 of 7 contains the CPA Notes, the site data tabulations, a vicinity map, a soils map and chart, and a sheet index. Sheet 2 of 7 illustrates

the proposed site layout. Sheet 3 of 7 is the Landscape Plan, and includes the landscape legend and notes. Sheet 4 of 7 contains two section drawings, one is a north/south section through Sunset Hills Road looking west, and the other is an east/west section through Reston Parkway looking south. Sheet 5 of 7 contains architectural elevation drawings, including the elevation along Reston Parkway, and the elevation along Sunset Hills Road. Sheet 6 of 7 is the approved development plan for Parts 9, 10, 11, and 12 of the Reston Town Center. Sheet 7 of 7 is the Land Use, Heights, and FAR component of the Master Conceptual Plan for the Reston Town Center.

The 12 story building is "L" shaped, with the length of the wings oriented along Sunset Hills Road and Reston Parkway. The maximum number of dwelling units proposed is 296, with a maximum of 12 stories and a maximum building height of 120 feet. 55% open space is proposed.

Two vehicular entrances to the site are provided, one from Reston Parkway and one from Sunset Hills Road. Both entrances to the site are right-in, right-out only. In addition, a fire truck access from Sunset Hills Road is also located toward the center of the building, and will be constructed of a reinforced surface material that will allow grass to grow through. Parking on-site is provided primarily underground, which would be accessed at the end of the building closest to the Sunset Hills entrance, as well as some surface parking and loading spaces at the northeast side of the building. A total of 539 spaces will be provided which equates to 1.8 spaces per dwelling unit. This exceeds the minimum requirement of 1.6 spaces per dwelling unit.

Pedestrian circulation and amenities proposed include construction of a sidewalk along the Sunset Hills Road frontage, an existing trail along Reston Parkway which will remain, and a potential connection to the W&OD Trail along the eastern boundary of the property, adjacent to the stormwater management facility. The main entry of the building, which is located at the center of the building oriented inward to the site, will face onto an entry plaza and two levels of terrace, leading to the water feature. Both levels include decorative landscape, with stairs between the levels.

A buffer of varying width (ranging approximately 30-40 feet wide) will be maintained along the Reston Parkway frontage and a portion of the Sunset Hills Road frontage, and will consist of several areas of tree preservation and supplemental landscaping. Additional landscape plantings including deciduous, decorative, and evergreen trees and hedges. Stormwater will be managed with the enhancement of the existing stormwater facility on site. The pond will be a wet pond with a fountain or other decorative feature, and will be surrounded by decorative landscape.

Due to the topography on site, and in an effort to preserve some of the existing mature vegetation, retaining walls are shown to be located in front of the

building, primarily along the Reston Parkway frontage, and elsewhere. Specific height and materials of the wall are not shown on the CPA, however based on the elevations on the CP, the retaining wall along Reston Parkway could be as high as ten (10) feet or more. Note 20 states that the walls will be constructed of concrete or masonry. These retaining walls may potentially have a significant impact on the character of the building façade and landscaped buffer. Staff would prefer that the applicant give additional detail about the wall height and adjacent landscape treatments, as well as committing to more specific building materials for the walls.

### **Transportation Analysis (See Appendix 9)**

The Transportation Analysis Memorandum is dated June 14, 2002, and is based on the development plan dated May 1, 2002, which has since been revised through June 24, 2002. The following transportation issues remain unresolved, and are discussed below.

In conformance with the Comprehensive Plan recommendations to widen Sunset Hills Road to a six-lane cross-section, the applicant should dedicate the area shown as reserved on the site's frontage of Sunset Hills Road. In addition, the applicant should construct the widening of this roadway on the property frontage to create three (3) through lanes and a separate right-turn deceleration lane. This commitment would be in conformance with commitments made by other developers in the corridor to construct a three-lane section across their frontages between Reston Parkway and Town Center Parkway, which will complete the three-lane section to Town Center Parkway. This extension will be completed with the development of the Reston Gateway project as committed with CP 86-C-119-3. Further, the developers of Plaza America and Sallie Mae to the east have completed the widening of this roadway. Therefore, the application property would remain as the missing link in this three-lane section, and should be constructed with this application.

The requested improvements should include a new, relocated concrete island with the relocation of the right-turn lane, to provide refuge to pedestrians crossing Reston Parkway and Sunset Hills Road. The crosswalk on the north approach of Reston Parkway to Sunset Hills Road should be realigned to connect to this new island, and the applicant should also explore the extension of the median snubs on Reston Parkway and Sunset Hills Road. If possible, without conflict to left turn movements, these should be extended to provide pedestrian refuge in the median for the crosswalk areas. Further, the sidewalk which is shown to be constructed along the Sunset Hills Road frontage should be located so as to accommodate this road widening.

At this time, the applicant has not committed to providing these road improvements. The Plan Notes state that the applicant will reserve the required right-of-way for widening of the road, and will dedicate this right-of-way to the

County within 60 days of demand by VDOT or the County, as well as necessary construction easements. However, the applicant is not proposing to construct the road widening or escrow funds for this purpose. Further, the proposed sidewalk along Sunset Hills Road would be located within the area dedicated for the future widening, and therefore the sidewalk would need to be relocated at the County or VDOT's expense at the time of the widening of Sunset Hills Road.

These issues discussed above are considered to be outstanding, and if not addressed at this time must be addressed at the time of site plan approval. Providing road widening in accordance with the Comprehensive Plan is a required site plan improvement unless waived. The applicant has been advised that the Department of Transportation would not support a waiver of frontage improvements, to include construction of the additional lane on Sunset Hills Road, at the time of site plan review.

#### **Urban Forestry Analysis (See Appendix 10)**

The Urban Forestry Analysis Memorandum is dated May 30, 2002, and is based on the Conceptual Plan dated May 10, 2002, which has since been revised through June 24, 2002. The following urban forestry issues have been identified with this application.

It was recommended that a significant area of tree save along Reston Parkway be provided. The proposed plan previously did not show adequate protection of the root zone of the trees proposed to be saved in this area, and a particular tree, identified on the plan as tree #21, should be included in the save area. The revised plans show a reduction in the amount of clearing and the grading which will be done in this area, and includes saving tree #21. In addition, other tree save areas were adjusted to include removal of trees identified as #12 and #14 because of their poor condition.

The applicant has also stated that they will agree to use 6-foot chain link fencing attached to steel posts driven into the ground for tree preservation fencing. Staff recommends that the applicant commit to these items specifically in the Conceptual Plan Notes.

#### **Public Facilities Analysis (See Appendices 11-16)**

There are no public facilities issues identified with this request.

Sanitary Sewer Analysis: The application property is located in the Difficult Run (D-2) watershed. It would be sewer into the Blue Plains Treatment Plant. Based on current and committed flow, excess capacity is available at this time.

Water Service Analysis: Adequate domestic water service is available is available at the site from existing 24, 12, and 8-inch water mains located at the

property. Depending on the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Fire and Rescue Analysis: The application property is serviced by the Fairfax County Fire and Rescue Department Station # 25, Reston. The subject property currently meets fire protection guidelines.

Utilities Planning and Design Analysis: There are no downstream complaints on file relevant to this proposed development. There are no downstream deficiencies identified in the Fairfax County Master Drainage Plan associated with this application.

Schools Analysis: Enrollment in the schools listed: Lake Anne Elementary, Hughes Middle, South Lakes High, are currently projected to be near or above capacity. Thirty (30) students would be generated by this proposal.

Park Authority Analysis: The Park Authority Analysis states that outdoor recreational facilities should be provided for residents of the proposed development, and is requesting a contribution of \$120,130 (\$955 per unit). The applicant is proposing to provide a fitness center, community center, an outdoor (rooftop) pool, and passive recreation areas, as shown on the CPA.

#### **Land Use and Environmental Analysis (See Appendix 8)**

The Land Use Analysis Memorandum is dated June 13, 2002, and is based on the Conceptual Plan dated February 1, 2002, which has since been revised through June 24, 2002. All land use issues have been resolved as follows and with the Conceptual Plan Notes.

The proposed multi-family residential density of 49.92 dwelling units per acre is in conformance with the use and density recommendations of the Comprehensive Plan, and there are no conflicts posed with the environmental policies of the Plan. The Plan text establishes guidelines for evaluation of proposed development within Transit Station Areas, and includes guidelines for building design, height and mass, the arrangement and siting of buildings, design compatibility with the surrounding community, incorporation of open spaces, presence of trees, landscaping, and natural environment, pedestrian and bicycle access and connections, transit access and connections, parking areas, buffers, lighting, and signage. Staff believes that the above-listed criteria have been appropriately addressed with the proposed application. Signage has not been addressed with this proposal, however the applicant has committed in the Plan Notes to pursue a Comprehensive Sign Plan for the site, or that signage would be provided in accordance with Article 12 of the ordinance.

### **Conformance with Proffers and Development Plan**

The approved DP for Part 12 allows all uses permitted by-right under the PRC 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 students or more daily. Included in that category also is Housing for the Elderly. 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 FAR of 0.70, and the building height to a maximum of 10 stories or 120 feet (see Appendix 5). Subsequently a determination was made by the agent of the Zoning Administrator which interpreted that these building height limits could be either 10 stories or 120 feet maximum (see Appendix 6).

On the "Circulation" element of the "Master Conceptual Plan" only one entrance to the site is shown, on Sunset Hills Road. However, the two entrances proposed by the applicant on Sunset Hills Road and Reston Parkway are each right-in, right-out only, therefore with only one entrance to the site it would be more difficult for residents to gain access to and from the site. The applicant is providing the sidewalk as shown along Sunset Hills Road, although not in the location preferred by staff, in addition to the existing trail along Reston Parkway. On the "Open Space and Landscaping" element of the "Master Conceptual Plan", a landscaped buffer averaging approximately 30 feet in width is proposed along the Reston Parkway frontage, and a landscaped buffer approximately 20 feet in width at the narrowest point along the Sunset Hills Road frontage, as indicated on the plan.

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. The Conceptual Plans are to include: a vehicular and traffic circulation plan, including location of entrances, minor streets, 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, location and type of housing units, location of office and commercial buildings, and location of parking structures. Staff believes that the applicable elements from this list have been addressed with this proposed Conceptual Plan, with the exception of the vehicular and traffic circulation portion. As stated above, staff believes that the widening of Sunset Hills Road to three through lanes, as called for in the Comprehensive Plan, should be constructed with this proposal.

## **ZONING ORDINANCE PROVISIONS**

### **Maximum Density**

The application property is zoned PRC and is the subject of an approved development plan and Master Conceptual Plan which would permit residential development. This application submits a Conceptual Plan to permit construction of a multi-family residential building, consisting of a maximum of 296 dwelling units in a single structure which would be a maximum height of 120 feet. The proposed density would be 49.92 du/ac. Residential densities within the PRC District must be designated low, medium, or high on the approved development plan. This site is located within the Town Center Urban Core, and is designated on the Conceptual Plan for high-density residential development. In accordance with Zoning Ordinance Sect. 6-308, the density for all high density residential development shall not exceed 60 persons per acre, and no individual high density residential area shall exceed a density of 50 dwelling units per acre. Sheet 1 of the CP states that the density in all high-density residential areas, including this proposal would be 37.02 persons per acre with approval of this development.

In addition to the density requirements for areas designated as low, medium, or high density, the overall density within a PRC District shall not exceed 13 persons per acre. The applicant has submitted documentation which demonstrates that the overall density for this PRC District with the proposed residential development is approximately 11.75 persons per acre.

### **Bulk Regulations**

In the PRC District there are no minimum lot size requirements, maximum building height requirements or minimum yard requirements for multiple family dwellings except that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. The proposed structure will be set back approximately 69 feet from Reston Parkway, and approximately 37 feet from the right-of-way along Sunset Hills Road. The proposed building design is oriented to Reston Parkway and Sunset Hills Road, with the open space "shielded" from the roads by the building. The layout of the site would not adversely effect the surrounding properties or their uses. Therefore, it is staff's position that the applicant has satisfied this standard.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions, as well as the approved Development Plan. However, major outstanding transportation issues remain, including the widening of Sunset Hills Road to three lanes westbound, as called for in the Comprehensive Plan, and as committed to by other adjacent developers. If not addressed now, this outstanding issue will be resolved at the time of site plan review. However, it is possible that layout of the site could be affected by this requirement, and subsequently a Conceptual Plan Amendment may be needed, therefore it is preferable that the applicant address this issue now. Staff also recommends that additional detail be provided on the design and composition of the retaining walls, especially along Reston Parkway, as well as specifying the tree preservation commitments in the Conceptual Plan notes.

### **Staff Recommendations**

Staff recommends approval of CPA 86-C-121-10, subject to the Conceptual Plan Notes dated June 24, 2002, which are contained in Appendix 1 of the staff report.

