



FAIRFAX COUNTY

APPLICATION FILED: November 22, 1994
PLANNING COMMISSION: April 20, 1995
BOARD OF SUPERVISORS (DPA ONLY): May 1, 1995

V I R G I N I A

April 6, 1995

STAFF REPORT

APPLICATIONS CP 89-C-025-2 & DPA 89-C-025

HUNTER MILL DISTRICT

APPLICANT:	Reston Land Corporation
PRESENT ZONING:	PRC
PARCEL:	17-1 ((1)) 3 pt
ACREAGE:	49.5 acres
DENSITY:	9.3 du/ac (maximum) 7.6 du/ac (minimum)
OPEN SPACE:	30% (minimum)
PLAN MAP:	Residential Planned Community - Town Center
PROPOSAL:	Conceptual Plan approval for "Section 933", a residential development of between 375-455 single family attached and multi-family dwelling units & Development Plan Amendment approval for the sole purpose of waiving the privacy yard requirement (Par. 2 Sect, 6-306)

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission approve CP 89-C-025-2, titled "Section 933 Conceptual Plan", Sheets 1-4, prepared by Urban Engineering & Assoc., Inc. dated April 5, 1995.

Staff recommends that the Board approve DPA 89-C-025 to permit a waiver of the privacy yard requirement for single family attached dwellings.

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

CC/127

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Office of Comprehensive Planning, 12055 Government Center parkway, Suite 801, Fairfax, Virginia 22035, (703) 324-1290.

 Reasonable accommodation is available upon 7 days advance notice. For additional information call (703) 324-1334.

DEVELOPMENT PLAN AMENDMENT APPLICATION

DPA 89-C-025

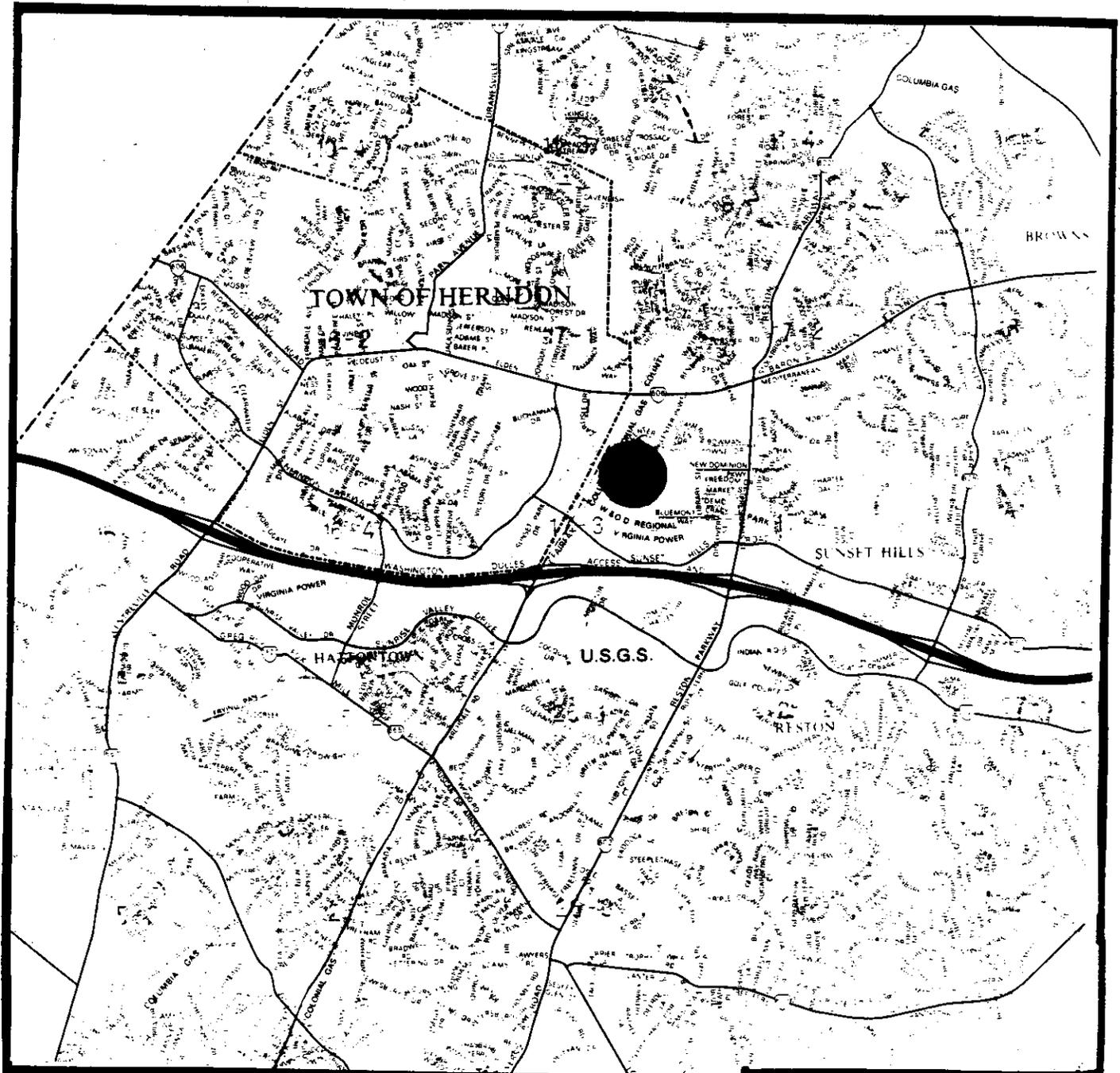
DPA 89-C-025
FILED 11/22/94

CP 89-C-025-2

RESTON LAND CORPORATION
DEVELOPMENT PLAN AMENDMENT
PROPOSED: RESIDENTIAL
APPROX. 49.51 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: N. OF SUNSET HILLS RD., S. OF THE RESTON
HOSPITAL CENTER, W. OF BLUEMONT WAY AND
TOWN CENTER PKWY., E. OF FUTURE PKWY.

ZONING: PRC
OVERLAY DISTRICT(S):

MAP REF 017-1- /01/ /0003- P



TOWN CENTER CONCEPTUAL DEVELOPMENT PLAN
RESTON LAND CORPORATION - SECTION 933 (WEST MARKET) - NOTES

GENERAL

1. This site is known as Section 933, Reston, and consists of approximately 49 acres.
2. The Tax Map Reference for this site is a portion of 17-1-((1))-3J.
3. The property which is the subject of this application shall be developed in accordance with Sheet 1 of this Town Center Conceptual Plan, dated 4-05-95 (consisting of four sheets), prepared by Urban Engineering and Sasaki Associates, Inc.; subject to these notes and provided that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of the final site engineering, as determined by the Department of Environmental Management ("DEM").
 - A. Sheet 2 depicts a proposed townhouse and multi-family development which is consistent with the Town Center Concept Plan - Sheet 1. The property shall develop in general conformance with Sheet 2, which is reflective of the character, density, lay-out, general orientation and streetscaping of the West Market community, subject to final approval by the Reston Town Center Design Review Board. Applicant shall submit PRC plans for the individual land bays to the Office of Comprehensive Planning ("OCP") for review and comment prior to PRC plan approval.
 - B. Sheet 3 consists of various illustrative concepts of portions of the Section 933 plan. Where possible and as approved by the Reston Town Center Design Review Board, Applicant shall develop these portions of the plan in substantial conformance with Sheet 3.
 - C. Sheet 4 consists of a general delineation of the surrounding road network as well as the roads which shall be constructed as part of Section 933 development, consistent with the transportation notes listed herein.
4. The minimum parking provided shall be as required by the Fairfax County Zoning Ordinance.
5. Construction of this development is anticipated to begin during the Summer or Fall of 1996, subject to market and financing conditions. The project may be developed in phases.

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ZONING EVALUATION DIVISION

6. There are no known burial sites on the property. Except for the existing storm water management pond and protected drainage way, there are no scenic or natural features on this site deserving protection.

CONCEPT PLAN

7. The Housing Program for the West Market Community shall consist of the following:

	<u>Unit Type</u>	<u>Number of Units</u>
A.	Townhomes	150 - 180
B.	Multi-Family	<u>225 - 275</u>
C.	Total	375 - 455

8. Applicant reserves the right to provide for on-street parking, surface parking, garages within the townhomes and underground\in-unit garage parking within the multi-family buildings.
9. Subject to approval by Fairfax County and the Virginia Department of Transportation ("VDOT"), the Applicant reserves the right to provide for parallel parking along Town Center Parkway.
10. The overall minimum open space for the site shall be 30%.
11. The Applicant is requesting a waiver of the privacy yard and privacy fence\wall requirements, in accordance with Fairfax County Zoning Ordinance Section 6-306(2).
12. Applicant shall not locate any building within 50' of the existing, underground Colonial Pipeline located along the western boundary of the site. Applicant may include recreational facilities, surface parking lot(s), landscaping and all other facilities otherwise permitted by the Public Facilities Manual ("PFM") and other applicable County regulations within the easement areas of said Pipeline. Applicant shall notify and coordinate with the Colonial Pipeline operator prior to commencing any construction within said easement area, as required by applicable County regulations.
13. Architectural details are subject to final approval by the Reston Town Center Design Review Board. Applicant shall develop and complete Design Guidelines for the Reston Town Center Design Review Board which govern Section 933 prior to approval of the first site plan for the property.

LANDSCAPING AND ENVIRONMENTAL

14. Landscape plan(s) shall be submitted with the PRC and site plans for each phase of development. Landscaping details are subject to final approval by the Reston Town Center Design Review Board.
15. Applicant shall provide streetscaping for the project according to the Sasaki Urban Design Principles for the Town Center District, as may be modified by the Reston Town Center Design Review Board.
16. Applicant shall endeavor to preserve existing trees and vegetation on the site within undisturbed open space areas (such as the noted drainage way).
17. Storm water management for this community shall be provided in the designated storm water management pond shown on this Concept Plan, which is part of a regional storm water management system.

RECREATION FACILITIES AND TRAILS

18. The Applicant shall provide active recreation facilities, which shall include some combination of the following: a clubhouse, pool, tennis court(s), soccer, general play or volleyball field(s), tot lot(s), etc. Applicant shall also provide passive recreation facilities, which shall include some combination of the following: landscaped courtyards, open spaces, walkways, or trails, etc.
19. The internal pedestrian circulation system shall consist of sidewalks (pursuant to the PFM) and 4'-8' walks/trails. The pedestrian circulation system shall be reflected on the PRC and site plans for each phase of development, and shall be designed to interconnect the residential units, parking lots and community amenities (all as generally depicted on Sheet 2).
20. Applicant shall coordinate any trail connections to the W&OD Regional Trail with the Northern Virginia Regional Park Authority (which controls the W&OD Regional Trail). Applicant shall establish a buffer between its development and the W&OD Regional Trail, generally as depicted on Sheet 2 and subject to these notes.

TRANSPORTATION

21. Applicant shall, if requested by the Office of Transportation ("OT"), construct one (1) on or off-site bus shelter (open, typical type, with trash receptacle) at an appropriate location within or near the project. The location of such shelter shall be determined prior to site plan approval of the first phase of development, and coordinated with OT.

This bus shelter shall be provided prior to the issuance of the first Residential Use Permit within Section 933.

22. Applicant reserves the right to provide for private internal streets throughout this development, consistent with PFM standards, as determined by DEM.
23. As part of this development, the Applicant shall construct traffic signal(s) where warranted and/or required by VDOT.
24. As generally shown on Sheet 4, Applicant shall construct the following road improvements. Applicant reserves the right to phase road construction as necessary to serve development within Section 933, as approved by VDOT and OT.
 - A. New Dominion Parkway. Applicant shall extend New Dominion Parkway to the main entrance on Section 933. Applicant does hereby request a waiver of the frontage improvements for New Dominion Parkway from its main entrance to the future Fairfax County Parkway. Applicant shall construct said portion of New Dominion Parkway at the earlier of (i) development of the contiguous property to the north (Reston Section 931, Block 5), or (ii) upon the opening of the New Dominion Parkway entrance onto the Fairfax County Parkway.
 - B. Town Center Parkway. Applicant shall construct Town Center Parkway from New Dominion Parkway to Bluemont Way as necessary for the development of Section 933.
 - C. Bluemont Way. Applicant shall extend Bluemont Way from the current terminus in the Reston Town Center Urban Core to the Section 933 site entrance.
 - D. Fairfax County Parkway. Applicant reconfirms its existing Town Center Proffer obligation(s) to provide necessary dedication\right(s)-of-way and easement(s) for construction of the Fairfax County Parkway contiguous to the Section 933 property.

RESTON COMMUNITY

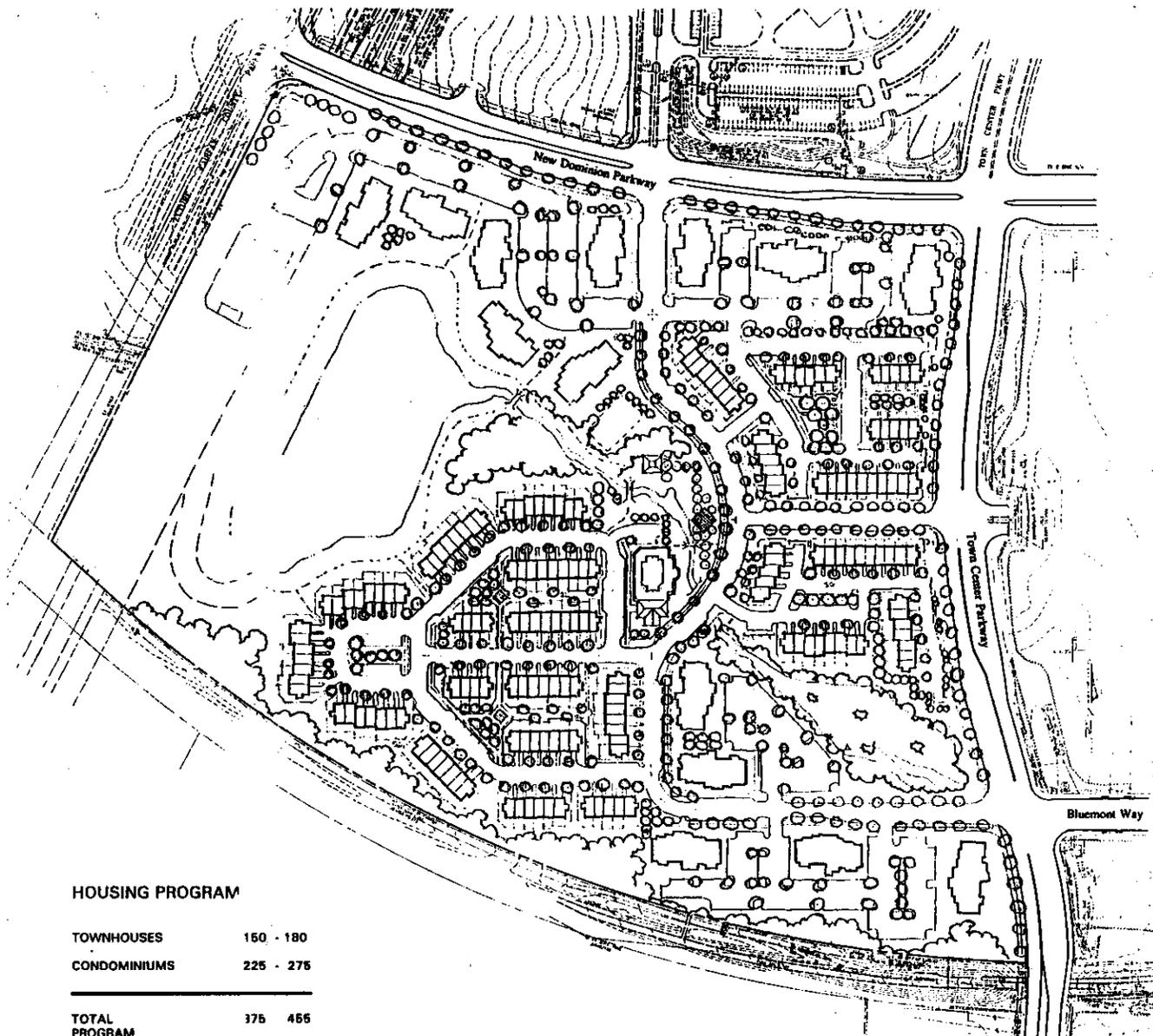
25. The PRC plans shall be submitted to the Reston Citizens Association's Planning and Zoning Committee for review and comment prior to site plan approval.
26. The PRC plans shall be submitted to the Hunter Mill District Planning Commissioner for review and comment prior to site plan approval.
27. Applicant shall contribute \$5,000 to the Reston Streetlight Fund at site plan approval for the first phase of development.

