



FAIRFAX COUNTY

APPLICATION FILED: November 15, 1995
PLANNING COMMISSION: April 18, 1996
BOARD OF SUPERVISORS: Not Required

V I R G I N I A

April 3, 1996

STAFF REPORT

APPLICATION CP 86-C-121-4

HUNTER MILL DISTRICT

APPLICANT:	Reston Land Corporation & Dayton-Hudson Corporation.
PRESENT ZONING:	PRC
PARCELS:	17-3 ((1)) 33 & 33A
ACREAGE:	19.06 acres
FLOOR AREA RATIO:	0.1747 (145,000 square feet)
OPEN SPACE:	50%
PLAN MAP:	Town Center
PROPOSAL:	Approval of a Conceptual Plan to allow Construction of Two (2) Retail Structures with Accessory Service Uses

STAFF RECOMMENDATIONS:

Staff recommends approval of Conceptual Plan CP 86-C-121-4.

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-121-4

CP 86-C-121-4
FILED 11/15/95

RESTON LAND CORPORATION AND DAYTON HUDSON CORPORATION
COMMERCIAL USE

19.06 ACRES OF LAND; DISTRICT - HUNTER MILL

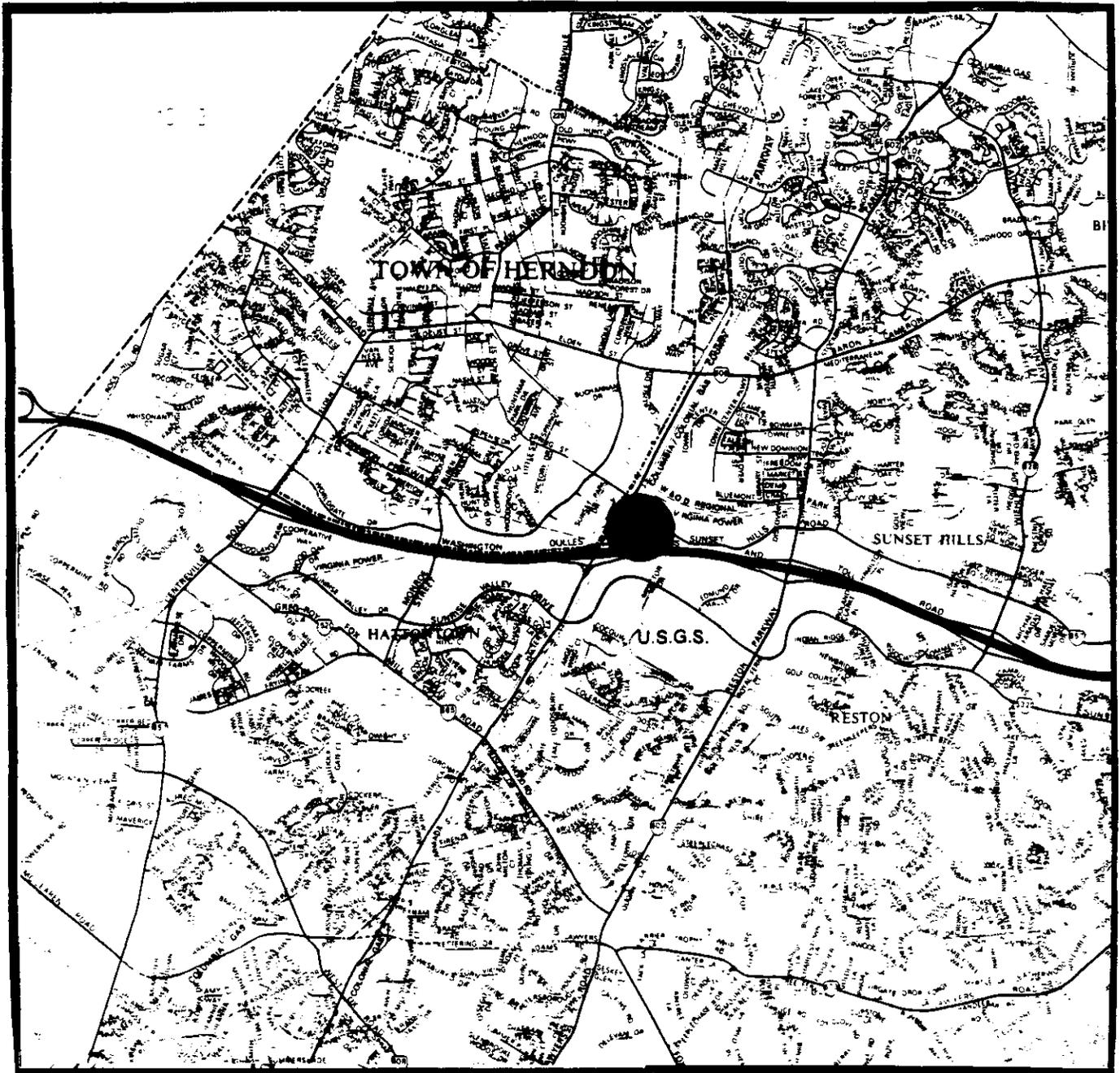
LOCATED: IN THE N.E. QUADRANT OF THE INTERSECTION OF THE FAIRFAX
COUNTY PKWY. & THE DULLES AIRPORT ACCESS AND TOLL
RDS. AND S. OF SUNSET HILLS RD.

ZONED: PRC

OVERLAY DISTRICT(S):