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

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

## **APPENDICES**

1. Conceptual Plan Notes
2. Affidavit
3. Statement of Justification
4. Previously approved Conceptual Plan and Notes for CP 86-C-121-10
5. Excerpted Proffers for the Reston Town Center and Approved Development Plan for RZ 86-C-121
6. Interpretation regarding Maximum Building Height
7. Reston Town Center Master Conceptual Plan
8. Plan Citations and Land Use and Environmental Analysis
9. Transportation Analysis

**APPENDICES (Cont.)**

10. Urban Forestry Analysis
11. Sanitary Sewer Analysis
12. Water Service Analysis
13. Fire and Rescue Analysis
14. Utilities Planning and Design Analysis (DPW)
15. Schools Analysis
16. Park Authority Analysis
17. Glossary of Terms

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT  
SECTION 95, BLOCK 1  
Sunset Hills Tower  
January 30, 2002  
Revised: June 24, 2002

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 Amendment (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 Public Works and Environmental Services ("DPWES").
3. The Tax Map reference for the parcel is 17-3 ((1)), Parcel 37. Sunset Hills Tower, LLC., its successors or assigns (the "Applicant"), shall utilize the proposed building for high-density residential.
4. The proposed building shall contain no more than 296 dwelling units.
5. The maximum building height shall not exceed 120 ft.
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 DPWES 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 DPWES 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 DPWES.

#### 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 dedicate 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 area shall be dedicated and conveyed to the Fairfax County Board of Supervisors in fee simple, at no cost to the County, at the time of site plan approval or upon 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 multi-family residential units. 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. The leasing office may include a furnished model apartment. This apartment shall not be occupied as a dwelling unit and is not counted toward residential density of this proposal.

#### 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. Any revisions to the proposed building design, landscaping, signage, and lighting shall be in substantial conformance with this Concept Plan.
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.
20. The maximum height of the retaining walls shall be approximately as shown on the plan (sheet #2) and the retaining walls shall be constructed of concrete or masonry.

#### TOWN CENTER CONCEPT PLAN AMENDMENTS

21. 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.
22. To our knowledge, there are no known burial sites existing on the property.
23. SWM/BMP is provided onsite by an existing wet pond. The applicant will demonstrate at the time of site plan review that the facility has adequate capacity.

#### 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 DPWES, 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.

#### SITE LIGHTING

26. Parking lot and exterior building lighting will be fully shielded and directed inward and/ or downward to avoid glare to adjacent properties.

**REZONING AFFIDAVIT**

**JUN 25 2002**

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

I, Sheri L. Hoy, Legal Assistant, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)             applicant  
                              applicant's authorized agent listed in Par. 1(a) below      *2002 960*

in Application No.(s): CPA 86-C-121-10  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application, and, if any of the foregoing is a **TRUSTEE\***, each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Sunset Hills Tower LLC Agent: Albert H. Small, Jr.	12030 Sunrise Valley Drive, Ste. 170 Reston, VA 20191	Property Owner/Applicant TM 17-3-((1))-37
McGuireWoods LLP Agents: Jonathan P. Rak, Esquire Sheri L. Hoy, Legal Assistant Meagan E. Micozzi, Planner (Former)	1750 Tysons Blvd., Ste. 1800 McLean, VA 22102	Attorney/Agents
Urban Engineering & Associates, Inc. Agent: Eric S. Siegel	7712 Little River Turnpike Annandale, VA 22003	Engineers/Agent

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT  
JUN 25 2002

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

2002-966

for Application No. (s): \_\_\_\_\_ CPA 86-C-121-10  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Sunset Hills Tower LLC                      12030 Sunrise Valley Drive, Ste. 170  
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

Members:  
Small Holdings, LLC                      Albert H. Small, Jr.                      Doulgas F. Erdman

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

(check if applicable)     There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: JUN 25 2002  
(enter date affidavit is notarized)

*2002-968*

for Application No. (s): CPA 86-C-121-10  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Small Holdings, LLC                      c/o Sunset Hills Tower LLC  
12030 Sunrise Valley Drive, Ste. 170  
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Albert H. Small, Sr.  
Albert H. Small, Jr.  
Douglas F. Erdman

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Urban Engineering & Associates, Inc.                      7712 Little River Turnpike  
Annandale, VA 22003

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Barry B. Smith                                      Brian A. Sears                                      J. Edgar Sears, Jr.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

J. Edgar Sears, Jr., President & Treasurer  
Barry B. Smith, Vice President/Secretary

(check if applicable)        There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: JUN 25 2002  
(enter date affidavit is notarized)

2002-966

for Application No. (s): CPA 86-C-121-10  
(enter County-assigned application number(s))

1(c) The following constitutes a listing\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable) [X] The above-listed partnership has no limited partners

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

Aaronson, Russell T., III  
Adams, Michael  
Adams, Robert T.  
Ames, W. Allen, Jr.  
Anderson, Arthur E., II  
Anderson, Donald D.  
Andre-Dumont, Hubert  
Atkinson, Frank B.  
Aucutt, Ronald D.  
Bagley, Terrence M.  
Baril, Mary Dalton  
Barnum, John W.

Barr, John S.  
Bates, John W., III  
Belcher, Dennis I.  
Blanco, Jim L.  
Boland, J. William  
Bracey, Lucius H., Jr.  
Broadus, William G.  
Brown, Thomas C., Jr.  
Burke, John W., III  
Burkholder, Evan A.  
Burrus, Robert L., Jr.  
Busch, Stephen D.

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

**JUN 25 2002**

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

2882-966

for Application No. (s): \_\_\_\_\_  
CPA 86-C-121-10  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuire Woods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Cabaniss, Thomas E.  
Caims, Scott S.  
Capwell, Jeffrey R.  
Carter, Joseph C., III  
Cason, Alan C.  
Cogbill, John V., III  
Courson, Gardner G.  
Cranfill, William T.  
Cromwell, Richard J.  
Culbertson, Craig R.  
Cutchins, Clifford A., IV  
Cullen, Richard  
Dabney, H. Slayton, Jr.  
Deem, William W.  
de Cannart d'Hamale, Emmanuel  
den Hartog, Grace R.  
Douglass, W. Birch, III  
Dudley, Waller T.  
Dunetz, Jeffrey L.  
Dyke, James Webster, Jr.  
Earl, Marshall H., Jr.  
Edwards, Elizabeth F.  
Evans, David E.  
Feller, Howard  
Fennebresque, John C.  
Fifer, Carson Lee, Jr.  
Flemming, Michael D.  
France, Bonnie M.

Franklin, Stanley M.  
Freye, Gloria L.  
Getchell, E. Duncan, Jr.  
Gieg, William F.  
Gillece, James P., Jr.  
Glassman, M. Melissa  
Goodall, Larry M.  
Gordon, Alan B.  
Grandis, Leslie A.  
Grimm, W. Kirk  
Hampton, Glenn W.  
Harmon, T. Craig  
Heberton, George H.  
Howard, Marcia Morales  
Isaf, Fred T.  
Johnston, Barbara Christie  
Joslin, Rodney D.  
Kane, Richard F.  
Katsantonis, Joanne  
Keefe, Kenneth M., Jr.  
King, Donald E.  
King, William H., Jr.  
Kittrell, Steven D.  
Krueger, Kurt J.  
La Fratta, Mark J.  
Lawrie, Jr., Henry deVos  
Little, Nancy R.  
Mack, Curtis L.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

**JUN 25 2002**

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

2002-966

for Application No. (s): \_\_\_\_\_  
CPA 86-C-121-10  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Marshall, Gary S.  
Martin, George Keith  
McArver, R. Dennis  
McCallum, Steven C.  
McElligott, James P.  
McElroy, Robert G.  
McFarland, Robert W.  
McGee, Gary C.  
McIntyre, Charles Wm.  
McMenamin, Joseph P.  
Melson, David E.  
Menges, Charles L.  
Menson, Richard L.  
Michels, John J., Jr.  
Milton, Christine R.  
Murphy, Sean F.  
Newman, William A.  
Nunn, Daniel B. Jr.  
Oostdyk, Scott C.  
O'Grady, Clive R. G.  
O'Grady, John B.  
Oakey, David N.  
Padgett, John D.  
Page, Rosewell, III  
Pankey, David H.  
Pollard, John O.  
Price, James H., III  
Pusateri, David P.

Richardson, David L.  
Rifken, Lawrence E.  
Riopelle, Brian C.  
Robertson, David W.  
Robinson, Stephen W.  
Rohman, Thomas P.  
Rogers, Marvin L.  
Rooney, Lee Ann  
Rosen, Gregg M.  
Russell, Deborah M.  
Rust, Dana  
Sable, Robert G.  
Satterwhite, Rodney A.  
Schill, Gilbert E., Jr.  
Sellers, Jane Whitt  
Shelley, Patrick M.  
Skinner, Halcyon E.  
Slaughter, Alexander H.  
Slone, Daniel K.  
Smith, James C., III  
Smith, R. Gordon  
Spahn, Thomas E.  
Stallings, Thomas J.  
Steen, Bruce M.  
Stone, Jacquelyn E.  
Strickland, William J.  
Stroud, Robert E.  
Summers, W. Dennis

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: JUN 25 2002  
(enter date affidavit is notarized)

2002-960

for Application No. (s): CPA 86-C-121-10  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- Swartz, Charles R.
- Swindell, Gary W.
- Tashjian-Brown, Eva S.
- Taylor, D. Brooke
- Tetzlaff, Theodore R.
- Thornhill, James A.
- Van der Mersch, Xavier
- Vick, Howard C., Jr.
- Waddell, William R.
- Walker, Howard W.
- Walsh, James H.
- Watts, Stephen H., II
- Wells, David M.
- Whittemore, Anne Marie
- Williams, Stephen E.
- Williams, Steven R.
- Williamson, Mark D.
- Wilson, Ernest G.
- Wood, R. Craig
- Word, Thomas S., Jr.
- Younger, W. Carter
- Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: JUN 25 2002  
(enter date affidavit is notarized)

2002-966

CPA 86-C-121-10

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

None

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT  
JUN 25 2002

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

2002-965

CPA 86-C-121-10

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "NONE" on line below.)**

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[ ] Applicant

[X] Applicant's Authorized Agent

Sheri L. Hoy, Legal Assistant, Agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 25th day of June 2002, in the State/Comm. of Virginia, County/City of Fairfax.

*Shirley L. Powers*  
Notary Public

My commission expires: 2-29-2017

**STATEMENT OF JUSTIFICATION****Town Center Concept Plan****Sunset Hills Tower LLC**

February 1, 2002

revised May 10, 2002

**I INTRODUCTION AND OVERVIEW**

Sunset Hills Tower LLC (the 'Applicant') requests approval of a Town Center Concept Plan to permit residential development on property located in Reston Section 95, Block 1 and identified by Fairfax County Tax Map Reference 17-3 ((1)) 37. This concept plan will supercede a previously approved plan for the site. The proposed development will consist of a building containing 296 residential units for general occupation. Development will be designed and implemented in a manner that is consistent with the high-quality urban design standards established by existing commercial and residential development located in the Reston Town Center Urban Core. Residential density will be commensurate with the density requirements for the Reston PRC area and the Reston High Density category of development that applies to the subject property. The site location is, perhaps, the sole remaining opportunity for residential development in close proximity to the proposed transit station and complements the existing high density office uses across both streets.

**II RESIDENTIAL DENSITY IN RESTON**

The subject property is zoned PRC - Town Center (Planned Residential Community - Town Center) and is subject to the rezoning, proffers and proffered Development Plan that encumber approximately 450 acres identified as the Reston Town Center. Residential development is a by-right use in the PRC district, and high-rise multi-family residential development is an approved use for the subject property according to the governing Development Plan. In accordance with Section 6-308 of the Zoning Ordinance, the proposed development as shown on the attached Town Center Concept Development Plan plat is in conformance with the density limitations imposed for greater Reston and for high density residential development areas in Reston such as the subject property. The Zoning Ordinance restricts residential density in greater Reston to thirteen (13) persons per acre and fifty (50) dwelling units per acre for any one parcel located in a high density area. The attached chart indicates that once the residential density proposed as a part of Sunset Hills Tower is added to the residential density computations for both of these categories, the totals are still within these limitations.

**III COMPREHENSIVE PLAN**

The subject property is located in Land Unit D of the Upper Potomac Planning District of Area IV. Comprehensive Plan recommendations for Land Unit D acknowledge the high-density, mixed use designation that is appropriate for this area of Reston.

General recommendations indicate that parcels should develop as single units, incorporate high-quality, coordinated urban design features into individual projects, and that the overall density for the Town Center Urban Core should not exceed .95 FAR. The proposed residential project is designed to include attractive and appropriate architectural features that both distinguish the development, and allow it to blend with other residential and mixed-use developments in the Core to the north and the west. The subject property will be developed as a single parcel although the proposed density will not cause the overall Core density to exceed the .95 FAR limitation imposed by the Plan. In addition, the proposed development will include an extensive buffer along the rear of the property to provide adequate screening for the Fairfax County Park Authority's W & OD Trail that runs along the property, and for which the Comprehensive Plan recommends adequate buffering. For all of the reasons stated herein, the proposed development is in clear conformance with the Comprehensive Plan and its objectives for the Town Center Urban Core.

