

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: April 1, 1992

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

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

SUBJECT: Staff Analysis of the "Master Conceptual Plan for the Reston Town Center" and the "Conceptual Plan for Oak Park"

FILE NO: CC:68

INTRODUCTION

This memorandum contains the staff analysis of two (2) plans which have been submitted on properties located within the Reston Town Center; the "Master Conceptual Plan for the Reston Town Center", submitted by the Reston Land Corporation, and the "Conceptual Plan for Oak Park", submitted by the Hazel/Peterson Companies. Locator maps of the subject properties, reductions of the plans and letters of submittal are Attachments 1 and 2.

LOCATION AND CHARACTER OF THE AREA

The Reston Town Center encompasses approximately 530-acres of land generally located north of the Dulles Toll Road, south of Baron Cameron Avenue, east of the Fairfax County Parkway and west of the Reston Parkway, within the planned community of Reston. The Town Center is planned as a mixed-use development incorporating a variety of office, retail and residential uses.

BACKGROUND

In March of 1987, the Board of Supervisors approved four (4) concurrent rezonings collectively known as the "Reston Town Center Rezoning"; 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 District. (In October of 1989, the Board approved RZ 89-C-025, and concurrent Proffered Condition Amendments, which rezoned the I-3 zoned property to the PRC District while leaving the Reston Town Center proffers unchanged. One (1) comprehensive set of proffers, dated February 27, 1987 and amended through October 4, 1990, was executed for the four (4) applications. According to these proffers, development in the 450-acre Town Center

Study Area is limited to a maximum of 8,415,000 square feet of commercial space (an overall floor area ratio of 0.43), to include 7,100,000 square feet of office, 315,00 square feet of retail, 1,000,000 square feet of hotel, a minimum of 1,400 residential dwelling units and a minimum 127 bed hospital.

Development Plans were proffered with each of the four (4) Reston Town Center rezonings. RZ 85-C-088, which is referred to as the Reston Town Center Urban Core, is the only rezoning in which a detailed development plan was proffered. The proffered development plans of the remaining three (3) rezonings are general plans known as "blob" plans which set forth land use and intensity but do not show development details such as building type and location, internal pedestrian and vehicular circulation, open space and landscaping.

With the Reston Town Center proffers (excerpted in Appendix 3), the applicant committed to prepare conceptual plans for properties rezoned pursuant to RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025 to include such items as traffic circulation, conceptual landscaping and screening and general building and parking location. These conceptual plans are to be a refinement of the proffered development plans. The applicant further proffered to submit these conceptual plans to the Reston Community Associations's Planning and Zoning Committee and the Fairfax County staff for review and the Fairfax County Planning Commission for review and approval. (Architectural elevations, landscaping plans, lighting plans and sign plans are proffered to be submitted to the Reston Town Center Design Review Board.) Once the conceptual plan is approved by the Planning Commission, the applicant is required to submit a preliminary and final site plan to Fairfax County in accordance with Zoning Ordinance requirements. The conceptual plan was intended to bridge the gap between the general Development Plans and the preliminary and final site plans, to establish the general design parameters for development projects within the Town Center and to provide sufficient detail to evaluate conformance with the Reston Town Center proffers. To date, conceptual plans have been approved for the Reston Town Center Urban Core and the Reston Corporate Center.

A major feature of the Reston Town Center proffers is the phasing of development and the proffered road improvements to ensure that development does not exceed the available road capacity. The proffers require that certain road improvements must be completed before specified thresholds of development may be exceeded. In addition, the applicant proffered to implement a Traffic Systems Management (TSM) program which is intended to reduce vehicular trips by approximately twenty-five (25) percent. The proffers require that traffic studies be

completed as each phase of development occurs. If the trip reduction goals are not met, subsequent phases of development may not proceed until additional TSM measures are implemented or the capacity of the roadway network is increased. These transportation proffers apply to all properties rezoned as the Reston Town Center.

