



FAIRFAX COUNTY

APPLICATION FILED: November 15, 1995
PLANNING COMMISSION: January 17, 1996
BOARD OF SUPERVISORS: Not Required

V I R G I N I A

January 5, 1996

STAFF REPORT

APPLICATION CP 86-C-121-3

HUNTER MILL DISTRICT

| | |
|--------------------------|--|
| APPLICANT: | YMCA of Metropolitan Washington. |
| PRESENT ZONING: | PRC |
| PARCELS: | 17-3 ((1)) 1B |
| ACREAGE: | 9.0 acres |
| FLOOR AREA RATIO: | 0.17 (66,000 square feet) |
| OPEN SPACE: | 60% |
| PLAN MAP: | Town Center/Public Park |
| PROPOSAL: | Approval of a Conceptual Plan for a Public Benefit Association to allow Construction of a Recreation/Community Facility including a Child Care Center with a Maximum Enrollment of 99 Children |

STAFF RECOMMENDATIONS:

Staff recommends approval of Conceptual Plan CP 86-C-121-3.

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

For information, contact the Zoning Evaluation Division, Office of Comprehensive Planning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22305-5505 (703) 324-1290.



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



CONCEPTUAL PLAN APPLICATION

CP 86-C-121-3

CP 86-C-121-3

FILED 11 15 95

YMCA OF METROPOLITAN WASHINGTON
COMMUNITY RECREATIONAL FACILITY

9.00 ACRES OF LAND: DISTRICT - HUNTER MILL

LOCATED: ON THE N. SIDE OF SUNSET HILLS RD., APPROX

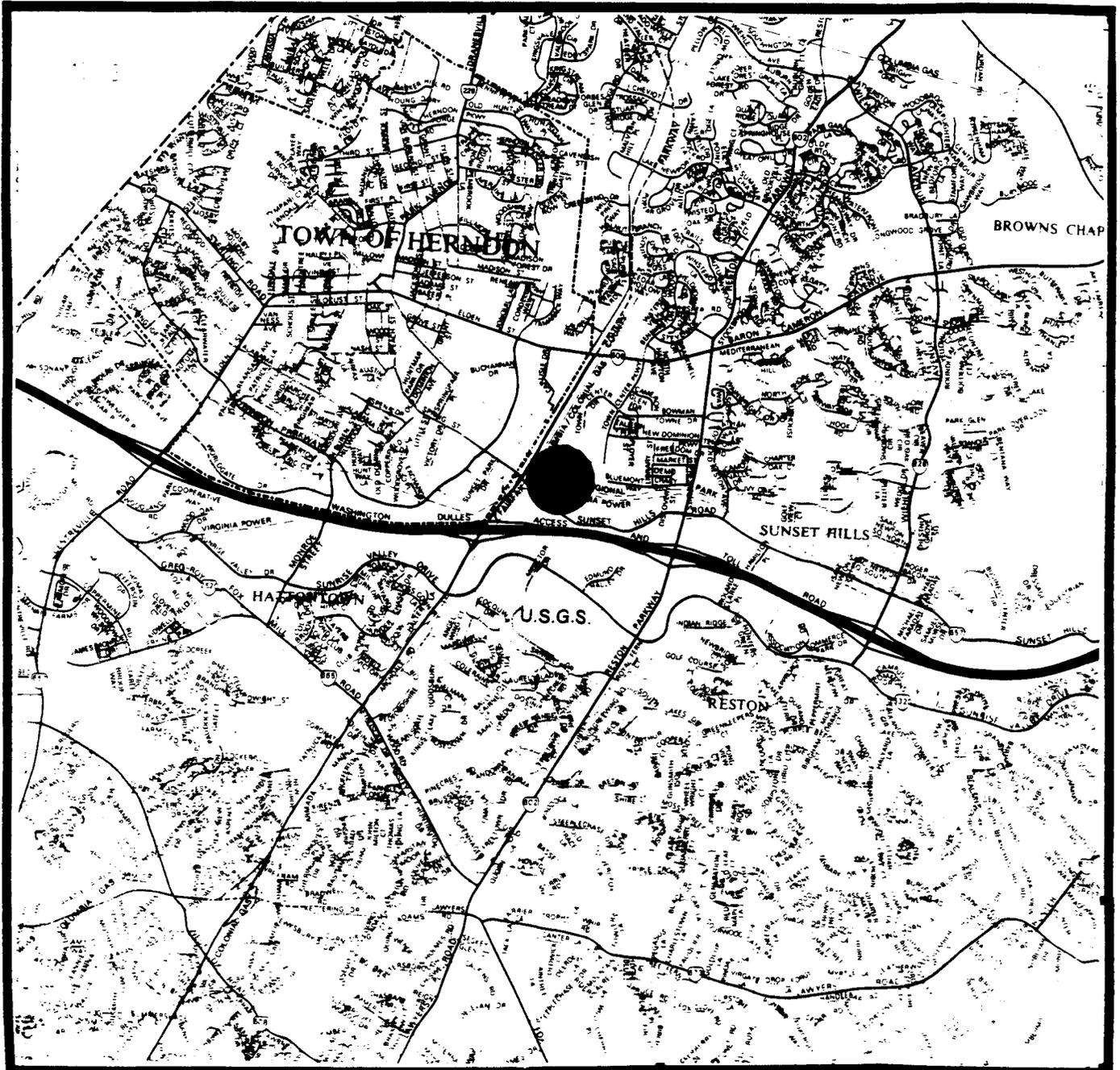
1,600 FT. W. OF TOWN CENTER PKWY.

ZONED: PRC

OVERLAY DISTRICT(S):

TAX MAP

17-3 ((1)) 1B

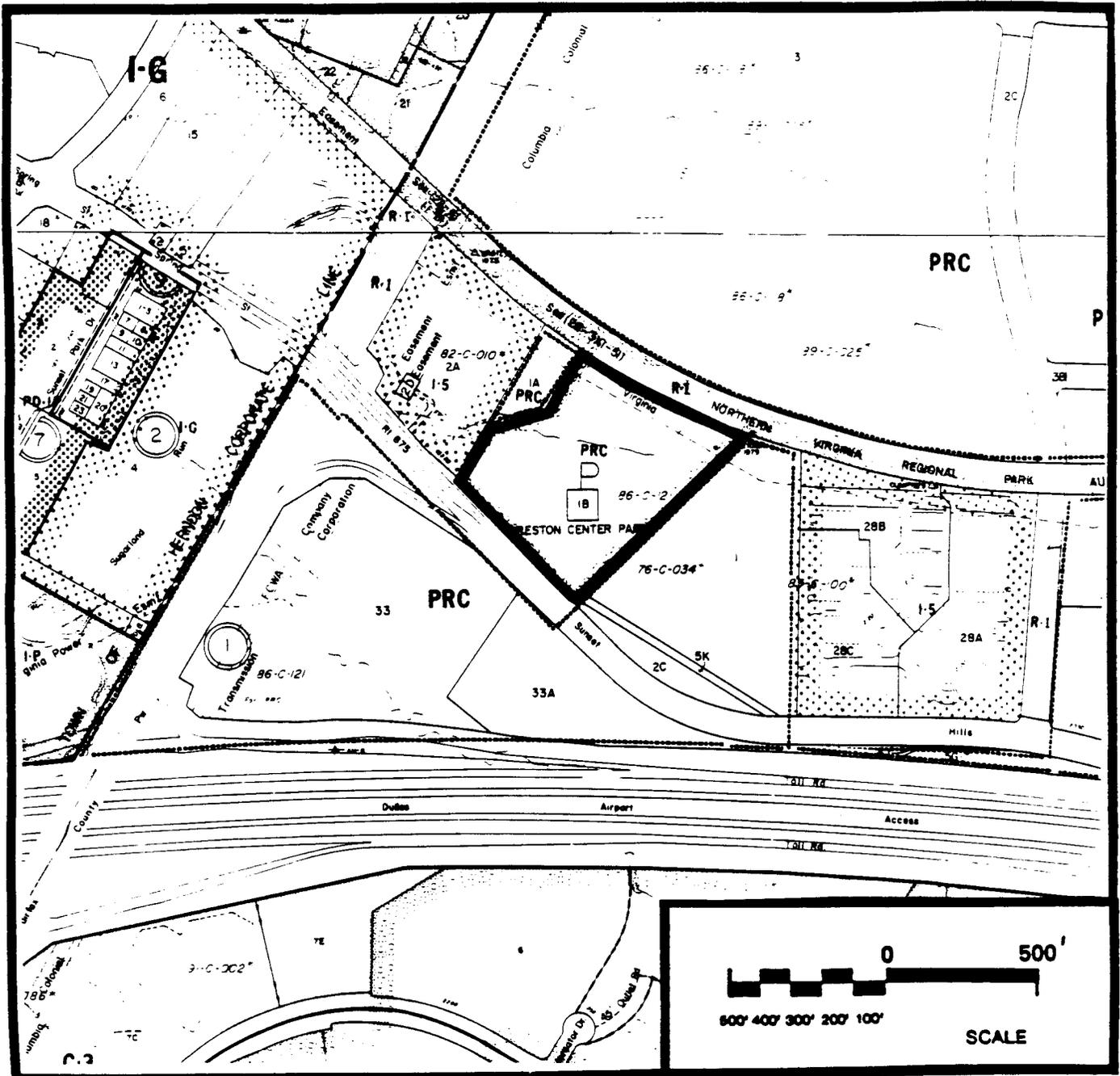


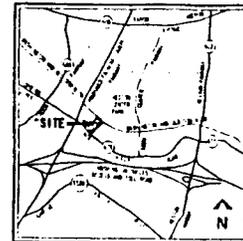
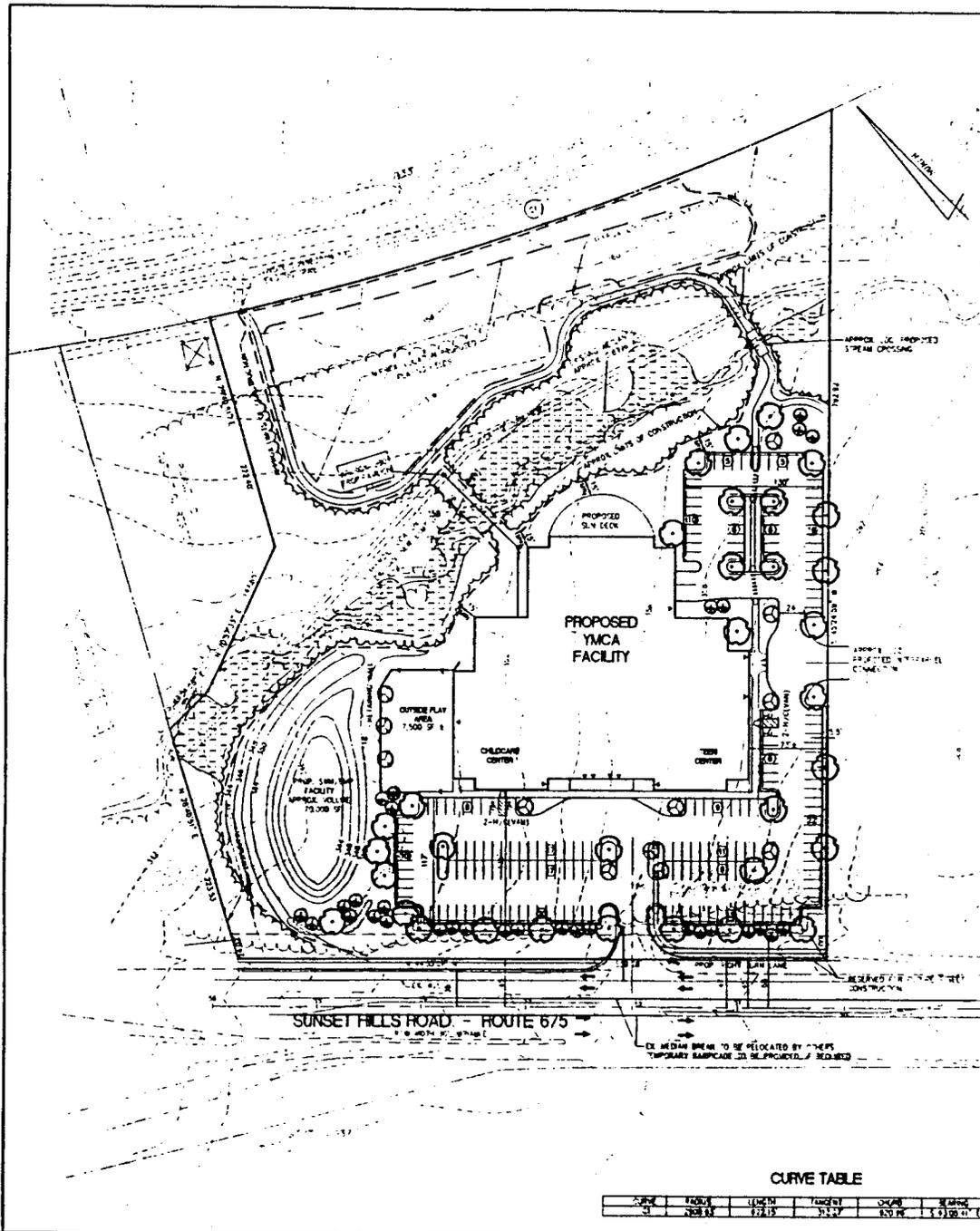
CONCEPTUAL PLAN APPLICATION

CP 86-C-121-3

CP 86-C-121-3 YMCA OF METROPOLITAN WASHINGTON
FILED 11 15 95 COMMUNITY RECREATIONAL FACILITY
9.00 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: ON THE N. SIDE OF SUNSET HILLS RD., APPROX.
1,600 FT. W. OF TOWN CENTER PKWY.

ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-3 ((1)) 1B





VICINITY MAP SCALE 1" = 100'

NOTES

1. THIS PROPERTY IS DELINEATED ON ASSESSMENT MAP NUMBER 17-3 (011)118 AND IS ZONED R-1.
2. PROPERTY IS NOW IN THE NAME OF FAIRFAX COUNTY BOARD OF SUPERVISORS AS RECORDED IN LEED BOOK 3474 AT PAGE 148.
3. THIS PLAN DOES NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEEDS OF RECORD WHICH MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
4. THIS PLAN WAS PREPARED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT A FIELD SURVEY BY THIS FIRM.

LANDSCAPE LEGEND

- 
 LARGE DECIDUOUS TREE
 EXAMPLES: MULGAHUM, RED MAPLE, LITTLE LEAF LINCEN
- 
 CLIMBING TREES
 EXAMPLES: ARABIDE CHERRY, SCURFING BIRCH
- 
 PALM TREES
 EXAMPLES: LEUCODORUS, WAX PALM, METRAN PALM
- 
 SHRUBS
 EXAMPLES: JAPANESE HOLLY, EUCONYCUS
- 
 EXISTING WETLANDS

EXAMPLES ARE SUBJECT TO FINAL DESIGN CONSIDERATIONS. DETAILED LANDSCAPE PLAN TO BE SUBMITTED WITH FINAL SITE PLAN.