#### **IV DESIGN AND LOCATION**

The proposed development will consist of 296 residential units contained within a single building of approximately 12 stories (120 feet). The design, configuration, and general size of the proposed building will compliment the existing residential development to the north of the subject property. As stated above, high-quality design features of a similar style and similar materials as have been used throughout the Town Center will be incorporated throughout the development.

The proposed development will incorporate a complete amenity package for use by residents of the property. This amenity package will include, but is not limited to, a courtyard/entry area with landscaping, seating and water features, a fitness area with locker rooms and shower facilities, a business center with conference room, a clubroom with kitchen, a game room, and a concierge service desk.

The site is uniquely located to provide residential use with pedestrian access to the proposed Bus Rapid Transit and future Metrorail station serving the Reston Town Center. The site is in easy walking distance from the numerous large office buildings and the retail and entertainment uses of the Town Center. The recreational opportunities of the W&OD trail are also adjacent to the property. In an effort to enhance the pedestrian network of the surrounding area, the applicant is proposing to develop sidewalks along both the Reston Parkway and Sunset Hills Road frontages of the subject property, as demonstrated on the attached Concept Plan Amendment Plat.

The plan preserves and enhances an existing stormwater pond which is incorporated into the landscape plan as an amenity of the development. Significant tree preservation consistent with the previously approved concept plan is also a feature of the proposal.

The majority of parking spaces will be constructed in a below grade parking garage beneath the building. Access will be from both Sunset Hills Road and the Reston

Parkway with a driveway connection allowing residents and guests to exit onto either roadway.

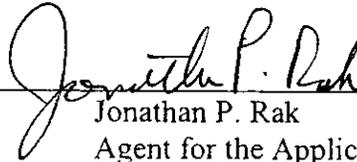
**V CONCLUSION**

For all the aforementioned reasons, the Applicant respectfully requests the support of the Fairfax County Office of Comprehensive Planning and the Planning Commission and approval of this application by the Board of Supervisors.

Respectfully submitted,

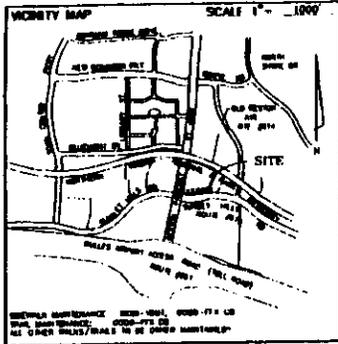
McGuireWoods LLP

By: \_\_\_\_\_



Jonathan P. Rak  
Agent for the Applicant

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



NO.	TYPE	LOCATION	REMARKS	DATE	APPROVED	REVISION
1001	SEWER	7.00	SEWER	08/08	REVISION	D
1002	SEWER	7.00	SEWER	08/08	REVISION	D
1003	SEWER	7.00	SEWER	08/08	REVISION	D
1004	SEWER	7.00	SEWER	08/08	REVISION	D
1005	SEWER	7.00	SEWER	08/08	REVISION	D

**SHEET INDEX**

- COVER SHEET
- TOWN CENTER CONCEPT DEVELOPMENT PLAN
- LANDSCAPE PLAN
- CRAFTS COURTYARD, OVERLOOK TERRACE & POND
- SECTIONS THROUGH STREET SETBACKS / PROJECT SIGN ELEVATIONS
- ARCHITECTURAL PERSPECTIVES
- TOWN CENTER DEVELOPMENT PLAN
- MASTER CONCEPT PLAN

RESTON TOWN CENTER CONCEPT PLAN - SECTION 95, BLOCK 1  
CHANCELLOR PARK AT RESTON  
MARCH 20, 1997

- The parcel subject to this Town Center Concept Plan is shown as Section 95, Block 1.
- The property owner in the subject of this application shall be deemed to be in compliance with the Town Center Concept Plan (the "Plan") subject, however, to those areas shown on the site plan which are not shown on the Plan. The applicant shall be deemed to be in compliance with the Plan to the extent that the applicant is in compliance with the Plan.
- The applicant shall be responsible for obtaining all necessary permits for the proposed building for the site.
- The applicant shall be responsible for obtaining all necessary permits for the proposed building for the site.
- The applicant shall be responsible for obtaining all necessary permits for the proposed building for the site.

**LEGEND**

- The applicant shall provide landscaping on the applicant property (the "Site") as shown on Sheet 2 of this Plan. The applicant shall be responsible for obtaining all necessary permits for the proposed landscaping on the Site.
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**PROVISIONS**

- The applicant shall be responsible for obtaining all necessary permits for the proposed landscaping on the Site.
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PREVIOUSLY ZONED	ACREAGE	TYPE	TYPE	LIMITS	PERSONS	PERSONS
SUBDIVISION		USE	USE	RESERVED	PERMITTED	PER ACRE
NORTH SECTION	2,894.19	-	-	11,810	34,000	-
SOUTH SECTION	3,278.87	-	-	10,392	31,742	-
<b>SUB TOTAL</b>	<b>6,173.06</b>	-	-	<b>21,202</b>	<b>65,742</b>	-
SECTION 95 BLOCK 1	0.20	HOUS	MF	100	420	70.00
<b>TOTAL</b>	<b>6,373.26</b>	-	-	<b>22,302</b>	<b>66,162</b>	<b>10.85</b>

1.15 PERSONS PER GROSS RESIDENTIAL ACRE PERMITTED

**SITE DATA**

- (SEE NOTE #18, THIS SHEET)
- CURRENT ZONE:** PUC  
**SITE AREA:** 232,387 sq ft = 5.36785 acres (21,002.30 sq ft = 4.79053 acres)  
**PROPOSED USE:** HOUSING FOR THE ELDERLY
- BASED ON:**  
FOOT PRINT AREA= 20,000 sq ft = 459.00 sq ft  
GROSS FLOOR AREA= 101,000 sq ft = 23,111.11 sq ft  
4.00 - 6.00 (CALCULATION INCLUDES 3.00 FT. OF STREET DEEDICATION DENSITY CREDIT FROM RESTON PARKWAY AND SUWEEY HILLS ROAD)
- NUMBER OF STORES:** 5  
**BLDG HEIGHT:** RESTON PARKWAY SIDE - LESS THAN 50 FT (10 MD FT OF ROOF)  
OTHER SIDES OF BLDG - LESS THAN 44 FT (10 MD FT OF ROOF)
- CONSTRUCTION TYPE:** 2-A PER 1996 BOCA  
**USE GROUP:** 2-A PER 1996 BOCA
- NUMBER OF ROOMS:** 100  
**NUMBER OF EMPLOYEES ON MAJOR SHIFT:** 30
- REQUIRED PARKING:**  
ONE(1) SPACE PER (1) D.U. + ONE(1) SPACE PER ONE(1) EMPLOYEE ON THE MAJOR SHIFT.  
= 148 D.U. + 30 EMP = 178 SPACES
- PARKING PROVIDED:** = 110 SPACES (INCLUDING 7 HANDICAPPED SPACES)
- LANDSCAPE REQUIREMENTS:**  
ONE(1) SPACE FOR THE FIRST 100,000 sq. ft. + ONE(1) SPACE FOR EACH ADDITIONAL 100,000 sq. ft. = NINE(9) SPACES
- LANDSCAPE PROVIDED:** = NINE(9) SPACES
- SEWER:**  
SEWER SERVICE REQUIRED = 120,000 GPD. FT. = 2.90 AC. (11,792 sq. ft. = 1.1792 ac)  
SEWER SERVICE PROVIDED = 300 (BASED ON TOTAL SITE AREA LESS 2,741 SQ. FT. OF "AREA RESERVED FOR FUTURE PUBLIC STREET PURPOSES")
- STORMWATER:**  
STORMWATER SERVICE PER ACRE = 100 D.U./3.00 AC = 33.34 D.U./AC

**DEVELOPER / APPLICANT**

**COMATRIX OF MASSACHUSETTS, INC.**  
107 FIRST AVENUE  
REEDHAM, MA 02184  
PH (617) 430-1800

**OWNER**

**WESTERRA RESTON, L.L.C.**  
1151 FREEDOM DRIVE SUITE 300  
RESTON, VIRGINIA 22090  
PH (703) 742-6400

0-29-97
0-17-97
1-20-98
2-27-98
3-20-98

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



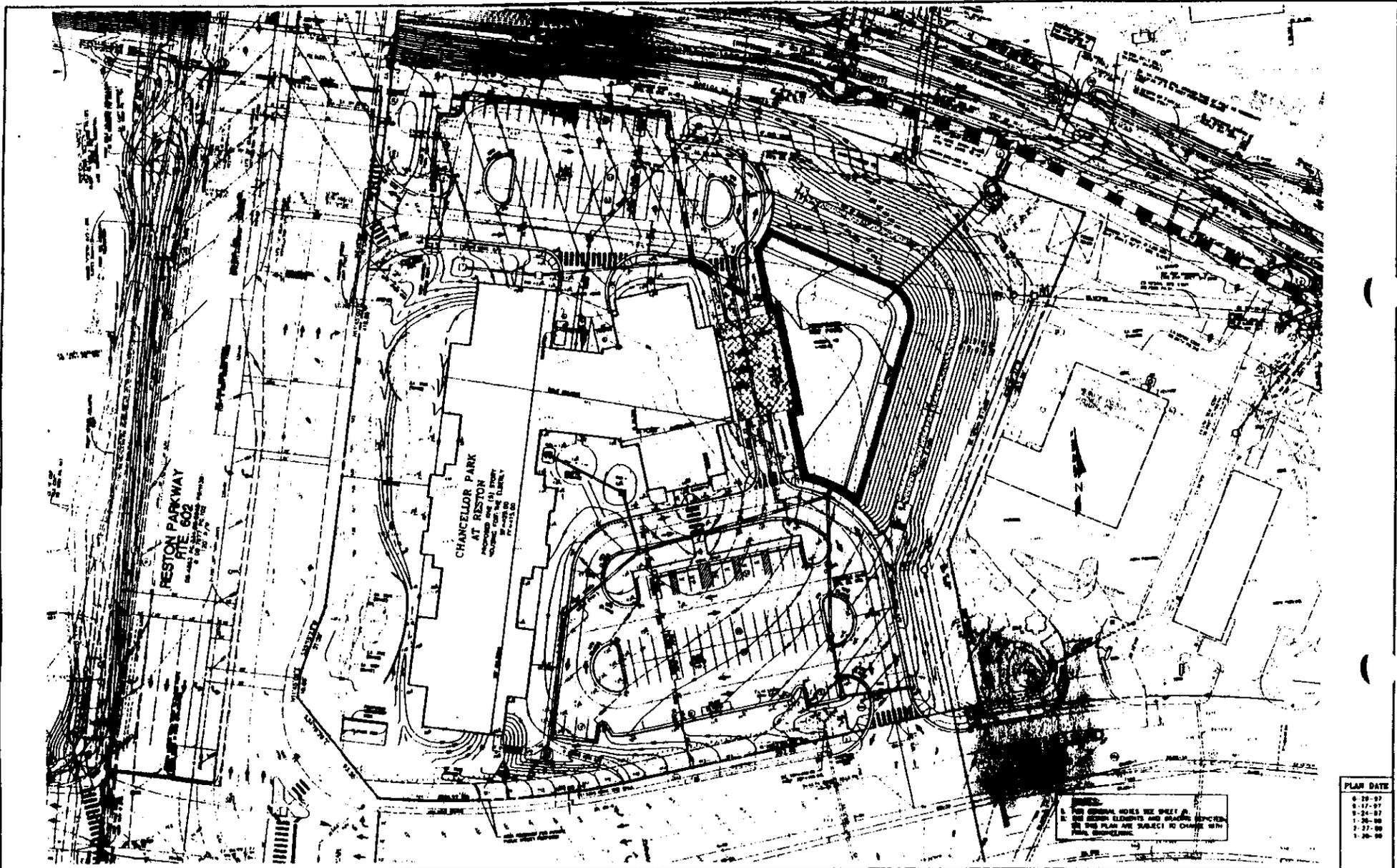
**COVER SHEET**  
CHANCELLOR PARK AT RESTON  
RESTON SECTION 95 BLOCK 1  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE N/A C.I. N/A DATE SEPT. 1997

1
OF
8
FILE NO
MSC 836-1

DATE	REVISION	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



PLAN DATE
6-28-97
8-17-97
9-24-97
1-28-98
7-27-98
1-26-99

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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