TAX MAP

17-3 ((1)) 33 and 33A



CONCEPTUAL PLAN APPLICATION

CP 86-C-121-4

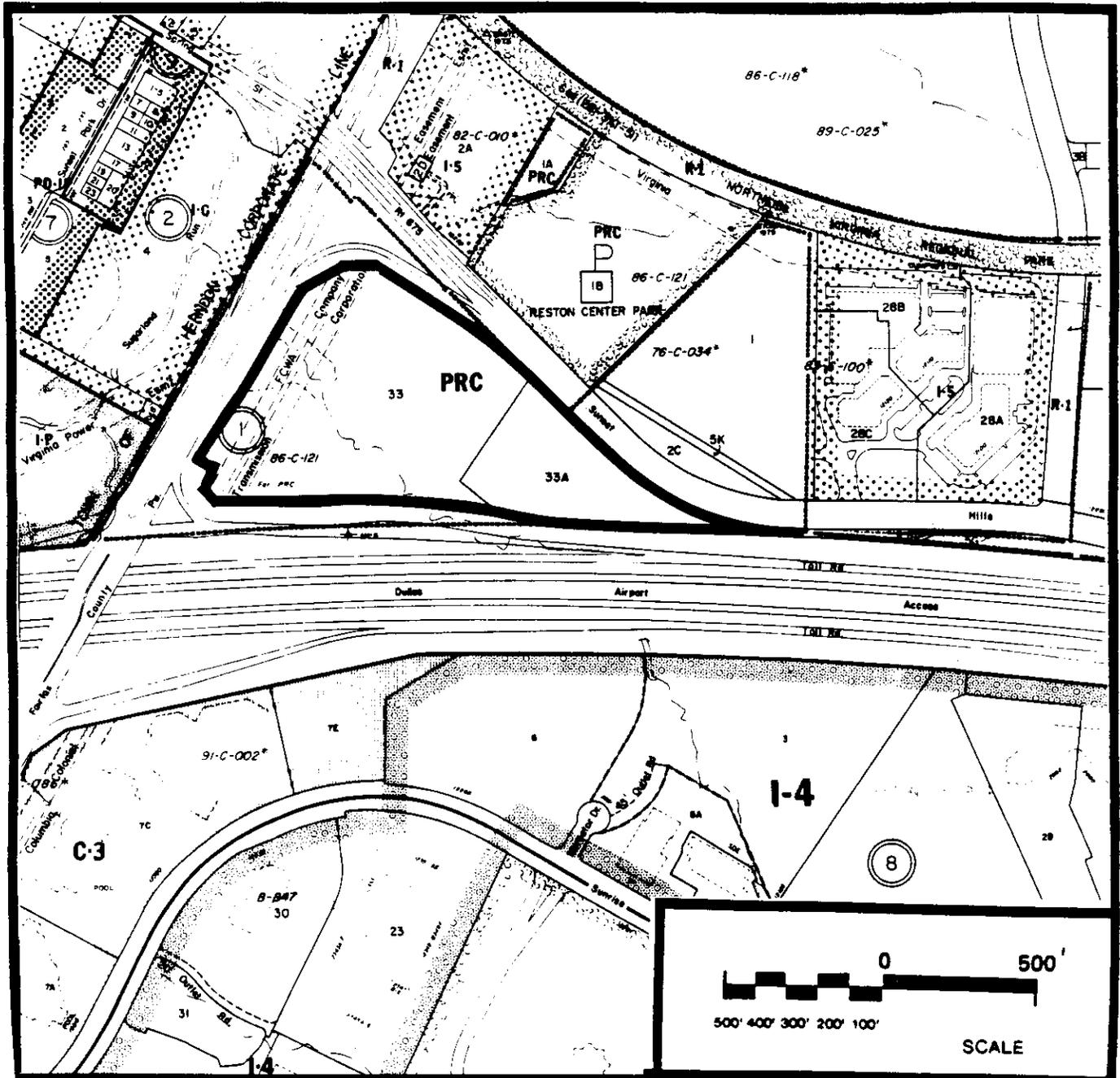
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OVERLAY DISTRICT(S):
17-3 ((1)) 33 and 33A

TAX MAP



RESTON TOWN CENTER CONCEPT PLAN - SECTION 937

April 2, 1996

GENERAL

1. The parcels subject to this Town Center Concept Plan are known as Section 937, Reston.
2. The properties which are subject of this application shall be developed in accordance with this Town Center Concept Plan, dated April 2, 1996 (consisting of seven (7) sheets), prepared by Davis-Carter-Scott and Urban Engineering; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").
3. The Tax Map reference for the existing parcels is 17-3 ((1)), parcels 33 and 33A. The Applicants shall be resubdividing the land and Dayton-Hudson (Target) is the owner of the parcel of land (as depicted) consisting of approximately 17 acres. Reston Land Corporation ("RLC") is the owner of the small parcel (as depicted) consisting of approximately 2.1 acres. Dayton-Hudson and RLC may be referred to herein individually or cumulatively as the "Applicants".
4. The application properties together consist of approximately 19.06 acres.
5. The proposed Target retail building shall consist of a maximum of 135,000 gross square feet. The proposed RLC retail building shall consist of a maximum of 10,000 square feet. The maximum FAR for the entire site shall be .1747.
6. Parking shall be provided pursuant to Zoning Ordinance Section 11-104(20)(B)(shopping center of 100,000-400,000 square feet), as determined by DEM.
7. The Applicants shall provide a minimum of 50% open space on the entire site.
8. The Applicants shall provide a minimum of 7.5% interior parking lot landscaping on the entire site.
9. The Applicants shall provide a minimum of 15% tree cover on the entire site.
10. The maximum building height for the Target retail building shall be 45'. The maximum building height for the RLC building shall be 40'.

LANDSCAPING

11. The Applicants shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan. Said landscaping plan, including the delineated tree save areas, shall be coordinated with and subject to final review and approval by the Urban Forester.

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APR 2 1996

ZONING EVALUATION DIVISION

12. The Applicants shall buttress and supplement the on-site landscaping depicted along the Dulles Toll Road, subject to existing and proposed easements in this area. Assuming approval by the Virginia Department of Transportation ("VDOT"), the Applicants shall place additional landscaping off-site, along the Dulles Toll Road within the VDOT right-of-way, in order to supplement the existing evergreen trees. Said additional and/or larger plantings shall be included within the submitted landscape plan, subject to final review and approval by the Urban Forester.
13. The Applicants shall include foundation plantings, planters or similar and additional landscaping elements around all four sides of their respective buildings, subject to engineering constraints. Said additional plantings shall be included within the landscape plan, subject to final review and approval by the Urban Forester.
14. The Applicants shall provide a landscaped berm (up to approximately six feet (6') in height) along Sunset Hills Road, as reflected on this Town Center Concept Plan.
15. All supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") rights-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicants shall relocate the trees within their respective properties, subject to review and approval by the Urban Forester.
16. All supplemental landscaping located within or adjacent to easements (such as the Columbia, Colonial and Fairfax County Water Authority easements) shall be provided, subject to appropriate approval(s). If not permitted, the Applicants shall relocate said plantings to other portions of the site, subject to review and approval by the Urban Forester.
17. The Applicants have proposed a tree save area within the storm water management pond located in the southwest corner of the site. If said trees do not survive as a result of the changes in water surface and inundation, the Applicants shall submit a replanting plan to the Urban Forestry Branch, for its review and approval. The Applicants shall proceed with the implementation of said plan expeditiously and with their good faith and best efforts. The Applicants shall provide additional plantings in and around the storm water management pond that are well suited to the hydrological conditions in this area; said plantings subject to approval by DEM, the Urban Forester and the Department of Public Works ("DPW").

