

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: January 24, 1991

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

FROM: Office of Comprehensive Planning

SUBJECT: STAFF ANALYSIS OF THE CONCEPTUAL PLAN FOR THE
RESTON CORPORATE CENTER - RZ 86-C-119

FILE NO: C:53

INTRODUCTION

Proffer Number 7 adopted by the Board of Supervisors pursuant to the approval of RZ 86-C-119 requires, prior to submission of a preliminary site plan for property rezoned pursuant to RZ 86-C-119, Office of Comprehensive Planning review and Planning Commission review and approval of a "Conceptual Plan". This memorandum contains the staff analysis of the conceptual plan for the "Reston Corporate Center" which is proposed on a portion of the property rezoned pursuant to RZ 86-C-119. A locator map of the subject property and reductions of the Conceptual Plan (sheets 1-5), dated August 23, 1990, are Attachments 1 and 2 of this memorandum.

LOCATION AND CHARACTER OF THE AREA

The 5.7 acre property is located on the north side of Sunset Hills Road approximately one-quarter of a mile from Reston Parkway, in the community of Reston. The property is vacant and contains no vegetation. Surrounding zoning and land-use is as follows:

North & East: PRC, 2 Office Buildings (525,000 square feet)
South: Sunset Hills Road and the Dulles Toll Road
West: R-1, Right-of-way for future Town Center Parkway; I-5, 2 Office Buildings (420,000 square feet)

BACKGROUND

The subject property was rezoned to the PRC District (RZ 86-C-119) as part of the collection of rezonings known as the Reston Town Center. One (1) set of proffers, dated February 27, 1987 and amended through October 4, 1990, was executed for the four (4) rezoning applications which comprise the Town Center. According to these proffers, development in the Town Center is to be limited to a maximum of 8,415,000 square feet of commercial space (0.43 FAR), to include 7,100,000 square feet of office, 315,000 square feet of retail, 1,000,000 square feet of hotel, a minimum of 1400 dwelling units and a minimum 127 bed hospital. The Development Plan approved with RZ 86-C-119 is a "blob" plan which shows the two (2) existing 3-story office buildings and parking garage and designates office/research development on the remainder of the property for a total of 1,234,000 square feet and an FAR of 1.0.

With the Reston Town Center proffers, the applicant committed to prepare conceptual plans for each rezoning to include such items as traffic circulation, landscaping, open space, building location, building height and parking. The applicant further proffered to submit these conceptual plans to the Reston Community Association's Planning and Zoning Committee and the Fairfax County staff for review and the Planning Commission for review and approval. (Architectural elevations, landscaping plans, lighting plans and sign plans are proffered to be submitted to the Town Center Design Review Board.) Once the conceptual plan is approved by the Planning Commission, the applicant is to submit a preliminary and final site plan to Fairfax County in accordance with Zoning Ordinance requirements. The conceptual plan was not intended to include the level of detail that is required on the preliminary/final site plan but instead to establish the general design parameters for development projects within the Town Center.

A major feature of the Reston Town Center proffers is the phasing of development and the proffered road improvements to ensure that development does not exceed the available road capacity. The proffers require that certain road improvements must be completed before specified thresholds of development may be exceeded. In addition, the applicants proffered to implement a Traffic Systems Management (TSM) program which is intended to reduce vehicular trips by approximately twenty-five (25) per cent. The proffers require that traffic studies be completed as each phase of development occurs. If the trip reduction goals are not met, subsequent phases of development may not proceed until additional TSM measures are implemented or the capacity of the roadway network is increased.

In the Reston Town Center proffers the 5.7 acre parcel, which is the subject of this memorandum, is part of a 28 acre tract of land that is identified as "Property D". The proffers (excerpted in Attachment 3) state that "Property D" is bound by all transportation proffers and is included in the maximum development figures for the Town Center. The proffers specify that "Property D" shall be developed as office/research not to exceed 1,234,000 square feet or a 1.0 floor area ratio (FAR) and that no building shall exceed 120 feet in height. Proffer Number 7 states that, prior to submission of a preliminary plan, the applicant will prepare a conceptual plan to include the following elements:

- a vehicular traffic circulation plan
- minor streets in approximate location
- general perimeter pedestrian walkways and trails
- conceptual landscaping and screening
- open space
- floor area ratios
- height limits
- general location office and commercial buildings
- general location of parking structures

ANALYSIS

The applicant proposes to construct a 172,000 square foot 4-story office building at an FAR of 0.69 on the 5.7 acre parcel. A 710 space parking garage, proposed to be 1-level below and 3-levels above grade, is located to the rear of the property. Primary access to this parking garage is via a full turn entrance on Sunset Hills Road. This entrance, which currently provides access to the adjacent office buildings, will be reconstructed in order to provide shared access between both developments. Secondary access to the parking garage and service areas is via a right turn in/out entrance on the future Town Center Parkway. Open space in the amount of 27.5 per cent of the site is provided primarily between the proposed building and Sunset Hills Road and Town Center Parkway. A conceptual landscape plan is sheet 4 of 5.

Comments on the conceptual plan from the Office of Transportation are included as Attachment 4. The applicant has addressed these comments as follows: 1) RZ 86-C-119, as stated previously in this memorandum, is bound by the Reston Town Center transportation proffers and this conceptual plan application proposes no changes to these proffers; 2) a painted crosswalk at the Sunset Hills/Town Center Parkway intersection and an eight (8) foot wide sidewalk along the site's Sunset Hills Road frontage are shown on sheet 2 and; 3) a note stating that the applicant, at the time of site plan, will work with the County on the location of a bus shelter is on sheet 3. The Office of Transportation states that it would be desirable to provide interparcel access between the subject property and the adjacent office development in order to facilitate a full turn access from the subject property onto Town Center Parkway. As proposed, the subject property would have only right in/out access onto Town Center Parkway with full turn access onto Sunset Hills Road. While such interparcel access would be desirable, the adjacent office development is surrounded by a security fence and a guard station is located at the Sunset Hills entrance to the property. Interparcel access is thus precluded.