TOWN CENTER CONCEPTUAL PLAN AMENDMENTS

28. Any portion of the site may be the subject of a Town Center Conceptual Plan Amendment application without joinder and/or consent of the owners of the 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 subject to such an Amendment shall otherwise remain in full force and effect.

Dated: April 5, 1995

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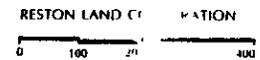
HOUSING PROGRAM

TOWNHOUSES	150 - 180
CONDOMINIUMS	225 - 275
TOTAL PROGRAM	375 - 455

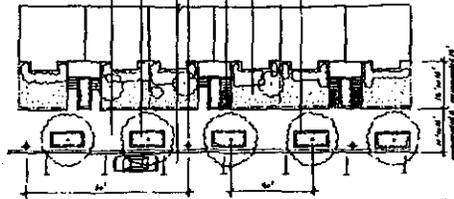


RESTON TOWN CENTER

PARCEL 933

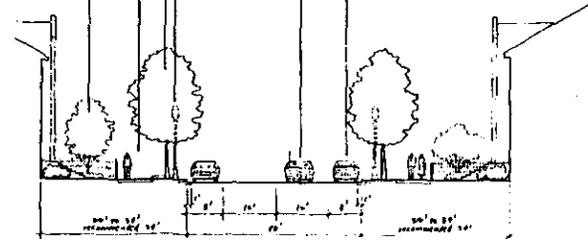


ornamental post top lights
 parallel parking zone
 street trees
 concrete sidewalks
 brick or concrete walks
 entry gardens
 possible brick borders



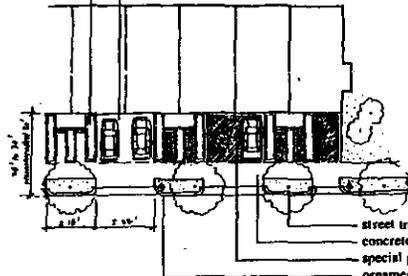
Conceptual Plan at Market Street

ornamental post top lights
 street trees
 sidewalk
 entry garden with fence, wall or landscaping
 two moving lanes
 parallel parking both sides



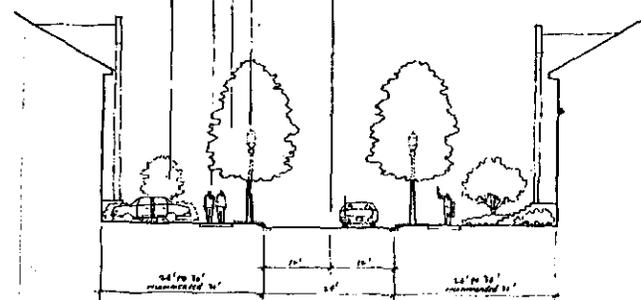
Section at Market Street

driveways at garages
 low shrubs to screen parking

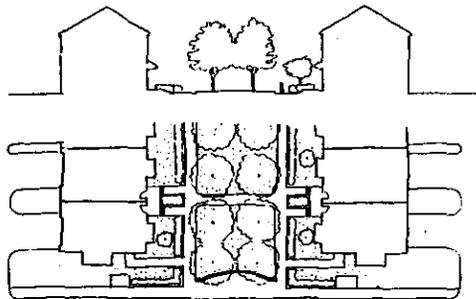


Townhouse Plan with Garages at Front

ornamental post top lights
 trees in lawn
 sidewalk
 driveways with unit entries and planting
 two moving lanes



Townhouse Street Section with Garage at Front

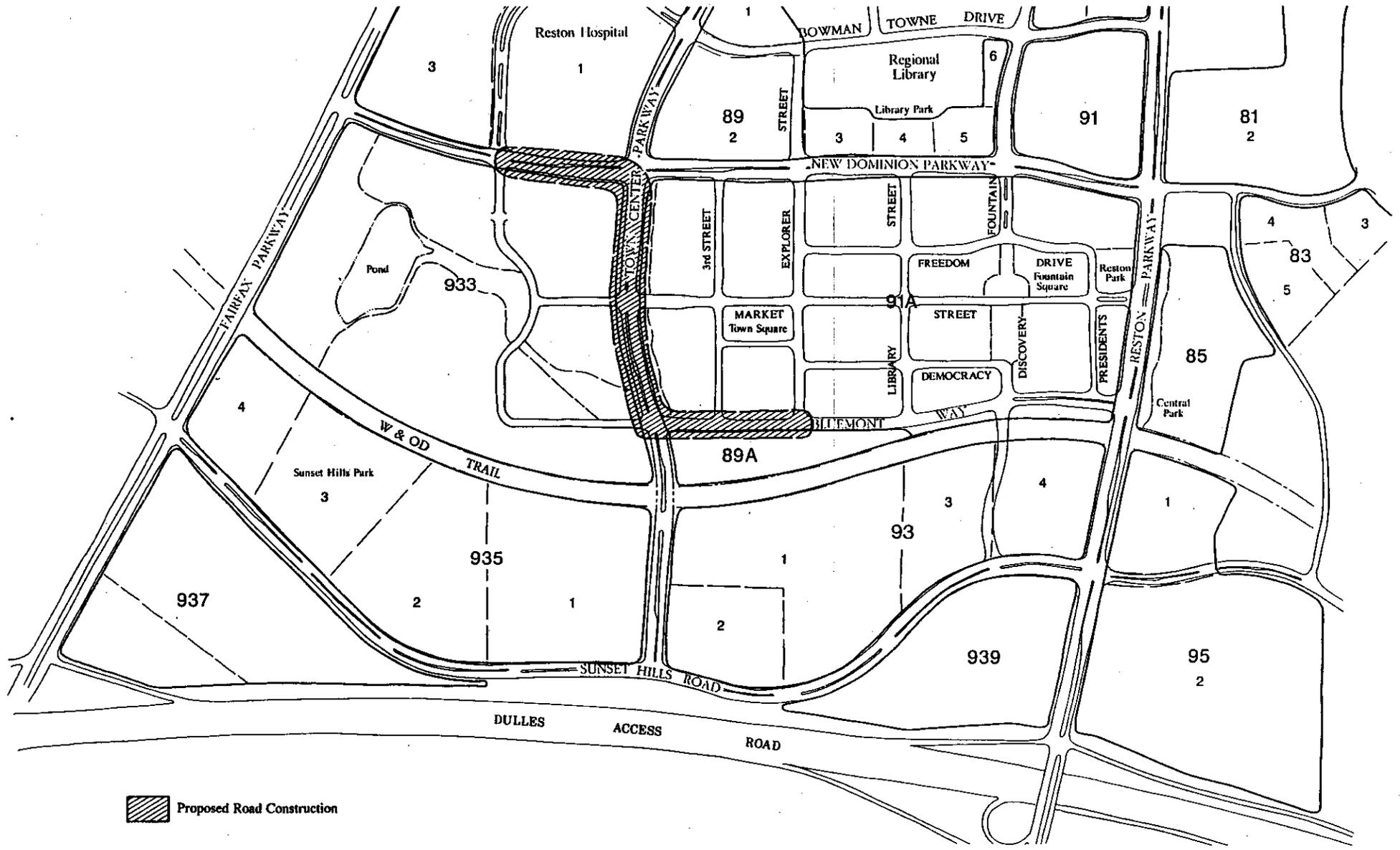


Townhouse Mews Concept



suggested architectural features/treatments:
 bay windows, balconies, entrance porches,
 rear porches, walls, fences, etc.

Alternative Townhouse End Elevation



 Proposed Road Construction

Reston Town Center - Section 933
 Conceptual Development Plan

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

DESCRIPTION OF THE APPLICATION

Reston Land Corporation, the applicant, has submitted two (2) concurrent applications on a 49-acre parcel of land that is located on the western boundary of the Reston Town Center in the Hunter Mill District. The property was zoned to the PRC (Planned Residential Community) District in 1989 pursuant to RZ 89-C-025.

CP 89-C-025-2 is a request for approval of a conceptual plan for Section 933 of the Reston Town Center. Proffer E1 of the Reston Town Center proffers (excerpted in Appendix 1) requires that, prior to the submission of a preliminary site plan (now known as a PRC Plan) for any portion of the property rezoned pursuant to RZ 89-C-025, the Office of Comprehensive Planning review and the Planning Commission review and approve a "Conceptual Plan". The "Section 933 Conceptual Plan" has been submitted for a residential development consisting of 150-180 single family attached (townhouse) units and 225-275 multi-family units, for a total of 375-455 units on the 49-acre site. The proposed density ranges from 7.6 - 9.3 dwelling units per acre and the minimum open space is thirty percent (30%).

DPA 89-C-025 is a request to amend the development plan approved pursuant to RZ 89-C-025 for the sole purpose of waiving Par. 2 of Sect. 6-306 of the Zoning Ordinance which states, in part, "... a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan."

A combined Affidavit and Statement of Justification for CP 89-C-025-2/DPA 89-C-025, as submitted by the applicant, are Appendices 2 and 3.

LOCATION AND CHARACTER OF THE AREA

The Reston Town Center District, within which the 49-acre application property is located, encompasses approximately 530 acres of land generally bounded by the Dulles Toll Road on the south, the Fairfax County Parkway on the west, Baron Cameron Avenue on the north, and Reston Parkway on the west, with some acreage both north of Baron Cameron Avenue and east of Reston Parkway. The Town Center District is planned as a mixed-use area incorporating office, retail, residential, park and public uses. Currently, the Town Center District is developed with retail uses (in the Hechinger's Center) north of Baron Cameron Avenue; the 50-acre North County Governmental Center, the Reston Regional Library and Embry Rucker Shelter and the Reston Hospital south of Baron Cameron Avenue; offices north of Sunset Hills Road; 535,000 square feet of office and 240,000 square feet of retail uses and a 420,000 square foot hotel in the Town Center Urban Core; 174 condominium units at the Oak Park residential development; and, 254 condominium and townhouse units at the Edgewater

residential development. The Spectrum, a retail center approved for a maximum of 310,000 square feet, is presently under construction on property that is located on the west side of Reston Parkway generally extending from New Dominion Parkway to Baron Cameron Avenue.

The 49-acre application site is undeveloped. Portions of the site have been previously cleared in conjunction with utility easements on the western property boundary and the existing stormwater management wet pond that is located on the western portion of the site. The remainder of the site is wooded. The planned extensions of New Dominion Parkway, Town Center Parkway and the Fairfax County Parkway will border the site on the north, east and west, respectively. Also bordering the western boundary of the site is a Columbia Gas Transmission Corporation line (natural gas), a Colonial Pipeline Company line (petroleum) and a VEPCO powerline easement. The Washington and Old Dominion (W&OD) Regional Trail borders the site on the south. The site is surrounded on the north, east and south by property that is part of the Reston Town Center. These surrounding properties, as well as the application property, are zoned PRC and are planned for town center uses, including a mix of residential, commercial, community/public and park uses. The Reston Hospital is located to the north of the site, the Oak Park residential development is located to the northeast, and phase 2 of the Town Center Urban Core is planned on property located to the east. Property across the planned extension of the Fairfax County Parkway, which is not within the community of Reston, is planned for office use and public parkland associated with Sugarland Run.

BACKGROUND

On March 9, 1987, the Board of Supervisors approved four (4) concurrent rezonings with one (1) combined set of proffers, on a total of 343 acres of land (Refer to Appendix 4 for the location of the properties), collectively known as the "Reston Town Center Rezonings": RZ 85-C-088, RZ 86-C-119, and RZ 86-C-121 to the PRC (Planned Residential Community) District and RZ 86-C-118 to the I-3 (Light Intensity Industrial) District. On October 2 1989, the Board approved RZ 89-C-025, that rezoned the I-3 zoned property (RZ 86-C-118) to the PRC District, along with concurrent Proffered Condition Amendments (PCAs) on the other three (3) Town Center rezonings. On October 15, 1990, the Board approved proffered condition amendments on RZ 85-C-088, RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025 to expedite construction of the Fairfax County Parkway 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 amended through October 4, 1990, currently governs the four (4) "Reston Town Center Rezonings".

The Reston Town Center proffers specify a maximum development potential within the 450-acre "Town Center Study Area" that is based on the amount of office development permitted in the study area. (The "Town Center Study Area" refers to 450-acres of land within the Reston Town Center District that is comprised of the 343 acres of land that was the subject of the 4-part Town Center rezonings and approximately 110 acres of land that had previously been zoned to

the PRC or I-5 Districts.) The maximum that is permitted is 8,415,000 square feet of commercial development (an overall floor area ratio of 0.43), to include 7,100,000 square feet of office, 315,000 square feet of retail and 1,000,000 square feet of hotel uses. The proffers specify a minimum number of residential dwelling units of at least 1,400 and a minimum hospital size of 127 beds. The proffers further specify that if retail space in the "Town Center Study Area" exceeds 315,000 square feet, the amount of office and/or hotel use shall be reduced by a comparable amount so as to maintain the maximum 8,415,000 square foot total.

The "Reston Town Center Core Area" (84.25 acres of land in the center of the Town Center District) is planned to be the high intensity, mixed-use core of the Reston Town Center District; as such, the permitted FAR is higher within the core area. The proffers state that the total FAR for non-residential uses in the core shall not exceed 0.95, or 3,465,000 square feet, to include 315,000 square feet of retail; 2,150,000 square feet of office; and 1,000,000 square feet of hotel uses. The number of dwelling units in the core area is proffered to be a minimum of 600.