CURVE TABLE

| STATION | CHORD BEARING | CHORD LENGTH | TANGENT | CHORD | BEARING | CHORD |
|---------|---------------|--------------|---------|-------|-------------|--------|
| 1+00.00 | N 88° 15' E | 124.15 | 31.12 | 80.00 | S 13° 00' E | 125.15 |

WALTER L. PHILLIPS
 ARCHITECTS
 1000 N. W. 10TH AVENUE, SUITE 100
 BOCA RATON, FLORIDA 33432
 PHONE: (305) 391-1111
 FAX: (305) 391-1112



PERSON APPROVED BY:

| NO. | NAME | DATE | APPROVED |
|-----|------|------|----------|
| | | | |

TOWN CENTER
 CONCEPT PLAN

YMCA
RESTON
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

FOR INFORMATIONAL PURPOSES ONLY
 CONCEPT PLAN SUBJECT TO FINAL ENGINEERING AND BUILDING DESIGN

TOWN CENTER CONCEPT PLAN YMCA - SECTION 935

GENERAL

1. THIS SITE IS KNOWN AS SECTION 935 BLOCK 3, RESTON, PARCEL 1-B AND CONSISTS OF APPROXIMATELY 9 ACRES OR 392,040 SQUARE FEET.
2. THE TAX MAP REFERENCE FOR THIS SITE IS 17-3-((1))-1B AND THE PROPERTY IS ZONED PRC.
3. THIS PROPERTY SHALL BE DEVELOPED CONSISTENT WITH THE TOWN CENTER CONCEPT PLAN, DATED NOVEMBER, 1986 AS REVISED JANUARY, 1987. THIS SUBJECT PROPERTY PLAN IS A CONCEPTUAL PLAN AND IS SUBJECT TO THESE NOTES AND MINOR MODIFICATIONS THAT MAY BE PERMITTED WHEN NECESSARY AS PART OF THE FINAL SITE ENGINEERING, AS DETERMINED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM). THE PROPOSED DEVELOPMENT, AS SHOWN ON SHEET 2, REFLECTS THE LAYOUT, LOCATION OF ENVIRONMENTAL FEATURES, LANDSCAPING, PEDESTRIAN CIRCULATION, TRAFFIC CIRCULATION AND RECREATION AREAS. THIS PLAN ALSO DEMONSTRATES THE PROPOSED PROGRAMS OF THE YMCA WHICH INCLUDES THE TEEN CENTER AND CHILD CARE CENTER.
4. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCE REQUIREMENTS 170-180 SPACES ARE REQUIRED. 190 REGULAR AND 4 HANDICAP (WHICH INCLUDES 2 VAN SPACES) ARE CURRENTLY PROVIDED. THE DIRECTOR OF DEM TO DETERMINE FINAL REQUIRED PARKING BASED ON PROGRAM REVIEW. THE APPLICANT RESERVES THE OPTION TO REDUCE PROPOSED PARKING TO MEET FINAL DETERMINATION.
5. CONSTRUCTION OF THIS DEVELOPMENT IS ANTICIPATED TO BEGIN LATE SPRING OF 1996 SUBJECT TO MARKET AND FINANCING CONDITIONS.
6. THERE ARE NO KNOWN BURIAL SITES ON THE PROPERTY. WETLANDS EXIST ON SITE AS SHOWN ON SHEET 2.

CONCEPT PLAN

7. THE PROGRAM FOR THE BUILDING SHALL CONSIST OF:
 - A. THE YMCA
 - B. THE TEEN CENTER - 10,000 SF MIN. WHICH INCLUDES AN APPROX. 5,000 SF GYM
 - C. THE CHILD CARE CENTER WITH MAXIMUM ENROLLMENT OF 99 CHILDREN
8. THE OVERALL MINIMUM OPEN SPACE FOR THE SITE SHALL BE 60%.
9. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 45 FEET.
THE MAXIMUM PAVILION HEIGHT SHALL NOT EXCEED 20 FEET.
10. THE MAXIMUM GROSS FLOOR AREA SHALL NOT EXCEED 66,000 SQUARE FEET. THE ANTICIPATED RANGE FOR THIS PROJECT WILL BE 60,000 SQUARE FEET - 66,000 SQUARE FEET.
11. THE MAXIMUM FLOOR AREA RATIO SHALL NOT EXCEED 0.17 FAR.
(66,000/392,040)

12. THE APPLICANT RESERVES THE RIGHT TO REVISE THE BUILDING LAYOUT DURING FINAL SITE ENGINEERING SUBJECT TO CONTINUING DETAILED ANALYSIS OF PROGRAM REQUIREMENTS, BUT WILL REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN. SETBACKS AS SHOWN ON THE CONCEPT PLAN SHALL BE HONORED.
13. ALL SITE PLANS SHALL BE SUBMITTED TO THE RESTON COMMUNITY ASSOCIATION FOR REVIEW.

LANDSCAPING AND ENVIRONMENTAL

14. THIS CONCEPT PLAN DEPICTS THE APPROXIMATE LOCATION OF OPEN SPACE, LANDSCAPING, SCREENING AND EXISTING SCENIC ELEMENTS AND IS SUBJECT OF FINAL ENGINEERING CONSIDERATIONS AND URBAN FORESTRY REVIEW AND APPROVAL.
15. FLOOD PLAIN STUDY AND ANALYSIS TO BE PERFORMED ON THIS SITE, PRIOR TO FINAL SITE PLAN SUBMITTAL, WITH ALL RELEVANT REGULATIONS FOLLOWED.
16. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) FACILITY TO BE DEVELOPED ON THIS SITE GENERALLY AS SHOWN ON THE CONCEPT PLAN, SIZE SUBJECT TO FINAL ENGINEERING CONDITIONS.
17. WETLANDS TO REMAIN IN THEIR NATURAL STATE WITH THE LEAST DISTURBANCE, WITH THE EXCEPTION OF UTILITY CROSSINGS AND PEDESTRIAN CROSSINGS. NO STRUCTURE OTHER THAN THOSE LISTED ABOVE SHALL BE PERMITTED IN THE DELINEATED WETLANDS. APPLICANT SHALL PROVIDE RE-VEGETATION IN THOSE WETLANDS DISTURBED IF REQUIRED AND SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
18. IN ORDER TO REDUCE EXTERIOR NOISE LEVELS IN THE PROPOSED CHILDCARE OUTSIDE PLAY AREA, THE APPLICANT SHALL CONSTRUCT A 6' SOLID WOOD OR ARCHITECTURALLY SOLID FENCE CONTAINING NO GAPS OR OPENINGS ALONG THE SOUTH AND WEST SIDES OF THE PLAY AREA.
19. IN ORDER TO ACHIEVE A MAXIMUM INTERIOR NOISE LEVEL OF 45 dBA Ldn ALL UNITS LOCATED BETWEEN THE 65-70 dBA Ldn HIGHWAY NOISE IMPACT CONTOURS SHOULD HAVE THE FOLLOWING ACOUSTICAL ATTRIBUTES:
 1. EXTERIOR WALLS SHOULD HAVE A LABORATORY SOUND TRANSMISSION CLASS (STC) RATING OF AT LEAST 39.
 2. DOORS AND WINDOWS SHOULD HAVE A LABORATORY STC RATING OF AT LEAST 28. IF WINDOWS CONSTITUTE MORE THAN 20% OF ANY FACADE THE 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.
20. APPLICANT TO PROVIDE PLANTING WITHIN THE RIGHT-OF-WAY UNTIL SUCH TIME AS THE ROAD IMPROVEMENTS ARE CONSTRUCTED, SUBJECT TO APPROVAL BY V.D.O.T.
21. APPLICANT TO MAXIMIZE TREE PRESERVATION WHERE FEASIBLE AND DESIRABLE, CONSISTENT WITH THE CONCEPT PLAN AS DETERMINED BY THE URBAN FORESTRY BRANCH OF D.E.M.

RECREATION FACILITIES AND TRAILS

22. PROPOSED SIDEWALKS FROM SUNSET HILLS ROAD TO THE YMCA ENTRANCE TO BE PROVIDED AS SHOWN. SIDEWALKS ACROSS REAR PARKING TO BE PROVIDED FOR ACCESS TO THE TRAILS. TRAILS TO BE PROVIDED THROUGH THE WETLANDS THROUGH THE REAR PORTION OF PROPERTY. THIS TRAIL WILL CONNECT TO THE VIRGINIA REGIONAL PARK AUTHORITY BICYCLE TRAIL GENERALLY AS INDICATED.
23. A TRAIL CONNECTION WILL BE PROVIDED TO THE ADJOINING PROPERTY (PARCEL 1A).
24. THE PEDESTRIAN SYSTEMS SHALL BE FINALIZED AS TO LOCATION AND MATERIALS AT TIME OF PRC AND FINAL SITE PLAN REVIEW.

TRANSPORTATION

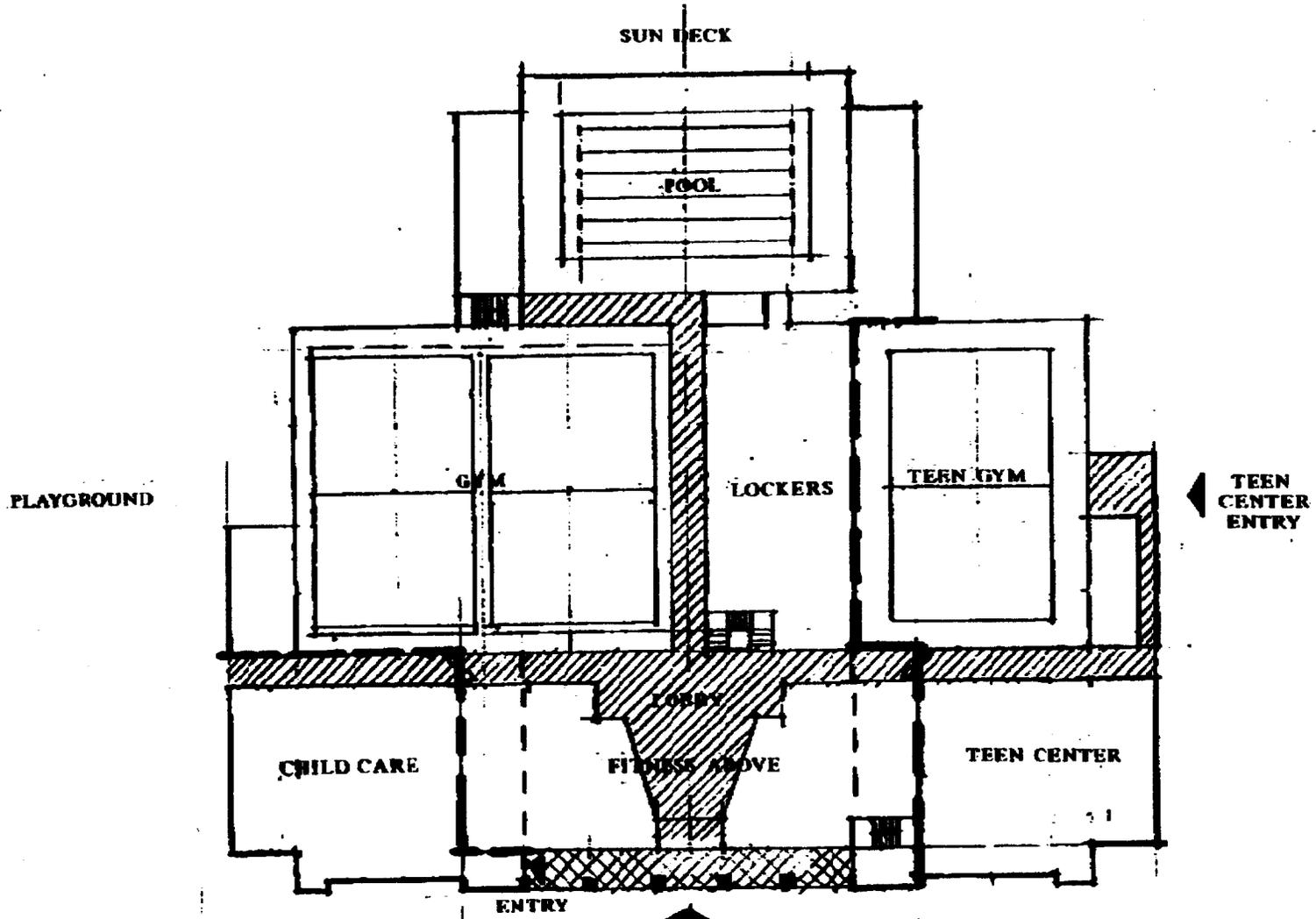
25. AN INTERPARCEL CONNECTION SHALL BE PROVIDED IN A RECORDED PUBLIC ACCESS EASEMENT TO TAX MAP 17-3 ((1))-1, RESTON, SECTION 935 BLOCK 2 IN APPROXIMATELY THE LOCATION SHOWN ON THE CONCEPT PLAN SUBJECT TO APPLICANT COORDINATION WITH THE ADJOINING DEVELOPMENT.
26. THE EXISTING ACCESS EASEMENT TO PARCEL 1A, RESTON SECTION 935 BLOCK C SHALL BE RETAINED.
27. INTERNAL CIRCULATION PATTERN AS SHOWN ON THE CONCEPT PLAN SUBJECT TO FINAL ENGINEERING CONSIDERATIONS BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN.
28. 68' OF WIDTH SHALL BE RESERVED FROM THE EXISTING SUNSET HILLS CENTERLINE ALONG THE SITE FRONTAGE ON SUNSET HILLS ROAD FOR POSSIBLE FUTURE TRANSPORTATION IMPROVEMENTS
29. THE APPLICANT SHALL CONSTRUCT A RIGHT TURN LANE INTO THE SITE FROM SUNSET HILLS ROAD WITH THIS DEVELOPMENT, CONSISTENT WITH THE SUBMITTED TRAFFIC STUDY.
30. THE APPLICANT WILL CONSTRUCT A TEMPORARY BARRICADE ACROSS THE EXISTING SUNSET HILLS ROAD MEDIAN CROSSOVER ADJACENT TO THE YMCA SITE ENTRANCE. FUTURE MEDIAN RECONSTRUCTION IS ANTICIPATED WITH OTHER ADJACENT DEVELOPMENT PROJECTS.
31. A WAIVER TO CONSTRUCT THE FAIRFAX COUNTY COMPREHENSIVE PLAN TRANSPORTATION IMPROVEMENTS WILL BE SOUGHT BY THE APPLICANT.
32. APPLICANT WILL PROVIDE A BUS SHELTER AND TRASH RECEPTACLE (TO BE MAINTAINED BY THE YMCA) ALONG YMCA FRONTAGE OF SUNSET HILLS DRIVE OR ALONG THE YMCA PORTION OF THE INTERPARCEL CONNECTION, IF REQUIRED, AT SUCH TIME AS BUS SERVICE IS EXTENDED ALONG THE SUNSET HILLS ROAD FRONTAGE.

ARCHITECTURE

33. THE BUILDING SHALL BE DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTUAL ELEVATION, SUBJECT TO FINAL APPROVAL BY THE RESTON TOWN CENTER DESIGN REVIEW BOARD AND SUBJECT TO FINAL SITE DESIGN ENGINEERING.
34. PROPOSED PAVILION LOCATION AND SIZE TO BE IN SUBSTANTIAL CONFORMANCE AS SHOWN ON THE CONCEPT PLAN. THE APPLICANT PROPOSED THE PAVILION TO BE COVERED YET OPEN BUT RESERVES THE RIGHT TO MODIFY THE STRUCTURE TO ADD RESTROOMS.
35. THE APPLICANT RESERVES THE RIGHT TO PLACE MECHANICAL EQUIPMENT ON THE BUILDING ROOF WITH ADEQUATE SCREENING.