The two (2) issues of soils and highway noise which are raised in the environmental comments, Attachment 5, will be addressed at the time of site plan submission.

The Planning Division, Attachment 6, states that the conceptual plan is in general conformance with the land-use recommendations of the Comprehensive Plan and with the Reston Master Plan. The specific elements of the conceptual plan, which include a 172,000 square foot 4-story building, an FAR of 0.69, parking and landscaping are in conformance with the proffers for RZ 86-C-119.

Landscaping and architectural elevations are two (2) issues raised by the Planning Division in the review of the conceptual plan. The applicant has submitted a conceptual landscape plan which is sheet 4. Notes on this plan state that a detailed landscape plan will be submitted to the County Arborist for review and approval. This plan, according to the notes, will provide for streetscape plantings compatible with the Reston Town Center, screening of the parking garage and service areas with evergreen trees and shrubs and a mixture of landscape materials around the office structure. Architectural elevations for the office structure and parking garage have been submitted to the Reston Town Center Design Review Board in conformance with the Town Center proffers. It should be noted that architectural elevations are not an item listed to be submitted with the conceptual plan per the proffers for RZ 86-C-119.

The following note is on the conceptual plan: "This conceptual plan is not intended to be either a Preliminary Site Plan or a Final Site Plan and it may be modified or revised at the discretion of the owner/applicant prior to site plan approval". Staff recognizes that the conceptual plan does not contain the level of detail required on a preliminary/final site plan and that the purpose of the conceptual plan is to establish the general land-use and design parameters of the proposed development. This application for conceptual plan approval of the "Reston Corporate Center" does, in staff's opinion, meet the intent of the conceptual plan process as specified in the Reston Town Center proffers. The conceptual plan portrays size, height and location of the proposed office and parking structures and the landscape design concept. If these plan elements, however, change significantly between conceptual plan approval and submission of the preliminary/final site plan, it is staff's opinion that the conceptual plan should be returned to the Planning Commission for review and approval.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

This is an application for conceptual plan approval for property known as the "Reston Corporate Center". At 172,000 square feet and an FAR of 0.69, the application is in accordance with the proffers executed for RZ 86-C-119. Issues raised during the staff review of the conceptual plan have been satisfactorily resolved. Staff finds this application to be in conformance with the land-use recommendations of the Area III plan and the Reston Master Plan.

Recommendations

Staff recommends that the conceptual plan dated August 23, 1990 for the "Reston Corporate Center" located on property rezoned as RZ 86-C-119 be approved with the understanding that any significant modifications or revisions to this conceptual plan will be subject to review and approval by the Planning Commission.

ATTACHMENTS

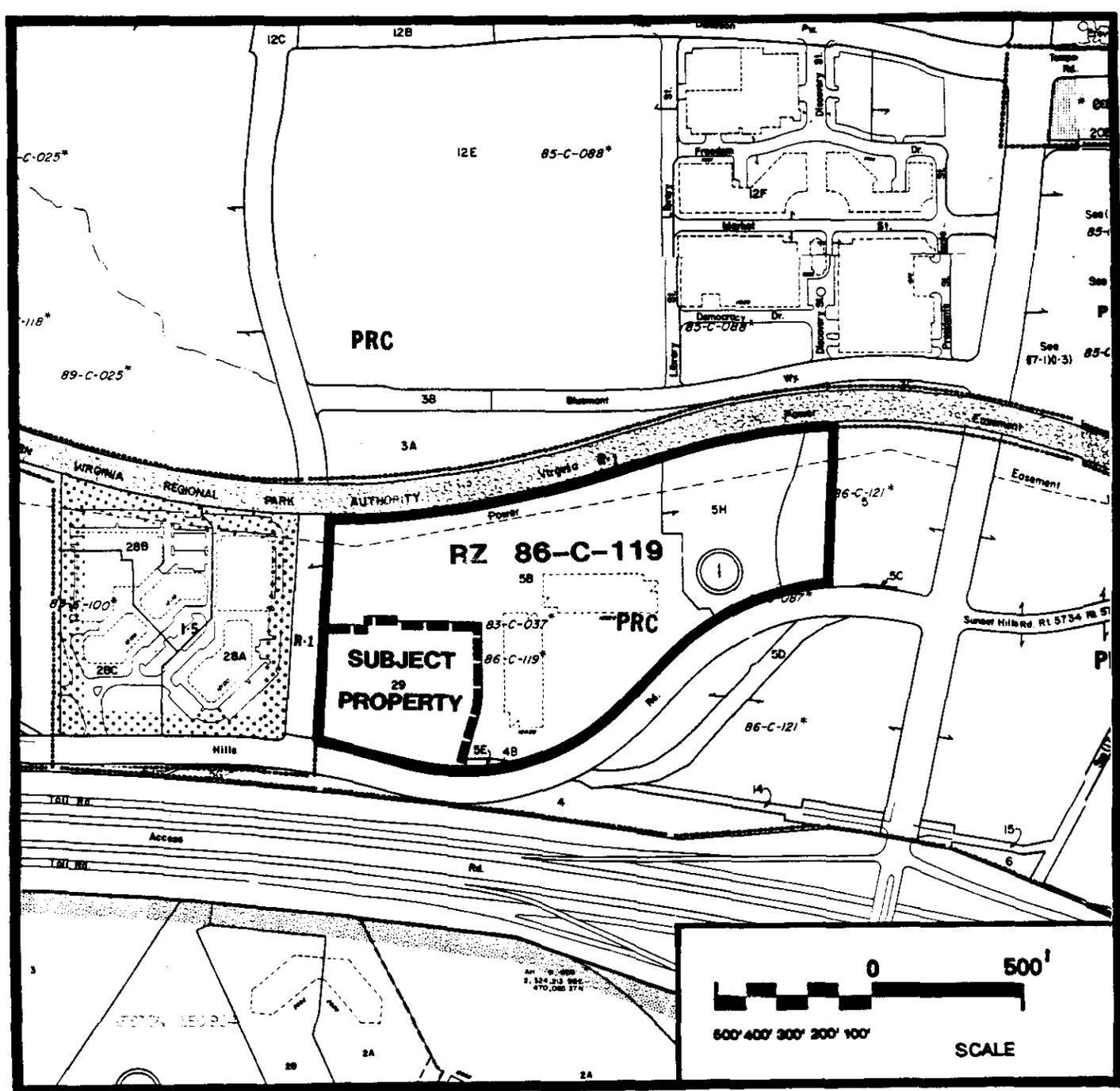
1. Locator Map
2. Conceptual Plan, sheets 1-5
3. Excerpts from Proffers executed with RZ 86-C-119
4. Office of Transportation Comments
5. Environmental Assessment
6. Planning Division Comments