PEDESTRIAN CIRCULATION, TRAILS AND SIDEWALKS

18. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

TRANSPORTATION

A. Improvements

19. The Applicants shall construct a continuous right-turn lane\thru-lane across the frontage of Sunset Hills Road to the easternmost entrance to the site, as depicted. The Applicants shall complete construction of said improvements prior to the issuance of a non-Residential Use Permit ("non-RUP") for either retail building.
20. The existing median breaks along the frontage of the site shall be closed at the expense of the Applicants. The Applicants shall construct a consolidated median break, with left-turning movements, as shown on the Plan. The Applicants shall complete construction of said improvements prior to the issuance of a non-RUP for either retail building.
21. The Applicants shall install a traffic signal at the primary entrance, assuming said signal is warranted and approved by VDOT. Subject to timely approval by VDOT, the Applicants shall complete installation of said traffic signal prior to the issuance of a non-RUP for the proposed Target retail building.

B. Reservation of Rights-of-Way

22. The Applicants shall reserve right-of-way along the frontage of the RLC parcel, from the end of the eastern-most entrance to the end of the eastern property line, for a third, eastbound lane along Sunset Hills Road, as shown on the Plan. This reserved area shall be dedicated to the County in fee simple, at no cost to the County, at such time as the contract to construct this improvement has been let by the Commonwealth of Virginia and/or Fairfax County; concurrently, the Applicants shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of said third, eastbound lane along Sunset Hills Road.
23. The Applicants shall reserve right-of-way for an additional right-turn lane into the primary entrance of the site, as shown on the Plan. This reserved area shall be dedicated to the County in fee simple, at no cost to the County, at such time as the contract to construct this improvement has been let by the Commonwealth of Virginia and/or Fairfax County; concurrently, the Applicants shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of said additional right-turn lane into the primary entrance of the site.

C. Bus Stop

24. The Applicants shall, if requested by the Office of Transportation and VDOT, construct one (1) bus shelter (open, typical type) and pull-over area. Said bus stop shall be located east of the primary entrance\exit to the site, along the RLC parcel. The final location of this bus stop shall be determined by the Office of Transportation. The final location of this bus stop shall be determined prior to final site plan approval for the RLC parcel.

25. The Applicants shall install a covered trash receptacle within the bus shelter. The owner of the RLC parcel shall be responsible for providing trash removal and pick-up services for the bus shelter.

LAND USES

26. Retail sales establishments shall be the predominate use on the Target site. Target also reserves the right to place any zoning ordinance permitted ancillary and/or accessory uses (including, but not limited to, a pharmacy and customer-oriented cafeteria/food service area) within this building. There shall be no separate entrance for any said ancillary and/or accessory use.
27. The RLC building shall be developed for a retail use.

SIGNAGE RESTRICTIONS

28. Target shall not place any building-mounted signage on the north, south or west elevations of its building. Target shall be permitted no more than two (2), building-mounted advertising signs, with a combined total maximum of 200 square feet.
29. RLC shall place no more than 25 square feet of building-mounted signage on its south (Dulles Toll Road facing) elevation and no more than 50 square feet of building-mounted signage on its north (Sunset Hills Road facing) elevation. The RLC building shall contain no more than two (2) building mounted signs and a total maximum of 75 square feet of building-mounted signage.
30. The Applicants shall be permitted no more than one (1), free-standing, ground-mounted (not pole mounted) sign. The sign shall be attractive, landscaped (with shrubs and hedges around the base) and consistent with the architecture of the Target building. The sign may be no greater than 10' in height and no larger than 60 square feet. The individual letters shall not exceed 2' in height. The sign may only be located along Sunset Hills Road, which includes the off-ramp area leading from the Fairfax County Parkway to Sunset Hills Road.

SITE DESIGN

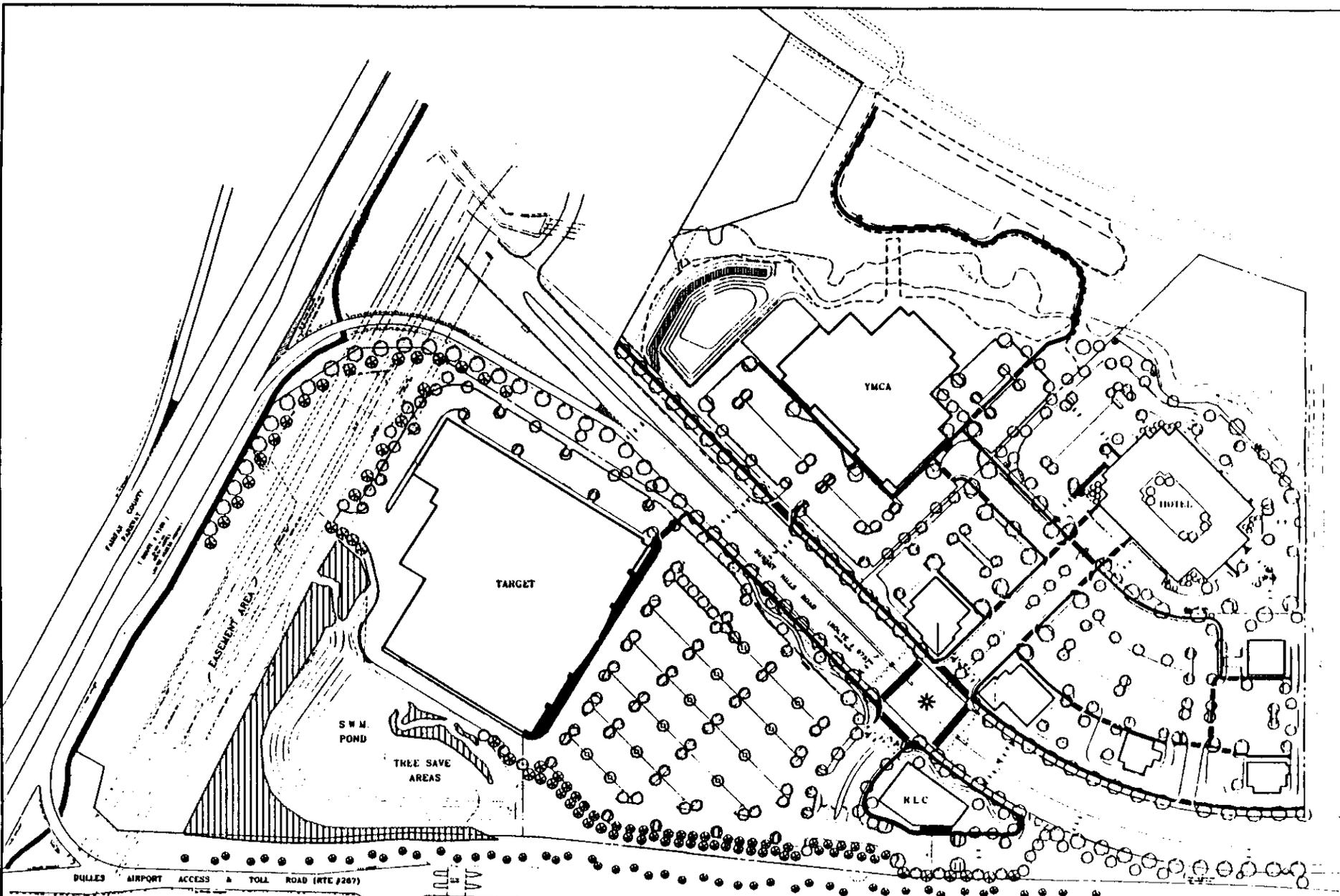
31. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").
32. Parking lot and building lighting shall be directed inward and/or downward to avoid glare onto adjacent properties.
33. The Applicants shall screen the loading areas of the buildings, so that these facilities will not be visible from the street level of the Dulles Toll Road, the Fairfax County Parkway or Sunset Hills Road. The Applicants may employ any or all of the following screening measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. The Applicants may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.