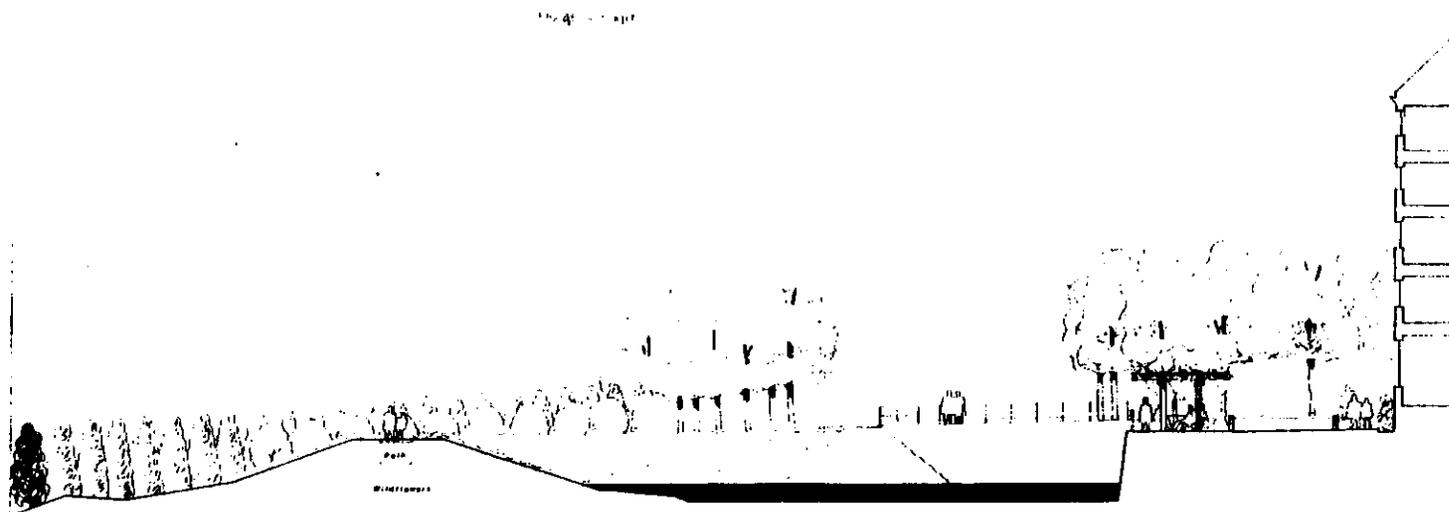


RESTON TOWN CENTER CONCEPT DEVELOPMENT PLAN  
 CHANCELLOR PARK AT RESTON  
 RESTON SECTION 95 BLOCK 1  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

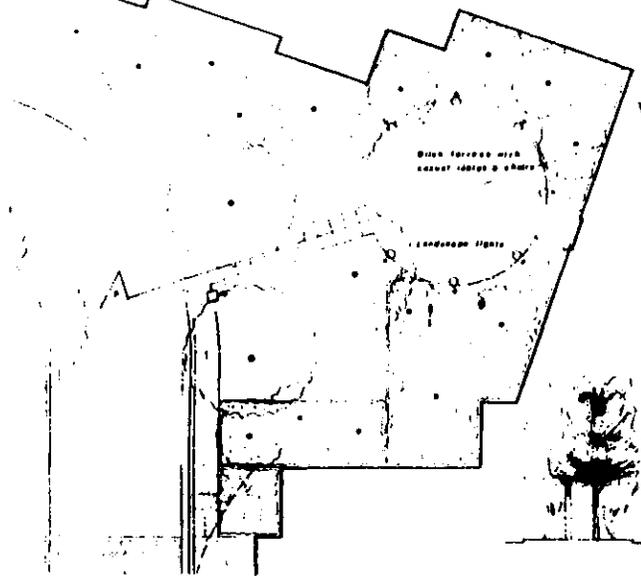
SCALE 1"=30' C.T. DATE AUGUST, 1997

SHEET
2
OF
8
FILE No
MSC 836-1

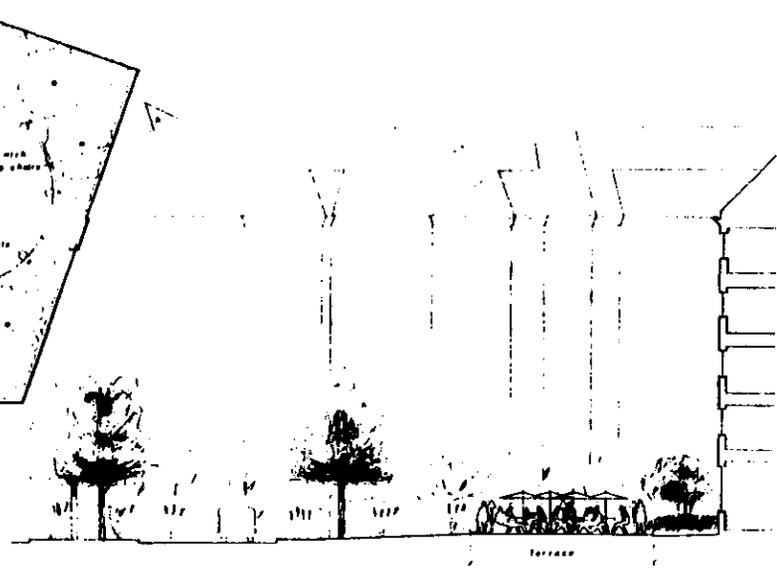




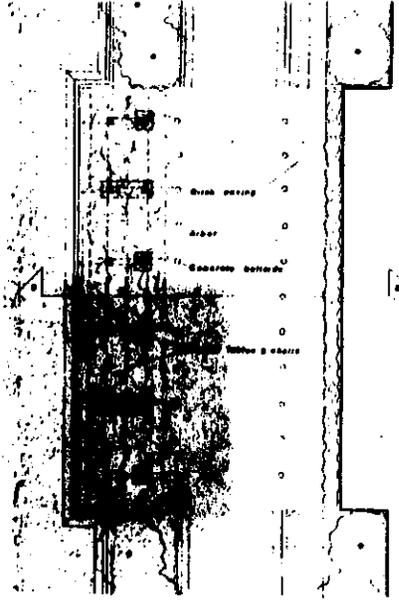
SECTION B-B POND AND OVERLOOK TERRACE



PLAN CRAFTS COURTYARD



SECTION B-B CRAFTS COURTYARD



CRAFTS COURTYARD  
OVERLOOK TERRACE & POND  
Scale: 1" equals 10'-0"  
See Typical Landscaping and Urban Design  
Plan (Landscape) Sheet No. 17  
HUNTER HILL DISTRICT  
NOV 1971 (REV. 1) BY JEA/MS/20/10

PLAN DATE: 5/10/70

NO.	DATE	REVISION	REV BY	APPROVED BY

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

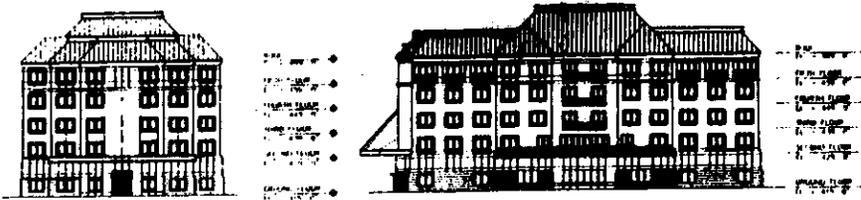
**CRAFTS COURTYARD AND OVERLOOK TERRACE PLAN**  
 CHANCELLOR PARK AT RESTON  
 RESTON SECTION 95 BLOCK 1  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 10' C.I. W/A DATE: \_\_\_\_\_

SHEET	OF	FILE No.

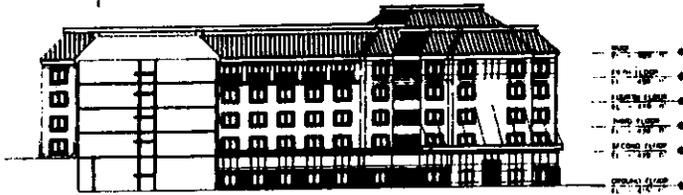
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

DOMENIC DIGIORGIO ARCHITECT

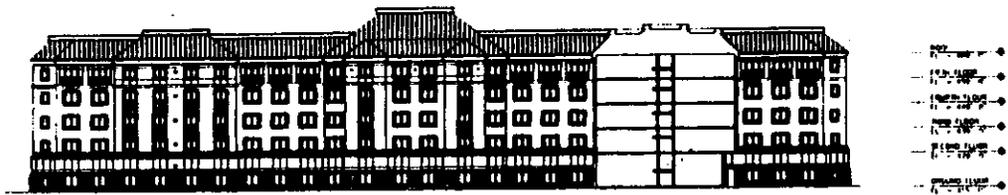


NORTH ELEVATION OF CHANCELLOR PARK

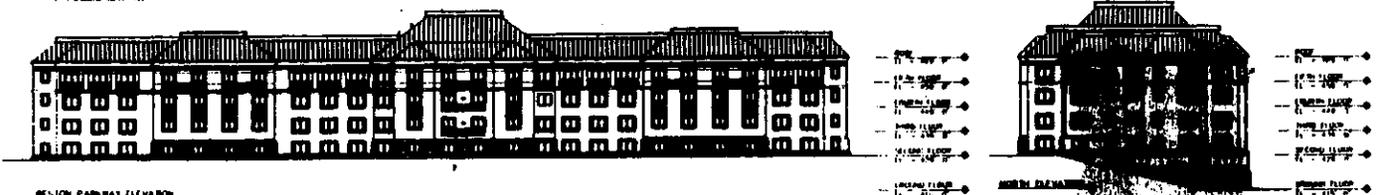
SIDE ELEVATION



NORTH ELEVATION



EAST ELEVATION



RESTON PARKWAY ELEVATION



NORTH ELEVATION

CAREMATRIX

225  
FRED  
STREET  
BOSTON  
MASSACHUSETTS  
02114  
TELEPHONE  
617  
742 5318

PLAN DATE  
9-29-97  
9/30/96

NO.	REVISION	DATE	APPROVED BY

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



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

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  
URC-838-1







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.

art and artifacts. This room may or may not be part of the APPENDIX 5 center at the discretion of Applicant. Should Fairfax County elect not to lease such room, it will be utilized by Applicant for art and cultural uses.

#### D. DEVELOPMENT PLAN FOR RZ 86-C-121

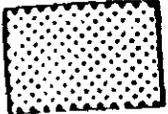
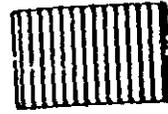
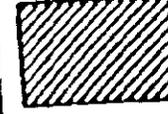
1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to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

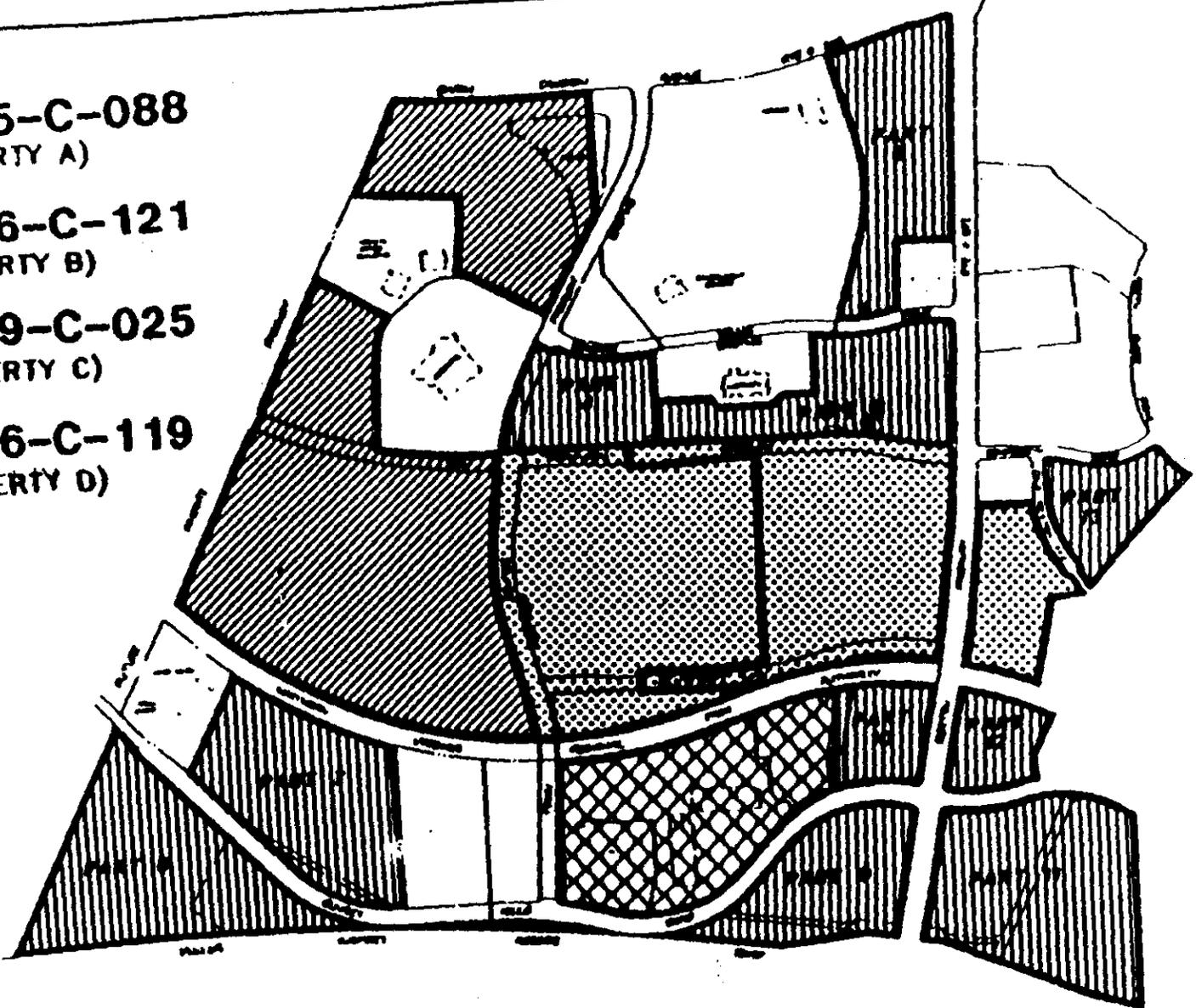
- a vehicular traffic circulation plan including approximate location of entrances
- minor streets in approximate location
- pedestrian walkways and trails
- landscaping and screening
- open space
- recreation and community facilities
- location of a time-transfer transit hub
- floor area ratios
- height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