CONCEPTUAL PLAN - RZ 86-C-119

FILED 9/5/90

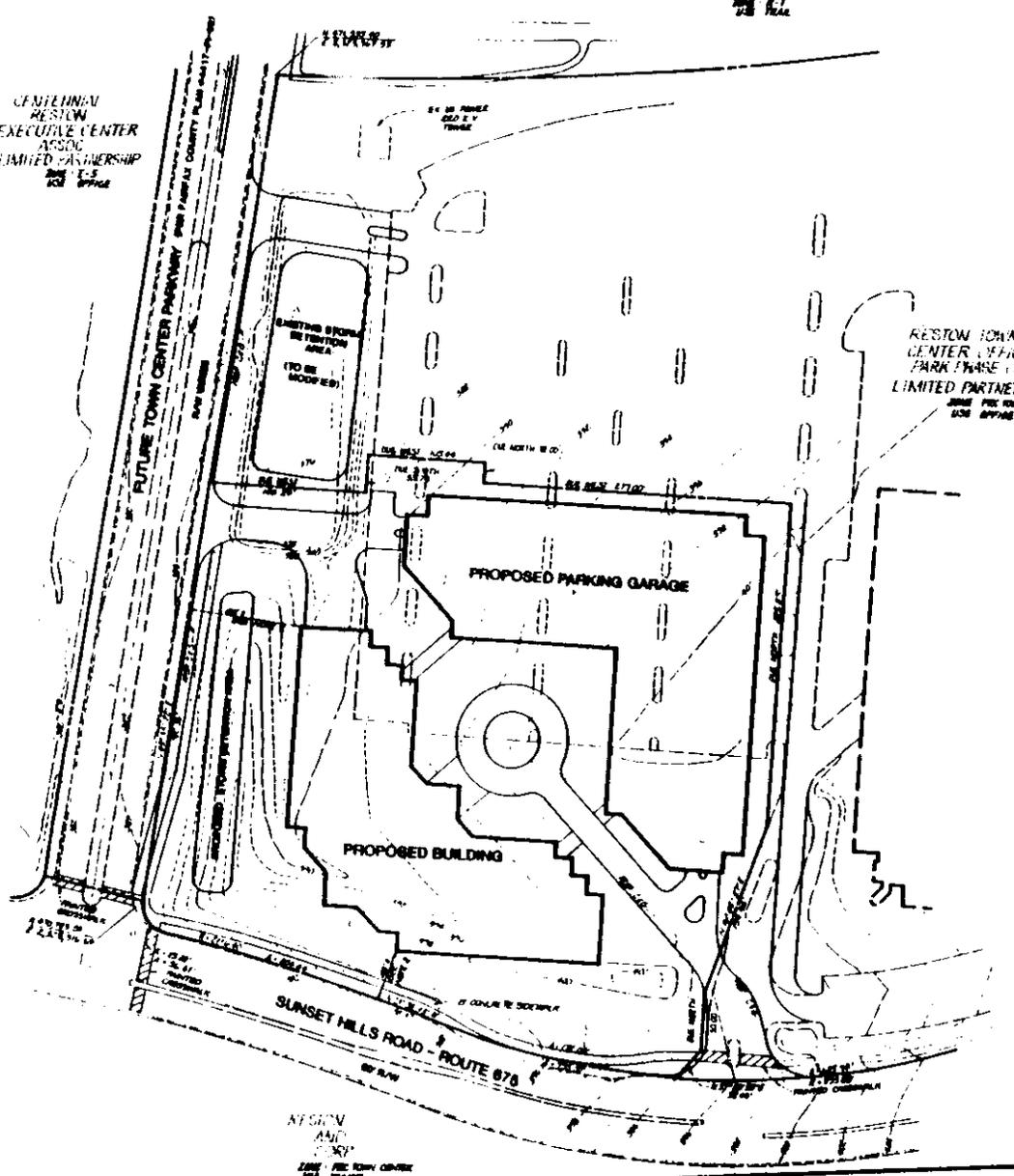
RESTON CORPORATE CENTER LIMITED PARTNERSHIP
 CONCEPTUAL PLAN
 PROPOSED: OFFICE
 APPROX: 5.7 ACRES OF LAND; DISTRICT - CENTREVILLE
 LOCATED: N. SIDE OF SUNSET HILLS RD. APPROX. 1,000 FT.
 W. OF ITS INTERSECTION WITH RESTON AVE.