34. Applicants shall enclose trash receptacles and screen transformers, as required by the Town Center Design Review Board.
35. In order to provide a consistent architectural treatment to the Target building, Target shall construct the architectural components (as reflected on Sheet 7) as follows:
 - a. The buildings (front, side and rear) shall be designed in substantial conformance with the submitted conceptual elevations, subject to final approval by the Reston Town Center Design Review Board.
 - b. Target shall construct and install rooftop parapet screens, walls or similar features designed to screen rooftop equipment from the adjoining areas, at street level.

TOWN CENTER CONCEPT PLAN AMENDMENTS

36. By securing approval of this Town Center Concept Plan, the Applicants are not limiting or waiving any of their rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicants reserve the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s)(on the whole or any portion of the site) to revise uses, increase heights and density and to pursue any and all modifications as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.
37. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the other land areas, provided that such application does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not the subject of such an application shall otherwise remain in full force and effect.

DAVIS • CARTER • SCOTT
ARCHITECTS AND INTERIOR DESIGNERS



- SYMBOLS**
- TRAIL SIDEWALKS/SEWERING
 - CIRCULAR TREES
 - STRIPED TREES
 - PALMS
 - PROPOSED TRAFFIC SIGNAL
 - TREE SAVE AREAS

AREA WIDE ILLUSTRATIVE PLAN



REVISIONS

NO.	DATE	DESCRIPTION

PROPERTY TITLE
RESTO
LAND
SECTION
935/937

PROJECT NO.

SHEET NO.

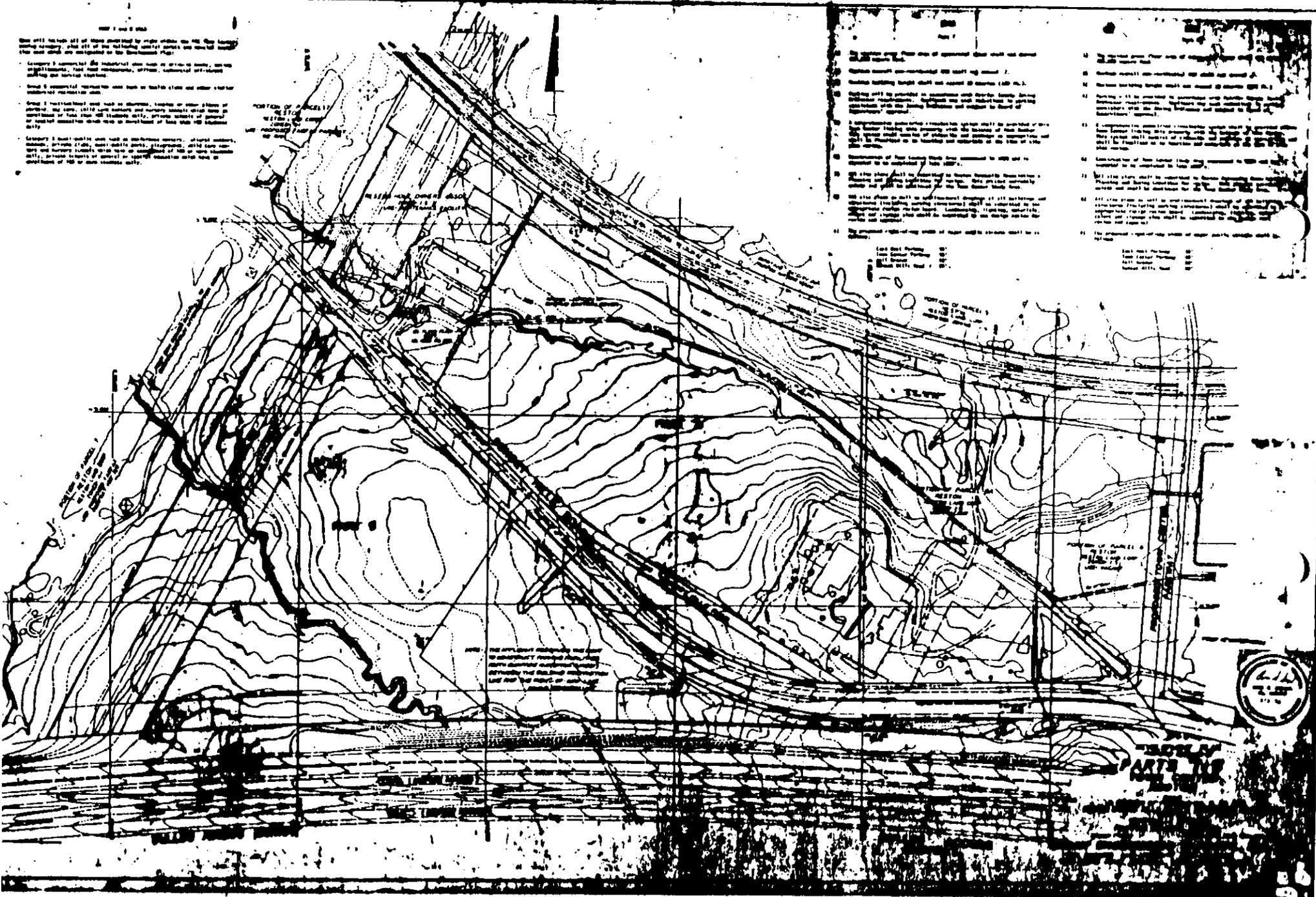
DATE: 11/88
SCALE: 1/8" = 1'-0"
DRAWN BY: JMS
CHECKED BY: JMS