## ANALYSIS

### "Master Conceptual Plan for the Reston Town Center"

The Reston Land Corporation has submitted a three-part "Master Conceptual Plan for the Reston Town Center". This Master Plan covers approximately 385-acres which is the combined land area of RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025. It is this 385-acre area which is subject to the Reston Town Center proffer which requires Planning Commission review and approval of conceptual plans, on a parcel/block basis, prior to the submittal of a preliminary/final site plan.

The three-part Master Conceptual Plan includes the following:

1. "Open Space and Landscape Plan" - Sheet Number 1 depicts the major open space areas proposed within the Reston Town Center and the conceptual landscaping, screening and existing natural buffer areas.
2. "Circulation Plan" - Sheet Number 2 depicts the approximate location of streets, sidewalks, pathways, regional trail system, bridges, underpasses, intersections, general entrance locations, and potential/alternative locations for transit facilities.
3. "Land Use, Heights and FAR Plan" - Sheet Number 3 depicts the land use, maximum building height limitations, maximum residential dwelling unit counts and maximum non-residential floor area ratio (FAR) caps. This land use and intensity information was transferred directly from the proffered Development Plans for RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025. No change is proposed on the Master Conceptual Plan from that which was approved by the Board of Supervisors with the Reston Town Center rezonings.

While this three-part Master Conceptual Plan incorporates the information contained on the Development Plans proffered pursuant to RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025, it does not contain the level of detail which is required for a conceptual plan pursuant to the proffers. Reston Land Corporation recognizes this fact, as stated in Appendix 1, and will submit conceptual plans for each parcel/block for

review and approval by the Planning Commission, as required by the Reston Town Center Proffers. Notes on each sheet of the three-part Master Conceptual Plan state that "Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-119-3 and PCA 89-C-025-2.

Staff agrees with the master conceptual plan approach, with the understanding that more detailed conceptual plans will be submitted in the future for each parcel/block, as required by the Reston Town Center proffers. While the proffered Development Plans are useful on a parcel by parcel basis, the Master Conceptual Plan addresses the Reston Town Center as an integrated development. The Master Conceptual Plan provides an overall framework and establishes development objectives for the Town Center as a single entity. Within the context established by the Master Conceptual Plan, staff will review conceptual plans submitted in the future for each parcel/block.

The comments from the Office of Transportation (Refer to Appendix 6) on the Master Conceptual Plan have been satisfactorily addressed as follows: no change is proposed to the Reston Town Center proffers and Note Number 1 states that "There shall be a transit facility within the Town Center to be located at one of the alternate locations shown or along the Dulles Access Road or at an alternate location within the Town Center Urban Core". Four (4) alternate locations for transit facilities, either for rail or bus, are shown on Sheet 2 of the plan, which are acceptable to staff. Note Number 1 also states that "Entrance locations, turn lanes, street widths and right-of-way are approximate and may be revised, moved, added or eliminated as part of the conceptual plan and/or site plan development process." Staff agrees that site specific transportation issues, as listed in Note 1, should be addressed at the conceptual plan or site plan stage of development in conformance with the Reston Town Center proffers.

No environmental or Comprehensive Plan issues have been identified with this master conceptual plan application. The application is in conformance with the land use recommendations of the Area III Plan which designates the Reston Town Center for residential planned community uses. The Comprehensive Plan, as excerpted in Appendix 6, states:

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

"Conceptual Plan for Oak Park"

In accordance with the Reston Town Center proffers, the Hazel/Peterson Companies have submitted the "Conceptual Plan for Oak Park" on a portion of the property rezoned pursuant to RZ 86-C-121. The 6.9-acre subject property, which is zoned PRC, is located to the south of Bowman Towne Drive and west of the Reston Library. Currently, Explorer Street, on the property's eastern boundary, and Town Center Parkway, on the property's western boundary, are under construction. The property is vacant and is approximately one-half wooded. A temporary stormwater management pond has been constructed in the center of the property. Surrounding zoning and land-use is as follows:

North: Bowman Towne Drive; PRC, single-family attached units  
South: New Dominion Parkway; PRC, vacant  
East: Future Explorer Street; R-1, Homeless Shelter  
West: Future Town Center Parkway (extended); C-3, Reston Hospital Center