ZONED: PRC
 MAP REF: 017-3- /01/ /0029



NORTH VIRGINIA REGIONAL PARK AUTHORITY

CELESTINI
RESTON
EXECUTIVE CENTER
ASSOC.
LIMITED PARTNERSHIP
200 E.S.
200 OFFICE



RESTON TOWN
CENTER OFFICE
PARK PHASE I AND
LIMITED PARTNERSHIP
200 OFFICE

- NOTES
1. TOWN CENTER PARKWAY IS SHOWN AS EXISTING 100' WIDE COUNTY ROAD 8 ONLY 75' OF NORTHBOUND RIGHT TURN LANE, MEDIAN BEING ONLY 30' WIDE AND LEFT TURN LANE ARE PROVIDED SUBJECT TO 100' SPREAD.
 2. EXISTING BUILDING SETBACKS SHOWN FOR ALTERNATIVE PLANNING'S ONLY AND 5' TO 10' ALONG SUNSET HILLS ROAD 15' TO 20' ALONG FUTURE TOWN CENTER PARKWAY.

General Note: This Conceptual Plan is not intended to be other than preliminary. The Plan or a Final Site Plan and if any be modified or revised at the discretion of the appropriate authority prior to the plan approval.

CONCEPTUAL PLAN
RESTON CORPORATE CENTER

Owner/Applicant:
Reston Corporate Center Limited Partnership

Architects:
Cooper Cary & Associates

Civil Engineers:
William H. Gordon Associates, Inc.

Traffic & Transportation Consultant:
JMK & Associates

CONCEPT PLAN

Scale 1" = 50' Drawn by D. BEVERIDGE
Date: AUG 23, 1990 Checked by R. WALKER
In Charge: WHGA Sheet 2 of 5

RESTON
TOWN
CENTER
200 OFFICE

3/4" CD TRAIL INCLUDES FUTURE IMPROVEMENTS BY OTHERS

PROPOSED LEFT TURN LANE SUBJECT TO VDOT STANDARDS

EXISTING VEPCO TRANSMISSION TOWER

PROPOSED RELOCATED SECONDARY ENTRANCE TO EXISTING PROJECT

PROPOSED RIGHT ACCESS LANE SUBJECT TO VDOT STANDARDS

PROPOSED RIGHT ACCESS LANE SUBJECT TO VDOT STANDARDS

FUTURE TOWN CENTER PARKWAY

3/4" CD TRAIL

PROPOSED PARKING STRUCTURE
1 LEVEL BELOW GRADE
3 LEVELS ABOVE GRADE
750 CARS

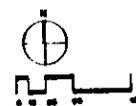
PROPOSED BUILDING
4 LEVELS AT 175,000 GSF
INCLUDING 7,000 GSF ATRIUM - OPTIONAL
ADDITIONAL PARTIAL CELLAR LEVEL

PROPOSED REVISED SITE ENTRANCE

EXISTING ROADWAY

SUNSET HILLS ROAD

PROPERTY LINE



SCALE 1" = 40'-0"

General Note: This Conceptual Plan is not intended to be relied on. Therefore, the Plan or a Part of the Plan and it may be modified or amended at the discretion of the owner/applicant prior to the final agreement.

CONCEPTUAL PLAN

RESTON CORPORATE CENTER

Owner/Applicant:
Reston Corporate Center Limited Partnership

Architects:
Casper Curry & Associates

Civil Engineer:
William H. Gordon Associates, Inc.