DATE: 11/88
SHEET: 2 OF 2

1. This map includes all of those features for which the 1:50,000 scale map is being prepared, plus all of the following control points and details which the map should be equipped to be based on:

- Category 1 essential features of industrial character in urban areas, such as power stations, fuel and chemical works, sewage treatment works, and other similar buildings or structures.
- Category 2 essential features such as main roads, main lines of communication, and other features of importance.
- Category 3 features such as main roads, main lines of communication, and other features of importance, plus all of the following control points and details which the map should be equipped to be based on:
- Category 4 features such as main roads, main lines of communication, and other features of importance, plus all of the following control points and details which the map should be equipped to be based on:

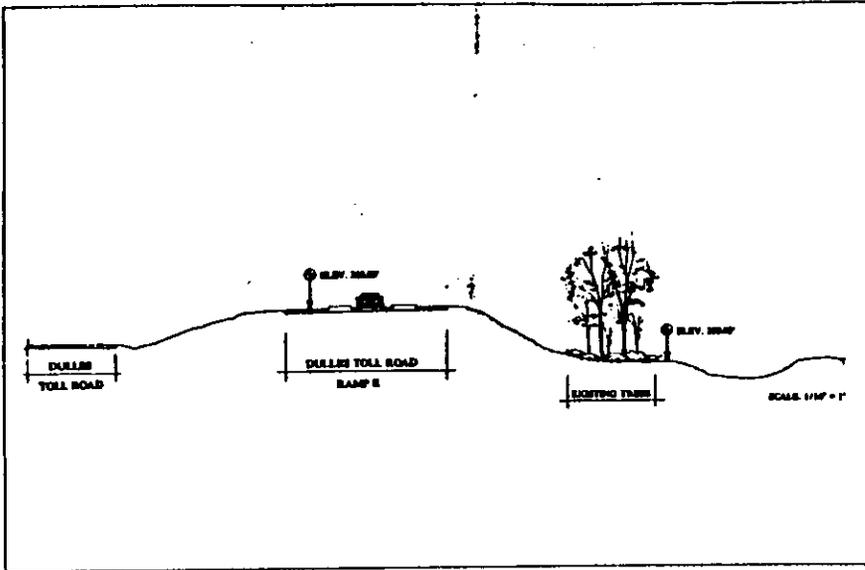
PORTION OF AREA 1
 1:50,000
 WITH
 1:25,000
 CONTROL POINTS



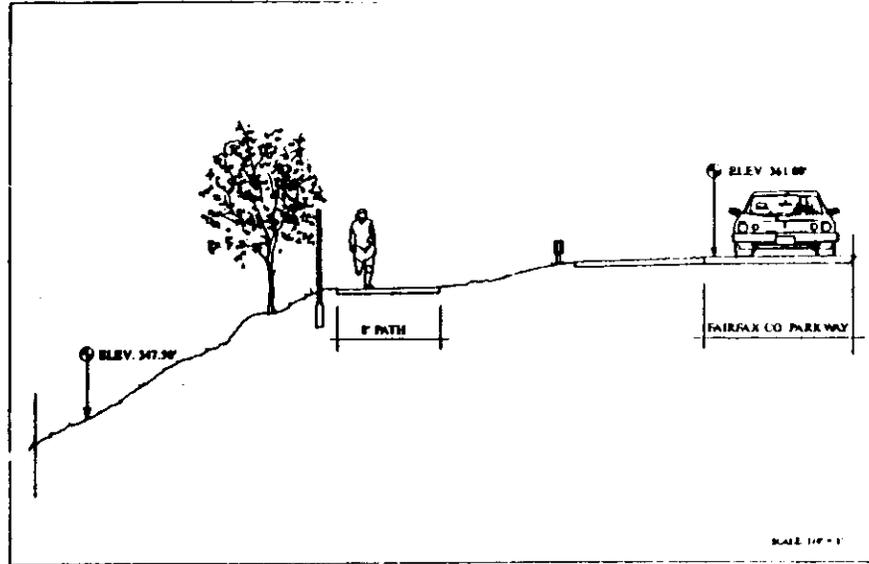
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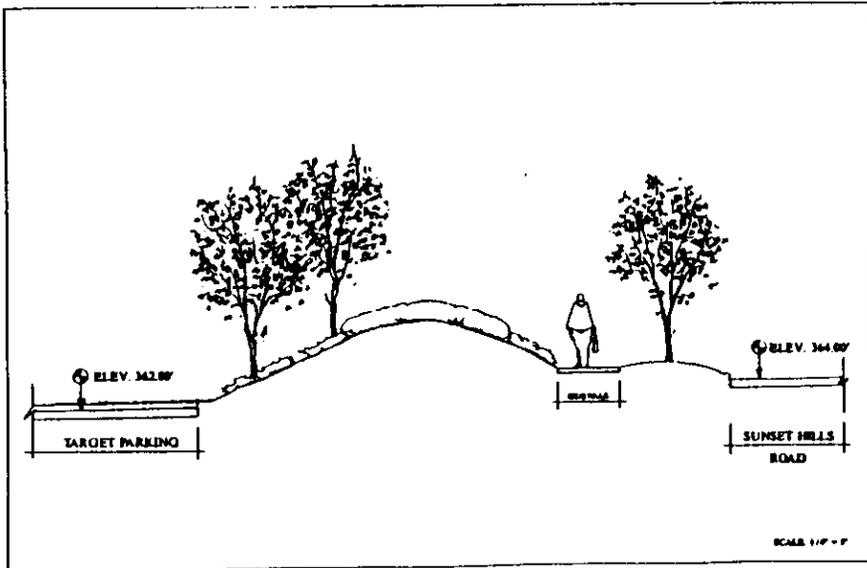