In the Reston Town Center proffers, the subject property is part of a 144.64-acre tract of land that is identified as "Property B, Part 4". The proffers (excerpted in Attachment 3) state that the property will be developed in accordance with the Development Plan dated November, 1986 and revised January 1987." The Plan (refer to Attachment 3) is a "blob" plan which defines the property boundaries but shows no development details such as building type and location, vehicular and pedestrian circulation system, landscaping and open space. Note Number 1 on the approved Development Plan states that "The maximum number of dwelling units shall not exceed 300 single family attached and/or multi-family." The proffers also state that, prior to the submission of a preliminary site plan, the applicant will prepare a conceptual plan for review and approval by the Planning Commission.

The applicant proposes to develop the 6.9-acre site with 180 condominium units, contained in ten (10) 3-story buildings (maximum 40-foot height), at a density of twenty-six (26) dwelling units per acre. Two (2) points of access are provided to the proposed development, one (1) from Explorer Street and the second from Bowman Towne Drive. A total of 288 parking spaces, which is the number required by the Zoning Ordinance, are shown on the Conceptual Plan. Approximately forty-five (45) percent of the property is proposed as open space. A swimming pool and clubhouse are shown in the center of the proposed development. Pedestrian walkways are shown on the four (4) public streets which border the application property and within the site to connect buildings, parking lots and the pool/clubhouse.

Note Number 13 on the "Conceptual Plan for Oak Park" states that a landscape plan will be submitted with the Preliminary and Final Site Plans that will meet the tree cover requirements, as specified in the Zoning Ordinance, and will be consistent with the "Reston Town Center Urban Design Principles." A major feature of the design principles is the planting of street trees along all public streets within the Reston Town Center. The Conceptual Plan indicates a double row of street trees along New Dominion Parkway and Town Center Parkway and a single row of street trees along Explorer Street and Bowman Towne Drive. The Reston Town Center proffers require approval of all landscape plans by the County Urban Forester and the Reston Town Center Architectural Review Board.

Note Number 11 states that a waiver of transitional screening requirements along the northern boundary of the property (adjacent to Bowman Towne Drive) is requested. Par. 1 of Section 13-304 of the Zoning Ordinance states that transitional screening and barriers may not be required between uses that are developed within the PRC District.

The issue of stormwater management which is raised in the environmental comments, Attachment 4, has been satisfactorily addressed by the applicant. Note Number 12 states that stormwater management for this site is to be provided in existing Pond #1 "Town Center Parkway Stormwater Management Facility 5734-PI-01", a regional facility which is planned to serve the Reston Town Center. The second issue raised pertains to tree preservation. On the revised conceptual plan, dated March 4, 1992, tree save areas are shown. However, Note Number 14 states that the tree save areas shown on the Plan are conceptual and subject to change. To tighten the commitment to tree save on the property, staff suggests that approval of the Conceptual Plan be contingent upon provision of the tree save areas as shown on the Plan.

Comments on the Conceptual Plan from the Office of Transportation are included as Attachment 5. As stated previously in this memorandum, this application proposes no change to the Reston Town Center transportation proffers, including required improvements, the phasing plan and the TSM program. Regarding the bus shelter on Bowman Towne Drive, the applicant agrees to show a bus shelter/stop on the final site plan. It should be noted that a right-turn lane on the Explorer Street approach to future New Dominion Parkway was shown on the approved Development Plan for RZ 86-C-121. This turn lane has been deleted from the "Conceptual Plan for Oak Park". The Office of Transportation does not object to this deletion since Explorer Street is not a major street within the Town Center and, therefore, will carry a limited amount of traffic.

The Planning Division, Attachment 6, states that the Conceptual Plan is in conformance with both the Comprehensive Plan Map which shows that the subject property is planned residential planned community and the Reston Master Plan which shows that the property is planned for Town Center uses. No land use issues with the application have been identified by the Planning Division.