The proffers specify a minimum (600 units within the core and 800 units outside of the core) but no maximum number of dwelling units to be constructed in the Reston Town Center. The goal of the proffers is to encourage the development of housing within the Town Center in order to create a viable mixed-use development. The proffers state that the applicant "...will use its best efforts to encourage and promote the development of residential dwelling units..." within the Town Center. The proffers further state that a minimum of 500 dwelling units are to be under construction by the later of 1993 or by the completion of 5,500,000 million square feet of office and/or R&D space. Currently, residential development within the Town Center consists of 30 units of Fairfax County assisted housing, 174 condominium units at Oak Park and 254 townhouse and condominium units at Edgewater. Upon approval of the "Section 933 Conceptual Plan", the proffered minimum of 800 residential units outside of the core will be approved. No residential units have yet been approved within the core.

A major feature of the Reston Town Center proffers is the phasing of development with the proffered road improvements to ensure that development does not exceed the available road capacity. Additionally, the proffers contain a commitment to implement a Traffic Systems Management (TSM) program which is intended to reduce vehicular trips upon maximum build-out of the Town Center Study Area by approximately 25% below standard Institute of Traffic Engineers (ITE) office-related trip generation rates. The proffers require that certain road improvements and trip reduction goals be completed before specified thresholds of development may be exceeded. If the trip reduction goals are not met, subsequent phases of development may not proceed until additional TSM measures are implemented or until the capacity of the roadway network is increased. The proffered road improvements and TSM program are the collective responsibility of all of the properties zoned as the "Reston Town Center Rezonings".

The Reston Town Center proffers specify five (5) phases of development at which time certain road improvements are to be constructed and TSM goals implemented. The phases are tied to the amount of office development constructed within the Town Center Study Area. Traffic studies are required to be submitted to the County upon the completion of each of the five (5) phases of development. These studies are to be based on traffic counts taken at specified cordon lines at the perimeter of the Town Center Study Area. It is the amount of office development within the Town Center that dictates the road improvements and TSM goal to be implemented; however, it is the total amount of traffic as determined by the traffic counts at the cordon lines that determines whether the applicant can proceed to the next phase of development.

As required by the Zoning Ordinance, a Development Plan (DP) was submitted with each of the four (4) Reston Town Center rezonings. (A revised DP which showed residential as a permitted use on the application property was approved by the Board in conjunction with the approval of RZ 89-C-025.) The proffered DPs of each of the four (4) rezonings are general plans known as "blob" plans that set forth permitted land uses, the major streets, the maximum gross 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 type and location, internal pedestrian and vehicular circulation, parking, open space or landscaping.

The DP for **Section 933**, which was shown as part of Part 2 on the DP submitted with and approved pursuant to RZ 89-C-025 (refer to Appendix 5), states that the maximum gross floor area in this section shall not exceed 1,359,000 square feet of gross floor area of commercial space, a maximum non-residential FAR of 0.5 and a maximum building height of 6 stories or 75 feet. Uses approved in this section include all uses permitted by-right in the PRC District in the Town Center, as well as certain other special exception and special permit uses.

With the Reston Town Center proffers (excerpted in Appendix 1), the applicant committed to prepare conceptual plans for properties rezoned pursuant to RZ 86-C-119, RZ 86-C-121 and RZ 86-C-118 (subsequently rezoned as RZ 89-C-025) to include such items as traffic circulation, conceptual landscaping and screening and general building and parking location. Because the Town Center District covers a large area (450 acres), it was anticipated that development of the District would occur in phases and that "Conceptual Plans" would be submitted to Fairfax County on sections, or phases, of the Town Center property. These conceptual plans are to be a refinement of the proffered development plans. The applicant further proffered to submit these conceptual plans to the Reston Community Associations's Planning and Zoning Committee and the Fairfax County staff for review and the Fairfax County Planning Commission for review and approval. (Architectural elevations, final landscape plans, lighting plans and sign plans are proffered to be submitted to the Reston Town Center Design Review Board.) Once the conceptual plan is approved by the Planning Commission, the applicant is required to submit a PRC Plan and site plan to Fairfax County in accordance with Zoning Ordinance requirements. To

date, the Planning Commission has approved conceptual plans for the Reston Town Center Urban Core, Reston Corporate Center, Oak Park Condominiums, Edgewater Townhouses and Condominiums and The Spectrum Retail Center.

In February of 1991, Sasaki and Associates prepared the "Reston Town Center Urban Design Principles" for the Reston Town Center Design Review Board. The document was not formally submitted to Fairfax County as part of the Town Center zoning process, and therefore has no official status, except as qualified below. Page 3 of the document states that the purpose of the document is to present urban design principles for the Town Center to guide developers, architects, landscape architects, public officials, and the Design Review Board.

On April 2, 1992, the Planning Commission approved a three (3) part "Master Conceptual Plan" (refer to Attachment 6) 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 plan sheets. As with the approved DPs, the "Master Conceptual Plan" continued to depict the various portions of the Town Center as "blobs", and did not show specific layouts. The "Master Conceptual Plan" did establish the street system and the major streetscape/open space parameters of the Town Center. Notes on the 3-part "Master Conceptual Plan" require the submission of a "Conceptual Plan" for "individual blocks or sites" as required to satisfy the original Reston Town Center proffers.

On the "Land-Use, Heights, F.A.R." element of the 3-part "Master Conceptual Plan", **Section 933** is designated as "Office, Retail, Residential, Community, Recreation, and/or Parking" with a building height limit of 175 feet and a non-residential FAR of 0.50. No residential density is specified. On the "Circulation" element of the "Master Conceptual Plan", the internal circulation system within Section 933 consists of a loop road with intersections at New Dominion Parkway and Bluemont Way and an extension of Market Street into the site. A note on the "Circulation" plan states that entrance locations are approximate, to be finalized during the site plan process. On the "Open Space and Landscape" element of the "Master Conceptual Plan" an open space corridor is shown along the western boundary of Section 933 and a pond is shown generally in the center of the site. Note #5 on the "Open Space and Landscape" element states that "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".

DESCRIPTION OF THE CONCEPTUAL PLAN

A reduction of the "Section 933 Conceptual Plan", prepared by Urban Engineering & Assoc., Inc. and dated February 17, 1995 and revised through April 5, 1995 consisting of Sheets 1-4, can be found at the front of this report. Sheet 1 is the Conceptual Plan layout and Notes; Sheet 2 is the Illustrative Development Plan; Sheet 3 is the Illustrative Concepts; and Sheet 4 is the Proposed Road Construction.

Sheet 1 is the Conceptual Plan layout which is a "blob" plan that depicts the location, but not specific layout, of the proposed land uses on the site. Section 933 is proposed to be developed with a mix of single family attached (townhouse) and multiple family (condominium) units. The range of single family attached units is 150-180 and the range of multiple family units is 225-275, for an overall range of 375-455 dwelling units on the 49-acre site. The proposed density ranges from 7.6-9.3 dwelling units per acre. Three (3) land bays are designated for single family attached units at a maximum height of 4-stories; three (3) land bays are designated for multiple family residential units at a maximum building height of 5-stories; and, one (1) land bay is designated for either unit type. A note on the plan states that parking may be provided as surface spaces, garages within the single family attached units and underground/in-unit garage parking within the multiple family building.

A minimum of thirty percent (30%) open space is to be provided on-site. As shown on Sheet 1, the open space consists primarily of a wetlands area and associated drainage way on the eastern portion of the site, a 5-acre regional stormwater management pond generally in the center of the site, a community facility and recreation area also in the center of the site and an open space and recreation area along the entire western boundary of the site.

Access to the site is planned from New Dominion Parkway (1 entrance opposite an existing entrance into the Reston Hospital site) and Town Center Parkway (2 entrances, 1 opposite Market Street and 1 opposite Bluemont Way). Sheet 4, described in a following paragraph, depicts the extent of the perimeter road improvements that are planned as part of the development. Internal site access is provided via a network of private streets.

Sheet 2 of the CP is the "Illustrative Development Plan" which depicts a proposed townhouse and multi-family development that is consistent with Sheet 1 in terms of land-use, access, internal circulation, landscaping and open space. The plan shows a total of 426 dwelling units, consisting of 174 single family attached (townhouse) units and 252 multi-family (condominium) units, which is at the upper end of the range of dwelling units (375-455) that is requested. Due to the fact that the property is planned to be developed in phases and by various builders, Reston Land desires to retain flexibility in specific layout, within the parameters of development conditions as articulated in the Notes on Sheet 1.

A note states that the property shall develop "in general conformance with Sheet 2 which is reflective of the character, density, lay-out, general orientation and streetscaping of the West market community, subject to final approval by the Reston Town Center Design Review Board." Notes also state that PRC plans shall be submitted to the Hunter Mill District Planning Commissioner, the Office of Comprehensive Planning and the Reston Citizens Association's Planning and Zoning Committee for review and comment prior to plan approval by Fairfax County.

Sheet 3 of the CP consists of various illustrative development concepts, including a streetscape design for Market Street and alternate layouts for the townhouse units. The "mews" type townhouse units are configured as alley garage units without rear privacy yards. (It is the applicant's request to waive the townhouse privacy yard requirement in the PRC District that requires the approval of DPA 89-C-025.) In these illustrations, these units are shown to face private front yards, common open space or private streets. The more traditional townhouse unit features the required 200 square foot privacy yards with parking spaces, either surface or garage, in front of the units.

Sheet 4 of the CP depicts perimeter roads that are proposed to be constructed as part of the development of Section 933. A note on the CP states that the applicant shall:

Extend New Dominion Parkway to the main entrance of the development. The remainder of New Dominion Parkway to the Fairfax County Parkway will be constructed upon development of the contiguous parcel to the north or when the adjacent segment of the Parkway is constructed, which ever is first.

Construct Town Center Parkway from New Dominion Parkway to Bluemont Way.

Extend Bluemont Way from its present terminus at the Town Center Urban Core west to the Section 933 site entrance.

Reaffirm the existing Reston Town Center Proffer obligation to dedicate right-of-way and easements for the planned extension of the **Fairfax County Parkway** along the western edge of the Section 933 site.

Due to the fact that DPA 89-C-025 was filed only to permit a waiver of the privacy yard requirement for single family attached units, submission of a new development plan (DP) for RZ 89-C-025 was not required. If DPA 89-C-025 is approved by the Board of Supervisors and CP 89-C-025-2 is approved by the Planning Commission, development on the Section 933 site will be governed by the CP and the subsequent PRC plan and site plan.

ANALYSIS

CP 89-C-025-2

As stated previously in the Background section of this report, proffers accepted by the Board pursuant to RZ 89-C-025 require the review and approval by the Planning Commission of Reston Town Center "Conceptual Plans". This section contains the Staff's analysis of "The Reston Town Center - Section 933 Conceptual Plan" for each of the elements listed in the proffer as components of Reston Town Center conceptual plans. (Each of the elements is underlined and staff's analysis follows.) Because development of the entire Town Center Study Area (450 acres) was anticipated to occur in phases, the proffers do not require that only one (1) conceptual plan necessarily be submitted for each of the four (4)

rezoning cases or that each conceptual plan would necessarily contain all of the elements listed in the proffer. The 530-acre Town Center District, as a whole, is planned to be mixed-use; however, there is no requirement that each parcel within the District be developed as mixed-use.

A vehicular traffic circulation plan including approximate location of entrances

As previously discussed, Sheet 4 of the CP depicts the improvements to New Dominion Parkway, Town Center Parkway and Bluemont Way that are planned with the development of Section 933. These proposed improvements, along with the applicant's reaffirmation to dedicate right-of-way and easements for the Fairfax County parkway along the site's frontage, and a commitment to extend New Dominion Parkway to the Fairfax County Parkway upon the earlier of the development of the property to the north or when the adjacent segment of the Parkway is constructed, address the comments of the Office of Transportation that are contained in Appendix 7.

The Office of Transportation further comments that all previous proffered transportation commitments associated with RZ 89-C-025 be reaffirmed. This application proposes no change to the Reston Town Center transportation proffers, including required improvements, the phasing plan and the TSM program. A review of the Town Center transportation proffers indicates that while existing office development within the Town Center district has not yet reached the 2.3 million square foot threshold of Phase 1-A, five (5) of the six (6) required transportation improvements have been completed.

Minor streets in approximate location

The roads internal to Section 933 will be constructed and maintained as private roads. The major internal road system consists of a loop road with planned access points at New Dominion Parkway, Town Center Parkway and Bluemont Way. The location and configuration of this loop road is in general conformance with the "Circulation" element of the 3-part "Master Conceptual Plan".

Pedestrian walkways and trails

A Note on the CP states that a system of sidewalks and trails is to be provided to "interconnect the residential units, parking lots and community facilities (all as generally depicted on Sheet 2)." The proposed sidewalk system is in general conformance with the Circulation element of the 3-part "Master Conceptual Plan".

Landscaping and Screening

The Sasaki document recommends a design treatment, in the form of typical street cross-sections, for the major streets and parkways within the Town Center District. The cross-sections show walkways on public streets that are separated from the street by green space that, in some instances,

is planted with street trees. Notes on the CP state that streetscape improvements shall be provided in accordance with the Sasaki Urban Design Principles, as may be modified by the Reston Town Center Design Review Board and streetscaping improvements shall be provided as generally depicted on Sheet 2. Regarding internal site landscaping, a note states that a landscape plan shall be submitted with the PRC plan and site plan for each phase of development.

Open Space

The Reston Town Center proffers specify that the Town Center Study Area shall contain at least fifteen (15) percent open space "which shall include walkways, pedestrian plazas, parks and ponds". A note on the CP states that the overall minimum open space for the site shall be thirty percent (30%). This open space primarily consists of a five (5) acre regional stormwater management pond and associated drainageway, an open space and recreation buffer along the western property boundary and a community facility and recreation area.

Recreation and community facilities

A note on the CP states that active recreation facilities shall be provided "which shall include some combination of a clubhouse, pool tennis courts(s), soccer, general play or volley ball field(s), tot lot(s), etc.". The CP shows a community facility/recreation area and an open space/recreation area in the central open space area generally at the terminus of the extension of Market Street and an open space/recreation area within the designated open space buffer on the western portion of the property. An additional note states that passive recreation facilities shall be provided "which shall include some combination of the following: landscaped courtyards, open spaces, walkways, or trails, etc."

Location of a time-transfer transit hub

The Circulation element of the "Master Conceptual Plan" shows future transit facilities, including a time transfer bus transit hub, on the three (3) parcels of land located at the Discovery Street/Sunset Hills Road intersection, which is south of the Town Center Urban Core and off-site of the Section 933 site. To encourage bus ridership in the Town Center, a note on the CP states that one (1) on or off-site bus shelter shall be provided prior to the issuance of the first Residential Use Permit within Section 933.

Floor Area Ratios

The non-residential FAR specified on the "Land Use, Heights, FAR" element of the 3-part Master Conceptual Plan for Section 933 is 0.5. No residential density is specified. The "Section 933 Conceptual Plan" proposes no office or commercial development. The proposed residential density is 7.6-9.3 du/ac. The applicant has calculated that the net density, when the stormwater management pond and associated drainageway are excluded, is approximately 17 du/ac.

Height Limits

The height limit specified on the "Land Use, Heights, FAR" element of the 3-part Master Conceptual Plan for Section 933 is 175 feet. As shown on the "Section 933 Conceptual Plan", the maximum height of the single family attached (townhouse) units is 4-stories and the maximum height of the multiple family units is 5-stories.