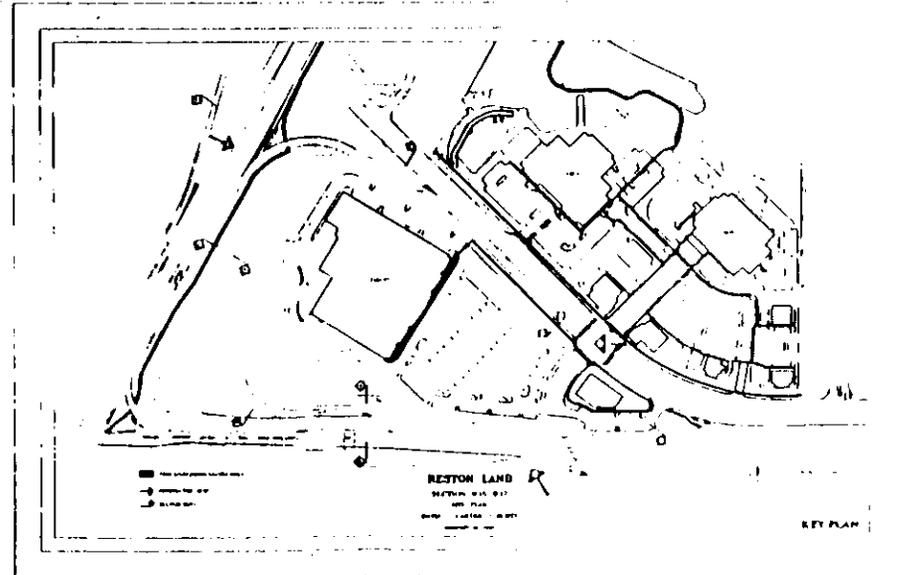
SECTION A
Davis Carter Scott



SECTION B
Davis Carter Scott



SECTION C
Davis Carter Scott



DAVIS • CARTER • SCOTT
ARCHITECTURAL AND LANDSCAPE ARCHITECTS



NOTES

1. SEE GENERAL NOTES TO SPECIFICATIONS.
2. SEE GENERAL NOTES TO SPECIFICATIONS.
3. SEE GENERAL NOTES TO SPECIFICATIONS.
4. SEE GENERAL NOTES TO SPECIFICATIONS.
5. SEE GENERAL NOTES TO SPECIFICATIONS.
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8. SEE GENERAL NOTES TO SPECIFICATIONS.
9. SEE GENERAL NOTES TO SPECIFICATIONS.
10. SEE GENERAL NOTES TO SPECIFICATIONS.

PROJECT TITLE
RESTON LAND SECTION 937

PROJECT NO.

SECTIONS

DATE: 10/15/88
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN

PLANNING NUMBER
CP-4



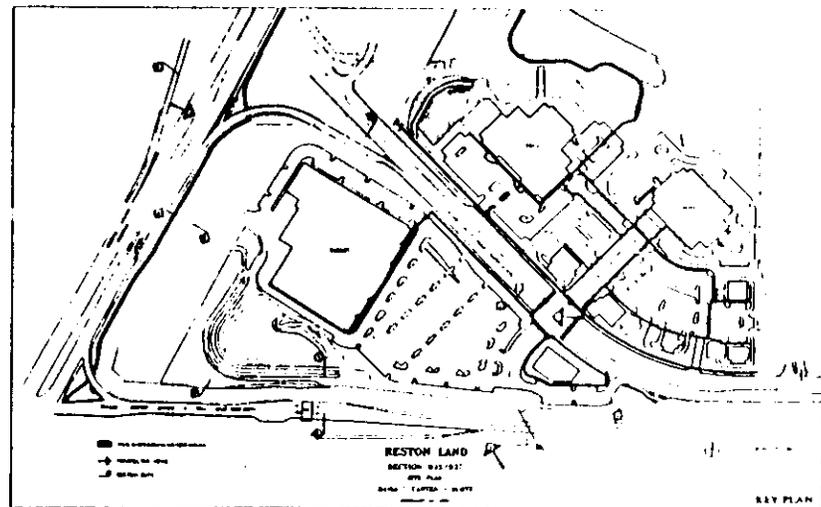
View from the Fairfax County Parkway
 Perspective 1
 Davis Carter Scott



View from Sunset Hills Road
 Perspective 2
 Davis Carter Scott



View from the Dulles Toll Road
 Perspective 3
 Davis Carter Scott



DAVIS • CARTER • SCOTT
 ARCHITECTS AND INTERIOR ARCHITECTS

PROJECT TITLE

PROJECT NO. 111111
 SHEET NO. 111111
 DATE 11/11/11
 DRAWN BY 111111
 CHECKED BY 111111
 APPROVED BY 111111

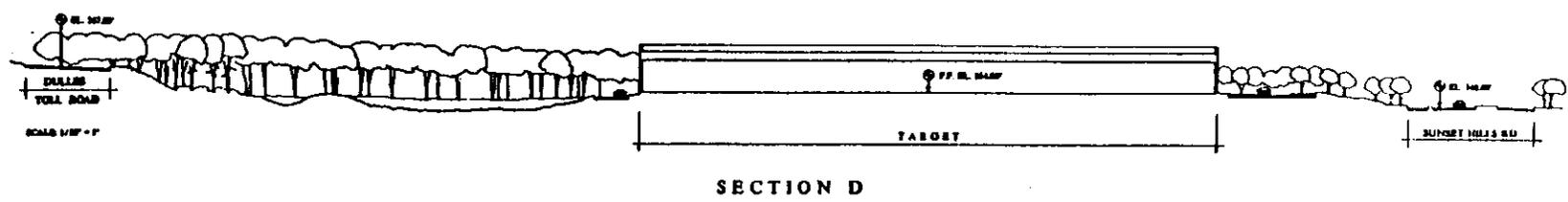
PROJECT TITLE
 RESTON LAND
 SECTION 837

PROJECT NO. 111111

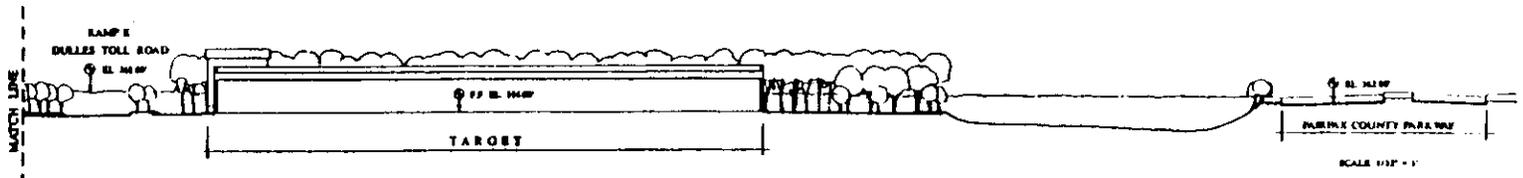
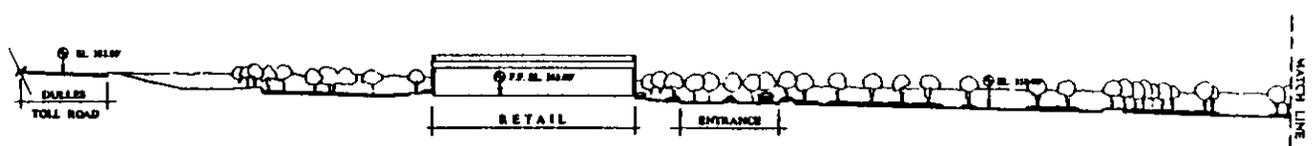
SHEET TITLE
 PERSPECTIVES