In staff's analysis, the Conceptual Plan is in accordance with the Development Plan approved with RZ 86-C-121 which specifies that development on the site should not exceed 300 multi-family units. In addition, the plan is of sufficient detail to evaluate for conformance with the Reston Town Center proffers: entrance locations are shown on Explorer Street and Bowman Towne Drive; a walkway network is shown on the public streets and within the proposed development; open space is provided in excess of the fifteen (15) percent open space minimum proffered in the Town Center rezonings; and a pool/clubhouse is shown on the Plan. Construction of 180 condominium units on the Oak Park site fullfills an important goal of providing housing within the Reston Town Center.

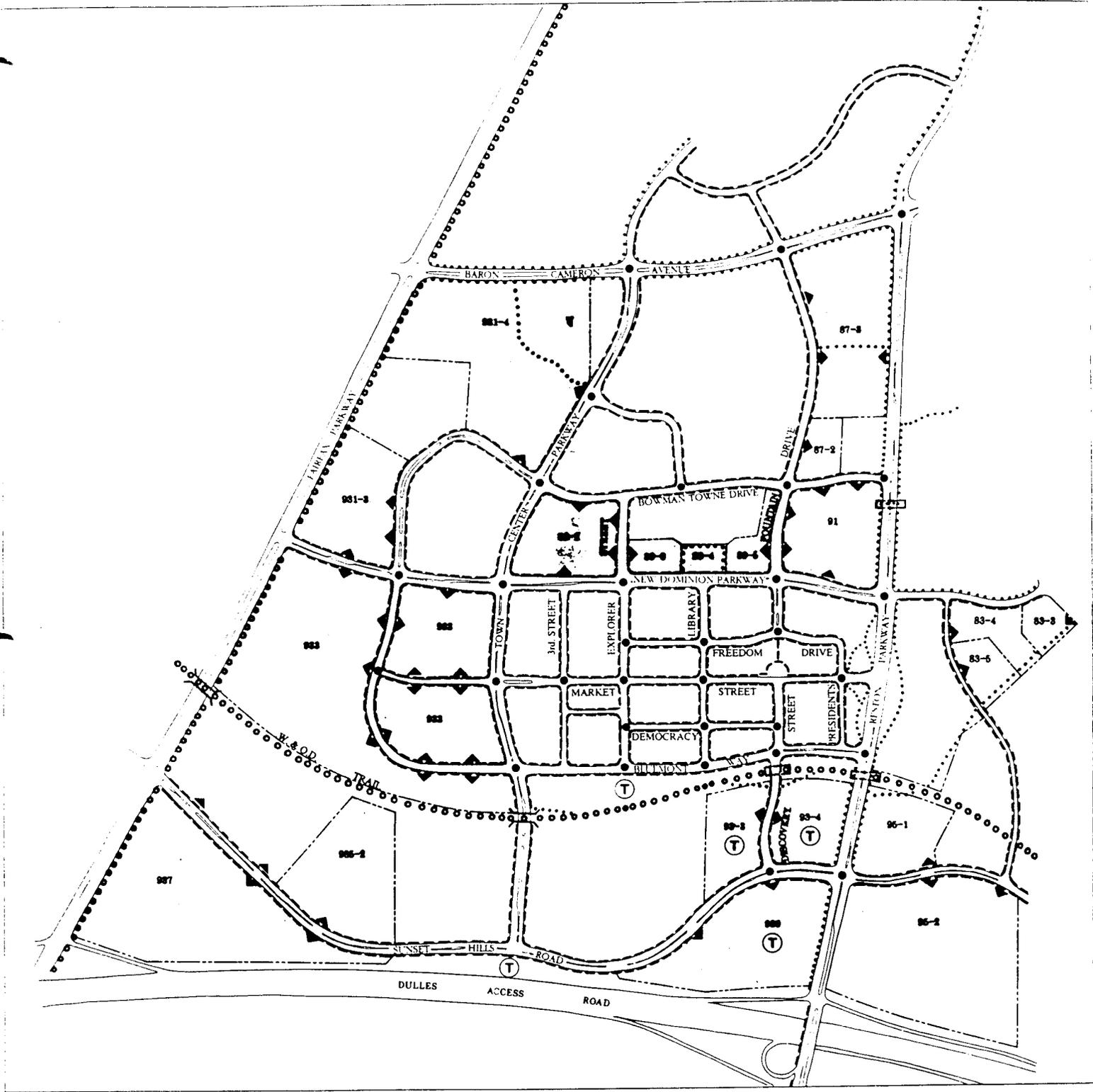
#### Recommendations

Staff recommends that the "Master Conceptual Plan for the Reston Town Center", dated May 1991 and revised March 1992, be approved with the understanding that conceptual plans be submitted on all properties rezoned pursuant to RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025, that do not