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

#### E. DEVELOPMENT PLAN FOR RZ 86-C-118

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

-  **RZ 85-C-088**  
(PROPERTY A)
-  **RZ 86-C-121**  
(PROPERTY B)
-  **RZ 89-C-025**  
(PROPERTY C)
-  **RZ 86-C-119**  
(PROPERTY D)

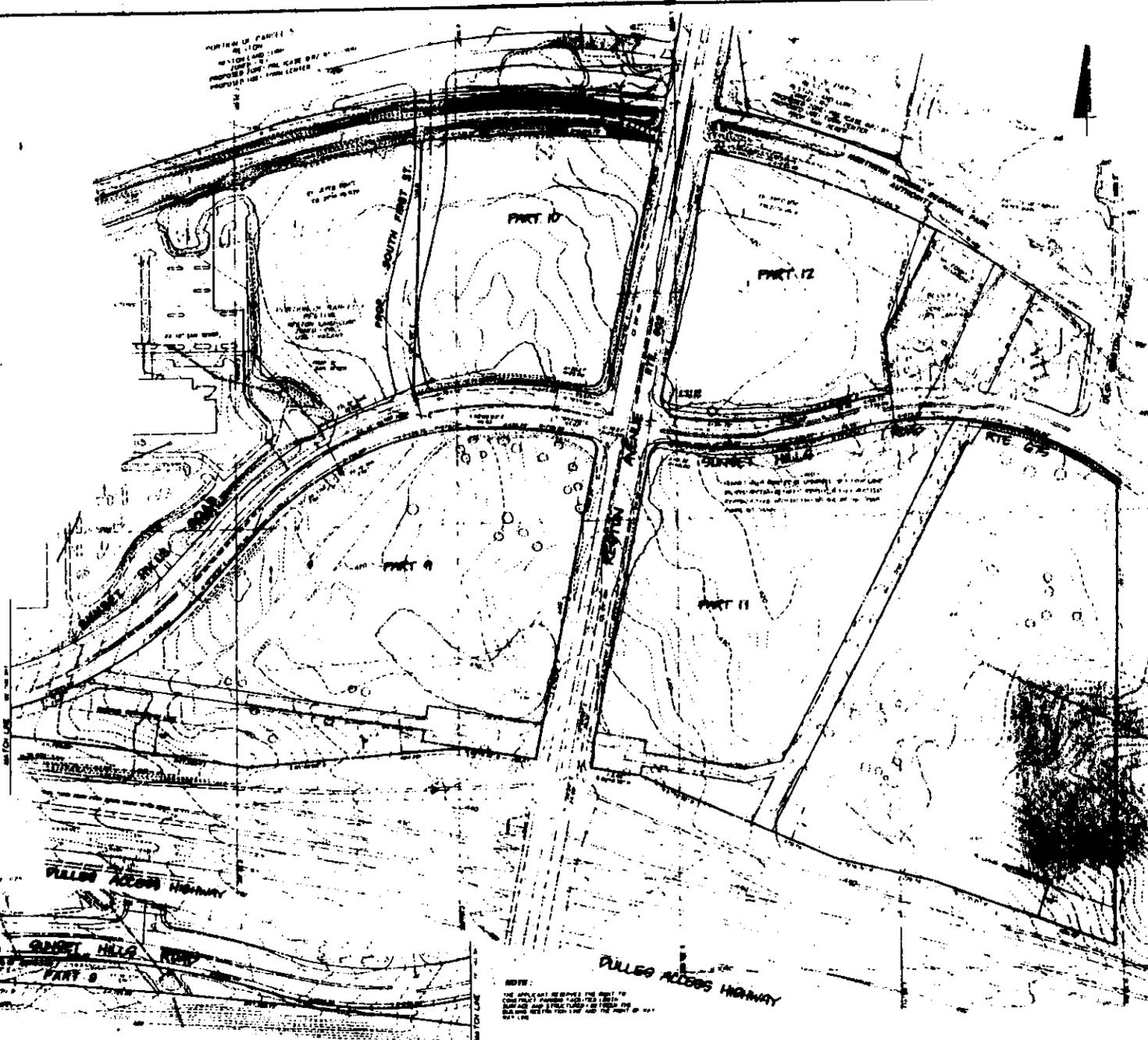


PLAT NUMBER  
**PROPERTIES A,B,C, & D**  
**TOWN CENTER**  
**RESTON**

PREPARED BY  
 REGIONAL AND METROPOLITAN  
 PLANNING COMMISSION

5-20-60

NORTHERN PORTION OF PARCELS 9, 10, 11, 12  
RE ZONING  
AND  
PROPOSED PLANNING CASE NO. 17-100  
PROPOSED PLANNING CASE NO. 17-100  
PROPOSED PLANNING CASE NO. 17-100



- 11 The maximum gross floor area of commercial space shall not exceed 817,000 square feet.
- 12 Maximum building height shall not exceed 15 stories (150 ft.).
- 13 The maximum gross floor area of commercial space shall not exceed 647,000 square feet.
- 14 Maximum building height shall not exceed 15 stories (150 ft.).
- 15 The maximum gross floor area of commercial space shall not exceed 229,000 square feet.
- 16 Maximum building height shall not exceed 15 stories (150 ft.).
- 17 The maximum gross floor area of commercial space shall not exceed 647,000 square feet.
- 18 Maximum building height shall not exceed 15 stories (150 ft.).

**SUNSET HILLS**

- 19 Maximum overall non-residential FAR shall not exceed 7.
- 20 Parking will be provided in accordance with Fairfax County zoning Ordinance requirements. Applicant may seek variances to parking standards with the zoning Ordinance and subject to Board of Supervisors' approval.
- 21 A comprehensive circulation circulation system shall be provided within Sunset Center linking this property with the balance of Sunset Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized at the location and materials at the time of site plan review.
- 22 Construction of Sunset Center shall have commenced by 1965 and be completed by 1967.
- 23 All site plans shall be submitted to Sunset Community Association's Planning and Zoning Committee for review. This process committee's advice shall be obtained for the Sunset Center Study Area.
- 24 All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall conform to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review board and approved.
- 25 The proposed right-of-way width of major public streets shall be as follows:
- |                      |     |
|----------------------|-----|
| Local Road Frontage  | 60' |
| Local Road Reroute   | 60' |
| Major Road           | 60' |
| General Utility Road | 60' |

**PART 9, 10, 11 and 12**

- 26 There shall be no use of any space prohibited by signs within the 100' from front building setback, plus all of the following special permits and special uses that are not otherwise designated on the Development Plan:
- Category 1 Commercial and Industrial uses such as drive-in bank, carter's establishments, fast food restaurants, utilities, commercial art stores, parking and service stations.
  - Category 2 Commercial recreation uses such as health clubs and other similar commercial recreation uses.
  - Category 3 Institutional uses such as churches, temples or other places of worship, day care, public care centers and nursery 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 4 Special uses such as conference centers, cultural centers, community centers, health clubs, multi-family hotels, shopping centers, public 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  
CORP. &  
1200 WOODLAND

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

INC.  
A PORTION OF PARCELS 9, 10, 11, &  
ABANDONED 124 ROUTES 202 AND 203  
CENTREVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=100'  
DATE: NOV. 1960 REV. JAN. 1961  
**URBAN ENGINEERING & ASSOC., INC.**  
1200 WOODLAND, LAND ARCHITECTS, LAND SURVEYORS  
2000 FARMERS PLACE, SPRINGFIELD, VIRGINIA 22151 PH. 521-8000



FAIRFAX  
COUNTY

DEPARTMENT OF PLANNING

APPENDIX 6

Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

November 6, 2000

Mark C. Looney  
Cooley Godward LLP  
11951 Freedom Drive  
Reston, VA 20190-5601

Re: Interpretation for RZ 86-C-121, Reston Section 95, Block 1, Tax Map 17-3 ((1)) 37

Dear Mr. Looney:

This is in response to your letter of October 16, 2000, requesting an interpretation of the proffers and Development Plan accepted by the Board of Supervisors in conjunction with the approval of RZ 86-C-121 and its subsequent Proffer Condition Amendments. As I understand it, the question is whether constructing high-density residential uses more than 10 stories but no more than 120 feet in height would be in conformance with the proffers and the Development Plan. A copy of the above-referenced letter is attached.

The approved Development Plan states that the "maximum building height shall not exceed 10 stories (120 feet)." It is your position that the maximum height of either 10 stories or 120 feet could be constructed for residential use. You have also indicated that Block 1 of Section 95 is listed as 120 feet in height on the Master Conceptual Plan for the Town Center District Plan and is planned for office, retail, residential, and/or parking.

Conceptual Plan CP 86-C-121-10, approved by the Planning Commission for Block 1 of Section 95, pursuant to Proffer D1 of the Reston Town Center proffers, shows a 5-story building for housing for the elderly, and also currently governs the site.

It is my determination that, provided a Conceptual Plan Amendment is submitted and approved for a residential use for a building up to 120 feet in height, constructing high-density residential uses more than 10 stories in height but no more than 120 feet in height would be in conformance with the proffers and the Development Plan. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Elaine Jensen at (703) 324-1290.

Sincerely,

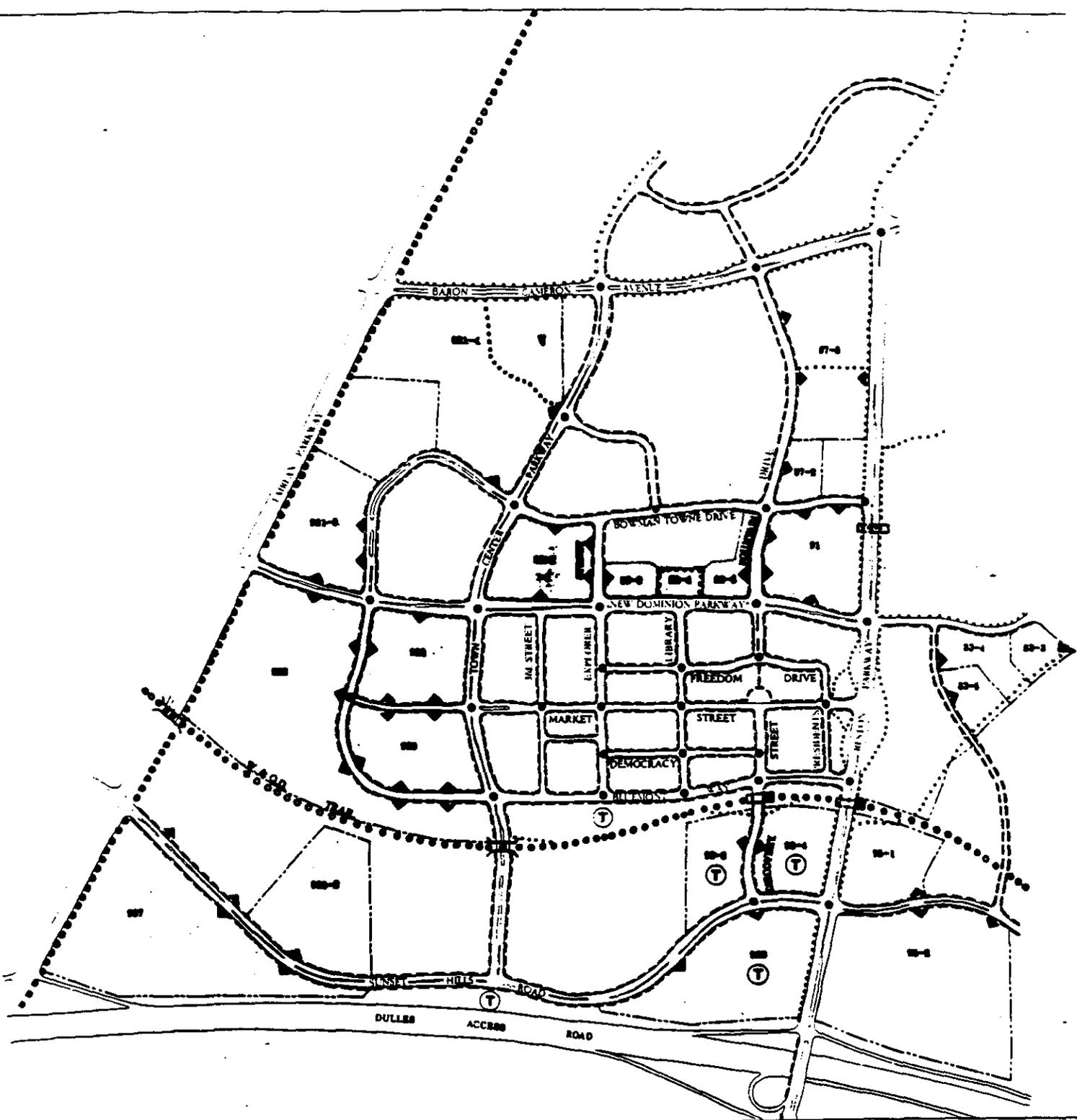
Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