BUILDING ENERGY EFFICIENCY

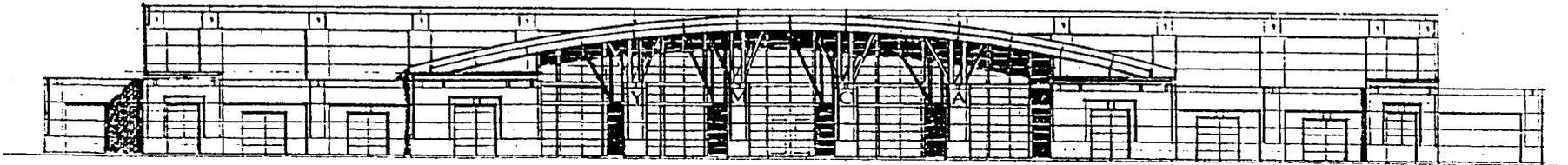
36. THE PROPOSED BUILDING SHALL BE DESIGNED IN ACCORDANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, RECOMMENDATIONS OF THE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS (ASHRAE).
-



Y M C A RESTON



HUGHES GROUP ARCHITECTS, INC.
 4560 WILLOW FOND PLAZA
 STERLING, VIRGINIA 20164
 703-437-6600



FRONT ELEVATION

Y M C A RESTON



YMCA
TOWN CENTER
CONCEPT PLAN

SHEET 3 OF 3

12-18-06

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

DESCRIPTION OF THE APPLICATION

- Proposal:** The YMCA of Metropolitan Washington, the applicant, requests approval of a Conceptual Plan for Section 935 Block 3 of the Reston Town Center, also known as Tax Map Parcel 17-3 ((1)) 1B. The property was rezoned to the Planned Residential Community (PRC) District in 1987 pursuant to the approval of rezoning application RZ 86-C-121, one (1) of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings". Proffer D1 of the Reston Town Center proffers (excerpted in Appendix 1) requires that prior to the submission of a PRC Plan (formerly referred to as a preliminary site plan) for any portion of the site rezoned pursuant to RZ 86-C-121, the applicant will prepare and submit a "conceptual plan" for review by the Office of Comprehensive Planning and for review and approval by the Fairfax County Planning Commission. The conceptual plan submitted by the YMCA, a public benefit association, proposes to construct a recreation/community facility including a child care center with a maximum gross floor area of 66,000 square feet (0.17 FAR) on the site.
- The applicant's Affidavit and statement of justification are contained in Appendices 2 and 3 of this report.
- Location:** The nine (9) acre site (Parcel 1B) has frontage on the north side of Sunset Hills Road east of its interchange with the Fairfax County Parkway and approximately 1,600 feet west of the Sunset Hills Road intersection with Town Center Parkway which is currently under construction.
- Floor Area Ratio:** Maximum - 0.17 or 66,000 gross square feet
- Open Space:** Minimum - 60%
- Associated Application** Pursuant to Sect. 15.1-456 of the Code of Virginia - 456-H95-36; Scheduled for a Public Hearing before the Planning Commission on January 11, 1996.

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 collectively known as the Reston Town Center Rezonings": RZ 85-C-088, RZ 86-C-119, and RZ 86-C-121 to the PRC District and RZ 86-C-118 to the I-3 (Light Intensity Industrial) District. Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR

and the maximum building heights, but do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by OCP staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation landscaping and screening, building location and parking lot location. To date the Planning Commission has approved Conceptual Plans for the Reston Town Center Urban Core, Reston Corporate Center, Oak Park Condominiums, Edgewater Condominiums and Townhomes, the Spectrum Retail Center, and the West Market Community of townhomes and multi-family units.

The approved Development Plan (DP) for Part 7 (Section 935) of RZ 86-C-121, approximately 20.18 acres, designates Category 3 quasi-public uses and Group 3 institutional uses among the variety of land uses permitted by right on the application property. The approved DP also shows a maximum gross floor area of commercial space of 615,000 square feet, a maximum overall non-residential FAR of 0.17, and a maximum building height of 10 stories or 120 feet. The YMCA conceptual plan encompasses a total of nine (9) acres of Part 7 (Section 935) and proposes a recreation/community facility with a child care component with a maximum of 66,000 square feet of gross floor area at a maximum FAR of 0.17. For land use classification purposes the proposed YMCA facility is considered a public benefit association within Category 3 quasi-public uses and the child care center component with a maximum enrollment of 99 children is considered a Group 3 Institutional Use by the Fairfax County Zoning Ordinance.

On October 2, 1989, the Board of Supervisors approved RZ 89-C-025, which rezoned the property zoned I-3 (RZ 86-C-118) to the PRC District in addition to approving Proffered Condition Amendment applications (PCAs) on the three (3) other Reston Town Center rezonings. On October 15, 1990, the Board of Supervisors approved proffered condition amendment applications on the four Reston Town Center rezonings to expedite construction of the Fairfax County Parkway interchange at Sunset hills Road and to revise the layout of the western portion of the Town Center Urban Core. One (1) set of proffers dated February 27, 1987 as revised through October 3, 1990 and October 4, 1990, currently governs the Reston Town Center Rezoning. A complete copy of the approved proffers is on file with the Office of Comprehensive Planning.

On April 2, 1992, the Planning Commission approved a three (3) part "Master Conceptual Plan" (refer to Appendix 1A) for the Reston Town Center which consisted of an "Open Space and Landscape Plan", a "Circulation Plan" and a "Land-Use, Heights and FAR Plan". The "Master Conceptual Plan" consolidated onto three (3) sheets information that had previously been contained on numerous development plan sheets approved pursuant to the four (4) Reston Town Center rezonings. As with the approved DPs, the "Master Conceptual Plan" continued to depict the various portions of the Town Center as "blobs", and did not show specific layouts. The "Master Conceptual Plan" did establish the street system and the major streetscape/open space parameters of the Town Center. Notes on the 3-part "Master Conceptual Plan" require the submission of a "Conceptual Plan" for "individual blocks or sites" as required to satisfy the original Reston Town Center proffers.

On the "Land-Use, Heights, FAR" element of the 3-part "Master Conceptual Plan", Section 935 Block 3 is not specifically identified. However, as mentioned

previously the approved Development Plan for RZ 86-C-121 shows a variety of permitted uses including office, retail, and specific special exception and special permit uses. The approved development plan shows a maximum overall non-residential FAR of 0.7 and a maximum building height of ten (10) stories or 120 feet. On the "Circulation" element of the "Master Conceptual Plan", an internal circulation system is not shown for Section 935 Block 3. Although an entrance is shown along the frontage of 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" the site is shown as Sunset Hills Park because the site had been dedicated to the Board of Supervisors by Reston Land pursuant to the approval of proffers associated with the Reston North Hills rezoning (RZ 86-C-023) and contemplated for use by the Fairfax County Park Authority.

On August 22, 1995, the YMCA executed a lease agreement with Fairfax County, the current owner of the site, to allow construction of the proposed YMCA facility which is to include a 10,000 square foot teen center for community use, subject to all necessary approvals.

LOCATION AND CHARACTER

Site Description:

The 9 acre parcel contains a Virginia Power utility easement of approximately 100 feet in width with sparse vegetation along the northern perimeter of the site. A stream flowing in a well defined channel crosses the site from northeast to southwest. Mature vegetation currently exists in the remaining areas of the site.

Surrounding Area Description:

| Direction | Use | Zoning | Plan |
|------------------|---|---------------|-------------|
| North | W&OD Trail | R-1 | public park |
| | West Market Community (Max: 455 residential units) | PRC | Town Center |
| West | Vacant | PRC | Town Center |
| | Industrial | I-5 | Industrial |
| South | Vacant* (Section 937) | PRC | Town Center |
| East | Vacant** (Section 935 Block 2) | PRC | Town Center |

* Reston Land Corporation has recently filed a Conceptual Plan application for this site which proposes a total of 135,000 square feet of retail space in two structures; Building 1 - 127,000 square feet and Building 2 - 8,000 square feet. This application is scheduled to be considered by the Planning Commission on April 4, 1996.

** Land Use applications to include a Conceptual Plan proposal are anticipated in the near future for this site, but as of the date of publication of this report these applications have not been filed.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area III
Planning Sector: Upper Potomac Planning District
Reston Master Plan Town Center

The Comprehensive Plan map shows that the property is planned for public park.

ANALYSIS

Description of the Conceptual Plan (CP) (Copy at front of staff report)

Title of CP: "YMCA Reston"
Prepared By: Walter L. Phillips
Conceptual Plan Dates: November 9, 1995 revised January 2, 1996

The CP contains a total of three (3) sheets. Sheet #1 contains the notes and shows the general layout of the site in the context of surrounding parcels and major streets. Sheet #2 depicts a more detailed view of the proposed site development, the landscaping legend, and an inset vicinity map. Sheet #3 shows the front elevation of the proposed structure.

The layout depicted on the proposed CP shows the proposed structure located south of the existing wetlands area with parking areas south and east of the building. To the west of the structure is a 7,500 square foot outdoor play area enclosed by a barrier which serves the proposed child care center. To the west and south of the play area is a stormwater management facility. North of the wetlands area is a pavilion and outdoor playing fields which are to be accessed from the south via a pedestrian stream crossing and accessed from the north via a pedestrian connection to the Washington & Old Dominion (W&OD) regional trail system. Supplemental landscaping is shown in and around the parking area and in the vicinity of the stormwater management pond. The CP notes that a minimum of 60% open space will be provided on site including the preservation of the wetlands area with limits of clearing and grading.

Access to the site is shown from Sunset Hills Road at an existing median break which is planned to be relocated by others, resulting in right-turn movements only at the proposed entrance. The CP notes that the applicant will provide a temporary barrier to close the median break, if required. A second point of access to the site is planned via an interparcel connection to the parcel to the east (Reston Section 935 Block 2) which will enable left-turn movements at the relocated median break east of the site. The site has been designed to allow for future widening of Sunset Hills Road to a six-lane divided facility with a separate

right-turn lane into the site within right-of-way up to 68 feet from the centerline along the frontage of the site.

Sheet #3 of the CP depicts the front elevation of the proposed structure which is noted to be limited to a maximum height of 45 feet and limited to a maximum gross floor area of 66,000 square feet. The notes also state that the proposed architectural designs will be subject to final approval of the Reston Town Center Design Review Board.

Transportation Analysis (Appendix 5)

Sunset Hills Road. The Comprehensive Plan recommends widening of Sunset Hills Road to a six-lane divided facility between Fairfax County Parkway and Reston Parkway requiring a minimum right-of-way of 68 feet from centerline to accommodate a half-section of the roadway with an exclusive right-turn lane. The YMCA Conceptual Plan proposes a site design that accommodates the right-of-way for the improvements anticipated by the Comprehensive Plan.

Site Access. The proposed conceptual plan recognizes that direct access to the site will be restricted to right-in/right-out movements due to the proximity of the site to the Fairfax County Parkway/Sunset Hills Road interchange. It would be desirable for the applicant to commit to close the existing median break at the entrance to the site in conjunction with development of the site. The applicant has included a note to provide a temporary barricade at the median break until permanent reconstruction is completed by others.

Previous Commitments. The previous commitments to transportation improvements associated with RZ 86-C -121 and the associated Proffered Condition Amendments should be continued. This conceptual plan application does not propose to change any part of the currently approved proffers for Reston Town Center.

Roadway Improvements in the Vicinity. It is anticipated that with the development of the application property, the remainder of Reston Section 935 Block 2 to the east, and development of Section 937 across Sunset Hills, substantial improvements will be made to Sunset Hills Road in the short term to accommodate the proposed traffic associated with each development proposal. These improvements will include construction of additional through-lanes and turn-lanes, closure of an existing median, and installation of a traffic signal. Based on currently available information, the traffic generated by the YMCA site is expected to contribute only approximately 3% of the traffic generated by the anticipated surrounding development.

Environmental Analysis (Appendix 6)

Environmental Quality Corridor (EQC). A stream flowing in a well defined channel crosses the property from the northeast to the southwest. The stream appears to collect drainage from an area greater than 70 acres in size. As such, by the Zoning Ordinance definition, there is a 100-year floodplain associated with this stream. The boundaries of the floodplain have not been provided on the development plan. However, the applicant has indicated that a floodplain study will be performed prior to the time of site plan approval for review by DEM. At the time of site plan review, the applicant will be required to demonstrate to the

satisfaction of the Department of Environmental Management (DEM) that Zoning Ordinance requirements regarding uses in floodplains will either not be applicable or will be satisfied.

The Comprehensive Plan recommends that "all 100-year flood plains as defined by the Zoning Ordinance" as well as all wetlands connected to stream valleys, all slopes in excess of 15%, and buffer areas measured back from streams be included within Environmental Quality Corridors (EQCs). If EQC boundaries were to be delineated in strict accordance with the minimum buffer area guidance provided in the Comprehensive Plan (based on the information that has been made available on the development plan), the limits of clearing and grading to the north of the stream would be sufficient to protect the minimum buffer area of the EQC while significant EQC areas to the south of the stream would not be protected.

The Comprehensive Plan states that "modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction . . ." A short distance downstream of the property, the stream is conveyed through a culvert under the entrance road to the Reston Association maintenance facility. Downstream of this culvert, the stream is conveyed through a concrete channel into a culvert under the Fairfax County Parkway. The stream continues through another culvert (under an exit ramp of the Parkway) prior to its confluence with Sugarland Run. A short distance upstream of the property, the stream is piped underneath an office complex. It is clear from the foregoing that the EQC along this stream has been compromised both upstream and downstream of the property, to the extent that the EQC on the property is no longer connected with ecological corridors elsewhere in the area.

In light of the significant disturbance to the EQC both upstream and downstream of the property, flexibility in the establishment of EQC boundaries is appropriate. However, efforts to preserve the wetlands along the stream and to provide natural buffer areas along both sides of the stream should be provided in order to provide water quality and aesthetic benefits.

The conceptual plan displays "approximate limits of construction" that will result in avoidance of direct impacts to the wetlands from clearing and grading (with the exception of a sanitary sewer line crossing and a trail crossing) and will result in the provision of a significant buffer area within a largely cleared area to the north of the stream. The conceptual plan also displays a buffer area within the wooded area to the south of the stream that is variable in width and narrower than the buffer area being provided to the north. The buffer area to the south of the stream would vary from roughly 10 feet near the northern portion of the proposed stormwater management facility to over 40 feet in several places. It should be noted that this buffer area is generally wider than that which was shown on a previously submitted conceptual plan for the site.

In order to further improve the aesthetic value of the wetlands area, the applicant should minimize encroachments into the area and restore the area inside the limits of clearing and grading north of the stream to a more natural. The Urban Forestry Branch of DEM should be consulted for guidance regarding restoration of this area. Natural restoration, rather than plantings, may be appropriate for this area. The Conceptual Plan notes that the wetlands area shall remain in a natural

state with the exception of utility crossings and a pedestrian crossing, thereby minimizing encroachment into this area. A note further states that re-vegetation will be provided within the disturbed areas. Therefore, this issue has been adequately resolved.

Tree Preservation. The area to the south of the stream is generally characterized by a young to mature hardwood cover (although Virginia Pines are prevalent close to Sunset Hills Road). The area to the north of the existing sanitary sewer easement is characterized by a mixture of pines and young hardwoods. "Approximate limits of construction" have been provided in order to preserve existing vegetation along the stream and along the western property boundary. In light of the proposed use, it is not likely that additional tree preservation will be feasible. Nonetheless, attempts should be made to maximize tree preservation where feasible and desirable. Ideally, the applicant should commit to maximizing tree preservation, where feasible and desirable consistent with an approved landscaping plan reviewed by the Urban Forestry Branch of DEM. The Conceptual Plan includes a note to maximize tree preservation where feasible consistent with the Conceptual Plan as determined by the Urban Forester. Further, a landscaping plan will be submitted for review by the Urban Forester as a part of the review of the PRC Plan by DEM.

Highway Noise. Highway noise from Sunset Hills Road may impact the child care center portion of the facility. In the future noise impacts along the facade of the facility will be in excess of 65 dBA Ldn. Therefore, interior mitigation for the childcare center portion of the facility and exterior mitigation for the proposed outdoor play area is appropriate. Guidance on the reduction of interior noise levels to 45 dBA Ldn is attached to the environmental analysis. It would be desirable to incorporate the interior noise mitigation measures to be provided as a note on the Conceptual Plan. Note #19 on the Conceptual Plan incorporates acoustical measures to be used to address interior noise mitigation.

In order to reduce exterior noise to 65 dBA Ldn or less within the proposed outdoor play area, the fence along the southern (and along the southern portion of the western) boundary of the play area should be designed to provide noise mitigation benefits. The fence in this area should be of a height sufficient to break all lines of sight between traffic along Sunset Hills Road and children who will be using the play area. The fence should be architecturally solid from the ground up and should contain no gaps or openings. The applicant may pursue other methods of mitigating highway noise if it can be demonstrated, through an independent noise study for review and approval by DEM, that these methods will be effective in reducing exterior noise levels to 65 dBA Ldn or less and interior noise levels to 45 dBA Ldn or less. A note has been included on the conceptual plan to provide a six (6) foot high solid fence with no gaps or openings as suggested by staff in order to mitigate exterior noise impacts to the outdoor play area of the child care center.