have such approval, and that these conceptual plans will be subject to review and approval by the Planning Commission prior to the submission of a preliminary site plan.

Staff recommends that the "Conceptual Plan for Oak Park", dated January 7, 1992 and revised March 4, 1992, be approved subject to the provision of tree save areas as shown and subject to the location of a bus shelter/stop being shown on the final site plan.

#### ATTACHMENTS

1. Locator Map, "Master Conceptual Plan for Reston Town Center", Sheets 1-3, Letter of Submittal
2. Locator Map, "Conceptual Plan for Oak Park", Letter of Submittal
3. Excerpts from Proffers executed with RZ 86-C-121, Development Plan RZ 86-C-121, Property B, Part 4
4. Environmental Analysis
5. Transportation Analysis
6. Comprehensive Plan Analysis



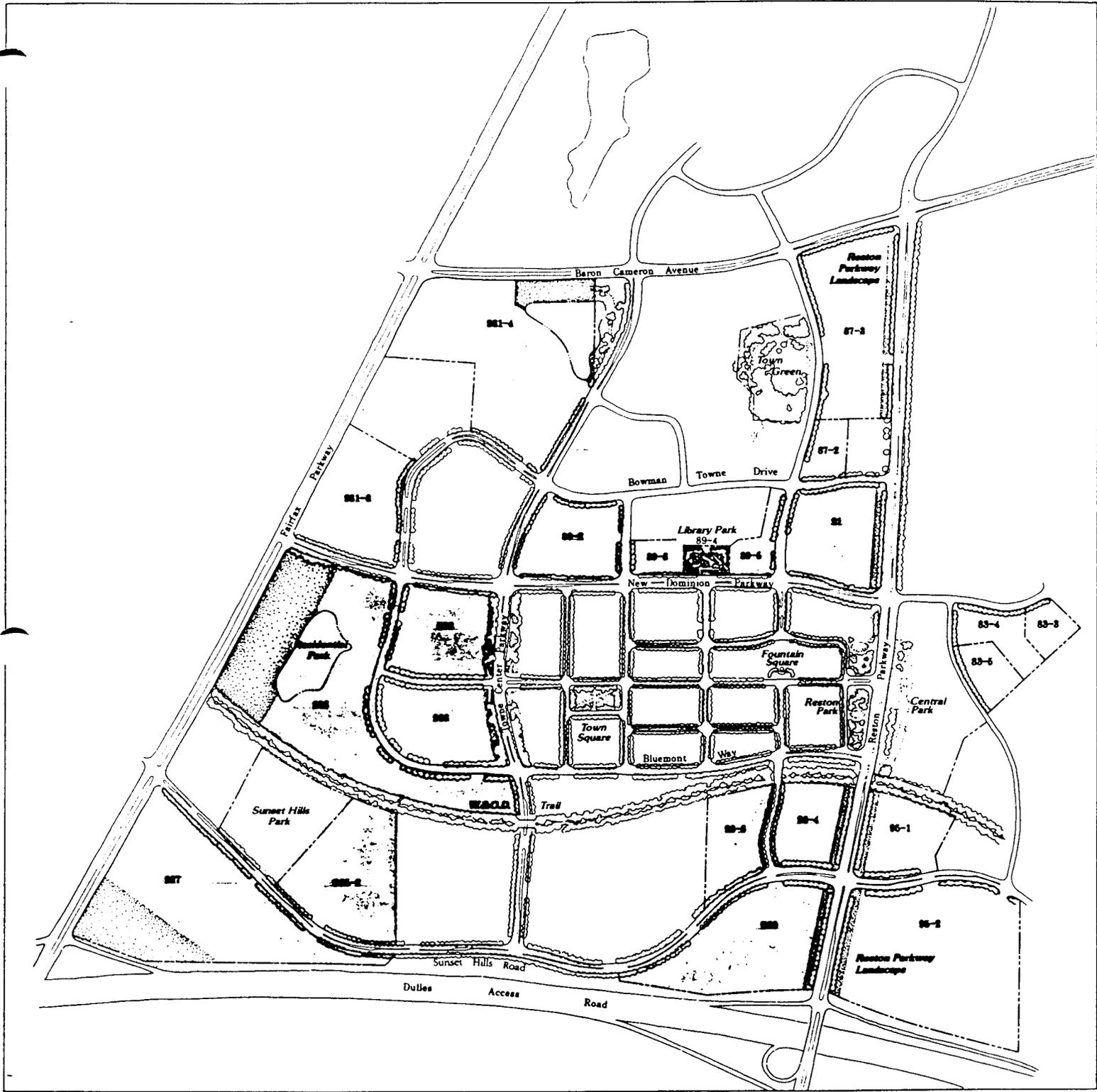
- CONCEPTUAL PLAN PARCELS
- SIDEWALK
- PATHWAY
- REGIONAL TRAIL
- TRANSIT FACILITY
- BRIDGE
- UNDERPASS
- INTERSECTIONS WITH CROSSWALKS
- ENTRANCE LOCATIONS  
THESE LOCATIONS ARE APPROXIMATE AND MAY BE REVISED, MOVED, ADDED OR ELIMINATED AS PART OF THE SITE PLAN DEVELOPMENT PROCESS.