Mark C. Looney  
Page Two

*BAB/EZJ/NAZEDVENSEN/INTERPS/RestonSect95Bik1.doc*

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District  
John M. Palatiello, Planning Commissioner, Hunter Mill District  
Jane W. Gwinn, Zoning Administrator  
Michelle A. Brickner, Director, Office of Site Development Services, DPWES  
Angela K. Rodeheaver, Section Chief for Site Analysis, DOT  
Craig A. Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Files: RZ 86-C-121, CP 86-C-121-10, PI 2010 133



-  CONCEPTUAL PLAN PARCELS
  -  SERVICE
  -  INTERIOR
  -  REGIONAL TRAIL
  -  TRANSIT STOP
  -  BRIDGE
  -  OVERPASS
  -  INTERSECTIONS WITH OVERPASS
  -  ENTRANCE LOCATIONS
- TRAIL CROSSINGS AND INTERSECTIONS ARE NOT TO BE CONSIDERED AS BARRIERS TO TRAVEL ON THE SIDE OF OR OVERPASSING TRAILS

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

1" = 300' 0"

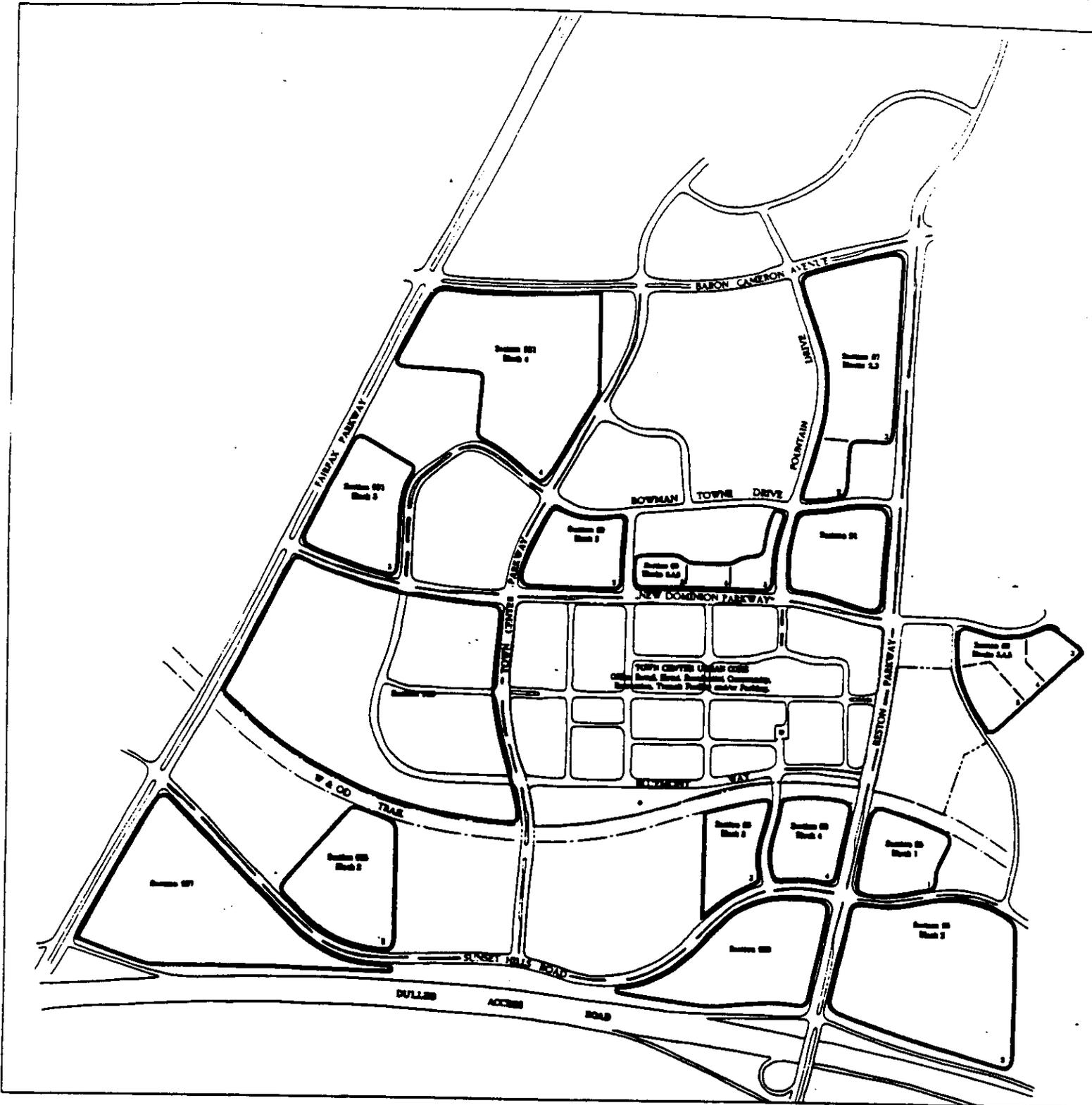


MAY 1981

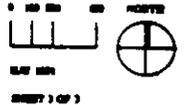
SHEET 1 OF 3

#### 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 R2 86-C-119, R2 86-C-121 and R2 86-C-118/R2 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  
 SASAKI ASSOCIATES, INC.



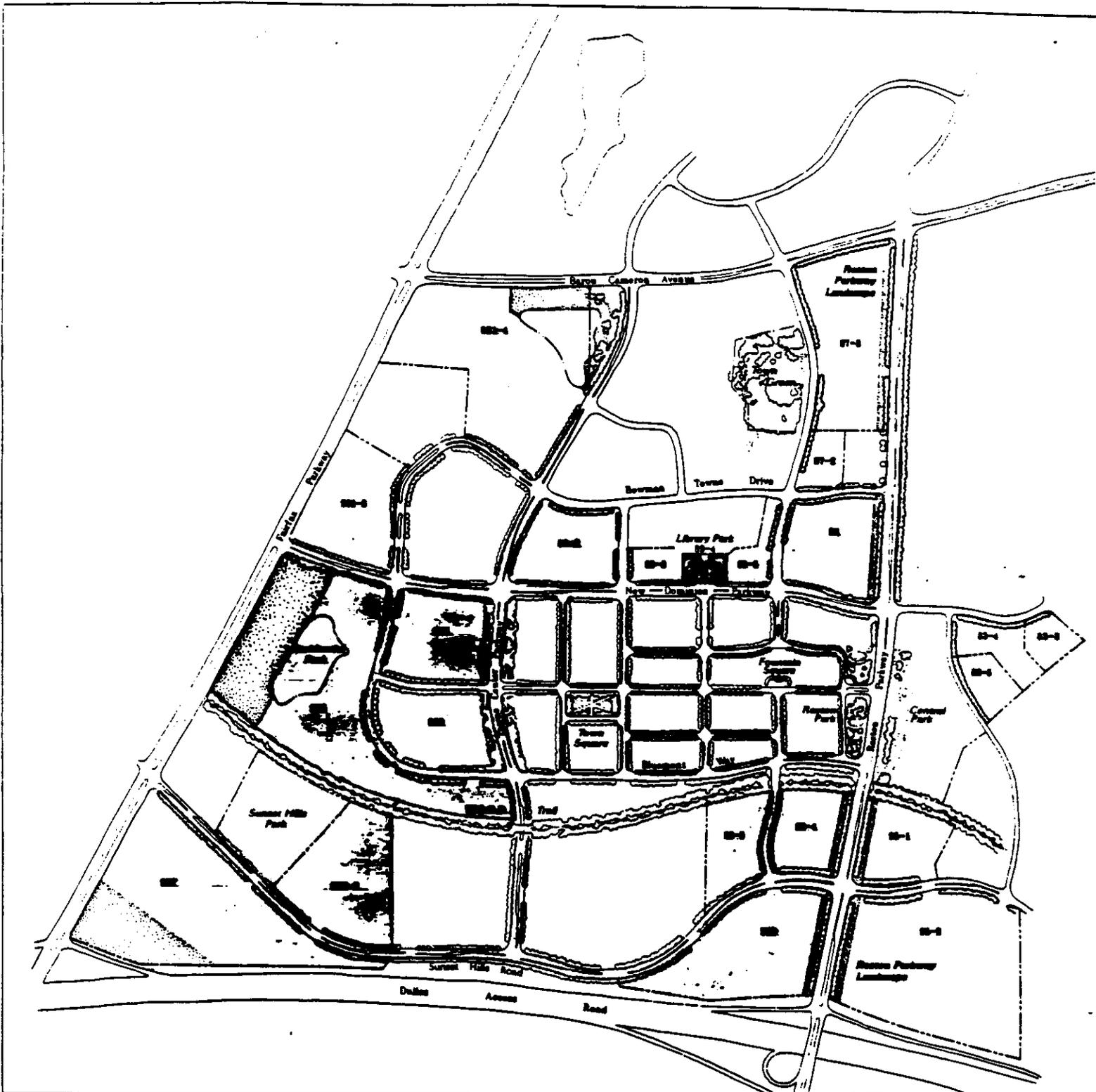
<u>Section/ Block</u>	<u>Use</u>	<u>Height Limit</u>	<u>Non Residential F.A.R.</u>
83 - 3, 4, 5	Residential (max. 100 single family attached and/or multi-family units), Community, Recreation and/or Parking.	4 Stories	.5
87 - 2, 3,	Office, Retail, Residential, Community, Recreation, and/or Parking.	120 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 86-C-119, RE 86-C-121 and RE 86-C-116/RE 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.

FAIRFAX PARKWAY



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

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



#### **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 RI 86-C-119, RI 86-C-121 and RI 86-C-118/RI 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.

## COUNTY OF FAIRFAX, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** Planned Land Use & Environmental Analysis for: CPA 86-C-121-10  
Sunset Hills Tower, L.L.C.

**DATE:** 13 June 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated February 1, 2002. This application requests an amendment to Conceptual Plan 86-C-121-10 to change from an office use to a multifamily residential use. Approval of this application would result in a density of 49.92 dwelling units per acre. The extent to which the proposed use, density, and the development plan are consistent with the guidance of the Plan is noted.

**CHARACTER OF THE SURROUNDING AREA:**

The subject property is vacant, planned for residential planned community (designated for Town Center use by the Reston Master Land Use Plan) and zoned PRC. A multifamily residential development is located to the north, planned for residential planned community and zoned PRC. To the east are located commercial uses which are planned for residential planned community (designated for Town Center use by the Reston Master Land Use Plan) and zoned PRC. To the south is an office development which is planned for residential planned community (designated for Town Center use by the Reston Master Land Use Plan) and zoned PRC. To the west are located offices which are planned for residential planned community (designated for Town Center use by the Reston Master Land Use Plan) and zoned PRC.

**COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

The 5.36-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan provides the following guidance on the land use for the property:

**Text:**

On page 18 of Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, "Town Center Portion of Land Unit D," the Plan states:

“The Reston Town Center is the designated higher intensity node within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. Reston Town Center portion of Land Unit D consists of sub-units D-1, D-2, part of D-3, D-4, D-5, D-6 and the most western part of D-7. The central portion of the Town Center consists of the approximately 85 acres known as the Town Center Urban Core, located in Sub-unit D-2.

The Reston Town Center should develop as planned in order to provide a viable residential and commercial mix. It is presently planned for a maximum development program of 8,415,000 square feet. Development is planned to be phased in as transportation capacity is available. The proposed composition of this development is as follows:

- Office/research and development - 7,100,000 square feet;
- Retail - 315,000 square feet; and,
- Hotel - 1,000,000 square feet.

The proposed Town Center development will also include hospital uses and a minimum of 1,400 dwelling units, incorporating a mixture of multi-family and single-family housing unit types at up to 50 dwelling units per acre. Additional housing units are encouraged as they would contribute to and enhance the mixed-use character planned for this area.

The Town Center should include a transit center near the intersection of Town Center Parkway and Bluemont Way, in close proximity to the core, and should be planned for a future rail station in the Reston Parkway interchange area. Should such facilities be designated for this area, future development should assist in the provision of facilities to accommodate this need.

Development within the Reston Town Center is contingent upon the implementation of transportation improvements in the area. Projects developed under the mixed-use options should participate in satisfying transportation commitments that are linked to specific development levels in the Town Center. The intensity of development within the Reston-Herndon Suburban Center should generally taper down outside of the Town Center, in order to maintain and highlight this area as the major focal point.”

On page 24 of Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, “Sub-unit D-7,” 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. The Comprehensive Plan map shows that the property is planned for residential planned community and designated for Town Center use by the Reston Master Land Use Plan.