DATE 11/11/11
 SHEET NO. 111111
 DRAWN BY 111111
 CHECKED BY 111111
 APPROVED BY 111111

PROJECT NUMBER
 CP-6



SECTION D



SECTION E

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 ARCHITECTS AND INTERIOR ARCHITECTS

REVISIONS

PROJECT NO. 10000
**RESTON
 LAND
 SECTION
 037**

DATE: 1987

**SITE
 SECTIONS**

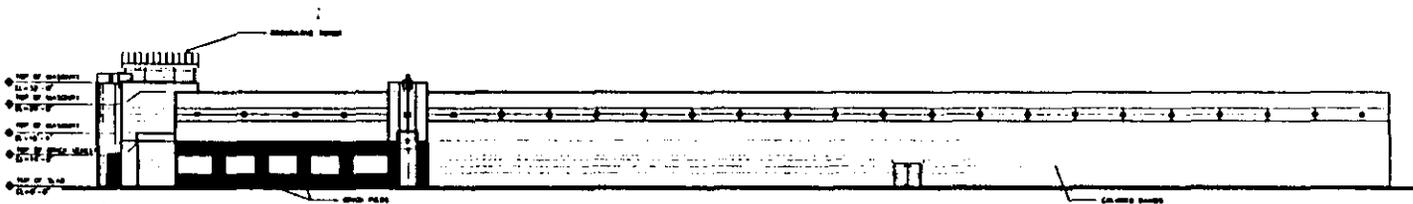
DRAWN BY: JAMES L. SMITH
 CHECKED BY: JAMES L. SMITH
 DATE: 10/11/87

SHEET NO. CP-5

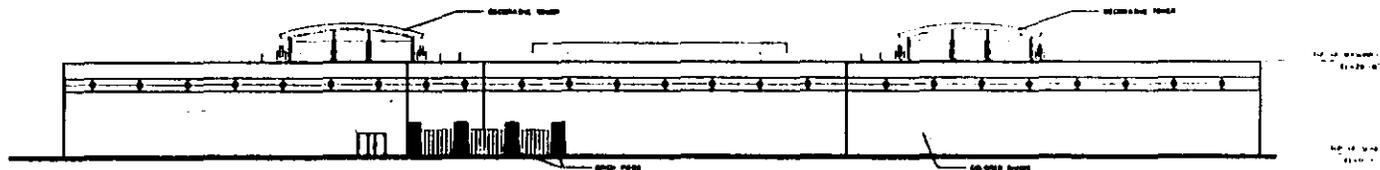


1 FRONT ELEVATION

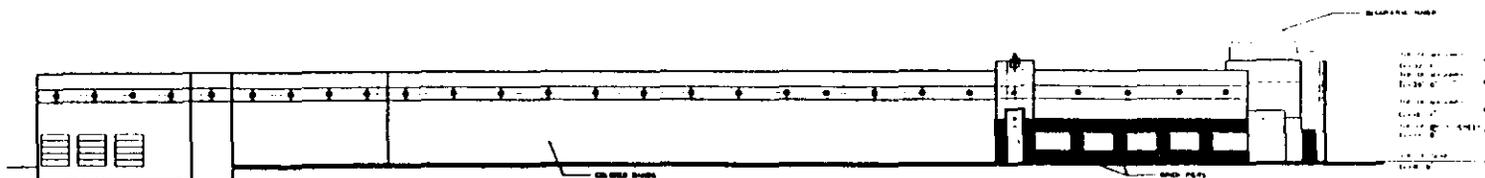
NOTE: FINAL SIGN PLAN TO BE DETERMINED



2 SIDE ELEVATION AS SEEN FROM SUNSET HILLS ROAD



3 REAR ELEVATION AS SEEN FROM THE FAIRFAX COUNTY PARKWAY



4 SIDE ELEVATION AS SEEN FROM THE DULLES TOLL ROAD

DAVIS & CARTER & SCOTT
ARCHITECTS AND INTERIOR DESIGNERS

PROJECT TITLE
**RESTON
LAND
SECTION
937**

ELEVATIONS

CP-7

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

DESCRIPTION OF THE APPLICATION

Proposal: The Dayton Hudson Corporation and Reston Land Corporation, the applicants, request approval of a Conceptual Plan for Section 937 of the Reston Town Center, also known as Tax Map Parcel 17-3 ((1)) 33 and 33A. 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 applicants proposes construction of two (2) commercial structures on the site: a 135,000 square foot retail structure to house a "Target" retail store and a 10,000 square foot retail building. A maximum floor area ratio (FAR) of approximately 0.1747 is proposed for the site.

The applicant's Affidavit and statement of justification are contained in Appendices 1 and 2 of this report.

Location: The approximately 19.06 acre site (Parcels 33 & 33A) has frontage on Sunset Hills Road to the north, the Dulles Toll Road and Access Road to the south, and the Fairfax County Parkway to the west. The Town of Herndon corporate line is located west of the Fairfax County Parkway.

Floor Area Ratio: Maximum - 0.1747 or 145,000 gross square feet

Open Space: Minimum - 50%

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, the West Market Community of townhomes and multi-family units, and the YMCA community recreation facility with associated child care center.

The approved Development Plan (DP) for Part 8 (Section 937) of RZ 86-C-121, designates retail use among the variety of land uses permitted on the application property. The approved DP also shows a maximum gross floor area of commercial space of 725,000 square feet, a maximum overall non-residential FAR of 0.70, and a maximum building height of 10 stories or 120 feet. The conceptual plan for the Target retail building and smaller retail building proposes a combined maximum of 145,000 square feet of commercial space at an overall FAR of approximately 0.1747.

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 (4) Reston Town Center rezonings to expedite construction of the Fairfax County Parkway interchange at Sunset Hills Road and to revise the layout of the western portion of the Town Center Urban Core. One (1) set of proffers dated February 27, 1987 as revised through October 3, 1990 and October 4, 1990, currently governs the Reston Town Center rezonings. A complete copy of the approved proffers is on file with the 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 937 is identified to be developed with office, retail, residential and/or parking with a maximum FAR of 0.70. 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, including eating establishments. The approved development plan shows a

maximum overall non-residential FAR of 0.70 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 937. Although two (2) entrances are shown along the Sunset Hills Road 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 to contain open space in the southwest portion of the site and landscape/screening/existing natural buffer along the Sunset Hills Road frontage of the site.