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

0 100 200 400 NORTH  
  
 MAY 1991  
 SHEET 1 OF 3

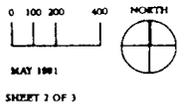
#### GENERAL NOTES

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



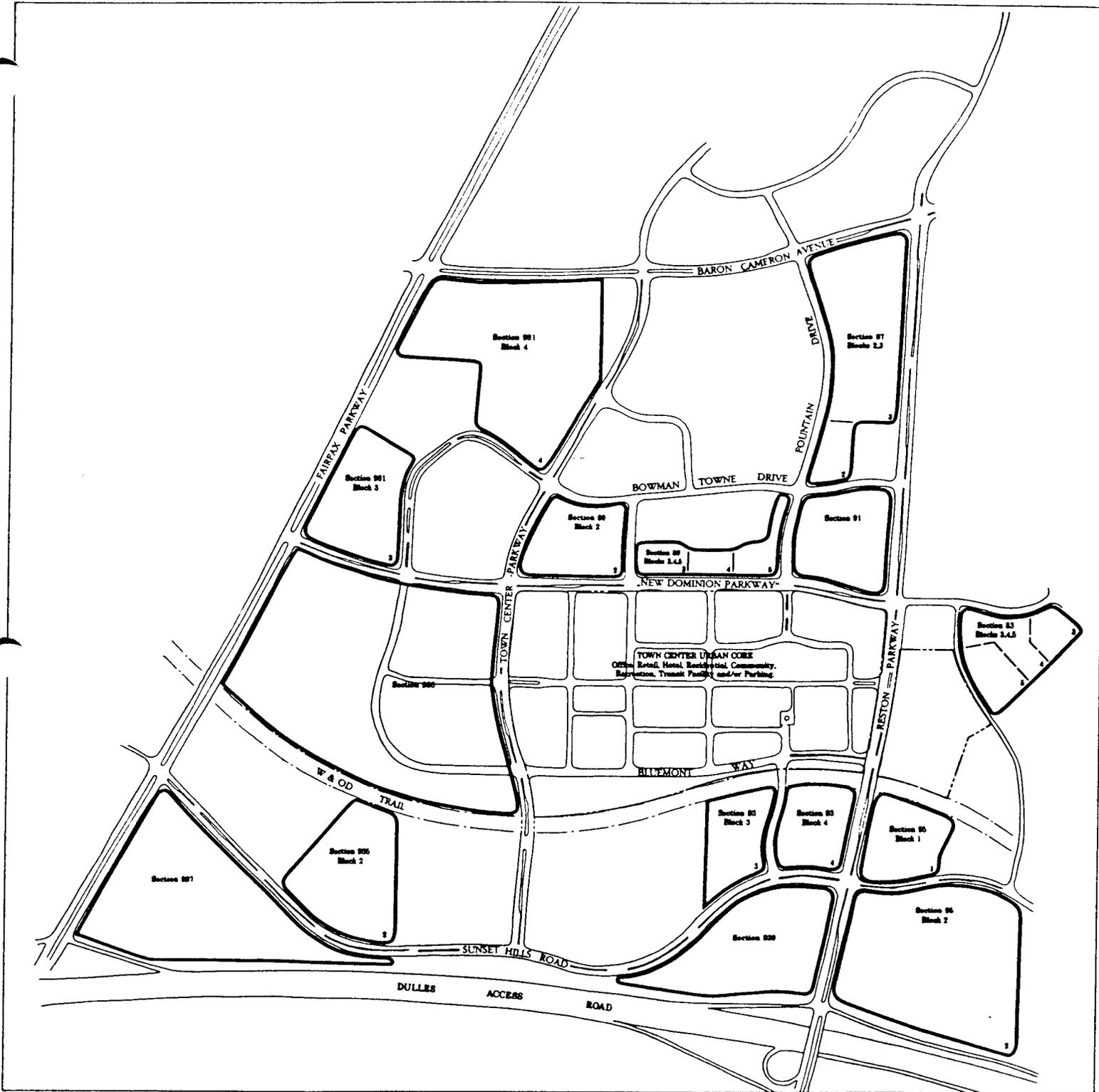
-  CONCEPTUAL PLAN PARCELS
-  OPEN SPACE
-  LANDSCAPE / SCREENING / EXISTING NATURAL BUFFER