**Analysis:**

The application and development plan propose a multifamily residential development at 49.92 dwelling units per acre which is in conformance with the use and density recommendations of the Comprehensive Plan. Since this parcel is part of the Town Center, the Comprehensive Plan text concerning the Town Center portion of Land Unit D applies to this property. Therefore, the Plan recommendation for a mixture of multi-family and single-family housing unit types at up to 50 dwelling units per acre applies to this site. There are no conflicts with the environmental policies of the Plan.

The applicant should address the following issues concerning the building and site design.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

**Text:**

On pages 44 through 49 of Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, "Design Guidelines for Transit Station Areas," the Plan states:

*"Building Design, Height and Mass*

- Building heights should be greatest closest to the Dulles Airport and Access Road, transitioning to lower heights at the outer edge of transit station areas. See specific height limitation in the land unit recommendations.
- Buildings at the outer edge of transit station areas should be sensitive to neighboring development with regard to height and mass.
- Varied building heights and roof lines are encouraged to create interest.
- Building facades should be interesting and varied, with an absence of blank walls. Buildings should be designed with features such as multiple windows, doors, and awnings. Blank walls on the side and back of buildings should be mitigated with landscaping, screening and buffering. Long expanses of blank walls along major roads should be avoided.
- To encourage a more urban environment and pedestrian scale, the bulk and mass of buildings should be minimized through the articulation of the building form, step backs from the building base, and plane changes within the building elevations.

**Analysis:**

The proposed building is located toward the Dulles Airport and Access Road and has a varied building height and roof line. The height of the building is reduced along the side adjacent to the multifamily residential development located to the north. The building façade is varied with different window treatments and balconies.

**Text:**

*“Arrangement and Siting of Buildings*

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

**Analysis:**

The proposed structure is located close to the intersection of Sunset Hills Road and Reston Parkway and defines the streetscape for that corner of the subject property. The bat-wing design of the building creates an enclosed and defined open space area on the interior of the site facing the water feature (stormwater pond).

**Text:**

*“Design Compatibility*

- Development on the periphery of transit station areas adjacent to existing residential areas should be maintain or create an effective transition to the surrounding community in terms of layout, design and appearance.”

**Analysis:**

The proposed building is located away from the adjacent multifamily residential development. Furthermore, the building is designed so that its height is stair-stepped to a lower elevation adjacent to a multifamily residential development.

**Text:**

*“Open Spaces*

- Small plazas and/or courtyards should be incorporated into the designs of buildings and/or building complexes to serve the daily needs of local employees and visitors. These open spaces should be appealing places to gather with seating, lighting, landscaping and other amenities. These spaces should be integrated purposefully into the overall design of the development, and not merely be residual areas left over after buildings and parking lots are sited.
- Public art/sculpture should be incorporated into all open spaces.”

**Analysis:**

There appears to be several small plazas or courtyards located in the back of the building and along its sides in the front and back. The applicant should show how these areas will be designed for functional use including seating, lighting, landscaping and other amenities.

**Text:**

*“Trees, Landscaping and Natural Environment*

- Existing vegetation and large specimen trees should be preserved and incorporated into the site design when possible.
- Landscaping should be provided that is attractive in all seasons, and provides shade to seating areas and pedestrian paths/sidewalks during summer months.
- Significant landscaped and/or natural streetscapes, as well as street trees should be provided along all roadways, in particular roadways which form the

periphery of the Suburban Center and Transit Station Areas (e.g. Sunrise Valley Drive, Sunset Hills Road, Fox Mill Road, and Coppermine Road).”

**Analysis:**

The applicant should respond to the issues raised in the memorandum from the Urban Forester concerning these development criteria.

**Text:**

*“Pedestrian and Bicycle Access and Connections*

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

**Analysis:**

The applicant should show the pedestrian connection to the W&OD Trail.

**Text:**

*“Transit Access and Connections*

- Safe, convenient and direct pedestrian pathways should be provided between all types of transit stops and buildings.
- Pathways should be designed such that pedestrians do not cross parking lots/structures to reach a building.
- Bus shelters should be provided at transit stops that protect patrons from the weather, are safe, easy to maintain, and relatively vandal-proof.”

**Analysis:**

Refer to the Department of Transportation concerning these development criteria.

**Text:**

*“Parking Areas*

- Parking should be provided in either above or underground structures, with limited parking areas at the sides or back of buildings. If it is not possible to accommodate parking structures behind or beside buildings, minimize parking in front of buildings.
- Locate priority parking spaces for car/vanpools close to the employee entrance of the building or parking structure to encourage ride-sharing.

- Integrate the design of parking structures with that for the building served.
- Parking structures, as well as adjacent areas, should be landscaped to create a visually attractive environment.
- Parking lots should be screened to control the view and visual impact from the street right-of-way, adjacent development, and buildings being served by the lot. Plant materials, walls, fences or earth berms should be used.
- Interior parking lot landscaping should be provided. Large parking lots should be sub-divided into smaller lots by using planting areas as dividers.

**Analysis:**

The proposed development plan shows that the parking will be under the building and along the side and back of the structure. The parking lots are landscaped.

**Text:**

*“Buffers*

- Use natural landscaping to create edges and provide a buffer to define developments.
- Provide significant vegetated buffers in situations where non-residential development on the periphery of the Suburban Center or Transit Station Area is adjacent to existing residential neighborhoods.
- Screen from public view rooftop mechanical equipment, materials storage, utility substations and other similar items.”

**Analysis:**

The applicant is providing landscaping; however, the recommendations of the Urban Forester concerning this case should be addressed. Rooftop mechanical equipment is screened for the proposed building.

**Text:**

*“Lighting*

- Develop coordinated lighting plans for all development complexes, in order to reinforce the complex’s identity and provide a congruent appearance.
- Provide exterior lighting that enhances nighttime safety and circulation, as well as highlights key landmark features.
- Design lighting in a manner that focuses lighting directly onto parking/driving areas and sidewalks, such that lighting for a development does not project beyond the development’s boundary. Utilization of fully shielded lighting fixtures is desirable in order to minimize the occurrence of glare, light trespass, and urban sky glow.”

**Analysis:**

The applicant should address these development criteria.

**Text:**

*“Signage*

- Coordinated signage plans for all developments are encouraged to emphasize the complex’s identity and provide a harmonious appearance.
- Signage should be appropriate for its location and purpose.
- Similar types of signage should be used for developments within a Transit Station Area to facilitate “way-finding” within the TSA.”

Barbara A. Byron, Director  
CPA 86-C-121-10  
Page 7

**Analysis:**

The applicant has proffered to submit a comprehensive sign plan for the proposed development.

BGD:ALC

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

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

REFERENCE: CPA 86-C-121-10; Sunset Hills Tower, LLC  
Tax Map 17-3 ((1)) 37

DATE: June 14, 2002

This department has reviewed the subject application and the site plan dated February 1, 2002, revised through May 1, 2002. We have the following comments.

In conformance with Comprehensive Plan recommendations to widen Sunset Hills Road to a 6-lane cross-section, the applicant should dedicate the area shown as reserved on the site's frontage of Sunset Hills Road. In addition, the applicant should also construct the widening of this roadway on the property frontage to create 3 through lanes and a separate right-turn deceleration lane. This commitment will be conformance with commitments made by other nearby developers in the Sunset Hills Road corridor to construct a 3-lane section on the frontage of their sites. Specifically, commitments have been made for widening by all developers between Reston Parkway and Town Center Parkway. Further, developers of the Plaza America and Sallie Mae sites to the east also completed widening of this roadway.

Additional comments:

- A new, relocated concrete island should be constructed with the new right-turn lane recommended above. This will provide a refuge for pedestrians crossing Reston Parkway and Sunset Hills Road.
- The crosswalk on the north approach of Reston Parkway to Sunset Hills Road should be realigned to connect to the new island.
- The applicant should explore the extension of median snubs on Reston Parkway and Sunset Hills Road. If they do not conflict with left turn movements, they should be extended to provide a pedestrian refuge in the median for the crosswalk areas.
- A sidewalk is shown on the Sunset Hills Road frontage. It is recommended that the applicant construct the sidewalk on this frontage to accommodate the widening of the roadway. The proposed alignment will cause the sidewalk to be removed and relocated with the widening of the roadway at the County or State's expense.

AKR/MAD

cc: Michelle Brickner, Director, Design Review Division, Department of Public Works and Environmental Services



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

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

**RAY D. PETHTEL**  
INTERIM COMMISSIONER

**THOMAS F. FARLEY**  
DISTRICT ADMINISTRATOR

April 3, 2002

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

Re: CPA 86-C-121-10, Reston Section 95, Block 1  
Tax Map No.: 017-3 /01/ /0037

Dear Ms. Byron:

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

Per the Comprehensive Plan, the applicant should dedicate right-of-way and construct the third travel lane along Sunset Hills Road. In lieu of construction, the applicant could escrow the funds for future construction.

The entrances to the site will be restricted to right turn in/right turn out. The need for a right turn deceleration lane should be addressed at both entrances.

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

Sincerely,

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

Noreen H. Maloney  
Transportation Engineer

cc: Ms. A. Rodeheaver

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Cathy Belgin, Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** May 30, 2002

**FROM:** Hugh C. Whitehead, Urban Forester *HUN*  
Urban Forestry Division, OSDS

**SUBJECT:** Sunset Hills Tower, CPA 86-C-121-10

**RE:** Your request received May 14, 2002

This review is based on the Existing Tree Exhibit for the Reston Town Center Concept Plan Amendment for Reston Section 95, Block 1. The Existing Tree Exhibit is stamped as received by the Urban Forestry Division on May 22, 2002. A site meeting was held on May 23, 2002. In attendance were Bill Blair project manager for Sunset Hills Tower; Dennis Carmichael, landscape architect from EDAW, Inc.; Andrew Lawler, project arborist from The Care of Trees; and Keith Cline and myself from the Urban Forestry Division (UFD).

As noted in my previous memorandum dated May 8, 2002, it is the recommendation of UFD that any proposed use for this site should provide for the preservation of a significant area of existing trees, similar to the tree save area on the opposite side of Reston Parkway at Discovery Square. The protected areas shown on the proposed Sunset Hills Tower plat do not protect enough root zone for the trees indicated for preservation to have a reasonable chance of survival. It is the position of the UFD that it is important to preserve understory and natural ground cover in addition to the major trees on which preservation efforts are focused. These plant communities contribute immeasurably to the survival potential of the overstory trees.

Discussion at the site meeting included the potential for the preservation of a larger tree save area along Reston Parkway and the elimination of the grading shown between the retaining wall and Reston Parkway on the proposed plat. This would include the preservation of tree #21 in addition to valuable understory and significantly more root zone of the large individual trees proposed for preservation. This addition to the preservation area would increase the survival potential of the large individual trees proposed for preservation as well as save valuable understory vegetation for the future viability of this important wooded area. Mr. Blair said that excavation for the building and the proposed retaining wall would be minimized by sheeting and shoring to eliminate impacts to areas that would otherwise be affected by having to create a slope away from the grading cut for the structures. I stated that, given the additional save area and the current location of the proposed retaining wall, I thought that preservation efforts could be successful provided adequate protection measures were implemented at the limits of cleaning and

Sunset Hills Tower  
CPA 86-C-121-10  
May 30, 2002  
Page 2 of 2

grading. I told Mr. Blair that I would ask that he commit to installing six-foot chain link fence attached to steel posts driven into the ground, rather than mounted on concrete blocks as currently done on the Stratford site. This would effectively discourage the relocation of the fence during the construction phase of the project.

In addition to the save area proposed along Reston Parkway, other tree save areas were discussed that would include tree #12, and also an area of smaller trees east the proposed fire lane entrance on Sunset Hills Road. It was also agreed that trees #12 and #14 should be removed due to poor form and condition.

Mr. Blair also indicated an area on the east side of the existing SWM pond where landscaping was shown on the previously approved plat for the Caramatrix application. He asked if he would necessarily be obligated to implement the landscaping exactly as shown on this earlier plat. Keith and I said that he should propose landscaping for the current application, as he thought appropriate. If the current plat is approved, this would determine his obligation.

Mr. Blair said that he would meet with Eric Siegel of Urban Engineering to inform him of the outcome of our meeting and direct him to incorporate changes into a revised plat to be submitted to DPZ. He indicated that the revised plat would include additional tree preservation and more detailed landscaping.

Please contact me at 703-324-1770 if you have any questions.

HCW/  
UFDID# 02-2074

Attachment Existing Tree Exhibit

cc: Anita Capps, Environmental and Land Use Planner, E&DRB, Planning Division, DPZ  
RA File  
DPZ File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Cathy Belgin, Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** May 8, 2002

**FROM:** Hugh C. Whitehead, Urban Forester *HUN*  
Urban Forestry Division, OSDS

**SUBJECT:** Sunset Hills Tower, CPA 86-C-121-10

**RE:** Your request received April 26, 2002

This review is based on the Reston Town Center Concept Plan Amendment for Reston Section 95, Block 1. The proposed plat is stamped as received by the Zoning Evaluation Division on February 26, 2002. A site visit was conducted by Urban Forestry Division staff on May 7, 2002.