Stormwater Management/Best Management Practices. The conceptual plan displays the location of a proposed stormwater management/best management practice facility. The applicant has indicated that this facility will be designed to accommodate stormwater runoff from the subject property as well as from undeveloped parcels upstream of the property. At the time of site plan review, the applicant will be required to demonstrate to DEM's satisfaction that stormwater management and BMP requirements have been addressed.

Soil Constraints. Soils that have been mapped on the property are generally characterized to have poor to marginal drainage and foundation support conditions. These soils generally have low bearing values for foundation support, contain clays with high shrink-swell potential, and are characterized by a perched groundwater table. A geotechnical engineering report in accordance with Chapter 107 of the *Fairfax County Code* will be required for any construction on the property.

Trails Plan

No trails are planned on this property.

Land Use Analysis

As noted in the complete land use analysis in Appendix 4, the proposed YMCA facility at a maximum FAR of 0.17 is in conformance with the use and intensity guidance of the Comprehensive Plan. With the submission of sheet #3 of the Conceptual Plan which shows the proposed elevation of the structure, and Note #33 on sheet #2 regarding energy efficiency of the structure, there are no outstanding issues. A more detailed land use evaluation is contained in Appendix 4.

Proffer Analysis

The proposed YMCA facility with child care center and teen center for community use is in conformance with the approved Development Plan and the proffers approved pursuant to RZ 86-C-121 and all subsequent amendments.

As stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 86-C-121 require the review and approval by the Planning Commission of Reston Town Center Conceptual Plans. This section contains staff's analysis of the YMCA Conceptual Plan for each of the elements listed in the proffers as components of the conceptual plan. It should be noted that the 530-acre Reston 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.

The CP shows an entrance to the site along Sunset Hills Road and an interparcel connection to Parcel 1A located east of the site. An existing access easement along the western perimeter of the site which provides public street access to Parcel C to the northwest is proposed to be retained. As mentioned previously the site design allows for the improvement of Sunset Hills Road to a six-lane divided facility with a separate right-turn lane at the site entrance within a total of 68 feet of right-of-way. Further, the existing median break along the Sunset Hills Road frontage of the site will be closed.

Review of the Reston Town Center transportation proffers indicates that although office development within the Town Center has not yet reached 2.3 million square feet (the threshold for completion of Phase 1A transportation improvements) five

of the six proffered improvements have been completed, including the widening of Sunset Hills Road to a four-lane divided facility from Reston Parkway to the Herndon Town line.

Minor streets in approximate location

The roads internal to the YMCA site are proposed as private streets with a public access easement noted to be provided to allow for use of the interparcel connection to the undeveloped parcel to the east (Reston Section 935 Block 2). There were no roads shown traversing this site on the "Circulation" element of the 3-part "Master Conceptual Plan".

Pedestrian walkways and trails

The CP shows sidewalks and trails along the Sunset Hills Road frontage of the site, through the parking areas, connecting to the undeveloped parcel to the east, crossing the stream, and connecting to the regional trail system of the W&OD trail. The CP also notes that the pedestrian system will be finalized as to exact location and materials at the time of final site plan review.

Landscaping and Screening.

The CP depicts a densely planted landscaping strip with a minimum width of 10 feet along the Sunset Hill Road frontage of the site. The proposed landscaping within this area will consist of a mixture of evergreen trees and large deciduous trees. Existing and supplemental vegetation will be used along the Sunset Hills Road frontage of the site to screen the proposed stormwater management pond from view. Supplemental landscaping is also shown within the parking lot area.

Open Space

The Reston Town Center proffers specify that the Town Center Study Area shall contain at least 15% open space including walkways, pedestrian plazas, parks, and ponds. A note on the CP indicates that a minimum of 60% open space will be provided on site. The open space area primarily consists of wetlands, playing fields and the stormwater management area all located north and west of the proposed structure.

Recreation and Community Facilities

The application proposes a "family style" community/recreation facility with a gymnasium, pool, indoor running track, exercise equipment, and outdoor playing fields to provide additional recreation facilities to serve the community. The facility will also include approximately 10,000 square feet of space to be operated by Fairfax County as a teen center to include a gymnasium of a minimum of 5,000 square feet and a portable stage. Further, the YMCA will operate a child care center with a maximum enrollment of 99 children in the western portion of the facility for use by the community.

Location of a Time-Transfer Transit Hub

The circulation element of the Master Conceptual Plan shows future transit facilities to encourage the use of mass transit facilities throughout the Reston

Town Center Study Area. A time transfer transit hub is shown along the Sunset Hills Road frontage of the site. The Conceptual Plan notes that a bus shelter with trash receptacle will be provided along the Sunset Hills Road frontage of the site or at the interparcel connection to Section 935 Block 2 to the east at such time as bus service is extended to the YMCA facility.

Floor Area Ratios

The Development Plan for RZ 86-C-121 shows the combined maximum non-residential FAR for the application property, Tax Map Parcel 17-3 ((1)) 1 to the east, and Tax Map Parcel 17-3 ((1)) C to the northwest (collectively referred to as Part 7 and Reston Section 935) as 0.70. A maximum FAR of 0.7 is also noted for Section 935 on the "Land Use, Heights" FAR" element of the 3-part Master Conceptual Plan. Each of these parcels is currently undeveloped. The YMCA conceptual plan application proposes a maximum of 66,000 square feet at a maximum FAR of 0.17. If the application property develops the maximum proposed gross floor area, approximately 549,329 square feet of non-residential gross floor area would remain to be developed within Reston Section 935. However, it should be noted that the approved Development Plan limits the maximum gross floor area of commercial space within Reston Section 935 to 615,000 square feet.

Height Limits

The approved development plan limits the height within Reston Section 935 to 10 stories or 120 feet. The Land Use, Heights, FAR element of the Master Conceptual Plan shows a height limit of feet. The structure proposed with the YMCA conceptual plan is noted to be limited to a maximum height of 45 feet.

General Location and Type of Housing Units

No housing units are proposed with the application.

General Location of Office and Commercial Buildings

The YMCA building is proposed to be located southwest of the wetlands area as depicted on the conceptual plan.

Public Facilities (Appendices 7-11)

There are no public facilities issues associated with the proposed Conceptual Plan.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This application proposes to construct a YMCA recreation/community facility with a maximum gross floor area of 66,000 square feet at a FAR of 0.17. The proposed conceptual plan is in conformance with the currently approved proffers and development plan approved for the application site pursuant to RZ 86-C-121.

Staff Recommendations

Staff recommends approval of conceptual plan CP 86-C-121-3.

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

APPENDICES

1. Excerpted Proffers and Locator Map, RZ 86-C-121
- 1A. Approved Development Plan (DP) & Master Conceptual Plan
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Transportation & VDOT Analysis
6. Environmental Analysis
7. Sanitary Sewer Analysis
8. Water Service Analysis
9. Schools Analysis
10. Fire & Rescue Analysis
11. Park Authority Analysis
12. Glossary of Terms



County almost exclusive of land costs. for an APPENDIX 1
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

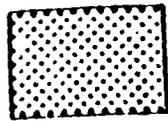
1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to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

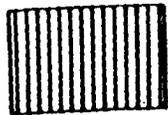
Applicant will afford members of the Peston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of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

E. DEVELOPMENT PLAN FOR RZ 86-C-118

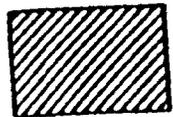
1. Property C will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission of



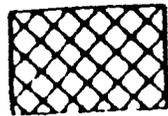
RZ 85-C-088
(PROPERTY A)



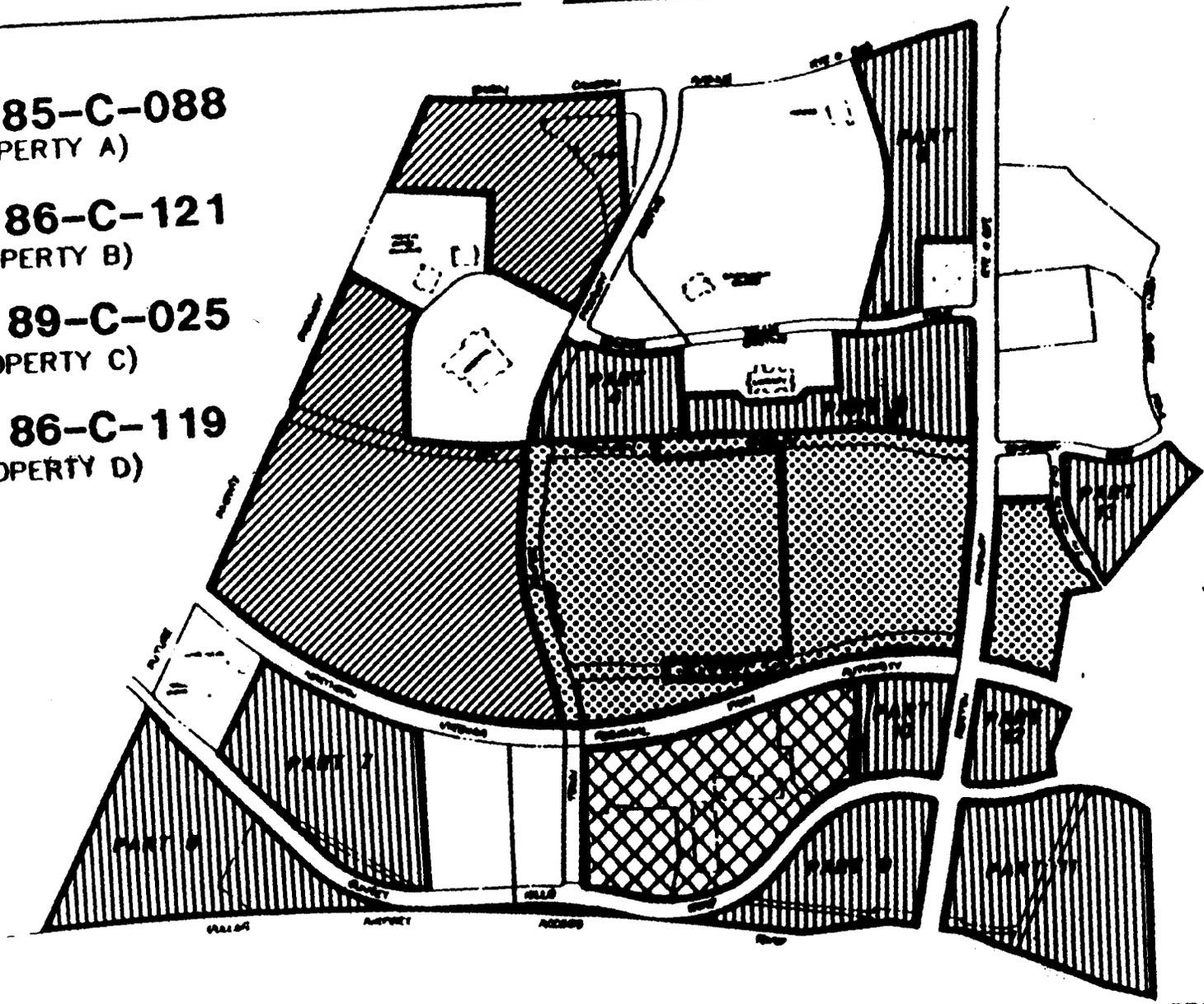
RZ 86-C-121
(PROPERTY B)



RZ 89-C-025
(PROPERTY C)



RZ 86-C-119
(PROPERTY D)



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

OFFICE OF
RESTON LAND DEVELOPMENT
PLANNING DIVISION
RESTON, VIRGINIA

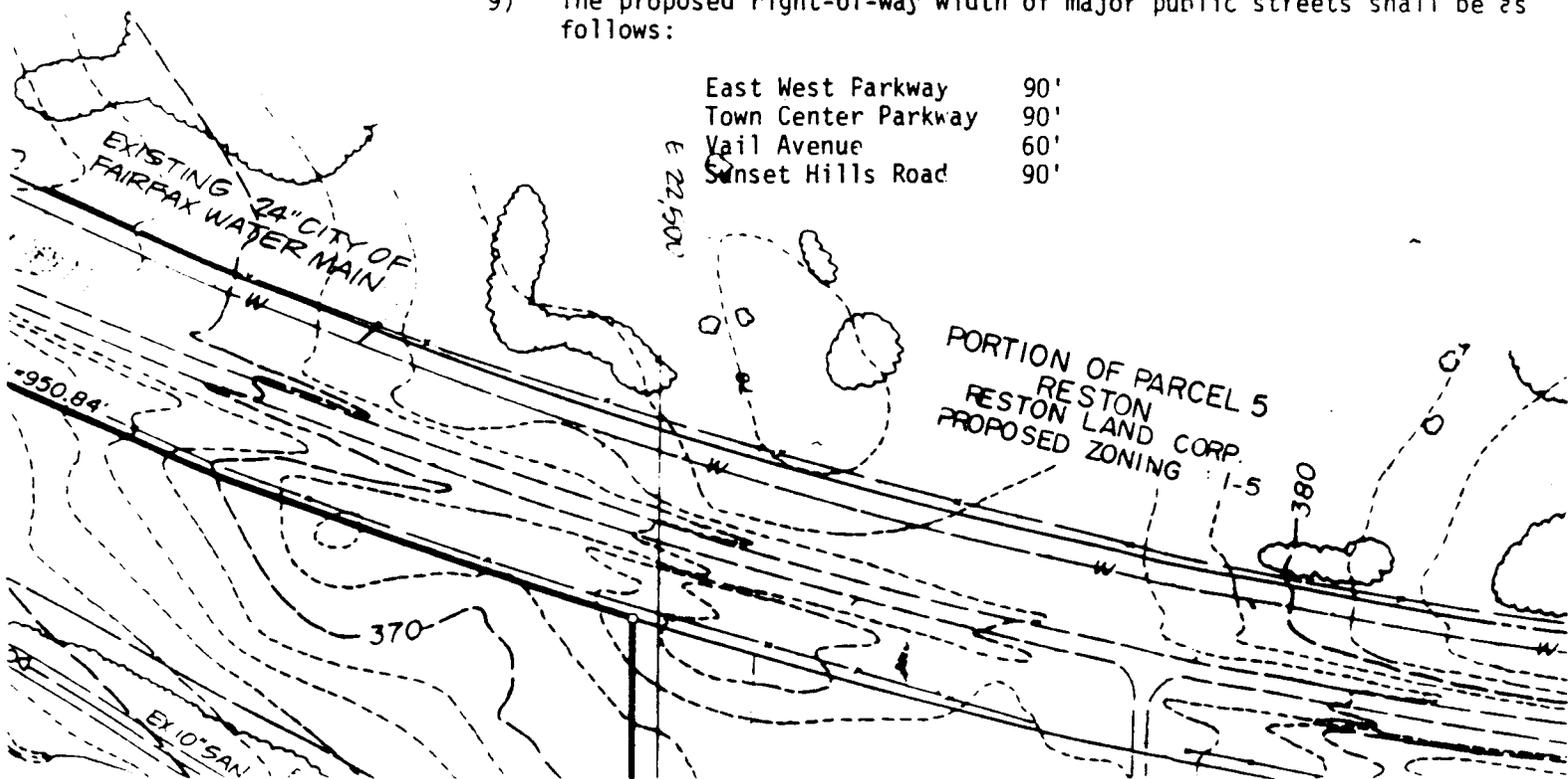
APPENDIX :

NOTES

Part 7

- 1) The maximum gross floor area of commercial space shall not exceed 615,000 square feet.
- 2) Maximum overall non-residential FAR shall not exceed .7.
- 3) Maximum building height shall not exceed 10 stories (120 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:

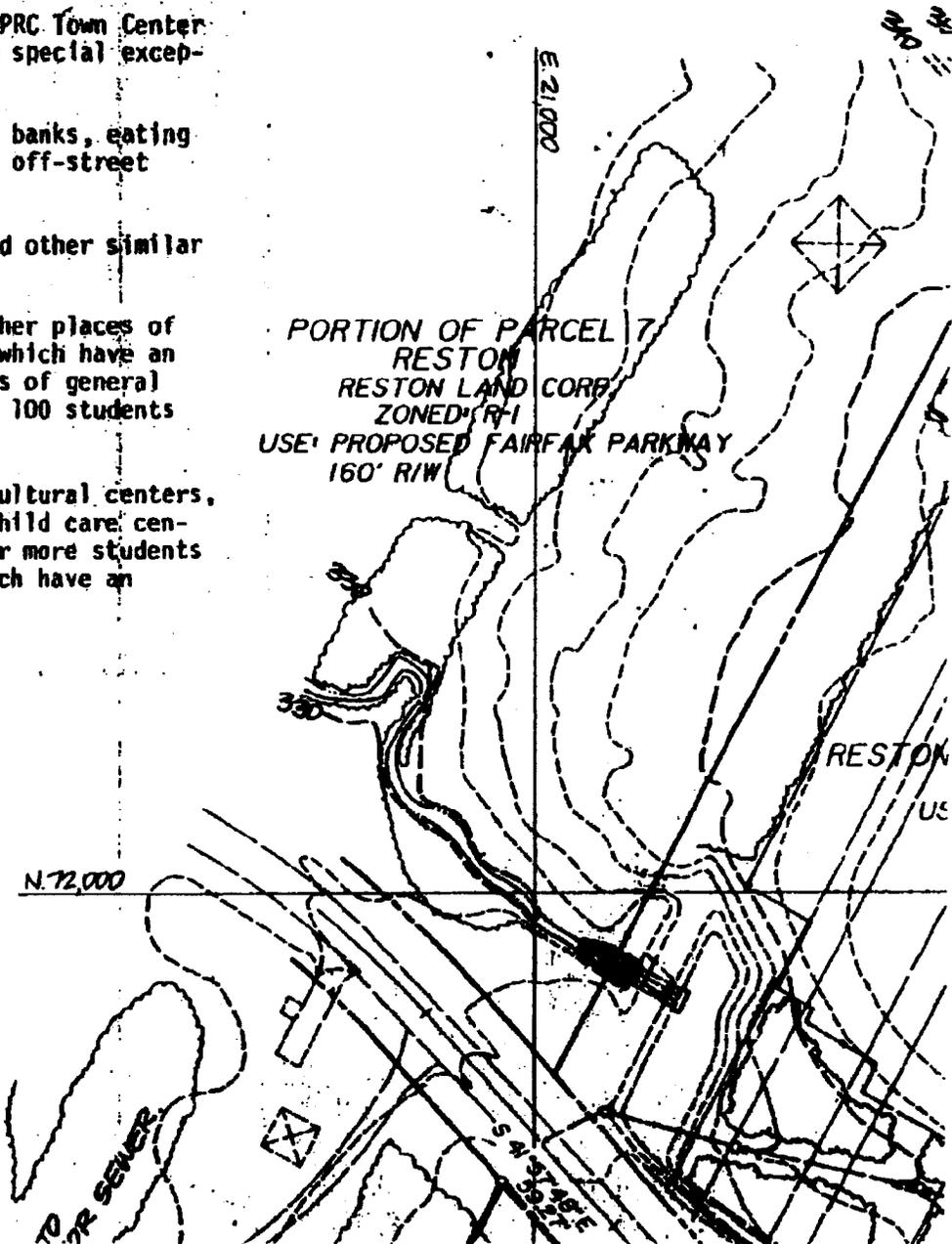
| | |
|---------------------|-----|
| East West Parkway | 90' |
| Town Center Parkway | 90' |
| Vail Avenue | 60' |
| Sunset Hills Road | 90' |



PART 7 and 8 USES

Uses will include all of those permitted by right within the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

- Category 5 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking and service stations.
- Group 5 commercial recreation uses such as health clubs and other similar commercial recreation uses.
- Group 3 institutional uses such as churches, temples or other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily, private schools of general or special education which have an enrollment of less than 100 students daily.
- Category 3 quasi-public uses such as conference centers, cultural centers, museums, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.

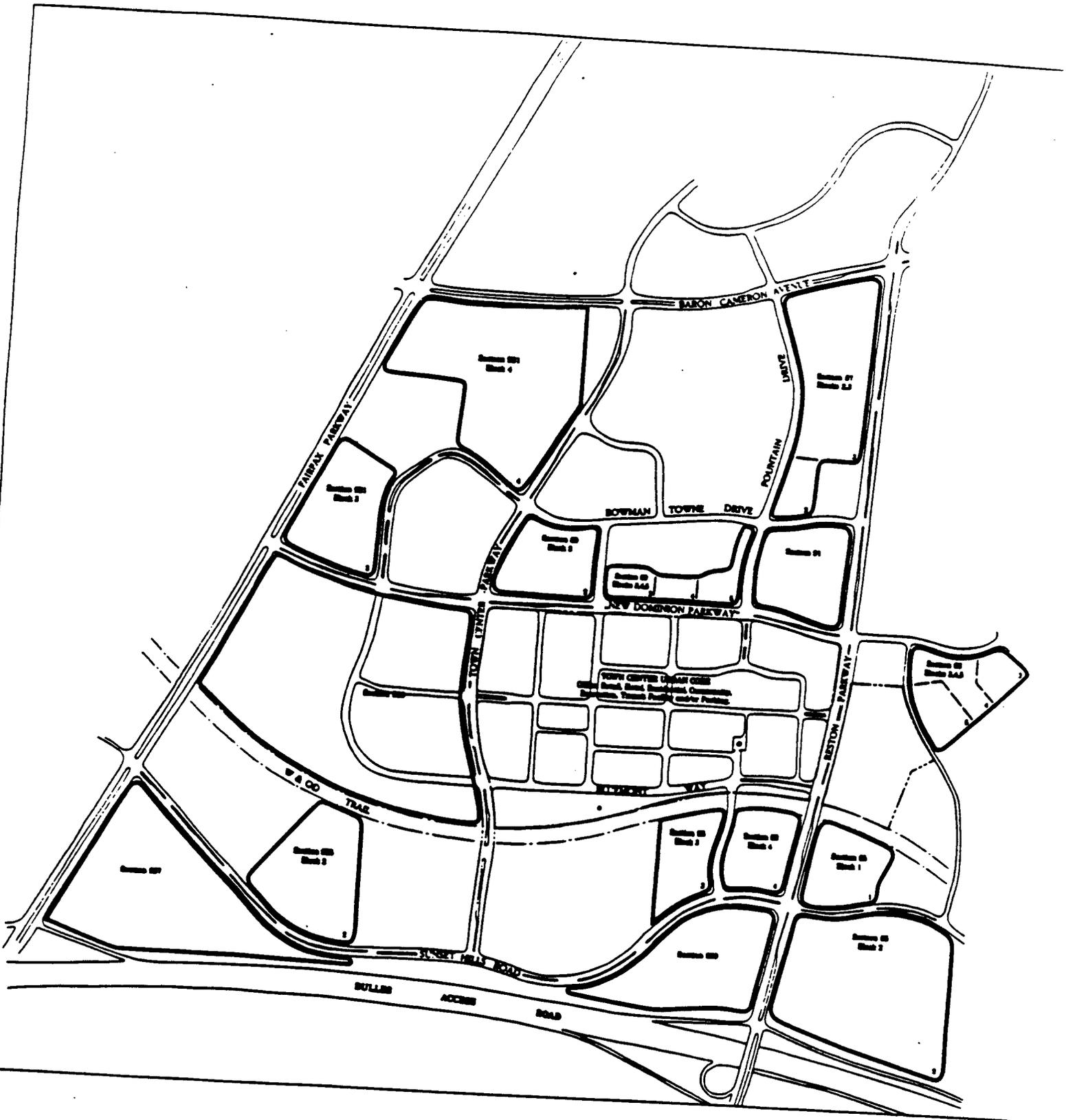


| <u>Section/ Block</u> | <u>Use</u> | <u>Height Limit</u> | <u>Non Residential F.A.R.</u> |
|---------------------------|---|-------------------------|---------------------------------------|
| 83 - 3, 4, 5 | Residential (max. 100 single family attached and/or multi-family units), Community, Recreation 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 |

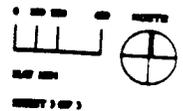
Type of residential for above parcels shall be single-family detached, attached and/or multi-family.

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 proffer and development plan notes associated with RI 84-C-119, RI 84-C-121 and RI 84-C-118/RI 89-C-025, as revised through PCA 84-C-119-2, PCA 84-C-121-3 and PCA 89-C-025-2.

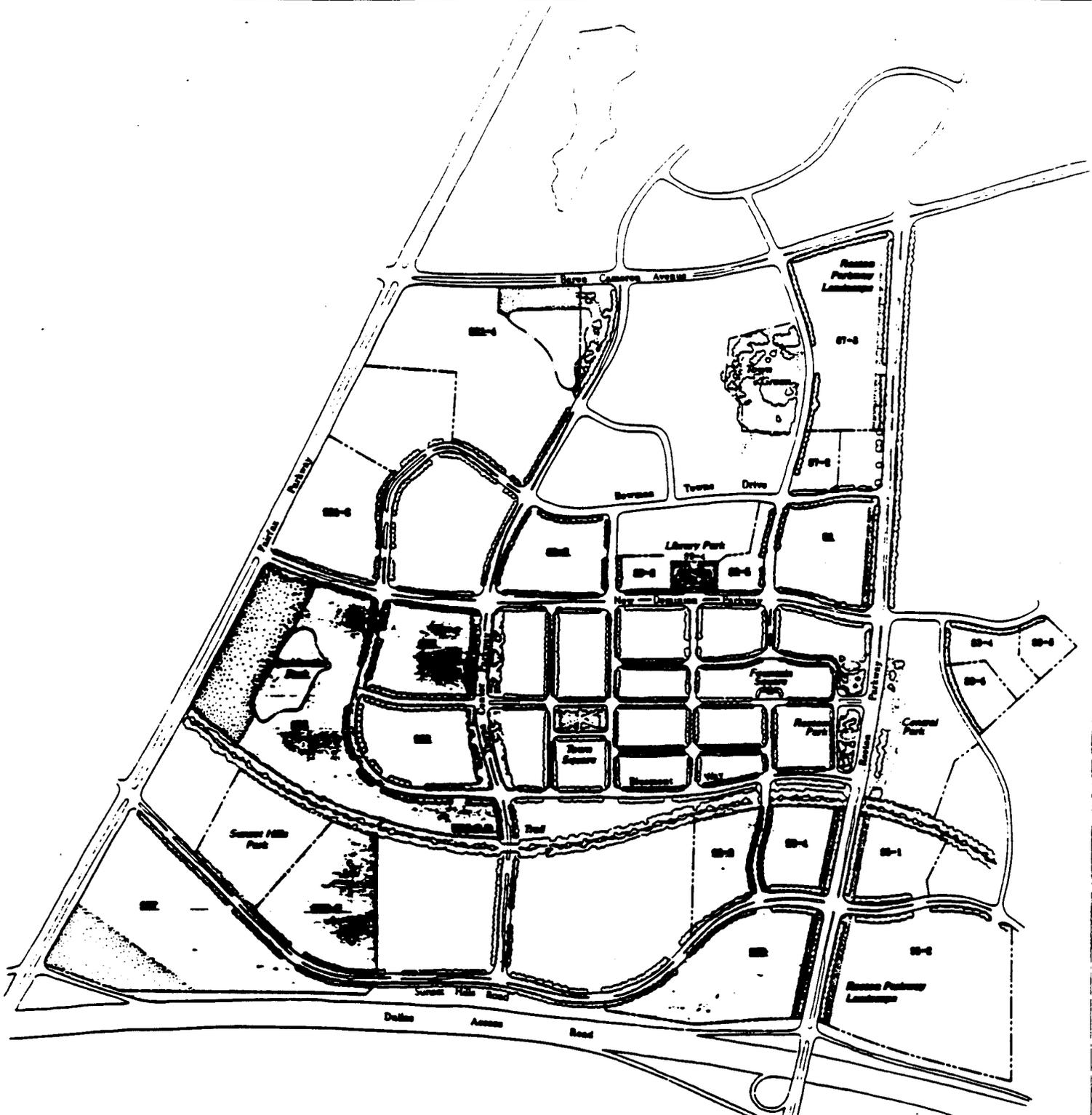


MASTER CONCEPTUAL PLAN - LAND USE, HEIGHTS, F.A.R.
TOWN CENTER DISTRICT PLAN
 RESTON LAND CORPORATION
 SARAKI ASSOCIATES, INC.



GENERAL NOTES

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



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

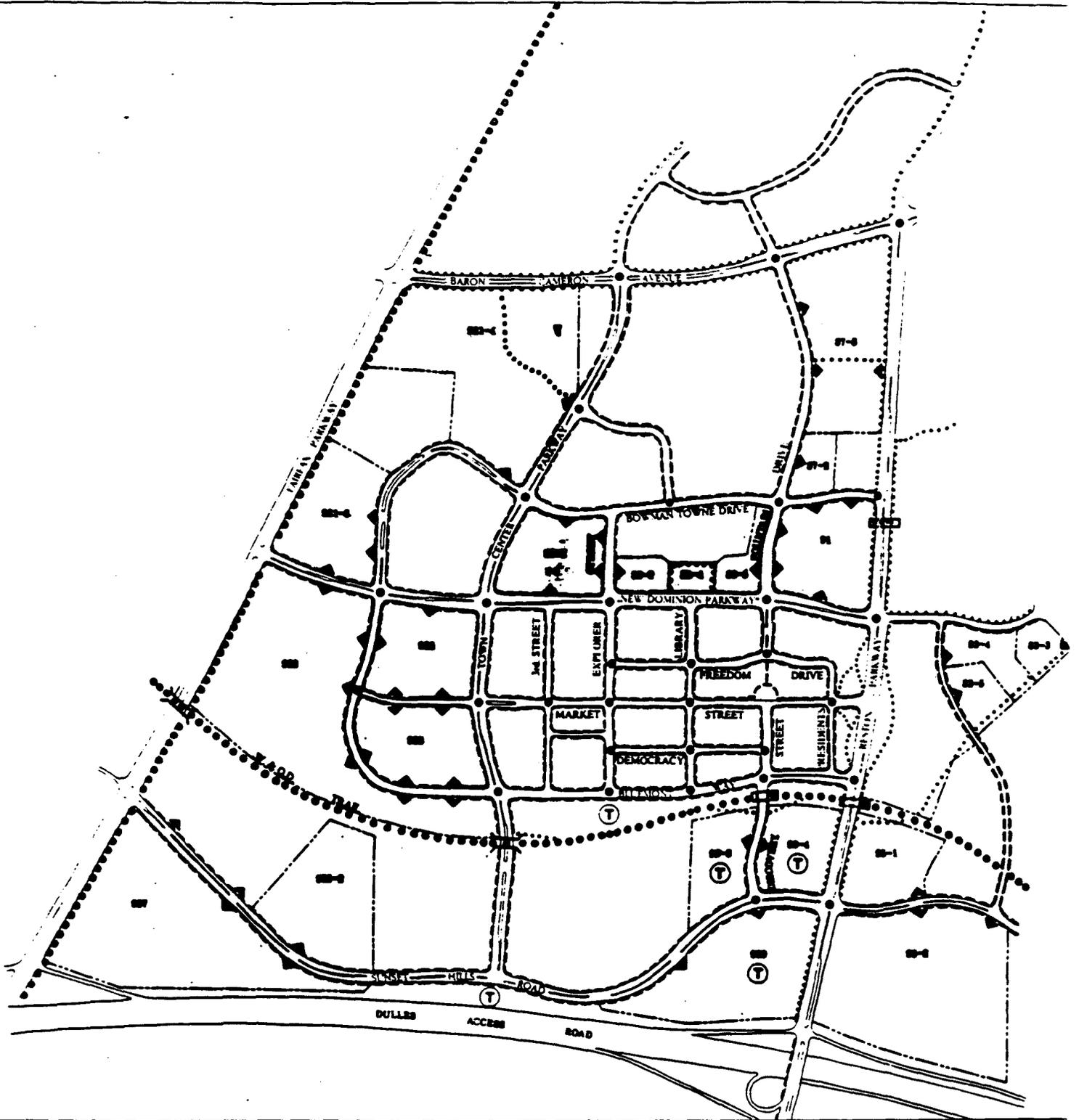
MASTER CONCEPTUAL PLAN - OPEN SPACE AND LANDSCAPE
TOWN CENTER DISTRICT PLAN
 REITON LAND CORPORATION
 SABAKI ASSOCIATES, INC.