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



#### GENERAL NOTES

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

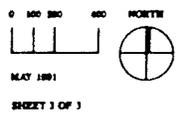


MASTER CONCEPTUAL PLAN - LAND USE, HEIGHTS, F.A.R.

TOWN CENTER DISTRICT PLAN

RESTON LAND CORPORATION

SASAKI ASSOCIATES, INC.



<u>Section/ Block</u>	<u>Use</u>	<u>Height Limit</u>	<u>Non Residential F.A.R.</u>
83 - 3, 4, 5	Residential (max. 100 single family attached and/or multi-family units), Community, Recreation and/or Parking.	4 Stories	.5
87 - 2, 3,	Office, Retail, Residential, Community, Recreation, and/or Parking.	120 Feet	.5
89 - 2	Office, Retail, Residential (max. 300 single family attached and/or multi-family units), Community, Recreation, and/or Parking.	175 Feet	.5
89 - 3	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
89 - 4	Community and Recreation.		.7
89 - 5	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
91	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
93 - 3	Office, Retail, Residential, Transit Facility, and/or Parking.	120 Feet	1.0
93 - 4	Office, Retail, Residential, Transit Facility, and/or Parking.	120 Feet	.7
95 - 1	Office, Retail, Residential, and/or Parking.	120 Feet	.7
95 - 2	Office, Retail, Residential, and/or Parking.	180 Feet	.7
931 - 3, 4	Office, Retail, Residential, Community and/or Parking.	125 Feet	.5
933	Office, Retail, Residential, Community, Recreation, and/or Parking.	175 Feet	.5
935 - 2	Office, Retail, Residential, and/or Parking.	120 Feet	.7
937	Office, Retail, Residential, and/or Parking.	120 Feet	.7
939	Office, Retail, Residential, Transit Facility, and/or Parking.	180 Feet	.7

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

**GENERAL NOTES**

1. This plan depicts the land use, heights, and non-residential F.A.R.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with RZ 86-C-119, RZ 86-C-121 and RZ 86-C-118/RZ 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.

FAIRFAX PARKWAY

Sect