General location and type of housing units

As depicted on Sheet 1 of the CP, Reston Land proposes to develop the 49-acre site with a mix of townhouses and multi-family units. The proposed land bays are organized around a private loop road system and open space network. Notes on the CP state that no building (recreation facilities, parking lots, landscaping and all other facilities otherwise permitted by the PFM and other applicable County regulations, may be located within the easement) will be located within 50' of the existing, underground Colonial Pipeline located along the western boundary of the site and that a buffer, generally as depicted on Sheet 2, will be provided between the development and the W&OD Trail.

General location office and commercial buildings

No office or commercial development is proposed on the application property.

General location of parking structures

No free-standing parking structures are proposed on the application property. A note states that parking will be provided as on-street, surface, garages for the single family attached units and underground/in-unit garage parking within the multiple family buildings.

DPA 89-C-025

As stated previously in this report, the development plan (DP) approved pursuant to RZ 89-C-025 is a "blob" plan that permits residential use on the application property. Reston Land proposes to develop the 49-acre application property with a mix of townhouse and multi-family dwelling units. The sole purpose of the requested development plan amendment, DPA 89-C-025, is to waive Par. 2 of Sect. 6-306 of the Zoning Ordinance which states, in part, "... a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan." Sheet 2 of the CP shows an illustrative of a "mews" townhouse unit that faces private front yards, open space or a private street, without rear privacy yards. Reston Land has indicated to staff, refer to Appendix 3, a desire to develop "mews" townhouse units as an alternative unit type to the more traditional townhouse unit where parking is provided at the front of the unit and a privacy yard is provided at the rear. The

"mews" unit can create a more urban streetscape where units enter directly onto an adjacent street and parking is at the rear. In order to provide a variety in housing style and streetscape and achieve an urban scale of development, staff supports the requested waiver of the privacy yard requirement for the townhouse units.

The Department of Public Works, Appendix 11, notes that the applicant proposes to construct a regional stormwater management facility on the site to be included in Reston's overall stormwater management plan. As noted in Appendices 12-14, fire and rescue, water and sewer services are available to serve the proposed development. The Park Authority, Appendix 15, states that the proposed development will have no adverse effects on the Authority. As noted in Appendix 16, Lake Anne Elementary School is projected to be over capacity in 1998-99 and Hughes Intermediate School is currently operating over capacity.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

This report has presented the staff's analysis of two (2) concurrent applications filed on Section 933 of the Reston Town Center. CP 89-C-025-2 is request for approval of a conceptual plan for a residential development consisting of 375-455 townhouse and multi-family dwelling units and thirty percent (30%) open space. DPA 89-C-025 is a request to amend the development plan approved pursuant to RZ 89-C-025 for the sole purpose of waiving the privacy yard requirement for single family attached units in the PRC District. As discussed in this report, the applications are in conformance with both the Comprehensive Plan Map which shows that the application property is planned Residential Planned Community and the Reston Master Plan which shows that the property is planned for Town Center uses. The conceptual plan is in accordance with the DP and proffers approved pursuant to RZ 89-C-025 and the 3-part Reston Town Center "Master Conceptual Plan". The development plan amendment meets the applicable zoning ordinance provisions.

Recommendations

Staff recommends that the Planning Commission approve CP 89-C-025-2, titled "Section 933 Conceptual Plan", Sheets 1-4, prepared by Urban Engineering & Assoc., Inc. dated April 5, 1995.

Staff recommends that the Board approve DPA 89-C-025 to permit a waiver of the privacy yard requirement for single family attached dwellings.

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

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Excerpt from Proffers executed with RZ 89-C-025 (formerly RZ 86-C-118)
2. Affidavit
3. Statement of Justification
4. Location map of combined Reston Town Center zoning applications
5. DP 89-C-025
6. "Master Conceptual Plan"
7. Transportation Analysis
8. Environmental Analysis
9. Comprehensive Plan Analysis
10. Department of Public Works Comments
11. Fire & Rescue Analysis
12. Water Service Analysis
13. Sewer Service Analysis
14. Park Authority Comments
15. Glossary of Terms

County (at least exclusive of land costs) for exhibit art and artifacts. This room may or may not be part of the art and cultural 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

a site plan for review to DEM for any part of Property C (86.27 acres included in RZ-C-118) 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 plans to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the conceptual plan is approved, Applicant will submit site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.

F. DEVELOPMENT PLANS FOR ALL CASES
(RZ-85-C-088, RZ-86-C-121, RZ-86-C-118)

1) The total floor area ratio for office and commercial buildings in the Town Center Study Area shall not exceed .43 floor area ratio (calculated on the basis of 448.96 gross acres) or 8,415,000 square feet of the total commercial space of which approximately 315,000 square feet shall be retail commercial, approximately 7,105,000 square feet shall be office space, and approximately 1,000,000 square feet shall be hotels. The amount of retail in the Town Center Core Area shall be a minimum of 250,000 square feet. Should Applicant elect to increase the retail space in the Town Center Study Area in excess of 315,000 square feet, the amount of office and/or hotel shall be reduced by like amounts so as to maintain the maximum 8,415,000 square foot total. Applicant reserves the right to elect to consider ground floor retail in the hotel as either hotel or retail space.

REZONING AFFIDAVIT

DATE: October 17, 1994
 (enter date affidavit is notarized)

I, Antonio J. Calabrese, Esquire, Agent for Applicant, 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

in Application No(s): DPA 89-C-025/CP 89-C-025-2
 (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 are to 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relation- ships listed in BOLD above)
Reston Land Corporation Agents: William Steiner Al Hagelis Gregory F. Hamm	11911 Freedom Drive Reston, VA 22090	Applicant/Land Owner TM 17-1-((1))-3
Urban Engineering & Associates, Inc. Agents: Barry B. Smith	7712 Little River Turnpike Annandale, VA 22003	Engineers
McGuire, Woods, Battle & Boothe Agents: Antonio J. Calabrese, Esquire Meaghan S. Kiefer	8280 Greensboro Drive McLean, VA 22102	Attorneys

(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

DATE: October 17, 1994
(enter date affidavit is notarized)

for Application No(s): _____
(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 herein.)

CORPORATION INFORMATION

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

Reston Land Corporation 11911 Freedom Drive, Ste. 300
Reston, VA 22090

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.

NAME OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Mobil Land Development Corporation

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

- James C. Cleveland, President
- Peter P. Schmergel, Vice President
- Warrent T. Oates, Jr., Secretary
- J. C. Simcox, Treasurer

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

** All listings which include partnerships or corporations 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 the stock. 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 AFFIDAVIT

DATE: October 17, 1994
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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, enter "NONE" on line below.)

\$500 to the "Davis for Congress '94" by James C. Cleveland, Reston Land Corporation
\$200 to Robert Dix by James C. Cleveland, Reston Land Corporation

(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 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:

A. J. CALABRESE
(check one) [] Applicant [X] Applicant's Authorized Agent
Antonio J. Calabrese, Applicant's Agent
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 17th day of October, 19 94, in the state of Virginia.

My commission expires: 3-31-95

Pamela D. Ferrabee
Notary Public

DATE: October 17, 1994
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & last name)
Barry B. Smith
J. Edgar Sears
Brian P. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
J. Edgar Sears, President, Treasurer
Barry B. Smith, Vice President & Secretary

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

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 & last name)

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 further on a "Rezoning Attachment to Par. 1(b)" form:

DATE: October 17, 1994
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

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

Mobil Land Development Corporation

11911 Freedom Drive, Ste. 400
Reston, Virginia 22090

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 & last name)

Mobil Corporation

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

William Deihl, President
 John A. Caselli, Treasurer
 Arthur Golden, Asst.Treas.
 Carol B. Allums, Asst.Sec.
 Hal R. Bradford, Asst.Sec.
 Arnold Brier, Asst.Sec.
 John H. Guilfoyle, Asst.Sec.
 L. W. Phelps, Asst.Sec.
 D.E. Allen, Director
 Richard R. Neyrey, Director

Richard Neyrey, Exec. VP
 Anthony Cavaliere, Asst.Treas.
 Joseph Sarnowski, Asst.Treas.
 Robert Bates, Asst.Sec.
 James H. Breed, Asst.Sec.
 James B. Ekins, Asst.Sec.
 Virginia Kellogg, Asst.Sec.
 David R. Schultz, Asst.Sec.
 William D. Deihl, Director
 Norman D. Peel, Director

Nicholas Greco, Sr. VP
 Robert Drumheller, Asst.Treas.
 Patricia Stevenson, Sec.
 Robert Book, Asst.Sec.
 Laura Brewer, Asst.Sec.
 Gordon Garney, Asst.Sec.
 Norman Peel, Asst.Sec.
 D.E. Allen, Controller
 Nicholas G. Greco, Director
 Robert O. Swanson, Director

DATE: October 17, 1994
 (enter date affidavit is notarized)

for Application No(s): _____
 (enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
 Mobil Corporation 3225 Gallows Road
 Fairfax, Virginia 22037

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 & last name)

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

Directors:

Paul J. Hoenmans
 Helene L. Kaplan
 Lucio A. Noto
 Charles S. Sanford, Jr.

Officers:

Robert Weeks, Sr. VP
 James T. Mann, VP
 Barbara Patocka, Asst.Treas.
 Jerome Trautschold, Asst.Treas.
 Patricia Stevenson, Sr.Asst.Sec.
 Robert Dodds, Asst.Sec.
 George Broadhead, Sr.Asst.Contr.
 Timothy Sexton, General Auditor

Lewis M. Branscomb
 Allen F. Jacobson
 William J. Kennedy, III
 Aulana L. Peters
 Robert G. Schwartz
 Lucio A. Noto, Chair&Pres.
 Rex D. Adams, VP
 R. Hart Gardner, Treas.
 Joseph Sarnowski, Asst.Treas.
 Robert Bates, Sec.
 Robert Book, Asst.Sec.
 Charles Olson, Asst.Sec.
 Michael Bernard, Asst.Contr.

Donald V. Fites
 Samuel C. Johnson
 J. Richard Munro
 Eugene A. Renna
 Robert O. Swanson
 Robert Swanson, Sr. VP
 Walter ARnheim, VP
 William Bogaty, Asst.Treas.
 Peter D. Thomson, Asst.Treas.
 Gordon Garney, Sr. Asst.Sec.
 Susan R. Csia, Asst.Sec.
 Robert Musser, Controller
 James E. Fowler, General Coun.

DATE: October 17, 1994
 (enter date affidavit is notarized)

for Application No(s): _____
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
McGuire, Woods, Battle & Boothe 8280 Greensboro Drive
Suite 900
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe
 continued

- | | |
|--------------------------|---------------------------|
| Cranford, Page D. | Gordon, Thomas C., Jr. |
| Crowe, Thomas L. | Graham, John |
| Cullen, Richard | Grandis, Leslie A. |
| Dabney, H. Slayton, Jr. | Grimes, Larry B. |
| Dawes, Michael F. | Hampton, Glenn W. |
| Dean, Thomas F. | Haney, William C. |
| Den Hartog, Grace R. | Hardock, Anne H. |
| Dorigan, Mark C. | Harrison, J. Waller |
| Douglass, W. Birch, III | Head, Mary S. |
| Dudley, Waller T. | Hobson, Richard R. G. |
| Dyke, James Webster, Jr. | Houston, David S. |
| Earl, Marshall H., Jr. | Jett, R. Arthur, Jr. |
| Edwards, Elizabeth F. | King, Donald E. |
| Evans, David E. | King, William H., Jr. |
| Evans, K. Stewart, Jr. | Kittrell, Steven D. |
| Farrell, Thomas F., II | Krueger, Kurt J. |
| Feller, Howard | Landess, Fred S. |
| Fifer, Carson Lee, Jr. | Landin, David C. |
| Flemming, Michael D. | Lefcoe, Vann H. |
| France, Bonnie M. | Lewis, James M. |
| Franklin, Stanley M. | Little, Nancy R. |
| Fugh, John L. | Lucas, Laura R. |
| Garrett, Sam Y., Jr. | Marshall, Gary S. |
| Geisler, Ernest K., Jr. | Martin, George K. |
| Getchell, E. Duncan, Jr. | McArver, R. Dennis |
| Gieg, William F. | McCallum, Steve C. |
| Giguere, Michael J. | McCann, John E. |
| Goldman, Nathan D. | McElligott, James P., Jr. |
| Good, Dennis W., Jr. | McFarland, Robert W. |
| Goodall, Larry M. | McGee, Gary C. |
| Gordon, Jacqueline M. | McGonigle, Thomas J. |

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

DATE: October 17, 1994
 (enter date affidavit is notarized)

for Application No(s): _____
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
McGuire, Woods, Battle & Boothe 8280 Greensboro Drive
Suite 900
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe
 continued

- McMenamin, Joseph P.
- McVey, Henry H., III
- Melson, David E.
- Menges, Charles L.
- Merriman, R. Marshall, Jr.
- Middleditch, Leigh B., Jr.
- Moran, Kenneth J.
- Murphy, Brian D.
- Murphy, Sean F.
- Murray, John V.
- Newton, Thomas L., Jr.
- Ney, R. Terrence
- O'Grady, Clive R. G.
- O'Grady, John B.
- Oakey, David N.
- Oakey, John M., Jr.
- Oviatt, Clifford R., Jr.
- Padgett, John D.
- Page, Rosewell, III
- Pankey, David H.
- Partridge, Charles E., Jr.
- Patterson, John W.
- Patterson, Robert H., Jr.
- Payne, Maria L.
- Powell, Mims M.
- Price, James H., III
- Richardson, David L., II
- Robertson, David W.
- Robinson, Stephen W.
- Rodriguez, Edward F., Jr.
- Rohman, Thomas P.

- Rosen, Charlotte R.
- Russell, Deborah M.
- Russell, Frederick L.
- Sacks, Morton A.
- Sanderlin, James L.
- Sanders, Wellford L., Jr.
- Scannell, Raymond F.
- Schewel, Michael J.
- Schill, Gilbert E., Jr.
- Scibelli, Arthur P.
- Scruggs, George L., Jr.
- Sharp, Larry D.
- Slaughter, Alexander H.
- Slaughter, D. French, III
- Slingluff, Robert L.
- Slone, Daniel K.
- Smith, Robert S.
- Smith, R. Gordon
- Sooy, Kathleen Taylor
- Spahn, Thomas E.
- Spencer, Christopher C.
- St. Amant, Joseph L. S.
- Stillman, F. Bradford
- Stone, Jacquelyn E.
- Stoneburner, Gresham R.
- Strickland, William J.
- Stroud, Robert E.
- Stump, John S.
- Stutts, James F.
- Swartz, Charles R.
- Swett, Jay T.