MAY 1991
SHEET 2 OF 3

GENERAL NOTES

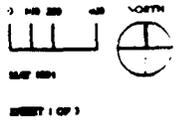
1. This plan depicts the approximate location of streets, sidewalks, pathways, trails, bridges, underpasses, intersections, transit facilities and entrances to parcels. There shall be a transit facility within Town Center to be located at one of the alternate locations shown or along the Dulles Access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



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

- CONCEPTUAL PLAN PARCELS
- SIDEWALK
- ⋯ BIKEWAY
- ⊙ REGIONAL TRAIL
- Ⓣ TRANSIT STOP

- DRIVE
 - OPENING
 - ☼ INTERSECTION WITH OBSTACLES
 - ◀ ENTRANCE LOCATION
- THESE LOCATIONS ARE OFFERED FOR YOUR INFORMATION. WE WILL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PLAN OR FOR ANY OTHER CHANGES TO THE SITE PLAN.



Revised
REZONING AFFIDAVIT

APPENDIX 2

DATE: December 15, 1995
(enter date affidavit is notarized)

Washington

I, Martin Shulman, Agent for YMCA of Metropolitan, 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

95-2202

in Application No(s): CP 86-C-121
(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 relationships listed in BOLD above) |
|--|---|--|
| Board of Supervisors of Fairfax County, VA | 12000 Government Ctr. Pkwy. Fairfax, VA 22035-0064 | TITLE OWNER/LESSOR |
| ◦ William J. Leidinger, Co. Exec. | " | Agent |
| YMCA OF METROPOLITAN WASHINGTON | 1112 Sixteenth ST NW #720 Washington, DC 20036 | Applicant/Lessee |
| ◦ Herman B. Gohn, Pres. | | Agent Lessee |
| ◦ John W. Dillon V.P. | | Agent |
| ◦ Robert S. Mercer, V.P. | | Agent |
| Manatt, Phelps & Phillips | 1501 M Street, NW #700 | Attorney/Agent |
| ◦ Martin Shulman, Esq. | Washington, DC 20005 | " |
| Walter L. Phillips, Inc. | 207 Park Avenue | Engineer/Agent |
| ◦ David K. Oliver | Falls Church, VA 22046 | " |
| Hughes Group Architects | 45640 Willow Pond Plaza | Architect/Agent |
| ◦ Wayne L. Hughes, AIA | Sterling, VA 20164 | " |

(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).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REVISED
REZONING AFFIDAVIT

DATE December 15, 1995
(enter date affidavit is notarized)
CP 86-C-121

95-2200

for Application No(s): Reston Town Center Conceptual Plan Approval Application, RZ 86-C-121
(enter County-assigned application number(s)) Lot 1-B

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)
YMCA of Metropolitan Washington
1112 Sixteenth Street, NW, #720
Washington, D.C. 10036

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)

Applicant has no shareholders; it is a
non-profit, non-stock corporation.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

| | |
|---|--|
| <u>President, Vice-President, Secretary, Treasurer, etc.)</u> | |
| <u>Herman B. Gohn--President</u> | <u>Robert Schwartzberg--Sr.Vice Pres.Fundraising</u> |
| <u>Robert S. Mercer, Vice President--Ppty.Mgt.</u> | <u>D. Michael Repass--Treasurer</u> |
| <u>Evelyn Fine, Vice President--Mkt.&Commun.</u> | <u>Lynette Taylor--Recording Secretary</u> |
| <u>Ellen Straney, Vice President--Hum.Rscs.</u> | <u>Jana McKeage--Asst.Recording Secretary</u> |
| <u>Angie Reese, Sr. Vice President-Operations</u> | <u>SEE #1(B) ATTACHMENT FOR BOARD OF DIRECTORS</u> |
| <u>John W. Dillon, Sr., Vice President--Finance</u> | <u>Michael A. Quinn--Asst. Treasurer</u> |

(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.

REVISED
REZONING AFFIDAVIT

DATE: December 15, 1995
(enter date affidavit is notarized)
CP 86-C-121

95-2200

for Application No(s): Reston Town Center Conceptual Plan Approval Application, RZ 86-C-121
(enter County-assigned application number(s)) Lot 1-B

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Manatt, Phelps & Phillips (attorneys)
1501 M Street, NW #700
Washington, D.C. 20005-1702

(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)

SEE ¶1(c) ATTACHMENT FOR COMPLETE LIST OF
PARTNERS IN THE LAW FIRM

[Empty lined area for listing names and titles of partners]

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

** All listings which include partnerships 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.

REVISED
REZONING AFFIDAVIT

DATE: December 15, 1995
(enter date affidavit is notarized)

952200

for Application No(s): CP 86-C-121
(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.)
Supervisor Robert B. Dix, Jr., is an uncompensated volunteer member of the Board of Directors of the YMCA of Metropolitan Washington, a non-profit corporation. Supervisors Katherine Hanley and Michael Frey are uncompensated volunteer members of the Fairfax YMCA's "Committee of Management," which is a local advisory body that provides community input for that branch's operations.

(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:

YMCA OF METROPOLITAN WASHINGTON
(check one) [] Applicant [X] Applicant's Authorized Agent
Martin Shulman, Agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 15th day of December, 19 95, in the state of District of Columbia.

My commission expires: 11/30/99

Beranda D. Evans
BERANDA D. EVANS
Notary Public, District of Columbia
My Commission Expires November 30, 1999

DATE: December 15, 1995
(enter date affidavit is notarized)

95-2200

for Application No(s): Reston Town Center Conceptual Plan Approval Application, RZ 86-C-121
(enter County-assigned application number(s)) CP 86-C-121 Lot 1-B

(NOTE: All relationships to the application 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.)

MEMBERS OF THE BOARD OF DIRECTORS, YMCA OF METROPOLITAN WASHINGTON

NAME (enter first name, middle initial & last name) ADDRESS (enter number, street, city, state & zip code) RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Lists names of board members and their relationships.

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

DATE: December 15, 1995
(enter date affidavit is notarized)

95-2200

CP 86-C-121

for Application No(s): Reston Town Center Conceptual Plan Approval Application, RZ 86-C-121
(enter County-assigned application number(s)) Lot 1-B

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walter L. Phillips, Inc. -- Engineers
207 Park Avenue
Falls Church, VA 22046

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)
Terrance M. Anderson
David K. Oliver
Edward L. Johnson

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Hughes Group Architects, Inc. -- Architects
45640 Willow Pond Plaza
Sterling, VA 20164

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)
Wayne L. Hughes, AIA--sole shareholder

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

(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: December 15, 1995
(enter date affidavit is notarized)

95-2700

CP 86-C-121

for Application No(s): Reston Town Center Conceptual Plan Approval Application, RZ 86-C-121
(enter County-assigned application number(s)) Lot 1-B

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Manatt, Phelps & Phillips
1501 M Street, N.W., #700
Washington, DC 20005-1702

(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)

- Irwin P. Altschuler
- David R. Amerine
- Simon Aron
- Ronald S. Barak
- Gordon Bava
- George M. Belfield
- Geoffrey A. Berkin
- Donna R. Black
- Robert A. Blair
- Lawrence J. Blake
- T. Hale Boggs
- Diana K. Brown
- Richard A. Brown
- William S. Brunsten
- Alan M. Brunswick
- John W. Buechner
- Cara R. Burns
- Chris A. Carlson
- Catherine Conway
- Jay L. Cooper
- Joseph E. di Genova
- Neal B. Dittersdorf
- Richard Eid
- Gene R. Elerding
- David Elson
- Andrew Erskine
- Dinae L. Faber
- Paul H. Falon
- Donald J. Fitzgerald
- Hudith R. Forman
- Dennis B. Franks
- Howard M. Frumes
- Peter S. Gilbert
- Donna F. Goldstein
- Andrea Jane Grefe
- Rick L. Grossman
- Carl L. Grumer
- Jonathan D. Haft
- Scott D. Harrington

- Robert E. Hinerfeld
- Paul S. Hoffman
- Maria D. Hummer
- Phalen G. Hurewitz
- Linda M. Iannone
- Paul H. Irving
- Clarene L. James, Jr.
- Rosalyn E. Jones
- Robert J. Kabel
- Andrew M. Katzenstein
- Catherine A. Kay
- George D. Kieffer
- Sandra R. King
- David M. Klaus
- Kenneth L. Kraus
- Elliot B. Kristal
- Barry S. Landsberg
- Francis J. LaPallo
- David H. Larry
- John P. LeCrone
- Mark S. Lee
- Tin Kin Lee
- Steven A. Levy
- John F. Libby
- Edward L. Lublin
- Eileen L. Lyon
- Barry E. Mallen
- Charles T. Manatt
- Gerald A. Margolis
- Laurence M. Marks
- Todd W. Mathers
- Thomas J. McDermott, Jr.
- Sherwin L. Memel
- Peter M. Menard
- Ronald M. Monitz
- Alan E. Morelli
- James P. Mulkeen
- Kevin O'Connell
- Thomas D. Phelps

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

DATE: December 15, 1995
(enter date affidavit is notarized)
CP 86-C-121

95-2200

for Application No(s): Reston Town Center Conceptual Plan Approval Application, RZ 86-C-1
(enter County-assigned application number(s)) Lot 1-B

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

Manatt, Phelps & Phillips
1501 M. Street, N.W. #700
Washington, D.C. 20005-1702

(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)

- Robert H. Platt
- Barbara S. Polsky
- William T. Quicksilver
- B. Michael Rauh
- John L. Ray
- Harold P. Reichwald
- James H. Roberts
- Gregory P. Schaffer
- Alan U. Schwartz
- Jeff E. Scott
- Martin Shulman
- Laurie L. Soriano
- Martin E. Steere
- Donald S. Stein
- Robert L. Sullivan
- Louis L.S. Tao
- Timothy M. Thornton
- Victoria Toensing
- Ronald B. Turovsky
- Leonard D. Venger
- Vincent M. Waldman
- June L. Walton
- Charles E. Washburn, Jr.
- H. Lee Watson
- Nancy H. Wojtas
- Steven J. Younger

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

RESTON TOWN CENTER CONCEPTUAL DEVELOPMENT PLAN
STATEMENT OF JUSTIFICATION

for
LOT 1-B, RZ 86-C-121
submitted by
YMCA OF METROPOLITAN WASHINGTON

I. PROPERTY DESCRIPTION/GENERAL

The property that is the subject of this application is identified as lot 1-B on Tax Map 17-3. It is also known as a portion of Parcel 6-A, Reston, and Outlot A, Section 935, Reston. A metes and bounds description is attached as Exhibit A. A copy of Tax Map 17-3 is attached as Exhibit B.

The Reston YMCA will be dedicated to community service. To assure maximum user responsiveness, a community task force will be established to meet with YMCA staff and provide input on community interests and recommended services. Fairfax County will have input on the process of setting membership fees. Furthermore, as a facility open to the public, YMCA is pledged to assure that subsidies are provided to a significant number of individuals who are unable to pay the full membership fee.

II. PROPOSED USES

The YMCA will use this 9-acre site, which it is leasing from Fairfax County for a term of 50 years, to build a two-story community recreation facility containing between 55,000 and 60,000 square feet. Of that total, approximately 10,000 square feet will be operated by Fairfax County as a separately-accessed Teen Center.

YMCA will use the majority of the site to operate a family-style community recreation facility, including an indoor swimming pool and track, a gymnasium with exercise equipment, locker rooms, shower rooms, general purpose rooms, and outdoor athletic facilities. In addition to indoor and outdoor athletic programs, the facility will provide, among other things, child care, prenatal counselling, community outreach, parent-child activities, and a summer day camp.

The Teen Center operated by Fairfax County will contain a basketball gymnasium of approximately 5,000 square feet, locker rooms, showers and fixtures, a game room and multi-purpose area, storage room and kitchenette including all fixtures, plumbing, and wiring, and a computer equipment room together with all

wiring. At the option of Fairfax County, a portion of the space may be designed to convert into and accommodate a portable pull-out stage for theater and similar productions. The Teen Center will enable Fairfax County to offer programs such as basketball games, talent shows and plays, food services, billiards, ping pong and other table games, television viewing, dancing, crafts, reading/studying/computer work, parties and tournaments, awards and recognition ceremonies, and counselling.

III. COMMUNITY ACCESSIBILITY

The site has good access to Reston from the Fairfax County Parkway, Leesburg Pike, Town Center Parkway, the Dulles Access and Toll Roads, Reston Parkway, and, of course, from Sunset Hills Road on which it fronts. It also has good access to the Herndon community. Virtually all Reston homes and businesses are within a five minute car trip of the site, and its proximity to the Town Center will encourage use by pedestrians who are otherwise there for shopping or business purposes. Use of the site for recreational purposes is further enhanced by the Northern Virginia Regional Park Authority Hiker/Biker Trail which is directly adjacent to the north of the parcel. Provision of a pathway from the YMCA building to the Trail will encourage convenient cross-usage of both facilities.

IV. CONSISTENCY WITH PLANNING GOALS

At least as far back as 1964, *i.e.*, virtually since the inception of Reston as a planned community, this 9-acre portion of the Reston Town Center has been envisioned for recreational use. Likewise, the development plan for RZ 86-C-121, in which the site is located, has always included recreation and community facilities uses. The site is presently zoned PRC. Indeed, this location was considered in a 1992 study by the Fairfax County Park Authority as prime site for development as a recreational center, but the difficulties of site construction made the location too costly for the County to undertake at that time.

V. TRAFFIC

Traffic impact of the project will be minimal, and will not coincide with either the AM or PM peak traffic hours. Use of the facility customarily will occur in the very early morning, the pre-noon period, after work, as incidental visits during the remainder of the day, and on weekends. The site is located directly adjacent to a major traffic artery (Sunset Hills Road), which will adequately support the projected use.

VI. Hours of Operation

The YMCA's Reston facility will be open all year, from approximately 6:00 a.m. until 11:00 p.m. on weekdays; 6:00 a.m. to midnight on Saturdays, and noon until 11:00 p.m. on Sundays. YMCA may also provide earlier hours in response to community need and demand. The center may be closed on some or all federal holidays, and for a period of one week each year as well as at other times for maintenance purposes. The Teen Center may be operated by Fairfax County 365 days per year, and will be available for the exclusive use of Fairfax County on Monday-Fridays from 4:00 p.m. until 11:00 p.m., and on Saturdays, Sundays, and holidays from 6:00 a.m. until midnight (1:00 a.m. on New Year's Eve).

VII. CONCLUSION

The YMCA was introduced to the subject Reston site about a year ago by Mr. James Cleveland of Mobil Corporation. It was pointed out as (a) being large enough for the type of multi-purpose facility the YMCA desired to build, and (b) coinciding with the desire on the part of Fairfax County to have a recreational facility built specifically for the needs of teenagers in the Reston area. In keeping with this joint plan, and in addition to furthering its own community service goals, YMCA at its own cost will build and maintain the Teen Center to be operated by Fairfax County.

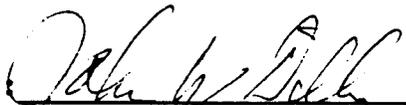
Many things recognize the maturity of Reston as a successful planned community; one of these will be the creation and establishment of the Reston YMCA.

For all of the foregoing reasons, YMCA of Metropolitan Washington 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.

Respectfully submitted,

YMCA OF METROPOLITAN WASHINGTON

by


John W. Dillon, Sr.

Vice President--Finance

Dated: November 10⁹, 1995

NOV 22 1995

ZONING EVALUATION DIVISION

FAIRFAX COUNTY VIRGINIA OFFICE OF COMPREHENSIVE PLANNING

No. CT 86-C-121-3

SUPPLEMENTAL STATEMENT OF APPLICANT
YMCA OF METROPOLITAN WASHINGTON IN SUPPORT
OF REQUEST FOR APPROVAL OF RESTON TOWN CENTER
CONCEPTUAL DESIGN PLAN FOR LOT 1-B, TO BE DEVELOPED
AS THE RESTON YMCA

This is in response to a telephone request on November 14, 1995, from the Office of Comprehensive Planning, for additional information relating to the child care center that will be part of the proposed Reston YMCA facility.