Traffic & Transportation Consultant:
J&K & Associates

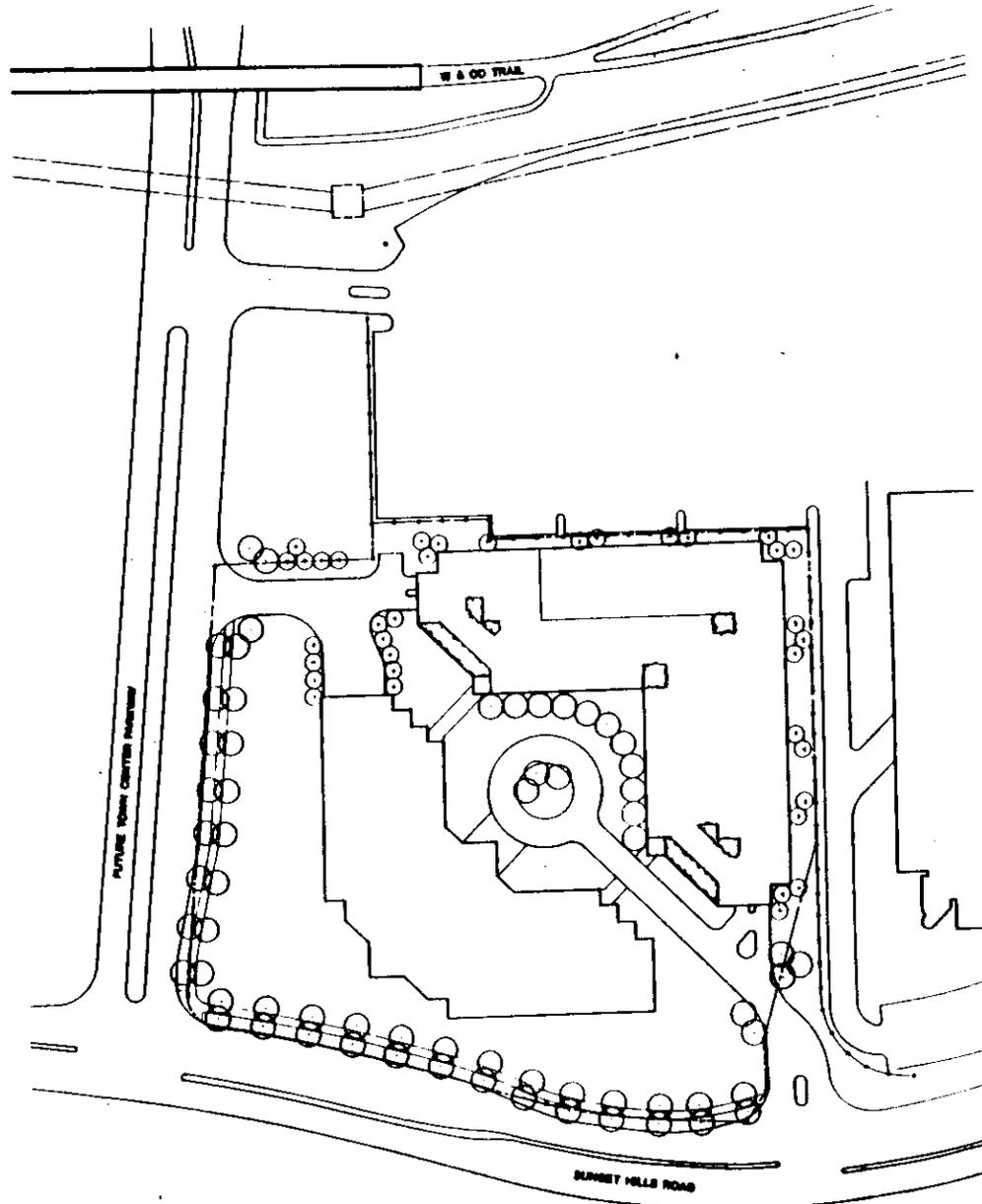
CONCEPTUAL MASTER PLAN

Scale: 1" = 40'-0" Drawn By: CMM

Date: AUGUST 29, 1999 Checked By: GMM

In Charge: DCA Sheet 3 of 5

DATE	BY	CHKD



- STATEMENT OF LANDSCAPE DESIGN CONCEPT**
RESTON CORPORATE CENTER
1. TREES TO BE PLANTED ALONG GOV. BURNETT HILLS ROAD AND TOWN CENTER PARKWAY ARE TO BE COORDINATED WITH THE RESTON TOWN CENTER URBAN DESIGN PRINCIPLES DEVELOPED BY SARAH ASSOCIATES, INC. DATED DECEMBER 1995.
 2. THE LANDSCAPE PLAN PREPARED FOR THIS PROPERTY SHALL BE SUBMITTED TO THE TOWN OF RESTON FOR REVIEW AND APPROVAL.
 3. EVERGREEN TREES AND SHRUBS SHALL BE USED TO SCREEN OFF-PARK AREAS AND TO SOFTEN VIEWS OF THE PARKING STRUCTURE. LANDSCAPING ON THE PARKING STRUCTURE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF RESTON URBAN DESIGN PRINCIPLES.
 4. A SCHEDULE OF MAINTENANCE FEES, SYSTEMS AND PROCEDURES SHALL BE PROVIDED SUBJECT TO THE PROPOSED OFFICE STRUCTURE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.

LEGEND

- SHADE TREE
- ◐ EVERGREEN TREE
- ◻ SHRUBS

LANDSCAPE CALCULATIONS

A. LANDSCAPE CALCULATIONS

GROSS SITE AREA	45,000 S.F.
BUILDING AREA (OCCUPYING)	45,000 S.F.
ADJUSTED SITE AREA	0 S.F.
10% TREE COVERAGE REQUIRED	0 S.F.
AREA OF TREE COVER TO BE PROVIDED - N.A. (NO EXISTING TREES)	
AREA OF TREE COVER TO BE PLANTED	
STREET TREES: 40 @ 100 S.F. EACH =	4,000 S.F.
SHRUB TREES: 40 @ 100 S.F. EACH =	4,000 S.F.
EVERGREEN TREES: 20 @ 100 S.F. EACH =	2,000 S.F.
TOTAL	10,000 S.F.
AREA OF TREE COVER TO BE PROVIDED	10,000 S.F.

B. PARKING DECK AREA CALCULATIONS

PARKING DECK AREA	10,000 S.F.
10% REQUIRED VEGETATIVE COVER: 1,000 S.F.	
PROVIDED VEGETATIVE COVER:	2,000 S.F.

*BASED ON TEN YEAR ENERGY PROJECTION

General Note: This Conceptual Plan is not intended to be used as a Preliminary Site Plan or a Final Site Plan and it may be modified or revised at the discretion of the architect/consultant prior to its final approval.