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

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(enter date affidavit is notarized)

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Suite 900
McLean, VA 22102

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

General Partners of McGuire, Woods, Battle & Boothe
continued

- Tashjian-Brown, Eva S.
- Terwilliger, George J., III
- Tierney, Philip
- Timmeny, Wallace L.
- Traver, Courtland L.
- Treacy, Gerald B., Jr.
- Trotter, Haynie S.
- Tullidge, Thomas H., Jr.
- Twomey, William E., Jr.
- Urech, Dan
- Van der Mersch, Xavier
- Vieth, Robert R.
- Waddell, William R.
- Walsh, James H.
- Watts, Stephen H., II
- Weber, Craig H.
- Weisner, John M.
- Whitt-Sellers, Jane R.
- Whittemore, Anne M.
- Williamson, Mark D.
- Wilson, Ernest
- Wiltshire, J. Christopher
- Wood, R. Craig
- Woloszyn, John J.
- Word, Thomas S., Jr.
- Worrell, David H., Jr.
- Younger, W. Carter
- Zirkle, Warren E.
- Zughaib, Edward E.

RECORDED
INDEXED
OCT 20 1994
PLANNING AND ZONING DEPARTMENT

These are the only 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.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

OCT 19 1994

ZONING EVALUATION DIVISION

TOWN CENTER CONCEPTUAL DEVELOPMENT PLAN
RESTON LAND CORPORATION - SECTION 933 (WEST MARKET)
STATEMENT OF JUSTIFICATION

I. INTRODUCTION AND OVERVIEW.

Reston Land Corporation is proposing a 49 acre residential development, located west of the existing Town Center Urban Core. The site is bounded on the north by New Dominion Parkway, on the south by the W&OD Trail, on the east by Town Center Parkway and to the west by the future Fairfax County Parkway.

West Market will include 150-180 townhomes and 225-275 condominium units, totalling between 375-455 new homes within the Town Center District. The proposed net density is 17 dwelling units/per acre. In conjunction with the existing housing in the Town Center District (Edgewater, Oak Park and the affordable housing project), West Market will ensure that over 800 homes will be located within the Town Center District, outside of the Core.

West Market will be a new, urban designed neighborhood, with significant open space and a community/recreational center in proximity to the W&OD Trail and the Reston Town Center. West Market is a natural progression in the development of residential uses within the Town Center District.

II. BACKGROUND.

This site has been planned for residential development since 1989 when the Fairfax County Board of Supervisors approved RZ 89-C-025, which rezoned the approximately 86 acres known as Sections 931 and 933 from the I-3 (Light Intensity Industrial) District to PRC-Town Center. The Town Center proffers require a minimum of 1,400 residential units, with at least 600 residential units within the Core and a minimum of 800 residential units within the Town Center District, outside of the Core. Although no residential units currently exist within the Core, RLC has been planning for such development and is actively marketing appropriate sites. It is expected that the development of West Market will encourage residential builders to consider locating within the Core.

The following is a list of existing Town Center District residential developments:

1. Oak Park Condominium	180 units
2. Edgewater Condominium	174 units
3. Edgewater Townhomes	80 units
4. County - assisted housing	<u>30 units</u>
Total	464 units

The following is the proposed composition for West Market:

1. Townhomes	150-180 units
2. Condominium units	<u>225-275 units</u>
Total	375-455 units

Consequently, RLC will achieve the 800 proffered residential units for sites outside of the Core with the approval and development of West Market. RLC will continue to actively market Town Center Core sites for residential development.

III. WEST MARKET LAYOUT AND DESIGN.

Section 933 consists of approximately 49 acres, bounded by New Dominion Parkway (to the north), the W&OD Trail (to the south), Town Center Parkway (to the east) and the proposed Fairfax County Parkway (to the west). Also bordering the western boundary of the site is a Colonial Pipeline and a VEPCO powerline easement.

There is an existing 5 acre regional stormwater management pond, fed by a distinct drainage way. This drainage way includes a protected wetlands area, which RLC is required to preserve by a regional wetlands mitigation plan approved and permitted by the Army Corps of Engineers and Virginia's Department of Environmental Quality ("DEQ"). These features are major elements of the design program for the West Market community.

One of the most unique elements of West Market is the significant number of townhomes which will front on the major streets, with garage parking designated in the rear. The internal streets will be private and allow for parallel parking. RLC has designed this community in order to create a unique and urban-like neighborhood. RLC is requesting a waiver of the privacy yard requirement in order to further create an urban quality, rather than individual, suburban townhomes.

The townhomes are expected to be 3 or 4 levels, with garage parking for most of the units. The parallel street parking will serve as guest parking. Working within the constraints of the stormwater management pond, wetlands and Colonial Pipeline, RLC has created an urban pattern and intensity of development. Netting out the significant environmental constraints, the project will contain approximately 17 dwelling units per acre. Although the development is fairly intense, there will be a minimum of 30% open space.

The townhomes and the interior of the site will be divided into small clusters. RLC contemplates 4 to 5 townhome builders and 1 to 2 condominium developers. By encouraging a variety of builders and developers, RLC will achieve the goals of allowing for diversity of style, minimizing the construction period and an

accelerated creation of a new and diverse neighborhood to complement the Town Center District and Town Center Core.

The condominium units are expected to be between 3 to 5 stories in height. The plan shows a "worst case" scenario of all surface parking. Current market conditions seem to be encouraging underground/in-unit garage parking for condominiums (for example, the Crescent project at Worldgate). RLC will encourage potential condominium developers to closely examine the opportunities for underground/in-unit garage parking.

There will be a central recreation/community center. This center is likely to include a small swimming pool, bathhouse, community/recreational facility and similar amenities. West Market will be a single, cohesive neighborhood, with all neighbors sharing ownership of the parkland, amenities, pool and clubhouse.

RLC is currently drafting Design Guidelines to control the architectural treatment, lighting, landscaping, building materials, and all aspects of development for West Market. The architectural guidelines will be enforced by the Reston Town Center Design Review Board.

IV. West Market Road Network.

The roads internal to West Market will be constructed by RLC and maintained as private roads. The major east-west road will be Market Street extended westerly into the site, terminating at the crescent shape road (which has yet to be named), that is designed in a graceful arch bordering the open space and recreational center. On the southern portion of the site, Bluemont Way will also be extended into the site to allow easy access to the major roads and the Town Center.

The roads are designed to include parallel parking to extend the urban character of the Town Center Core into the West Market community. The community will also have a series of sidewalks and trails to allow easy pedestrian access to all surrounding parcels, including the Town Center Core to the east.

V. CONCLUSION.

The proposed West Market residential development achieves a Town Center proffer goal of a minimum of 800 residential units within the Town Center District (outside of the Core). RLC has designed an urban-like neighborhood, with street-fronting townhomes, parallel parking, an integrated trail and pedestrian system and centralized recreational facilities. The net density of this development will be approximately 17 dwelling units per acre. The Town Center Design Review Board will carefully review the architectural treatment, landscaping, building materials, signage and all similar elements of this plan.

RLC is soliciting 4-5 townhome builders and 1-2 condominium developers in order to create a unique and diverse West Market neighborhood. This residential development has been contemplated since 1989, helps fulfill the Town Center proffer goal of creating more residential development and energy within the Town Center District and will further complement and strengthen the Town Center Core.

For all of these reasons, the Applicant respectfully requests the support of the Office of Comprehensive Planning and the approval of the submitted Town Center Conceptual Plan by the Fairfax County Planning Commission.

By: AJ CALABRESE
Antonio J. Calabrese, Esquire
McGuire, Woods, Battle & Boothe for
Reston Land Corporation

Dated: October 20, 1994

u:\5411\reston\933\soj.mcm
October 20, 1994 10:59am

**MCGUIRE WOODS
BATTLE & BOOTHE**

Transpotomac Plaza
Suite 1000, 1199 North Fairfax Street
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One North Charles Street
Baltimore, MD 21201-3793

Court Square Building
P.O. Box 1288
Charlottesville, VA 22902-1288

World Trade Center
Suite 9000, 101 West Main Street
Norfolk, VA 23510-1655

8280 Greensboro Drive
Suite 900, Tysons Corner
McLean, Virginia 22102-0346

Phone: (703) 712-5000 (Voice/TDD)
Fax: (703) 712-5050

One James Center
901 East Cary Street
Richmond, VA 23219-4030

The Army and Navy Club Building
1627 Eye Street, N.W.
Washington, DC 20006-4007

250 Avenue Louise, Bte. 64
1050 Brussels, Belgium

associated office:
P.O. Box 4930
Bahnhofstrasse 3
8022 Zurich, Switzerland

Antonio J. Calabrese
Direct Dial: (703) 712-5411

December 27, 1994

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

DEC 28 1994

ZONING EVALUATION DIVISION

Ms. Cathy Chianese
Office of Comprehensive Planning
Zoning Evaluation Division, Ste. 800
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: Section 933\West Market

Dear Cathy:

As we discussed last week, enclosed please find four (4) copies of the Town Center District Land Use Plan. I thought you would find this graph helpful and enlightening when Senior Staff meets to discuss the Section 933\West Market plans in early January. Al Hagelis will separately delineate the Army Corps of Engineers' protected wetlands which exist on the property. I would ask you and Senior Staff to consider the following issues when you meet to discuss Section 933:

1. Wetlands. There are very significant areas of the site which are protected wetlands. Combined with the approximately five (5) acres storm water management pond, these features are major determinates of the design program for the West Market community.

2. Net Density. When you remove the wetlands and storm water management pond, we are proposing approximately 17 units per acre net density on the site. We do not believe that this is "suburban" in nature. In fact, the West Market plans are consistent with the Town Center District (933 is outside of the Town Center Urban Core), surrounding properties and Reston Land Corporation's ("RLC") long-standing plans for this site.

3. Number of Residential Units in the Town Center District. As you will recall, the Town Center proffers require a minimum of 1,400 residential units, with at least 600 residential units within the Core and a minimum of 800 residential units within the Town

Ms. Cathy Chianese
December 27, 1994
Page 2

Center District, outside of the Core. With the completion of the West Market community, RLC will achieve the minimum 800 unit commitment articulated in the proffers for areas outside of the Core.

RLC is striving to provide the minimum proffered number of units, while simultaneously achieving the maximum residential density reasonably possible. It is an unfair characterization to claim that any of the existing or proposed residential developments within the Town Center District (Edgewater, Oak Park and Section 933) are either too dense or not sufficiently "urban". RLC has demonstrated a careful balance of achieving the maximum density, fulfilling our proffered commitments, and simultaneously constructing viable, attractive and well-integrated townhomes and condominiums.

4. Progression of Residential to Core. The development of Oak Park, Edgewater and, most importantly, West Market will form the basis for achieving the 600+ residential units within the Town Center Core. RLC has been laying the ground work, through these existing and proposed projects, to attract higher-density residential development within the Core. As with any good planning effort, you must build a foundation of support, people and services in order to achieve higher, "urban" densities. The West Market Plan is a natural progression in RLC's strategy to carefully integrate the appropriate mix and intensity of uses within and around the Town Center Core.

5. West Market Layout and Design. One of the most important elements of West Market is the significant number of townhomes which will front on the major streets, with garage parking designated in the rear. RLC has designed this community in order to create a unique and attractive neighborhood. RLC used Old Town Alexandria and Georgetown as models for the West Market community. Furthermore, RLC is requesting a waiver of the privacy yard/fence requirement in order to further create an "urban" quality, rather than individual, suburban townhomes. These townhomes will be three or four levels, with garage parking for most of the units. We will provide parallel street parking where possible in order to serve as guest parking. Finally, Design Guidelines will control the architectural treatment, lighting, landscaping, building materials, and all aspects of development for West Market, in order to achieve a unique and urban neighborhood.

6. Town Center - Office Leasing Efforts. Although unrelated to the Section 933 plans, Peter Schmergel has extended an offer to you and Senior members of the Office of Comprehensive Planning ("OCP") and the Office of Transportation ("OT") to meet with him to review RLC's ongoing Town Center office leasing efforts. I believe this would be a very educational (and enjoyable) opportunity, and

Ms. Cathy Chianese
December 27, 1994
Page 3

that it would be very advantageous to hold this meeting (either at RLC or OCP) prior to Senior Staff review of the West Market plans. I believe it is critical for Senior Staff to be fully cognizant of RLC's tremendous office marketing program in order to make a fully informed analysis of the residential plans in the Town Center District.

7. Level of Detail and Redesign of Plans. As has always been the case, we are delighted to work with OCP in order to fulfill the Town Center proffer guidelines for detail and OCP's desire to memorialize as much as possible on these plans. We look forward to working with you to provide a reasonable level of detail during your review of these plans.

As indicated, Al Hagelis will separately forward a delineation of the Section 933 wetlands. Please call me with any questions or if you require any additional information. As always, I look forward to speaking with you soon.

Sincerely,

AJ CALABRESE

Antonio J. Calabrese

AJC/jmw

cc: David Schultz, Esquire
Mrs. Meaghan S. Kiefer

**McGUIRE WOODS
BATTLE & BOOTHE LLP**

8280 Greensboro Drive
Suite 900, Tysons Corner
McLean, Virginia 22102-3892
Telephone/TDD (703) 712-5000 • Fax (703) 712-5050

Antonio J. Calabrese
Attorney at Law
Direct Dial: (703) 712-5411

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FEB 21 1995

ZONING EVALUATION DIVISION

February 21, 1995

Ms. Cathy Chianese
Office of Comprehensive Planning
Zoning Evaluation Division, Ste. 800
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: Section 933 - Revised Plan and Notes

Dear Cathy:

Enclosed please find two (2) copies of the revised Section 933 (West Market community) Town Center Concept Plan. The revised Plan now consists of the following four (4) sheets:

1. Sheet 1 - Town Center Conceptual Plan;
2. Sheet 2 - Reston Land Corporation's ("RLC") currently proposed townhouse and multi-family development layout;
3. Sheet 3 - Various depictions of portions of the Section 933 Plan, including lot configurations, streetscaping, landscaping and similar details contemplated for the West Market community; and
4. Sheet 4 - Delineates the surrounding road network, as well as the significant transportation improvements which are contemplated as part of the West Market development.

I have also enclosed a black-line comparison of the changes to the notes, for your ease of reference.

In response to the constructive suggestions recommended by the Office of Comprehensive Planning and the Reston Citizens Associations Planning & Zoning Committee ("P&Z"), we have implemented the following revisions to these Plans:

1. Reorientation of Townhomes Along Town Center Parkway. The initially submitted Plan indicated that the back of many of the townhomes would be located contiguous to Town Center Parkway. Upon restudy, RLC is proposing an alternative delineation (as depicted on sheet 2), which shows either the side or the front of townhomes along Town Center Parkway. We believe this is a more attractive orientation, both from the perspective of the West Market

community, as well as when viewed from Town Center Parkway and the Urban Core.

2. Orientation of Central Roadway. We have reconfigured the north-south, crescent road of West Market by slightly straightening the road to make it more symmetrical. As you are aware, a straight north-south road would have involved two (as opposed to one) crossings of the wetlands area. We believe this central, crescent road and adjacent open space will create an important focal point for the West Market community.

3. Market Street Termination and Focal Point. There were several concerns articulated by both the Staff and P&Z with regard to the previously reflected area at the end of Market Street. Specifically, there did not appear to be a sufficiently designated "termination" of Market Street within the West Market community. P&Z was particularly concerned about the proposal showing a "bathhouse" in this area. Although we have not concluded exactly what structure or other "punctuation" will be shown at the end of Market Street, we are considering such options as (i) a sculpture garden, (ii) a combination of hardscape and landscape, or (iii) an attractive West Market community building. RLC and the Town Center Design Review Board are well aware that the termination and appearance of the end of Market Street will be an important component of this community. It will receive much greater attention and ongoing study before this design is finally resolved.