Maximum Number of Enrollees: ninety-nine (99).

Entrance/Drop-Off: There will be a separate drop-off point and a separate entrance for the child care program, which will be on the front left side of the building as you face it. The large blue-line drawings for the Conceptual Plan show the child care center on that side of the building (it is hard to read the letters for this on the 8.5" x 11" reduction of the Plan).

Hours of Operation: The child care center will be open Monday through Friday from 6:30 a.m. until 6:30 p.m. year round. There will also be a summer day camp program for 6-12 year olds. The child care center will be open all day during school holidays, including inclement weather days, except that when the Fairfax County Public Schools are closed there will be a modified schedule, and when the Federal Government closes during the day due to a snow or similar emergency, the child care center will close approximately one hour later (scheduling notices are broadcast over radio station WTOP--1500 AM). The child care and day camp programs are closed in observance of New Year's Day, Martin Luther King's Birthday, President's Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving and the day after; Christmas, and a Teacher Work Day at the beginning and end of the summer.

Operator: The child care and day camp programs are operated directly by the YMCA itself through its own employees.

Public Availability: The only preferential arrangements may arise if private businesses and other community sponsors provide funding for the child care center, in which case some spaces may be made available for employees of the sponsor(s), up to a designated amount. Should these designated spaces not be filled by the sponsors by an agreed-upon deadline, the general public

(including but not limited to members of the YMCA) will be able to register for all spaces in order to fill the center.

Other Information:

a) Ages--The child care center will accept children from 18 months through 12 years of age (the summer day camp accepts ages 6-12 as noted above). The YMCA considers the first two weeks for all children to be a trial period, and continued participation by any child may be terminated during or as a result of the trial period.

b) Part-Time Care--Part-time care for 2, 3, or 4 days per week may be offered. The Director of the child care center will work with parents in "sharing" slots (*i.e.*, M, W, F for one child, and T, Th for a different child) to accommodate part time needs as enrollments reach capacity. Drop-in care is possible on a space-available basis.

c) Special-Needs Children--Will be accommodated in accordance with applicable regulations. Admission is conditioned on prior consultation with the child's health and/or special education professional, submission of a care plan, and compliance with any other State licensing regulations.

d) Mildly-Ill Children--Are taken care of in a "Get Well Room." Quiet, age-appropriate activities will be available, as well as cots, cribs, and other furnishings. Guidelines for parents will be distributed as part of the Parent Handbook.

e) Finances--There will be a one-time \$50 non-refundable registration fee per family. A one-week deposit is required (applied to the last week's payment); if a child is withdrawn without two weeks' prior written notice, the deposit will be non-refundable. Subsidies may be available through the YMCA's work with the Virginia Department of Social Services and the Working Parents Assistance Program voucher systems. The YMCA's Partner With Youth annual fund raising campaign also is a source of funds for qualified candidates based on financial need (at present, about one out of ten children attending YMCA child care programs in the metropolitan area receive financial assistance through the Partner With Youth program). Families with more than one child receive a 10% discount for each additional child on regular weekly fees; families who are YMCA full-privileged members receive a 5% discount on weekly fees. Payment of weekly fees is due on Friday of the week prior to the service week, and can be made weekly, bi-monthly, or monthly in advance, by check, money order, VISA, or MasterCard. There is a charge for late pickup (after 6:30 p.m.), and a charge for late payment of weekly fees. After enrollment for six months, two weeks of vacation during a calendar year can be taken by children, with no cost to parents; vacation weeks must be taken

in week-long segments, and require two weeks' prior written notice.

We hope the forgoing information is helpful. Please call if there are any questions about this letter, or any aspects of the child care programs.

Respectfully submitted,
YMCA OF METROPOLITAN WASHINGTON



John W. Dillon
Sr. Vice President--Finance

MANATT, PHELPS & PHILLIPS

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

ATTORNEYS AT LAW

MARTIN SHULMAN
DIRECT DIAL (202) 463-4360

1501 M STREET N.W., SUITE 700
WASHINGTON, D.C. 20005-1702
TELEPHONE (202) 463-4300 FAX (202) 463-4394

11356 WEST OLYMPIC BOULEVARD
LOS ANGELES, CALIFORNIA 90064-1614
TELEPHONE (310) 312-4000
FAX (310) 312-4224

33 MUSIC SQUARE WEST, SUITE 106-B
NASHVILLE, TENNESSEE 37203-3226
TELEPHONE (615) 259-1240
FAX (615) 259-1289

December 12, 1995

VIA MAIL AND FAX (703 local 324-3924)

Ms. Regina Murray
Office of Comprehensive Planning
Fairfax County Government
12055 Government Center Pkwy., #801
Fairfax, Virginia 22035

Re: Concept Plan No. 86-C-121-3
Reston YMCA

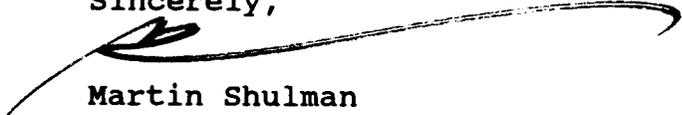
Dear Ms. Murray:

This is just a short note to confirm our telephone conversation this morning, as you requested, in which I advised that as the planning process for this matter has proceeded, the YMCA has found it necessary to increase the possible total square footage size of the project, and the attendant amount of Floor Area Ratio that may be covered. In the Justification previously filed with your office, the estimate given was between 50,000 and 60,000 square feet. The upper boundary of that estimate has been increased, and accordingly the estimate should now be taken as being between 50,000 and 66,000 (sixty-six thousand) square feet.

Please let me know if anything further needs to be done from the perspective of your office with regard to this revised estimate. We will provide substitute pages to Mr. David Jillson showing that change as well as others we have discussed, in connection with his \$456 review.

Many thanks for your help, and best wishes.

Sincerely,



Martin Shulman

MS/hs

Mr. Robert S. Mercer
Mr. John W. Dillon
Mr. David K. Oliver, PE
Mr. Wayne L. Hughes, AIA
Mr. Atul Patel, AIA
Mr. Richard P. Robertson

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 18 1995
ZONING EVALUATION DIVISION



HUGHES GROUP ARCHITECTS

December 14, 1995

Ms. Regina Murray
Zoning Evaluation Division
12055 Government Center Parkway, #801
Fairfax, Virginia 22035

Re: YMCA/Reston Conceptual Plan for Parcel 1-B

Dear Ms. Murray:

This shall confirm the YMCA's presentation to the Planning and Zoning Committee of the Reston Community Association on December 4, 1995.

The elevation and site plan were conceptually approved pending the Committee's review of the County's staff report. Final approval will be granted pending submission of more detailed drawings.

Should you have any questions, please call me.

Sincerely,


Wayne L. Hughes, AIA

WLB:jr

Design Review Board

Reston Town Center Joint Committee

December 15, 1995

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 19 1995
ZONING EVALUATION DIVISION

Mr. Wayne L. Hughes
Hughes Group Architects
45640 Willow Pond Plaza
Sterling, VA 22170

RE: Section 935, Block 3 - YMCA

Dear Wayne:

At their December 5 meeting, the Town Center Design Review Board conceptually approved the preliminary site plan and the schematic south architectural elevation with the following comments:

- The east elevation will be very important due to the alternative access drive at this location and should have as high a degree of articulation and detailing as the south elevation. Perhaps the design concept of the shallow vault can be incorporated on the east elevation. The use of brick and E.I.F.S. is approved.
- A 6' width concrete sidewalk or 8' wide asphalt trail should be provided along Sunset Hills Road. Please coordinate the specific material and location with the adjacent development on Block 2.
- A landscape plan will be required, including screening along Sunset Hills Road and the adjacent property.
- Upcoming submissions need to include the other elevations, colors, materials, signage, lighting, etc.

Thank you for an excellent presentation, and we look forward to continuing with the next phase of design.

Sincerely,



A. H. Hagelis
Secretary to the Board

AHH/ea

cc: A. D. Ayers
D. N. Carter
H. T. McDuffie, Jr.
P. P. Schmergel
P. E. Tobey
R. Mercer
R. Murray



HUGHES GROUP ARCHITECTS

December 14, 1995

Ms. Regina Murray
Zoning Evaluation Division
12055 Government Center Parkway, #801
Fairfax, Virginia 22035

Re: YMCA/Reston Conceptual Plan for Parcel 1-B

Dear Ms. Murray:

This shall confirm the YMCA's presentation to the Reston Town Center Architectural Review Board on December 5, 1995.

The elevation and site plan were conceptually approved by the Board. Final approval will be granted pending submission of more detailed drawings.

Should you have any questions, please call me.

Sincerely,



Wayne L. Hughes, AIA

WLH:jr

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis for:
CP 86-C-121-3
Reston YMCA

DATE: 13 December 1995

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated December 1, 1995. This application requests a conceptual development plan for a community service use. Approval of this application would result in a floor area ratio (F.A.R.) of .16. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant and planned for public park use. To the north is located the W& OD Regional Park which is planned for public park use. To the east and south is located vacant land which is planned for residential planned community. To the west are located a vacant outlot and the Reston Association Maintenance Facility. These parcels are planned for residential planned community and industrial use, respectively.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 9.0-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property:

Text:

On page 293 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Recommendations, Land Use", the Comprehensive Plan states:

"Land Unit D

The general boundaries of Land Unit D are Baron Cameron Avenue on the north, the Dulles Airport Access Road on the south, and the Bowman Distillery property on the east.

Land Unit D encompasses the Reston Town Center and the Bowman Distillery site. . . .

Town Center Portion of Land Unit D

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. Development is planned to be phased in as transportation capacity is available. The proposed composition of this development is as follows:

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

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

On page 287 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "District-Wide Recommendations, Parks and Recreation," the Comprehensive Plan states:

"Current deficiencies in active recreation facilities will be exacerbated by the large population growth projected for the western part of the district. Additionally, Community Parks should be provided in the UP4, UP7 and UP8 sectors. Cooperative public/private sector strategies should be pursued to locate outdoor recreation facilities to serve the adult workforce in proximity to employment centers. The potential for, and possible location of, a future recreation center in this planning district will be determined by the Fairfax County Park Authority based on the results of the recreation demand survey and recreation feasibility study.

The evaluation of recreational needs in the Centreville District being conducted by the County should be used in determining those activities to be included in an Oak Marr-type facility to be located in the Herndon-Reston area. . . ."

On page 275 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Major Objectives," the Comprehensive Plan states:

"Planning objectives in the Upper Potomac Planning District are the following:

- Encourage the creation of additional parks, open space and recreation areas and acquire additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program; . . .
- Provide adequate facilities for the full range of human services, including child care, senior citizen programs, health care, education, and recreational programs for all segments of the community; . . ."

Map:

The Comprehensive Plan map shows that the property is planned for public park use. The Reston Land Use Plan map shows that the property is planned for Town Center use.

Analysis:

The application and development plan propose a community facility use at .16 FAR

which is in conformance with the use and intensity recommendations of the Comprehensive Plan.

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

Text:

On page 289 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Recommendations, Land Use", the Comprehensive Plan states:

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

1. Development applications in the area should be accompanied by a development study report which describes the impacts of the proposed development and demonstrates the proposal's conformance with the Comprehensive Plan and adopted policies."

Analysis:

The applicant has provided a development study report which addresses the project's impacts and its conformance with the Comprehensive Plan.

Text:

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

Analysis:

The development plan provides high quality site design, streetscaping and development amenities by providing a large open space area with a trail, pavilion and playing fields. A sundeck and outside play area are provided as part of the proposed YMCA facility. Landscaping is adequate except along the eastern boundary which needs additional trees and shrubs. The applicant needs to provide information concerning the architectural design of the proposed structure.

Text:

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

Analysis:

The Office of Transportation addresses this development criterion in their memorandum.

Text:

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

Analysis:

The applicant needs to address this development criterion.

Text:

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

Analysis:

The applicant needs to address this development criterion.

Text:

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

Analysis:

The proposed development plan provides interparcel access to the vacant parcel to the east.

Text:

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

Analysis:

Parking lot landscaping is provided in the proposed development plan. Additional trees

and shrubs are needed along the eastern boundary.

Text:

“9. Consolidation of vehicular access points to minimize interference with arterial roadways...”

Analysis:

The Office of Transportation addresses this development criterion in their memorandum.

Text:

On page 41 of the 1991 Policy Plan, under the heading, “Appendix 3, Locational Guidelines for Child Care Facilities,” the Plan states:

“In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.”

Analysis:

The proposed application provides for a large outside play area attached to the proposed structure.

Text:

“2. Child care facilities should be located and designed to ensure the safety of children.”

Analysis:

The child care facility is located within a YMCA recreational facility which provides a safe environment for the care of children.

Text:

“3. Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare.”

Analysis:

The proposed child care facility is enclosed within a recreational facility which prevents excessive exposure to environmental concerns (noise, air pollutants, etc.)

Text:

- “4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians.”

Analysis:

The Office of Transportation addresses this development criterion in their memorandum.

Text:

- “5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered.”

Analysis:

The proposed child care facility is located in a suburban center.

Text:

- “6. Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above.”

Analysis:

The proposed child care facility is located in the Reston Town Center which is the focal point of the Reston-Herndon Suburban Center, a major employment center.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela K. Rodeheaver, Chief 
Site Analysis Section, OT

FILE: 3-4(RZ 86-C-121)/ymca.doc

SUBJECT: Transportation Impact

REFERENCE: CP 86-C-121-3: YMCA of Metropolitan Washington
Land Identification Map: 17-3 ((1)) 1B

DATE: December 15, 1995

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced application. These comments are based on the conceptual plan made available to this Office dated November 9, 1995 as revised through December 1, 1995.

The referenced application is a request for construction of a 60,000 gross square foot community recreational facility, including child care and teen centers, on a 9.00 acre piece of land within the Reston Town Center.

Review of the aforementioned plan indicates that the following issues should be addressed by the applicant:

Previous Commitments

The previous commitments for transportation improvements associated with the RZ 86-C-121 application(s) should be continued.

Improvements to Sunset Hills Road

The Comprehensive Plan recommends that Sunset Hills Road be improved to a six lane divided facility between the Fairfax County Parkway and Reston Parkway. Current Plan standards recommend a minimum right-of-way dedication of 68 feet from centerline in order to accommodate one-half of a six lane section, with an additional 12 feet necessary for the provision of an exclusive right turn

Barbara A. Byron
December 15, 1995
Page Two

deceleration lane, if deemed warranted by VDOT. On December 8, 1995, this Office was provided information demonstrating that a right turn lane can, in fact, be accommodated within a 68 foot dedication. This Office has reviewed the typical section, provided by the applicant for the subject site, and determined that the setbacks shown on the conceptual plan appear to be sufficient to facilitate the construction of three through lanes plus a right turn deceleration lane on Sunset Hills Road along the site's frontage without significantly impacting the proposed development.

Site Access

The conceptual plan as submitted, recognizes that due to the proximity of the Fairfax County Parkway/Sunset Hills Road interchange, direct access to the subject site will be restricted to right/in, right/out movements only. Therefore, the applicant should commit to permanently close the existing median break on Sunset Hills Road, in conjunction with development of the subject site.

Other Off-site Improvements to Mitigate Traffic Impacts

It is anticipated that in conjunction with the development of parcels 937 and 935 (block 2) that substantial improvements will be made to Sunset Hills Road, in the vicinity of the subject site, in order to accommodate existing and proposed development traffic. These improvements may consist of pavement widening, the construction of a consolidated entrance on Sunset Hills Road (with turn lanes), and the provision of a traffic signal. It would be desirable for the applicant to provide a pro-rata contribution towards the construction of such improvements.