CONCEPTUAL PLAN

RESTON CORPORATE CENTER

Owner/Applicant:
Reston Corporate Center Limited Partnership

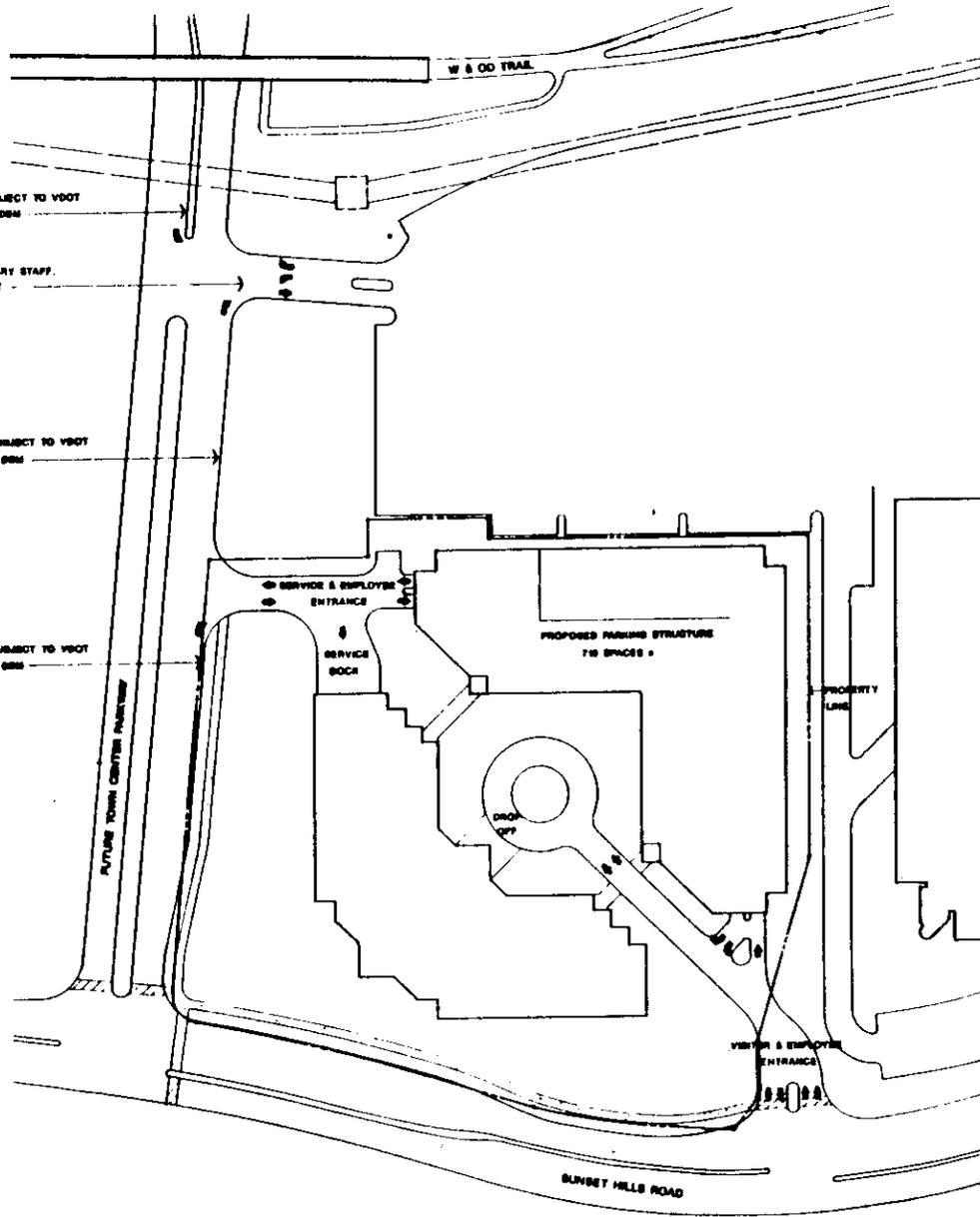
Architect:
Cooper Carry & Associates

Civil Engineers:
William H. Gordon Associates, Inc.

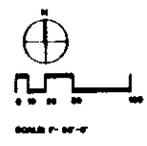
Traffic & Transportation Consultant:
JAE & Associates

CONCEPTUAL LANDSCAPE AND SCREENING PLAN

Scale: 1" = 50'-0" Drawn By: MWS
 Date: 1/11/90 Checked By: MWS
 In Charge: Sheet 1 of 1



AT THE TIME OF THIS PLAN THE APPLICANT SHALL WORK WITH THE COUNTY ON THE LOCATION OF A POSSIBLE BUS STOP



General Note: This Conceptual Plan is not intended to be either a Preliminary Site Plan or a Final Site Plan and it may be modified or replaced at the discretion of the owner/applicant prior to site plan approval.

CONCEPTUAL PLAN

**R E S T O N
CORPORATE CENTER**

Owner/Applicant:
Reston Corporate Center Limited Partnership

Architects:
Cooper Cary & Associates

Civil Engineers:
William H. Gordon Associates, Inc.

Traffic & Transportation Consultant:
JW & Associates

**CONCEPTUAL VEHICULAR TRAFFIC
CIRCULATION PLAN**

Scale: 1" = 50'-0" Drawn By: CDM
 Date: AUGUST 22, 1990 Checked By: SAM
 In Charge: CCA Sheet 5 of 5

RESTON LAND CORPORATION
MULLIGAN/GRIFFIN ASSOCIATES

Reston Town Center
RZ 86-C-119

Pursuant to Section 15.1-491(a) of the Code of Virginia and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicants for themselves and their successors and assigns (hereinafter collectively referred to as "Applicant") proffer that the further development of the parcels under consideration, shown on Fairfax County Tax Map 17-3-((1))-4B, 5, 5B, 5E and 5F (hereinafter referred to as "The Property") will be in accordance with the following conditions. These proffered conditions will be effective only if the Property is rezoned in accordance with the Applicant's request. Nothing contained herein will be construed to render the existing development a non-conforming use.

DEFINITIONS

Property D

Per the Definitions in RZ 85-C-088, RZ 86-C-118 and RZ 86-C-121, this property is defined as Property D and is included as part of the Town Center Study Area and Town Center. It is included as part of the Minimum Development Plan and Maximum Development Plan for the Town Center Study Area and will be bound by the TRANSPORTATION SYSTEM PROFFERS.

DEVELOPMENT PLAN

Property D will be developed as an office/research and development park subject to the following conditions:

1. F.A.R. - The total floor area for office/research and development in Property D shall not exceed 1,234,000 square feet or a 1.0 floor area ratio.
2. Building Height - No building in Property D shall exceed 120 feet in height above the base elevation of the building.
3. Property Uses - The uses of Property D will be office and/or research and development and there shall be no residential requirement on Property D.
4. Parking Garages - All parking garages shall be designed to include architectural features and building materials which will tend to minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by The Board of Architectural Review for the Reston Center for Industry and Government with specific attention being given to the legitimate security requirements of any tenant. Entrances and exits will be so directed as not to impede traffic flows.
5. Parking - 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 the Board of Supervisors' approval. Applicant will comply with the zoning ordinance parking requirements during conversion of interim surface parking lots to decked parking and commercial buildings.

6. Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Applicant will cause architectural renderings to be prepared for each building and approved by an Architectural Board of Review for the Reston Center for Industry and Government.

7. Preliminary Site Plan - Property D will be developed in accordance with the Development Plan dated December, 1986 and revised January, 1987. Prior to submission of a preliminary site plan for building development to DEM for any part of Property D, Applicant proffers to cause to be prepared conceptual plan consistent with RZ 86-C-121 to include:

- a vehicular traffic circulation plan
- minor streets in approximate location
- general perimeter pedestrian walkways and trails
- conceptual landscaping and screening
- open space
- floor area ratios
- height limits
- 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 initial conceptual plan prior to submission of the same to Fairfax County for review. Concurrent with the 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 conceptual plan is approved, preliminary and final site plans will be submitted and processed pursuant to Fairfax County zoning ordinances.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: November 21, 1990

FROM: Robert L. Moore, Chief *RLM*
Transportation Planning Division, OT

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FILE: 3-4 (RZ 86-C-119)/SITE1 924

NOV 29 1990

SUBJECT: Transportation Impact

ZONING EVALUATION DIVISION

REFERENCE: Reston Corporate Center - Conceptual Plan
Traffic Zone: 1203
Land Identification Map: 17-3 ((1)) parcel 29

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced application. These comments are based on plans made available to this Office dated August 23, 1990. Review of these plans indicates that the following issues should be addressed by the applicant:

- o The previous commitments for transportation improvements associated with the RZ 86-C-119 application should be continued.
- o Access is proposed to Town Center Parkway to the west. This will be a right-in/right-out entrance only due to the raised median on Town Center Parkway. Therefore, it would be desirable for this site to have access to the parking lot to the north. This connection would provide left turn access to the site from the north.
- o A potential rail station is planned in the vicinity of this site. To provide for pedestrian access to and from the rail station, it would be desirable for the applicant to address the following issues:
 - (1) Pedestrian crossing at the intersection of Future Town Center Parkway and Sunset Hills Road (painted surface cross-walks, pedestrian signal, etc.).
 - (2) Sidewalks along Sunset Hills Road to allow for access to and from the potential future rail station.
 - (3) A bus pull-off and passenger waiting area on Sunset Hills Road.

RLM/AKR:sb

cc: John Winfield, Deputy Director, Design Review, Department of Environmental Management

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FAIRFAX COUNTY, VIRGINIA

NOV 2 1990

MEMORANDUM

ZONING EVALUATION DIVISION

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

DATE: 13 . 1990

THRU: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environmental and Heritage Resources Branch, OCP

FROM: Susan C. Langdon, Planner II *SCC*
Environmental and Heritage Resources Branch, OCP

FILE NO.: LANGDON 15

SUBJECT: ENVIRONMENTAL ASSESSMENT for: Reston Corporate Center
17-3-((1)) 29

This environmental assessment includes citations from the Comprehensive Plan that establish environmental policy for this property and a discussion of environmental concerns including a description of potential impacts that may result from the proposed development. Possible solutions to remedy identified environmental impacts are suggested. Concerns followed by an asterisk (*) require resolution in order to receive a favorable recommendation from County environmental staff.

COMPREHENSIVE PLAN CITATIONS:

Comprehensive Plan guidance is the basis for the evaluation of this application. The following citations have been determined to have relevance to the application property and the development proposal.

On pages 105-107 of the Policy Plan for Fairfax County (revised June, 1990), the Comprehensive Plan states the following:

"Unlike some parts of the United States, Fairfax County is not subject to major natural disasters such as earthquakes, or major forest fires. However the County is not free of natural and human made hazards to new and existing development.

There are hazards to property in some areas of the County posed by wet or unstable soils. Marine clay soils found in the eastern part of the County and shrink-swell clay soils found primarily in the western area can cause foundation failures, cracked and shifting walls, and in extreme cases, catastrophic slope failure. Asbestos bearing soils may pose a health risk to construction workers requiring special precautions during excavation.

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."

On page 103 to 104 of the Policy Plan for Fairfax County (revised June, 1990), the Comprehensive Plan states the following:

"Transportation generated noise impacts the lives of many who live in the County. Some County residents are subjected to unhealthful levels of noise from highway traffic, aircraft operations and railroads, including WMATA's metrorail. (See Figure 10) Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; 65 dBA Ldn for outdoor activity areas, 50 dBA Ldn for office environments, and 45dBA Ldn for residences, schools, theaters and other noise sensitive uses.

Objective 5: Minimize human exposure to unhealthful levels of transportation generated noise."

ENVIRONMENTAL CONCERNS AND SUGGESTIONS FOR THEIR RESOLUTION:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Proposed solutions are acceptable remedies to the concerns that have been identified. There may be other acceptable solutions that have not been identified by staff. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining environmental resources.

Soils

Concern: The Fairfax County Soils Map indicates that this site contains Worsham and Glenville soils. These soils are characterized by marginal to low bearing capacity and high seasonal water table. Additionally, Worsham soils are classified as hydric soils.

Suggested Solution: The applicant may be required to conduct a geotechnical study as part of site plan review. These soils constraints are likely to require significant engineering design applications in order to reduce the potential impacts on structures proposed for this site. These constraints are most likely to affect the design of foundations and basements. The actual design requirements will be determined by the Fairfax County Department of Environmental Management.