4. Reconfiguration of Southwest Corner and Townhomes Adjacent to the W&OD Trail. Both Staff and P&Z made several suggestions regarding the southwest corner of Section 933. There were concerns with regard to the "suburban" like configuration of the townhomes, the density in this area of the site, and roadways located contiguous to the W&OD Trail. RLC has responded to these concerns by restudying the southwest quadrant of the site. We have reoriented the townhomes in order to "internalize" the adjoining streets (so that the townhouses, instead of roads, are located contiguous to the W&OD Trail) and increased the originally contemplated number of townhomes in this area. This reorientation has also allowed us to designate several smaller "urban park" focal points and opportunities within this portion of the property. RLC is continuing to modify areas of the Plan based on comments made by P&Z and the Town Center DRB.

5. Additional Recreational Area. Some concerns that were expressed dealt with possible recreational uses of the utility easement at the western edge of the West Market community. In light of the Planning Commission's recent decisions with regard to underground utilities, RLC is very pleased to designate the opportunity for additional recreational areas along the western portion of the site. Previously, we had only reflected a small

Ms. Cathy Chianese
February 21, 1995
Page 3

surface parking area in the northwest quadrant of Section 933. Allowing parking over the existing underground utilities (obviously satisfying all utility providers' and County construction requirements) allows us to increase the density on 933. Furthermore, we now anticipate being able to provide a field or open space recreational facilities in this area of the property.

6. Parallel Parking Along Town Center Parkway. As noted by my previous correspondence to Joseph Lombardo, Chairman of P&Z, RLC is reserving the flexibility to permit parallel parking along Town Center Parkway. As you, Joe, Supervisor Dix and Commissioner Palatiello are aware, it is ultimately up to the Virginia Department of Transportation ("VDOT"), not the Applicant, to determine whether parallel parking along Town Center Parkway will be permitted. RLC has specifically reserved the flexibility in the notes to the Plan (see note #11) to provide for parallel parking along Town Center Parkway.

7. Transportation Improvements. Staff indicated some concern and confusion as to the transportation improvements associated with the West Market community. RLC has specifically committed to improve New Dominion Parkway, Town Center Parkway and Bluemont Way, under the notes (see note #22) and on sheet 4 of the revised Town Center Concept Plan.

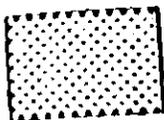
In conclusion, RLC has attempted to integrate the many constructive comments and suggestions made by Staff and P&Z. Please call me after your preliminary review of the enclosed. As noted, I am simultaneously forwarding this letter and a copy of the revised Town Center Concept Plan to Supervisor Dix, Commissioner Palatiello and Joe Lombardo. I encourage you or any of them to call me with questions or comments you have regarding these Plans. I look forward to hearing from you soon and continuing to work with you on this matter.

Sincerely,

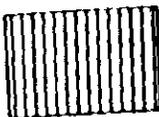
AJ CALABRESE

Antonio J. Calabrese

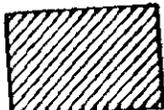
AJC/jmw
enclosures



RZ 85-C-088
(PROPERTY A)



RZ 86-C-121
(PROPERTY B)

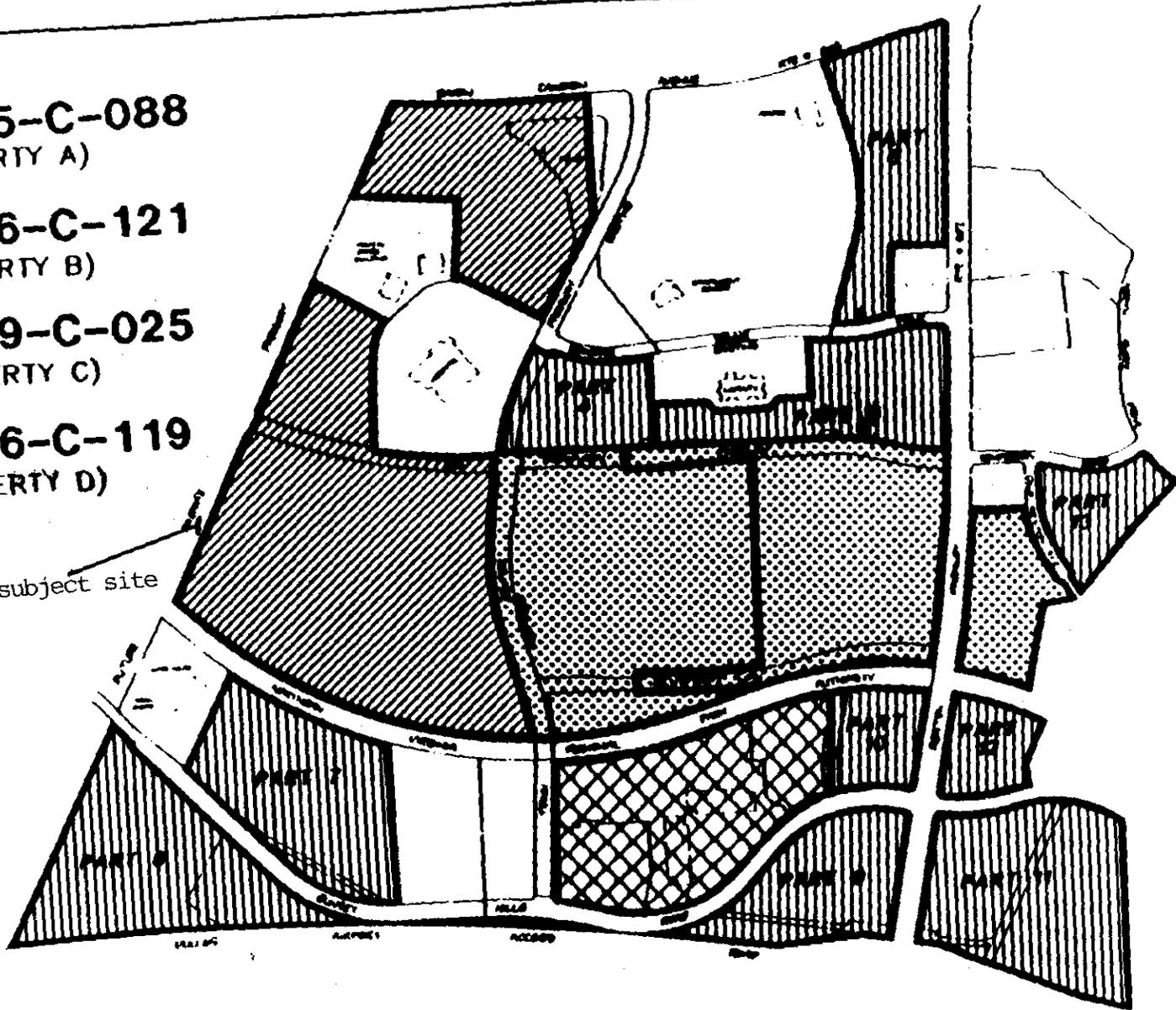


RZ 89-C-025
(PROPERTY C)



RZ 86-C-119
(PROPERTY D)

subject site



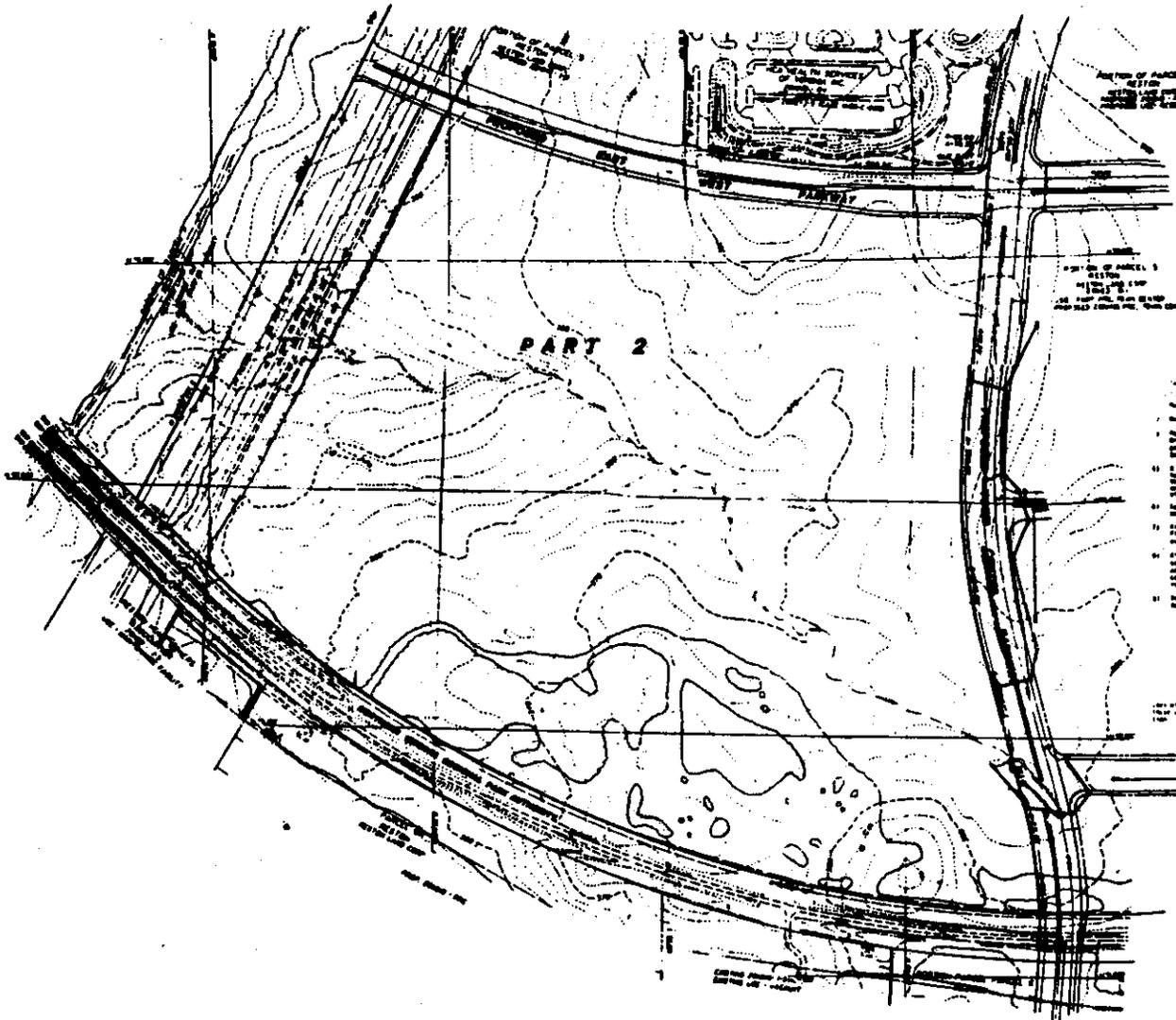
PLAN SHEET
PROPERTIES A,B,C, & D
TOWN CENTER
RESTON

PREPARED BY
RESTON LAND CORPORATION
ENGINEERING DIVISION
RESTON, VIRGINIA

Ms. Cathy Chianese
February 21, 1995
Page 4

cc: The Honorable Robert B. Dix, Jr.
Mr. John Palatiello
Ms. Joan Dubois
Mr. Joseph Lombardo, P&Z
David R. Schultz, Esquire, RLC
Ms. Meaghan S. Kiefer

u:5411\reston\933\chianese.f21



A PORTION OF PARCEL 5
SECTION
CENTRE HILL DISTRICT
FAYETTE COUNTY, VIRGINIA

A PORTION OF PARCEL 5
SECTION
CENTRE HILL DISTRICT
FAYETTE COUNTY, VIRGINIA

411
Part 2

1. The map is a plan view of the proposed development and is not to be construed as a title deed.
2. The map is a plan view of the proposed development and is not to be construed as a title deed.
3. The map is a plan view of the proposed development and is not to be construed as a title deed.
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9. The map is a plan view of the proposed development and is not to be construed as a title deed.
10. The map is a plan view of the proposed development and is not to be construed as a title deed.

Scale: 1" = 100'
 1" = 100'
 1" = 100'

DATE: 10/1/54

THIS PLAN IS THE PROPERTY OF URBAN ENGINEERING & ASSOC., INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF URBAN ENGINEERING & ASSOC., INC.

**GENERALIZED
DEVELOPMENT PLAN
PROPOSED EXTENSION OF
PART 2
SECTION**

A PORTION OF PARCEL 5,
SECTION,
CENTRE HILL DISTRICT,
FAYETTE COUNTY, VIRGINIA

SCALE: 1" = 100' (SEE PLAN FOR DETAILS)
URBAN ENGINEERING & ASSOC., INC.
 205 BROADWAY, LEXINGTON, VIRGINIA
 AND FAYETTE PLAZA, FAYETTE, VIRGINIA