AKR/RLA:rla

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

DAVID R. GEHR
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

December 11, 1995

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: CP 86-C-121-3, YMCA
Tax Map No.: 017-3 ((1)) 1B

Dear Ms. Byron:

This office has reviewed the conceptual plan relative to conceptual plan application 86-C-121-3 and offer the following comments.

The Fairfax County Comprehensive Plan recommends this section of Sunset Hills Road be reconstructed to a six lane divided facility. The Comprehensive Plan also recommends Sunset Hills Road/Fairfax County Parkway be reconstructed to a grade separated interchange. The entrance to the site will be restricted to right turn in/right turn out.

The applicant should dedicate 60 feet of right-of-way from the centerline of Sunset Hills Road to the property line and should construct a 47 foot cross section from the centerline to the face of curb. Additional right-of-way and pavement will be necessary for the construction of a right turn deceleration lane along the site's frontage.

The applicant should coordinate frontage improvements with adjacent landowners going through the process.

Median break spacing along Sunset Hills Road should be based on the interchange being constructed. The median breaks should be located at points where weaving will not occur.

Ms. Barbara Byron
December 11, 1995
Page 2

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:trb

cc: Mr. S. K. Pant

**FAIRFAX COUNTY, VIRGINIA
MEMORANDUM**

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: CP 86-C-121-3
YMCA

DATE: 11 December 1995

This memorandum, prepared by Noel Kaplan, 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 December 1, 1995. 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 275 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Major Objectives," the Comprehensive Plan states:

"Planning objectives in the Upper Potomac Planning District are the following:

- o Encourage the creation of additional parks, open space and recreation areas and acquire additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program; . . ."

On page 289 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Recommendations, Land Use", the Comprehensive Plan states:

"In order to achieve the planning objectives for this Suburban Center, it is necessary that new

development be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals must be responsive to the following development criteria, which apply to all sites in the Reston-Herndon Suburban Center: . . .

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

On pages 91 to 93 of the 1990 Policy Plan under the heading "Environmental Resources", the Comprehensive Plan states:

"It is desirable to conserve a portion of the County's land in a condition that is as close to a predevelopment state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

Objective 10: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution,

and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements . . . :

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation.”

On page 93 of the 1990 Policy Plan under the heading "Environmental Resources", the Comprehensive Plan states:

"Objective 11: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed sites consistent with planned land use and good silvicultural practices. . . ."

On pages 88 to 89 of the 1990 Policy Plan under the heading "Noise", the Comprehensive Plan states:

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

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

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

On pages 86 through 87 of the 1990 Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface waters.

Policy a. Implement a best management practices (BMP) program for Fairfax County.

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

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.”

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.

Environmental Quality Corridor

Concern:

A stream flowing in a well defined channel crosses the property from the northeast to the southwest. The stream appears to collect drainage from an area greater than 70 acres in size. As such, by Zoning Ordinance definition, there is a 100-year floodplain associated with this stream. The boundaries of the floodplain have not been provided on the development plan. The applicant has indicated that a floodplain study will be performed prior to the time of site plan review. At the time of site plan review, the applicant will be required to demonstrate to the satisfaction of the Department of Environmental Management (DEM) that Zoning Ordinance requirements regarding uses in floodplains will either not be applicable or will be satisfied. The development plan displays the location of a wetlands area along each side of the stream.

The Plan recommends that “all 100 year flood plains as defined by the Zoning

Ordinance” be included within Environmental Quality Corridors (EQCs), as well as all wetlands connected to stream valleys and minimum buffer areas measured back from streams. The development plan displays “approximate limits of construction” that will result in avoidance of direct impacts to the wetlands from clearing and grading (with the exception of a sanitary sewer line crossing and a trail crossing) and in the provision of a significant buffer area within a largely cleared area to the north of the stream. The development plan displays a buffer area within the wooded area to the south of the stream that is variable in width and narrower than the buffer area being provided to the north. Under the proposed development plan, the buffer area to the south of the stream would vary from roughly 10 feet near the northern portion of the proposed stormwater management facility to over 40 feet in several places. It should be noted that this buffer area is generally wider than that which was shown on a previously-submitted development plan.

If EQC boundaries were to be delineated in strict accordance with the minimum buffer area guidance provided in the Comprehensive Plan (based on the information that has been made available on the development plan), the limits of clearing and grading to the north of the stream would be sufficient to protect the minimum buffer area of the EQC while significant EQC areas to the south of the stream would not be protected.

The Comprehensive Plan states that “modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction . . .” A short distance downstream of the property, the stream is conveyed through a culvert under the entrance road to the Reston Association maintenance facility. Downstream of this culvert, the stream is conveyed through a concrete channel into a culvert under the Fairfax County Parkway. The stream continues through another culvert (under an exit ramp of the Parkway) prior to its confluence with Sugarland Run. A short distance upstream of the property, the stream is piped underneath an office complex. It is clear that the EQC along this stream has been compromised both upstream and downstream of the property to the extent that the EQC on the property is no longer connected with ecological corridors elsewhere in the area. However, the preservation of wetlands along the stream, as well as the preservation of additional buffer areas where these wetlands are narrow, should provide water quality and aesthetic benefits.

In light of the significant disturbance to the EQC both upstream and downstream of the property, some flexibility in the establishment of EQC boundaries is appropriate. However, efforts to provide natural buffer areas along both sides of the stream should be

supported.

Suggested Solution:

The applicant should attempt to preserve a wider buffer area to the south of the stream in areas where the proposed buffer area will be narrow (e.g. near the northern portion of the proposed stormwater management facility and near the proposed sun deck). To the extent feasible consistent with the location of an existing sanitary sewer easement, the area inside the limits of clearing and grading to the north of the stream should be restored to a more natural condition. The Urban Forestry Branch of DEM should be consulted for guidance regarding restoration of this area. Natural restoration, rather than plantings, may be appropriate for this area.

The applicant should consider minimizing encroachments into the wetland/EQC area through the co-location of crossings for the proposed sewer line and trail. The desire for trail access to the areas to the east of the site, the resulting implications for the location of the trail crossing, and limitations in possible locations for a sewer line crossing should, however, be recognized.

Tree Preservation

Concern:

The area to the south of the stream is generally characterized by a young to mature hardwood cover (although Virginia Pines are prevalent close to Sunset Hills Road). The area to the north of the existing sanitary sewer easement is characterized by a mixture of pines and young hardwoods. "Approximate limits of construction" have been provided in order to preserve existing vegetation along the stream and along the western property boundary. In light of the intensity of the proposed use, it is not likely that additional tree preservation will be feasible. Nonetheless, attempts should be made to maximize tree preservation where feasible and desirable.

Suggested Solution:

Ideally, the applicant should commit to maximizing tree preservation, where feasible and desirable consistent with an approved development plan, as determined by the Urban

Forestry Branch of DEM.

Highway Noise

Concern:

Highway noise from Sunset Hills Road may impact the child care center portion of the facility. Noise impacts along the facade of the facility will in the future be in excess of 65 dBA Ldn. Therefore, interior mitigation for the childcare center portion of the facility and exterior mitigation for the proposed outdoor play area is appropriate.

Suggested Solution:

Guidance on the reduction of interior noise levels to 45 dBA Ldn is attached. In order to reduce exterior noise to 65 dBA Ldn or less within the proposed outdoor play area, the fence along the southern (and along the southern portion of the western) boundary of the play area should be designed to provide noise mitigation benefits. The fence in this area should be of a height sufficient to break all lines of sight between traffic along Sunset Hills Road and children who will be using the play area. The fence should be architecturally solid from the ground up and should contain no gaps or openings.

The applicant may pursue other methods of mitigating highway noise if it can be demonstrated, through an independent noise study for review and approval by DEM, that these methods will be effective in reducing exterior noise levels to 65 dBA Ldn or less and interior noise levels to 45 dBA Ldn or less.

Stormwater Management/Best Management Practices

Concern:

The development plan displays the location of a proposed stormwater management best management practice facility. The applicant has indicated that this facility will be designed to accommodate stormwater runoff from the subject property as well as from undeveloped parcels upstream of the property.

At the time of site plan review, the applicant will be required to demonstrate to DEM's

satisfaction that stormwater management and BMP requirements have been addressed.

Soil Constraints

Concern:

Soils that have been mapped on the property are generally characterized to have poor to marginal drainage and foundation support conditions. These soils generally have low bearing values for foundation support, contain clays with high shrink-swell potential, and are characterized by a perched groundwater table. A geotechnical engineering report in accordance with Chapter 107 of the *Fairfax County Code* will be required for any construction on the property.

TRAILS PLAN:

No trails are planned on this property.

BGD:NHK

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

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

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

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

17-3-/01/ /0001-B
9.00 Acres
PRC

FAIRFAX COUNTY, VIRGINIA

NOV 27 1995

MEMORANDUM

ZONING EVALUATION DIVISION

TO: Staff Coordinator
Zoning Evaluation Division, OCP
DATE: November 21, 1995

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

SUBJECT: Sanitary Sewer Analysis, Rezoning Application CP 86-C-121-3

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 sewerred into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An Ex. 10 inch pipe line located in easement and on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other Pertinent information or comments: _____

FAIRFAX COUNTY WATER AUTHORITY

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

MEMORANDUM

November 27, 1995

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING**NOV 29 1995****ZONING EVALUATION DIVISION**

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

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

SUBJECT: Water Service Analysis, Rezoning Application CP 86-C-121-3

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 an existing 12-inch main 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

CONCEPTUAL PLAN APPLICATION

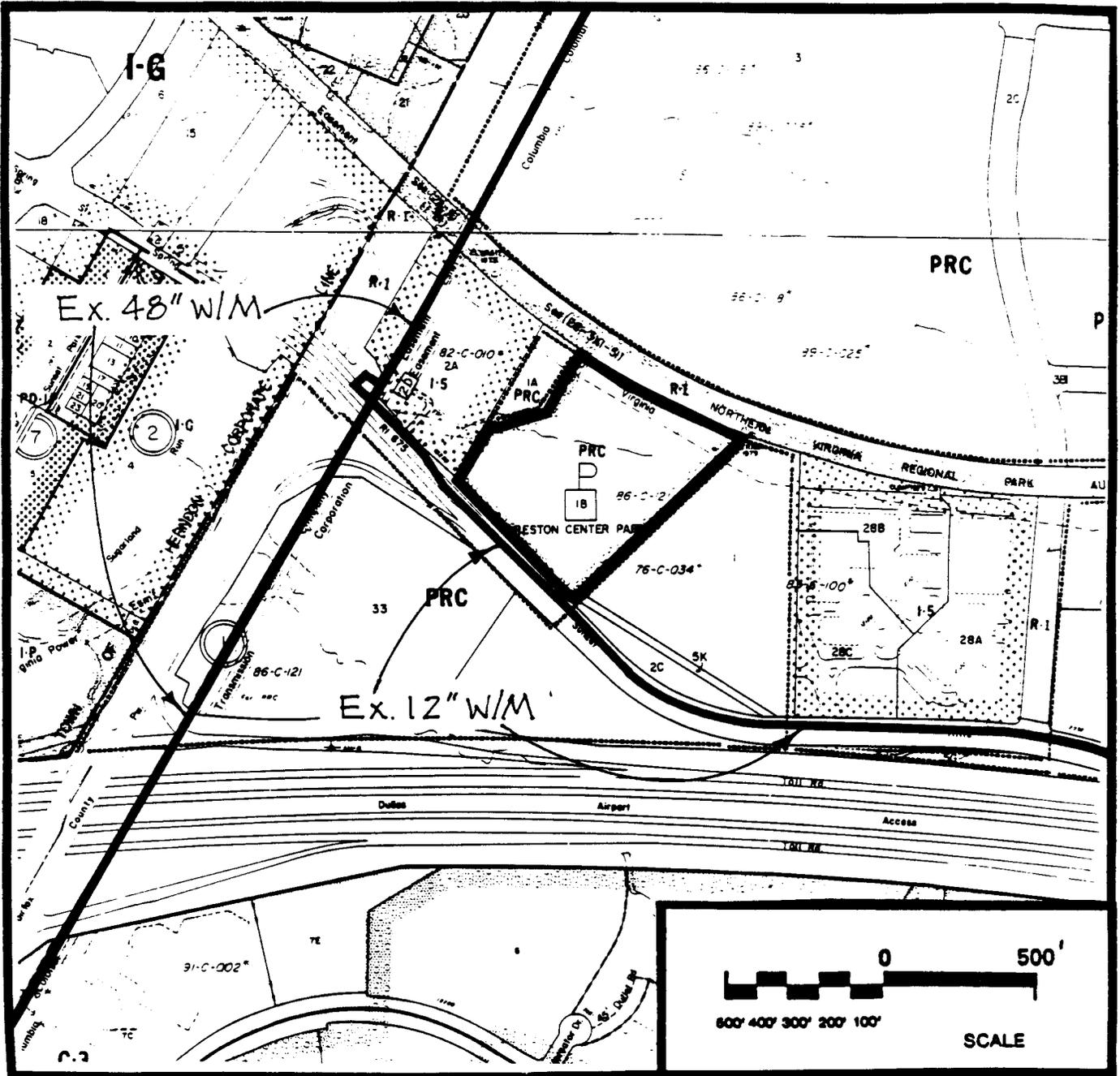
CP 86-C-121-3

CP 86-C-121-3
FILED 11/15/95

YMCA OF METROPOLITAN WASHINGTON
COMMUNITY RECREATIONAL FACILITY
9.00 ACRES OF LAND: DISTRICT - HUNTER MILL
LOCATED: ON THE N. SIDE OF SUNSET HILLS RD., APPROX.
1,600 FT. W. OF TOWN CENTER PKWY.

ZONED: PRC
OVERLAY DISTRICT(S):
17-3 ((1)) 1B

TAX MAP



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

RECEIVED
 OFFICE OF COMPREHENSIVE PLANNING

APPENDIX 9

Map: 17-3

NOV 30 1995

Acreage: 9

PU# 3213

FROM: Kathleen Unterkofler (246-3612)

ZONING EVALUATION DIVISION

From:

TO: PRC

SUBJECT: Schools Analysis, Rezoning Application

Case # CP 86-C-121-3

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) | | x | . | | | | | x | . | |
| Inter. (7-8) | | x | . | | | | | x | . | |
| High (9-12) | | x | . | | | | | x | . | |

* 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 | 9/30/95 Capacity | 9/30/95 Membership | | | | | |
|------------------------|-------------|------------------|--------------------|-------|-------|-------|-------|---------|
| | | | | 96-97 | 97-98 | 98-99 | 99-00 | 00-2001 |
| | K-6 | | | | | | | |
| | 7-8 | | | | | | | |
| | 9-12 | | | | | | | |

Source: Capital Improvement Program, FY 1997-2001 Facilities Planning Services Office

Comments: YMCA community recreational facility: no comment

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

FAIRFAX COUNTY, VIRGINIA
MEMORANDUM

November 27, 1995

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NOV 28 1995
ZONING EVALUATION DIVISION

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

FROM: Christine Anderson (246-3868) *[Signature]*
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis
Conceptual Plan Application CP 86-C-121-3

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #4, Herndon.
2. After construction programed for FY 1996, 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 conceptual plan application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

Fairfax
County
Park
Authority



MEMORANDUM

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

FROM: Lynn Tadlock, Director
Planning and Development Division

SUBJECT: CP 86-C-121-3
YMCA of Metropolitan Washington
Loc: 17-3((1))1B

DATE: December 6, 1995

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DEC 12 1995

ZONING EVALUATION DIVISION

The Fairfax County Park Authority (FCPA) staff reviewed the above referenced application and provides the following comments:

- o The Park Authority supports the proposed community recreation facilities building.
- o The Conceptual Plan Application Map shows the site as Park Authority land. This location (17-3((1))1B) is owned by the Board of Supervisors.

cc: G. C. Aldridge, Planning and Development, FCPA
Dorothea L. Stefen, Plan Review, FCPA

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 CONDITION: 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 |
| OCF | Office of Comprehensive Planning | ZAD | Zoning Administration Division, OCP |
| OT | Office of Transportation | ZED | Zoning Evaluation Division, OCP |
| PD | Planning Division | | |