Highway Noise

Concern: The subject property is impacted by highway noise generated by the Dulles Toll Road, the Dulles Access Road and Sunset Hills Road. A highway noise analysis was conducted for the site and yielded the following results.*

Dulles Toll Road and Dulles Access Road

70 dBA Ldn - 660 feet from centerline
65 dBA Ldn - 2070 feet from centerline

Sunset Hills Road

70 dBA Ldn - 240 feet from centerline
65 dBA Ldn - 780 feet from centerline

Suggested Solution: The applicant should achieve an interior noise level of 50 dBA Ldn. Guidelines for the acoustical treatment of commercial structures impacted by highway noise levels between 65 and 70 dBA Ldn and between 70 and 75 dBA Ldn are attached.

BGD/SCL

**GUIDELINES FOR THE ACOUSTICAL TREATMENT OF COMMERCIAL BUILDING
STRUCTURES WITHIN HIGHWAY NOISE IMPACT ZONES OF 70-75 dBA L_{dn}**

In order to achieve a maximum interior noise level of 50 dBA L_{dn} all units located between the 70-75 dBA L_{dn} highway noise impact contours should have the following acoustical attributes:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.
2. Doors and windows should have a laboratory STC rating of at least 28. If windows function as walls (as determined by the Department of Environmental Management) they should have the same laboratory STC rating as walls.
3. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: OCT 24 1990

FROM: *Lynnda L. Stanley*
Lynnda L. Stanley, Director
Planning Division, OCP

FILE NO: 595 (ZONING)

SUBJECT: Planning Analysis for: CDP 86-C-119

This memorandum provides guidance from the Comprehensive Plan and a planning analysis of this application which requests approval of a conceptual development plan for the Reston Corporation Center. The proposed development has a floor area ratio (FAR) of .69. The issues identified in this analysis should be satisfactorily addressed before this application is considered favorably.

COMPREHENSIVE PLAN CITATIONS:

The 5.716-acre property is located in Community Planning Sector UP5 (Reston) of the Upper Potomac Planning District in Area III.

The subject property is located within the following complex or special planning area(s):

Historic District - N/A
Revitalization - N/A
Neighborhood Improvement Area - N/A
Conservation Area - N/A
Other Areas - Reston

An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

On page III 29, under the "Recommendations, Land Use" heading as amended by Plan Amendment Number 86-31, which was adopted on February 27, 1989, the Plan states:

"A. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)*.

*The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston.

adopted on July 18, 1962, and amended through January, 1989 by reference in the Area III Plan and on the composite map. On the periphery where development is not committed by zoning, land should be developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston). . . .

C. The Reston Town Center should develop as planned. To assure this, it is recommended that VDH&T include in its 6-10 year program a major north-south link connecting Route 7, the Town Center, Dulles Airport Access Road and Route 50. Without this facility the level of activity of the Town Center would have to be modified. To provide a viable residential and commercial mix, there should be a minimum of 1,400 units in close proximity to the retail-hotel-office core. The actual number of units should range from this minimum to a potential of 2,100 units. A mixture of housing types ranging from high-rise to mid-rise apartments to garden apartments and townhouses at the further edges of the core area is recommended for this area. It would be appropriate to locate a hospital use in a nonresidential portion of the Reston Town Center."

The Comprehensive Plan map shows that the property is planned for Residential Planned Community.

The Reston Master Plan map shows the property is planned for Town Center uses.

PLANNING ANALYSIS:

The following provides a preliminary identification of pertinent planning and design issues that relate to the proposed use on the application property. Additional research and analysis by the ZED coordinator may be needed, as indicated below.

Planning Issues:

- (X) Proposal is in general conformance/harmony with the land use recommendations of the Area Plan.

- () Proposal conflicts with the Area Plan recommendation(s) insofar as the proposal seeks a(n):
 - () inappropriate use
 - () residential density higher than the recommended Area Plan range
 - () floor area ratio higher than what is explicitly identified in the Area Plan.

- () Proposal may have an adverse impact on the surrounding area development for the following reason(s):
 - () type of activity;
 - () incompatible lot size(s);
 - () incompatible dwelling unit type;
 - () too intense density or floor area ratio
 - () excessive building height
 - () thru-traffic/cut-through traffic generator
 - () insufficient buffering and/or screening
 - () inadequate open space.
- () Proposal may preclude the fulfillment of the Plan recommendation for adjacent properties. The following is encouraged:
 - () consolidation
 - () interparcel access
- () Proposal may have an impact on the Historic District and should be reviewed by the Architectural Review Board.
- () Proposal seeks a density higher than the low-end of Plan range and should be justified in accordance with the Residential Development Criteria.
- () Proposal may set an undesirable precedent for future land use in the immediate vicinity.
- () Additional comments: none

Design Evaluation

Site layout

- (X) Satisfactory
- () Needs the following improvement(s):
 - () functional vehicular circulation system
 - () coordinated pedestrian circulation system
 - () well-located and distributed open space system
 - () reduction in number of pipestem lots
 - () appropriate siting of the buildings, parking lot and other site development features
 - () recreational/play areas

Architectural Design

- () Satisfactory
- (X) Needs the following information:
 - (X) architectural elevations

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- building lines of sight
- building materials and colors
- building height
- relationship to adjacent sites
- Other

Landscape Design

- Satisfactory
- Needs the following improvement(s):
 - parking lot, parking structures landscaping
 - foundation plantings
 - special area plantings
 - screening/buffering
 - gateway/entrance area
 - streetscape
 - other

Additional Comments: The parking structure is a significant feature of this development; therefore, its design and use of building materials should be compatible and well coordinated with the office building. Special landscaping should be provided along the road frontage and the court yard.

LLS:SJL:PGN

(revised 8/90)