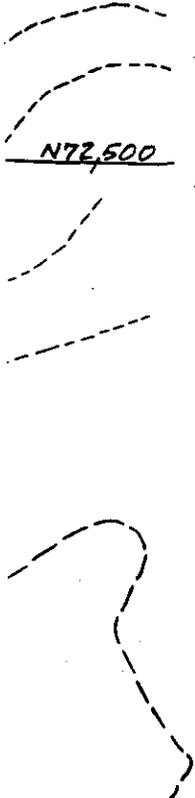
SHEET 4 OF 4

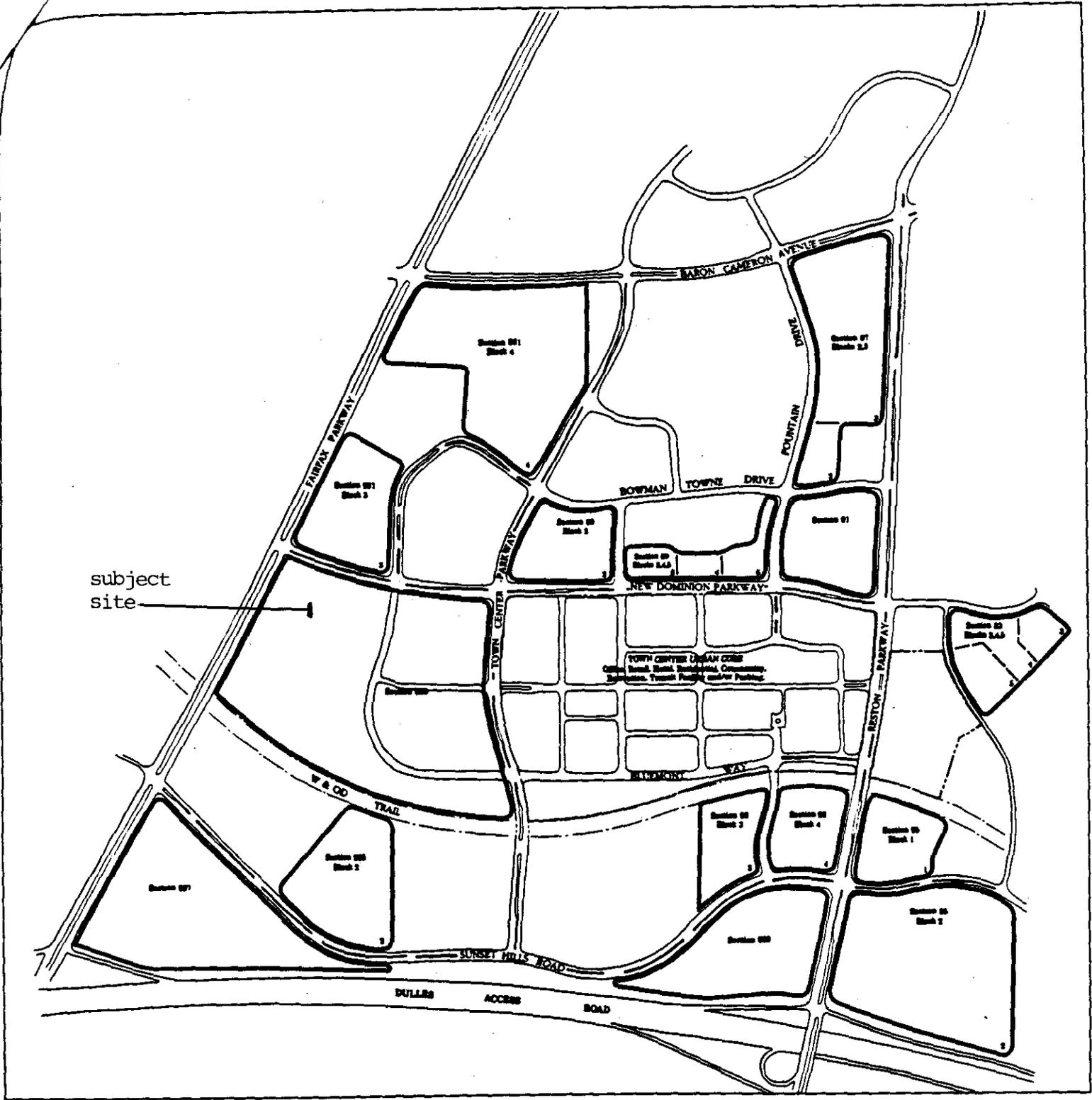
NOTES

Part 2

- 1) The maximum gross floor area of commercial space shall not exceed 1,359,000 square feet.
- 2) Maximum overall non-residential FAR shall not exceed .5.
- 3) Maximum building height shall not exceed 6 stories (75 ft.).
- 4) Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.
- 5) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.
- 6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.
- 7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.
- 8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.
- 9) The proposed right-of-way width of major public streets shall be as follows:

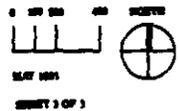
East West Parkway	90'
Town Center Parkway	90'
Vail Avenue	60'
Sunset Hills Road	90'





subject site

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



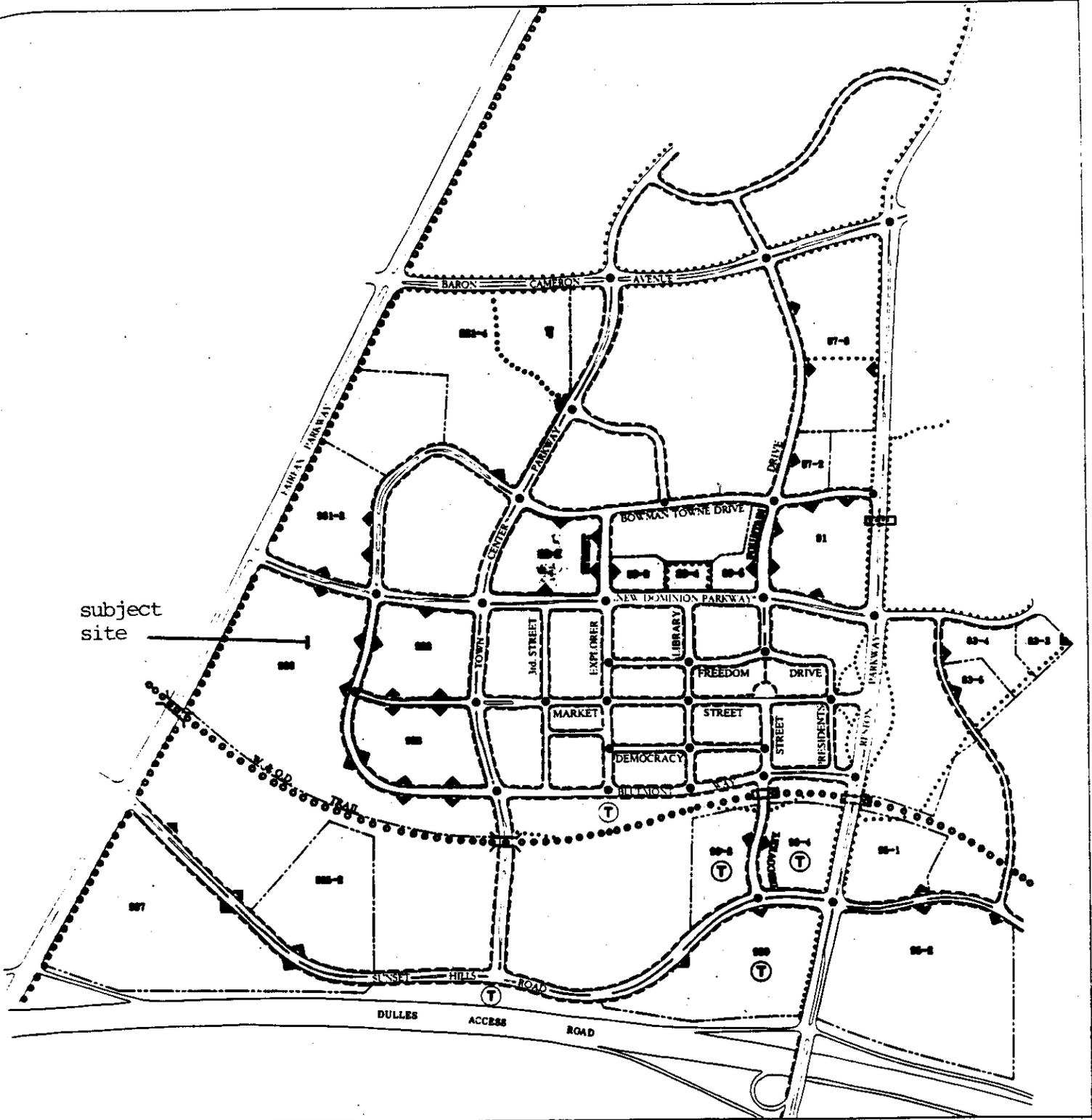
<u>Section/ Block</u>	<u>Use</u>	<u>Height Limit</u>	<u>Non Residential F.A.R.</u>
83 - 3, 4, 5	Residential (max. 100 single family attached and/or multi-family units), Community, Recreation and/or Parking.	4 Stories	.5
87 - 2, 3,	Office, Retail, Residential, Community, Recreation, and/or Parking.	120 Feet	.5
89 - 2	Office, Retail, Residential (max. 300 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-118/RE 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-2 and PCA 89-C-025-2.

subject site



- CONCEPTUAL PLAN PARCELS
- SIDEWALK
- PATHWAY
- REGIONAL TRAIL
- TRANSIT FACILITY
- BRIDGE
- UNDERPASS
- INTERSECTIONS WITH CIRCLES
- ENTRANCE LOCATIONS
THOSE LOCATIONS ARE APPROXIMATE AND MAY BE REVISITED DURING ASSESSMENT AS PART OF THE SITE PLAN DEVELOPMENT PHASE

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

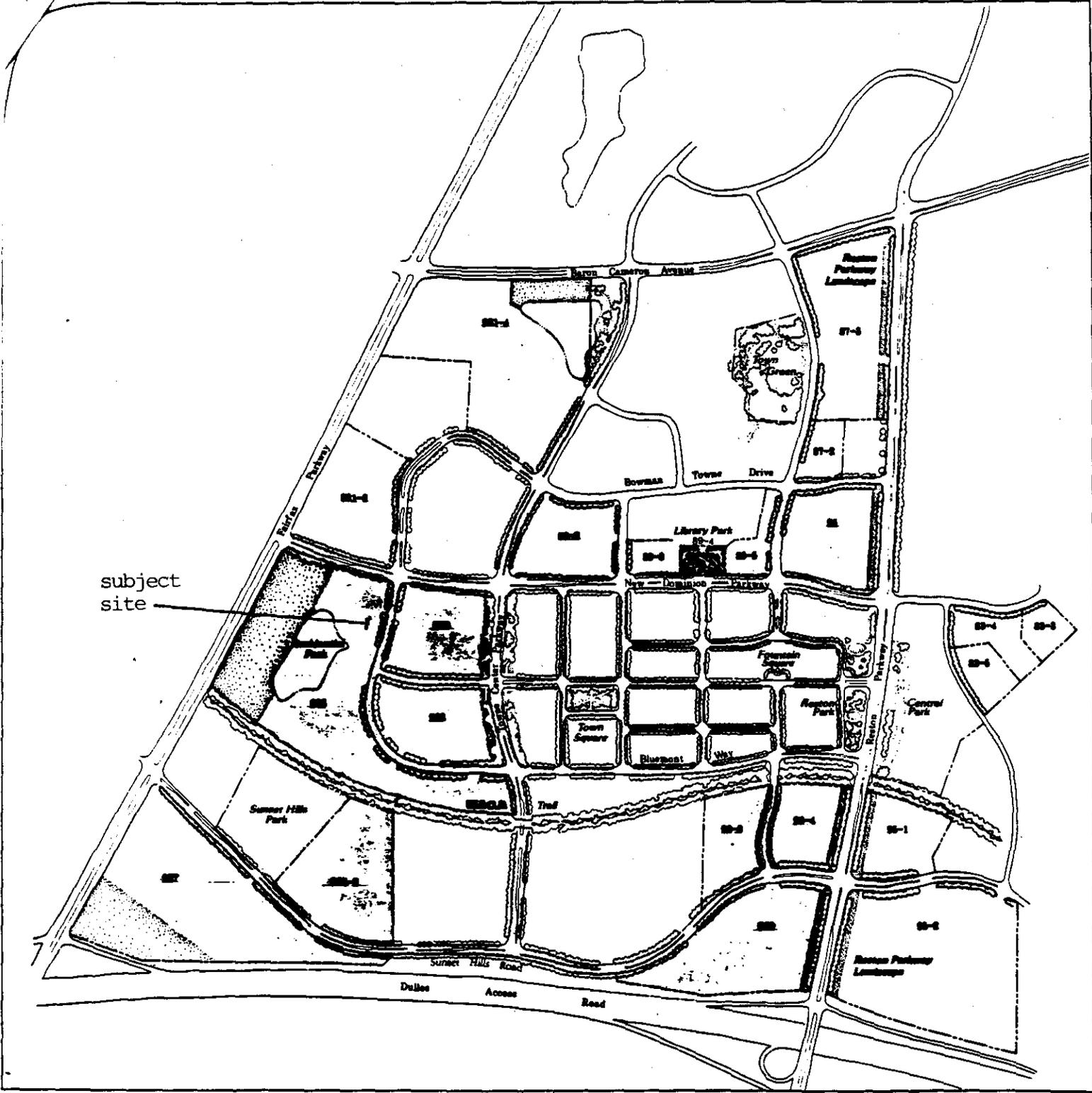
0 100 200 400 NORTH

MAY 1991

SHEET 1 OF 3

GENERAL NOTES

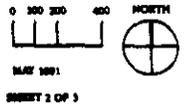
1. This plan depicts the approximate location of streets, sidewalks, pathways, trails, bridges, underpasses, intersections, transit facilities and entrances to parcels. There shall be a transit facility within Town Center to be located at one of the alternate locations shown or along the Dulles Access 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 RZ 86-C-119, RZ 86-C-121 and RZ 86-C-118/RZ 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.



subject site

-  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 RZ 86-C-119, RZ 86-C-121 and RZ 86-C-118/RZ 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.
3. The Town Center Study Area shall contain at least 15 percent open space which shall include walkways, pedestrian plazas, parks and ponds.
4. A landscape plan will be submitted for each parcel with the Final Site Plan.
5. Open space, landscape and pedestrian circulation will be in general conformance with the Town Center Urban Design Principles, prepared by Sasaki Associates, Inc. as may be revised.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FR 23 1995

ZONING EVALUATION DIVISION

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

FROM: Angela Kadar Rodeheaver, Chief *AKR*
Site Analysis Section
Office of Transportation

FILE: 3-4 (RZ 89-C-025)

SUBJECT: Transportation Impact

REFERENCE: DPA 89-C-025/CP 89-C-025-2; Reston Land Corporation
Land Identification Map: 17-1 ((1)) pt. 3

DATE: February 22, 1995

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced application. These comments are based on plans/information made available to this Office dated September, 1994.

- Transportation Improvements

Previous commitments for transportation improvements associated with the RZ 89-C-025 application should be continued.

- Fairfax County Parkway

The applicant should provide all easements associated with the construction of the Fairfax County Parkway.

- New Dominion Parkway

A note on the Conceptual Development Plan states that the applicant will "extend New Dominion Parkway to the main entrance." In the interim, until the Fairfax County Parkway is built in this area, this construction of New Dominion Parkway is acceptable. However, at such time as the Fairfax County Parkway is constructed in the area of the site, the applicant should commit to provide the remaining link of New Dominion Parkway from the main entrance to the Fairfax

RZ 89-C-025
February 22, 1995
Page 2

County Parkway. (Note: The applicant's proffers provide for this improvement; however, it is not proffered to occur until Phase I-B of development and therefore the Fairfax County Parkway construction may occur prior to that phase of development.)

AKR/akr/kal/n:akr/rz89c025

cc: John Winfield, Deputy Director, Design Review, Department of Environmental
Management
Katharine D. Ichter, Chief, Highway Operations Department, Office of Transportation



RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

DEC 15 1994

ZONING EVALUATION DIVISION

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033
(703) 934-7300

December 13, 1994

DAVID R. GEHR
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

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

Re: DPA 89-C-025/CP 89-C-025-2
Reston Land Corporation
Tax Map No.: 17-1 ((1)) pt. 3

Dear Ms. Byron:

This office has reviewed the development plan relative to development plan applications 89-C-025/89-C-025-2 and offers the following comments.

The application has been filed for a 49 acre residential development.

The applicant is responsible for all proffers previously approved with RZ 89-C-025.

If you should require any 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

NHM:law
cc: Mr. S. K. Pant

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE NO.: ZONING 1941

SUBJECT: ENVIRONMENTAL ASSESSMENT for: DPA 89-C-025
Reston T.C. Parcel 933 CP 89-C-025-2

DATE: 9 January 1995

This memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns including a description of potential impacts that may result from the proposed development as depicted on the development plan dated 11/22/94. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

On page 90 of the 1990 Policy Plan under the heading "Environmental Hazards", the Comprehensive Plan states:

Objective 7: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.