**Site Description:** The site consists of 5.35 acres. Tree cover exists over approximately 50 percent of the site, as indicated by the tree line on the plat. Tree cover consists of climax and sub-climax upland hardwood. Primary overstory species include white oak and chestnut oak. Red maple and black cherry are also present. Black locust exists on some previously disturbed areas. The largest trees are 36 to 48 inches in diameter. Overall quality of the trees is good, with the exception of some stress and decline evident in edge trees on the southern boundary of the property where in-ground utility installation and work on Sunset Hills Road resulted in impacts to existing trees.

**General Comment:** Any proposed use for this site should provide for the preservation of a significant area of existing trees in the spirit of the tree save area on the opposite side of Reston Parkway at Discovery Square. The protected areas shown on the proposed Sunset Hills Tower plat do not protect enough root zone for the trees indicated for preservation to have a reasonable chance of survival. It is the position of the Urban Forestry Division that it is important to preserve understory and natural ground cover in addition to the major trees on which preservation efforts are focused. These plant communities contribute immeasurably to the survival potential of the overstory trees.

1. **Comment:** An existing vegetation map (EVM) is not provided with this application. It appears that a tree inventory has been conducted on the property. Trees are tagged at the site and a few existing trees have been located and are shown on the proposed plat. It would seem that considerably more information is known about the existing trees than is provided.

Sunset Hills Tower  
CPA 86-C-121-10  
May 8, 2002  
Page 2 of 2

**Recommendation:** Submit an EVM as required by the Zoning Ordinance. In addition to general information on tree cover, provide information on the species, size, and condition of existing trees 24 inches in diameter and larger located within 50 feet of the asphalt trail along Reston Parkway. Accurately locate these trees on the plat.

2. **Comment:** The white oak tree shown to be preserved at the southwest corner of the property is in very poor condition. It is in severe decline resulting from construction impacts suffered during work on Sunset Hills Road. This tree will likely die before construction on this site is complete, is a potential hazard to personnel on the site, and will certainly not survive any additional impacts.

**Recommendation:** Show this tree to be removed.

3. **Comment:** The limits of clearing and grading are shown too close to trees indicated for preservation to ensure a reasonable chance of their survival. In addition, the proposed retaining wall and building are shown too close to the limits of clearing and grading to permit construction of the building without violating the protected areas around the trees indicated for preservation.

**Recommendation:** Show the proposed limits of clearing and grading at least 30 feet from the base of the existing trees to be preserved. Provide adequate construction area between the building and the limits of clearing and grading for activities necessary for construction of the building. Construction activities include, but may not be limited to excavation for the footings and foundation, vehicles moving materials, and storage of material.

Please contact me at 703-324-1770 if you have any questions.

HCW/  
UFDID# 02-1971

cc: Anita Capps, Environmental and Land Use Planner, E&DRB, Planning Division, DPZ  
RA File  
DPZ File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: June 20, 2002  
 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. CPA 86-C-121-10

Tax Map No. 017-3-/01/ /0037

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(D-2) Watershed. It would be sewered 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 10 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	<u>X</u>	<u>      </u>	<u>X</u>	<u>      </u>	<u>X</u>	<u>      </u>
Submain	<u>X</u>	<u>      </u>	<u>X</u>	<u>      </u>	<u>X</u>	<u>      </u>
Main/Trunk	<u>X</u>	<u>      </u>	<u>X</u>	<u>      </u>	<u>X</u>	<u>      </u>
Interceptor	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
Outfall	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

5. Other Pertinent information or comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**FAIRFAX COUNTY WATER AUTHORITY**

8570 EXECUTIVE PARK AVENUE - P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION  
C. DAVID BINNINS, P.E., DIRECTORTELEPHONE  
(703) 289-6325

June 21, 2002

FACSIMILE  
(703) 289-6382

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

Re: CPA 86-C-121-10  
Water Service Analysis

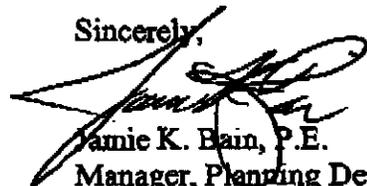
Dear Ms. Byron:

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

1. The property is located within the Fairfax County Water Authority service area.
2. Adequate domestic water service is available at the site from existing 24, 12 & 8-inch water mains located at the property. See the enclosed property map. The Generalized Development Plan has been forwarded to Plan Control for distribution to Engineering Firm.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact me at (703) 289-6302.

Sincerely,



Jamie K. Bain, P.E.  
Manager, Planning Department

Enclosures (as noted)

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

March 25, 2002

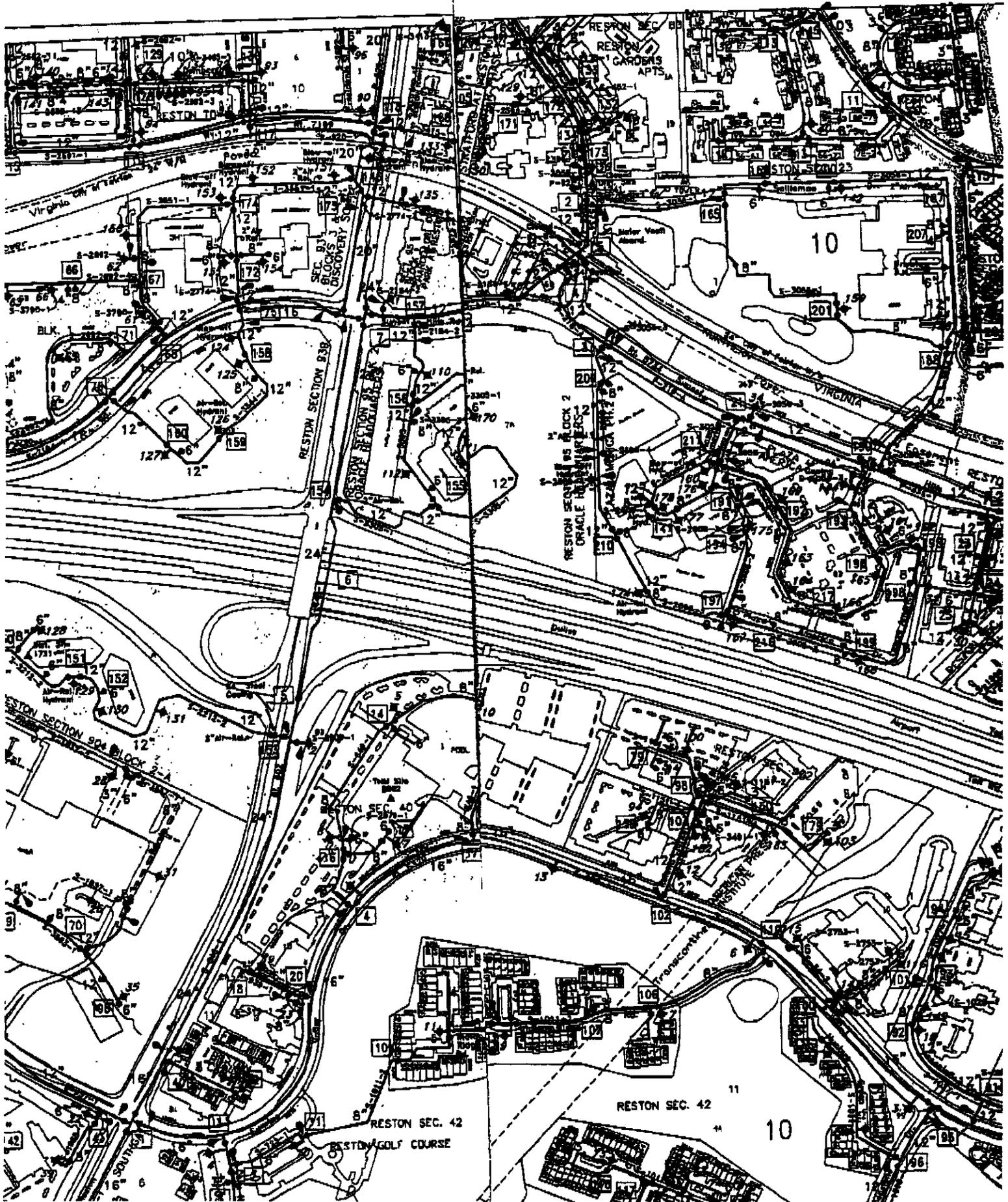
**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

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

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Conceptual Plan  
Amendment Application CPA 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:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #25, Reston.
2. After construction programmed for FY 20\_\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility. The application property is \_\_\_ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.



## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

DRAFT

DATE: 6/21/02

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Carl Bouchard, Director  
Stormwater Planning Division  
Department of Public Works & Environmental Services

**SUBJECT:** Rezoning Application Review

Name of Applicant/Application: Sunsett Hills Tower LLC

Application Number: CPA86-C-121-10

Information Provided:      Application                      - Yes  
   Development Plan                      - Yes  
   Other    - Statement of Justification

Date Received in SWPD: 3/26/02

Date Due Back to DPZ: 4/18/02

Site Information:              Location                                      - 017-3-01-00-0037  
   Area of Site                                      - 5.36 acres  
   Zoned    - PRC  
   Watershed/Segment                      - Difficult Run

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PDD, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

II. Trails (PDD):

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 (PDD):

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 (PDD):

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 Projects or Programs (PDD):

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 (PDD): **None.**

Application Name/Number: **Sunsett Hills Tower LLC / CPA86-C-121-10**

**\*\*\*\*\* SWPD AND PDD, DPWES, RECOMMENDATIONS\*\*\*\*\***

Note: The SWPD and PDD recommendations are based on the SWPD and PDD 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 SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS (SWPD): **None.**

TRAILS RECOMMENDATIONS (PDD): **None.**

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): **None.**

SANITARY SEWER E&I RECOMMENDATIONS (PDD): **None.**

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 and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations (PDD): **None.**

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: **None.**

SWPD and PDD Internal sign-off by:  
Planning Support Branch (Ahmed Rayyan)      ab  
Utilities Design Branch (Walt Wozniak)      mg  
Transportation Design Branch (Larry Ichter)      nc  
Stormwater Management Branch (Fred Rose)      \_\_\_\_\_

SRS/CPA86-C-121-10

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

Date: 6/25/02

Case # CPA-86-C-121-10

Map: 17-3

PU 3159

Acreage: 5.36

Rezoning

From : PRC To: PRC

**TO:** County Zoning Evaluation Branch (DPZ)  
**FROM:** FCPS Facilities Planning (246-3609)  
**SUBJECT:** Schools Impact Analysis, Conceptual Plan  
 Amendment

The following information is submitted in response to your request for a school impact analysis of the referenced rezoning application.

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

School Name and Number	Grade Level	9/30/01 Capacity	9/30/01 Membership	2002-2003 Membership	Memb/Cap Difference 2002-2003	2006-2007 Membership	Memb/Cap Difference 2006-2007
Lake Anne 3307	K-6	544	533	524	20	544	0
Hughes 3321	7-8	975	916	972	3	1024	-49
South Lakes 3320	9-12	2150	1608	1652	498	1703	447

- II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	HR	296	X.063	19	N/A			19	19	
7-8	HR	296	X.011	3	N/A			3	3	
9-12	HR	296	X.028	8	N/A			8	8	

Source: Capital Improvement Program, FY 2002-2006, Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

#### Comments

Enrollment in the schools listed (Lake Anne Elementary, Hughes Middle, South Lakes High) is currently projected to be near or above capacity.

The 30 students generated by this proposal would require 1.2 additional classrooms (30 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$ 420,000 based upon a per classroom construction cost of \$350,000 per classroom.

*The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.*


**FAIRFAX COUNTY PARK AUTHORITY**
**MEMORANDUM**

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** *LS* Lynn S. Tadlock, Director  
Planning and Development Division

*Kirk Hovey  
FOR*

**DATE:** May 3, 2002

**SUBJECT:** CPA 86-C-121-10  
Sunset Hills Tower LLC  
Loc: 17-3((1)) 37

**BACKGROUND:**

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated February 2002 for the above referenced application. The Development Plan shows a building containing 296 residential units on 5.36 acres. The proposal will add approximately 586 residents to the current population of Hunter Mill District.

**COMPREHENSIVE PLAN CITATIONS**
**1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 4, p. 180)**

**“Maximize both the required and voluntary dedication, development, and renovation of lands and facilities for parks and recreation to help ensure an equitable distribution of these resources commensurate with development throughout the County.**

Policy a: “Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity...”

Policy b: “Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility

needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”

### **ANALYSIS AND RECOMMENDATIONS**

The residents of this development will need access to outdoor recreational facilities. The Development Plan currently does not show any recreational amenities planned at the site. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields. The proportional cost to develop new outdoor recreational facilities for the residents of this development is estimated to be \$120,130. FCPA requests the applicant provide \$120,130 to offset the impact of providing new facilities.

cc: Kirk Holley, Manager, Planning and Land Management Branch  
Allen Scully, Plan Review Team, Planning and Land Management Branch  
File Copy

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Abbreviations Commonly Used in Staff Reports**

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