Barbara A. Byron
DPA 89-C-025
CP 89-C-025-2
Page Two

Objective 9: Minimize the exposure of County residents to potential pipeline ruptures and explosions and avoid hazards from electrical transmission and distribution facilities.

Policy a: Require appropriate construction practices and building setbacks to minimize the hazards associated with gas and petroleum pipelines.

Policy b: Regulate new development to minimize unnecessary human exposure to unhealthful impacts of low level electromagnetic fields from electrical transmission lines."

ENVIRONMENTAL ANALYSIS:

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

Soils

Concern:

The site in question contains Rocky Land (41B1), Calverton (78A1) and Bucks (72B2) soils. Both the Rocky Land and Calverton soils are considered problem soils. The Rocky Land soils are noted for the presence of asbestos in the underlying bedrock which is typically found at a shallow depth from the surface. The Calverton soils are noted for poor foundation support.

Suggested Solution:

The applicant will be required to provide a geotechnical report at the time of site planning. A final determination on the most appropriate means of addressing concerns related to these soils will be made by the Department of Environmental Management.

Barbara A. Byron
DPA 89-C-025
CP 89-C-025-2
Page Two
Three

Pipeline/Utility Line Hazards

Concern:

The property contains several parallel easements for pipelines containing potentially hazardous materials including the Columbia Gas Transmission Corporation and the Colonial Pipeline Company. The combination of the natural gas and petroleum pipelines with the existing Virginia Power (VEPCO) overhead high-tension power lines is a source of considerable concern. The development plan indicates that a portion of one parking area is proposed to be located within this area. Additionally, some of the dwelling units in this same area will be located within 50 feet of the Columbia Gas Transmission easement.

Suggested Solution:

While there are no specific regulations governing setbacks of residential structures from natural gas or petroleum pipeline easements it would be desirable to increase the set backs from the easement. As a general rule, a fifty foot setback from this type of easement is a recommended minimum. Additionally it would appear that there is more than adequate space on the site to relocate the surface parking which is currently shown within the easements. If the applicant chooses to construct on this site based on this development plan, then the applicant will be required to provide each of the companies which maintain pipeline/utility easements, with copies of plans depicting the proposed work.

BGD:JRB

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE NO.: 1919 (ZONING)

SUBJECT: Planning Analysis for: DPA 89-C-025 concurrent with
CP 89-C-025-2
Reston Town Center Section 933 Conceptual Plan &
Development Plan Amendment

DATE: 14 December 1994

This memorandum, prepared by Anita L. Capps, includes citations from the Comprehensive Plan that list and explain land use and design policies for this property, and the development plan dated September, 1994. The application requests a conceptual plan and development plan amendment for a townhouse and condominium residential development of 375-455 units. Approval of this application would result in a density of 17 dwelling units per acre.

COMPREHENSIVE PLAN CITATIONS:

The 49-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. An assessment of the proposal for conformance with the land use recommendations of the Comprehensive Plan should be guided by the following citations from the Plan:

On page 294 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Town Center Portion of Land Unit D," the Plan states:

"The Reston Town Center is the designated "Core" area 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...

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...

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 Comprehensive Plan map shows that the property is planned for residential planned community

CHARACTER OF THE SURROUNDING AREA:

<u>Direction</u>	<u>Use</u>	<u>Plan</u>
North	hospital and vacant land	residential planned community
South	vacant	residential planned community - commercial/ industrial
East	Town Center Urban Core	residential planned community
West	Fairfax County Parkway, utilities and open space	parkland

PLANNING ANALYSIS:

The application and development plan have been evaluated according the Comprehensive Plan guidance cited above. The proposed use and intensity are in conformance with the Comprehensive Plan recommendations for this site. There are no significant design or compatibility issues posed by the development plan. However, the applicant is committed to provide a minimum number of new homes in the Reston town center area. The applicant should document how that minimum will be achieved so that it can be determined that this land bay is making a sufficient contribution to the total.

The applicant should provide landscaped buffering and screening between multifamily and single family attached structures which are located directly adjacent to each other.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 2-15-95

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

SUBJECT: Rezoning Application Review

Name of Applicant/Application: RESTON LAND CORPORATION /

Application Number: 89-C-025 , 89-C-025-7

Type of Application: DPA CD

Information Provided

Application: YES

Development Plan: NO

Other: STATEMENT OF JUSTIFICATION

Date Received in UP&DD: 12-05-94

Date Due Back to OCP: 12-30-94

Site Information

o Location: 17-1-001-0003-P

o Area of Site: 49.51 acres

o Rezoned from: PRC *to*

o Watershed/Segment: SUGARLAND RUN / SUGARLAND HEAD

1. Drainage

o Master Drainage Plans: _____

NO DEFICIENCIES ARE IDENTIFIED IN THE FAIRFAX COUNTY MASTER DRAINAGE PLAN.

o UP&DD Ongoing County Drainage Projects: _____

NONE

o UP&DD Drainage Complaint Files:
 Yes ✓ No

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

If yes, Describe: _____

o Other Drainage Information: _____

APPLICANT PROPOSES TO PROVIDE A REGIONAL STORMWATER MANAGEMENT FACILITY TO BE INCLUDED IN RESTON'S OVERALL STORMWATER MANAGEMENT PLAN.

II. Trails:

 Yes No Any Trail projects pending funding approval on this property?

If yes, Describe: _____

 Yes No Any funded trail projects affected by this rezoning?

If yes, Describe: _____

III. School Sidewalk Program:

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

If yes, Describe: _____

 Yes No Any funded sidewalk projects affected by this rezoning?

If yes, Describe: _____

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

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

If yes, Describe: _____

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

If yes, Describe: _____

V. Other UP&DD Projects or Programs:

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

If yes, Describe: _____

Other Program Information: _____

Application Name/Number: RESTON LAND CORP. / DPA 89-C-025

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

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics.

DRAINAGE RECOMMENDATIONS: NONE

TRAILS RECOMMENDATIONS: NONE

SCHOOL SIDEWALK RECOMMENDATIONS: NONE

SANITARY SEWER E&I RECOMMENDATIONS:

YES NOT REQUIRED

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

Other E&I recommendations: NONE

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: NONE

UP&DD Internal Sign Off by:

- Planning Support Branch (Ron Kirkpatrick)
- Public Improvements Branch (Walt Wozniak)
- Stormwater Management Branch (Bill Henry)

Signature for 1/10/90
BH

JWK/crt(1631E)

- cc: Gordon Lawrence, Coordinator, Office of Safety, Ex. Co. Public Schools (cc only if SW Recommendation made)
- cc: Jerry Jackson, Chief, System Analysis Section, Office of Waste Management, DPW
- cc: Bruce Douglas, Chief, Environmental and Heritage Resources Branch, Office of Comprehensive Planning
- cc: David Marshall, Chief, Public Facilities and Services Branch, Office of Comprehensive Planning

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

March 1, 1995

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

MAR 8 1995

ZONING EVALUATION DIVISION

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

FROM: Christine Anderson (246-4677) ^{CA}
Research and Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis
Development Plan Amendment DPA 89-C-025

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #04 Herndon.
2. After construction programmed for FY 1995, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - X a. currently meets fire protection guidelines.
 - _____ b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - _____ c. does not meet current fire protection guidelines without an additional facility, however, a future station is projected for this area.
 - _____ d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

FAIRFAX COUNTY WATER AUTHORITY

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

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JAN 12 1995

ZONING EVALUATION DIVISION

January 10, 1995

MEMORANDUM

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

FROM: Planning Branch (Tel. 698-5600 ext. 384)
Engineering and Construction Division

SUBJECT: Water Service Analysis, Rezoning Application DPA 89-C-025

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

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

Attachment

DEVELOPMENT PLAN AMENDMENT APPLICATION

DPA 89-C-025

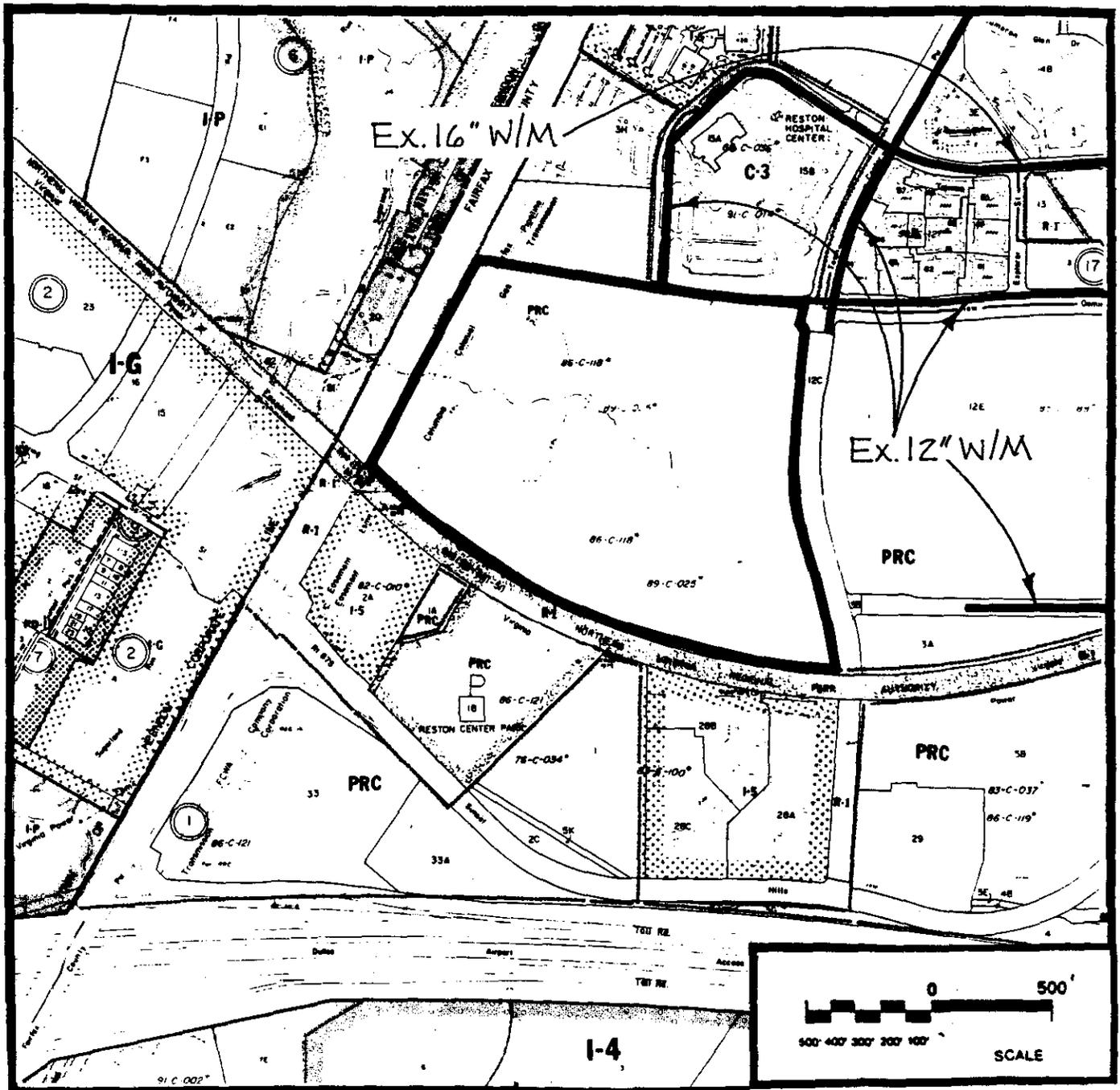
DPA 89-C-025
FILED 11/22/94

CP 89-C-025-2

RESTON LAND CORPORATION
DEVELOPMENT PLAN AMENDMENT
PROPOSED: RESIDENTIAL
APPROX. 49.51 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: N. OF SUNSET HILLS RD., S. OF THE RESTON
HOSPITAL CENTER, W. OF BLUEMONT WAY AND
TOWN CENTER PKWY., E. OF FUTURE PKWY.

ZONING: PRC
OVERLAY DISTRICT(S):

MAP REF 017-1- /01/ /0003- P



RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JAN 9 1995

ZONING EVALUATION DIVISION

17-1- / 0003-P
49.51 Acres
PRC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: JAN 0 6 1995

FROM: Gilbert Osei-Kwadwo, Engineer III (Tel: 324-5025)
System Engineering & Monitoring Division, DPW

SUBJECT: Sanitary Sewer Analysis, Rezoning Application DPA 89-C-025

The following information is submitted in response to your request for a sanitary sewer analysis for subject rezoning application:

1. The application property is located in the Sugarland Run (B2) 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 Ex. 10 and 12 inch pipe line located easement and on from the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other Pertinent information or comments: _____

Fairfax
County
Park
Authority



Memorandum

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 4 1995
ZONING EVALUATION DIVISION

TO: Barbara A. Byron **DATE:** December 30, 1994
Director
Zoning Evaluation - OCP

VIA: Lynn Tadlock *L. K. [Signature]*
Manager
Division of Planning & Land Management - FCPA

FROM: Dorothea L. Stefen *DLS*
Plans Review
Division of Planning & Land Management - FCPA

SUBJECT: DPA 89-C-025
Loc: 17-1((1))3 pt.

The Fairfax County Park Authority staff has reviewed the above referenced application and has determined it would have no adverse effects on the Fairfax County Park Authority.

DLS/dls

TO: Barbara A. Byron
 Staff Coordinator (246-1290)
 Zoning Evaluation Branch (OCP)
 10255 Govt. Center Pkway, Suite 801

Date: December 20 1994
 Map: 17-1 APPENDIX 16

RECEIVED
 OFFICE OF COMPREHENSIVE PLANNING

Acreeage: 49.51 PU# 3275

FROM: Kathleen Unterkofler (246-3612)
 Office of Facilities Planning

From: TO: PRC

JAN 12 1995

SUBJECT: Schools Analysis, Rezoning Application

ZONING EVALUATION DIVISION Case # DPA 89-C-025

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

* A comparison of estimated student generation between the proposed development plan and that possible under existing zoning area are as follows:

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Rezoning Increase Decrease	Total School Impact
		Units	Ratio	Students		Units	Ratio	Students		
Elem. (K-6)	TH*	180	x .198	36				x		61
	CG	275	x .09	25						
Inter. (7-8)	TH	180	x .05	9				x		15
	CG	275	x .023	6						
High (9-12)	TH	180	x .098	18				x		31
	CG	275	x .046	13						

* Schools which serve this property, their current total membership, net operating capacity, and their projections for the next five years are as follows:

School Name and Number	Grade Level	9/30/94 Capacity	9/30/94 Membership	Projected Membership				
				95-96	96-97	97-98	98-99	99-00
Lake Anne 3307	K-6	606	486	512	545	578	614	641
Hughes 3321	7-8	975	1141	1194	1136	1159	1164	1145
South Lakes 3320	9-12	2300	1777	1781	1800	1760	1751	1763

Source: Capital Improvement Program, FY 1996-2000 Facilities Planning Services Office

* Comments: Plan details no specific number of dwelling units, but rather 150-180 TH and 225-275 condos.

a. Five-year projections are those currently available and are subject to periodic review. School attendance areas subject to yearly review. The effect of the rezoning application does not consider the existence or status of other applications.

Other _____

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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