An excerpt of the approved proffers, a copy of the approved Development Plan, and a copy of the Master Conceptual Plan are contained in Appendix 3 of this report.

LOCATION AND CHARACTER

Site Description:

The 19.06 acre parcel contains pipeline/utility easements along the western perimeter including those for Colonial Pipeline, Atlantic Seaboard Corporation, floodplain/storm drainage, and the Fairfax County Water Authority. The entire easement area is a minimum of approximately 200 feet in width. A stream flowing in a well-defined channel crosses the southwestern portion of the site. Mature vegetation currently exists in the remaining areas of the site.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Future YMCA (Parcel 1B)	PRC	Town Center
Northwest	Maintenance Facility (Parcel 2A)	I-5	Industrial
Northeast	Vacant* (Parcel 1)	PRC	Town Center
West	Public Park (Town of Herndon)	I-G	Industrial
South	Office	C-3	Commercial

* Reston Land Corporation has recently filed a Special Exception application concurrent with a Conceptual Plan application for an extended stay hotel on the northern portion of this site. Reston Land Corporation has also filed a separate Conceptual Plan application for the southern portion of this site which proposes five (5) freestanding uses, to include a drive-in bank, fast food

restaurants, and a service station.

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 town center.

ANALYSIS

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

Title of CP: Reston Land Section 937
Prepared By: Davis, Carter, & Scott
Conceptual Plan Dates: April 2, 1996

The CP contains a total of seven (7) sheets. Sheet #1 contains the notes and shows the general layout of the site. Sheet #2 shows the site in the context of existing, approved, and proposed development on surrounding parcels and major streets. Sheet #3 is a copy of the development plan which lists the approved uses and maximum floor area ratio for this site (Part 8) approved pursuant to RZ 86-C-121. Sheet #4 shows a cross-section of the proposed streetscape along each perimeter roadway. Sheet #5 shows cross-sections which depict the relationship of the proposed structures to the adjacent roadways. Sheet #6 shows perspectives of the site from Fairfax County Parkway, Sunset Hills Road, and the Dulles Toll Road. Sheet #7 shows the architectural elements and elevations of each facade of the proposed Target retail building.

The layout depicted on the proposed CP shows the proposed 135,000 square foot Target retail structure located in the northwestern area of the site. The notes indicate that the structure will be a maximum height of 45 feet. Although the predominate use of the structure will be retail, internal to the building may be accessory service uses such as a pharmacy and/or cafeteria. The proposed 10,000 square foot retail structure is shown in the northeastern area of the site with a maximum building height of approximately 40 feet. The notes indicate that the proposed structure will contain retail use. The proposed maximum floor area ratio for the site is proposed to be 145,000 square feet (approximately 0.1747 FAR). An approximately 200 foot wide pipeline/utility easement is located along the entire western perimeter of the site. Supplemental landscaping is shown along portions of Fairfax County Parkway and the exit ramp to Sunset Hills Road within right-of-way and within easement areas, subject to the approval of VDOT and the pipeline/utility companies, as applicable.

Access to the site is provided at a median break along Sunset Hills Road opposite the proposed major entrance to the undeveloped parcel to the north. This

entrance is proposed to be signalized and provide full turning movements into and from the site. A second entrance is proposed along Sunset Hills Road east of the major entrance to the site. This entrance is proposed to accommodate right-in/right-out only movements. A median break will not be provided at this location to accommodate left-turn movements. The site has been designed to allow for the future widening of Sunset Hills Road to a six-lane divided facility as recommended by the Comprehensive Plan to include 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. Prior to the issuance of a Non-Residential Use Permit (NON-RUP) for the site, the applicants propose to construct two (2) through lanes, a combined right-turn and through-lane, and left-turn lanes both into this site and into the undeveloped parcel on the north side of Sunset Hills Road (Section 935). The applicant has also noted that a bus shelter will be provided along the Sunset Hills Road frontage of the site, east of the main entrance. A traffic signal is also proposed to be installed at the major entrance to the site as determined by VDOT. All parking to serve the site will be surface parking with the majority of the parking provided east of the proposed Target retail structure. The loading area for the Target retail structure is proposed along the western face of the structure, while the loading area for the smaller retail structure is not clearly identified. The pedestrian facilities which serve the site include an existing trail along the Fairfax County Parkway frontage of the site, a trail along a portion of the Sunset Hills Road frontage of the site, and a trail around the proposed 10,000 square foot retail structure.

The notes on the Conceptual Plan indicate that a minimum of 50% of the site will be provided as open space. The proposed stormwater management facility located in the southwestern portion of the site and the approximately 200 foot wide pipeline/utility easement area account for most of the open space area. The notes on the Conceptual Plan indicate that a minimum of 7.5% of interior parking lot landscaping will be provided. Berming up to 6 feet in height will be provided along a portion of the Sunset Hills Road frontage of the site to soften the view of the structure from the roadway. Supplemental landscaping is also shown along the southern perimeter of the parking area near the Dulles Toll Road and off-site within the right-of-way of the Dulles Toll Road, subject to VDOT approval..

The notes also indicate that freestanding signage will be limited to one (1) such sign with a maximum height of 10 feet and a maximum sign area of 60 square feet. The proposed freestanding sign is to be located along the Sunset Hills Road frontage of the site, which may include the exit ramp from the Fairfax County Parkway. The proposed Target building is noted to contain a maximum of two (2) building-mounted signs with a combined maximum square footage of 200 square feet along the eastern facade of the structure. There are no other building-mounted signs proposed along the remaining facades of the Target retail building. The proposed 10,000 square foot retail building is noted to contain a maximum of two (2) building-mounted signs with a combined maximum sign area of 75 square feet. If a building mounted sign is proposed along the Dulles Toll Road facade (the south face) of the smaller retail structure, such sign is proposed to be limited to a maximum sign area of 25 square feet, while signage along the Sunset Hills Road facade will be limited to a maximum of 50 square feet.

Conformance With Proffers & Development Plan

The proposed maximum of 145,000 square feet of retail development at an FAR of approximately 0.1747 with a maximum building height of 45 feet 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 Section 937 Conceptual Plan for each of the elements listed in the proffers as required 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 two (2) entrances to the site along Sunset Hills Road. There is no direct access proposed to the Dulles Toll Road or to the Fairfax County Parkway. 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. Further, the existing median break along the Sunset Hills Road frontage of the site will be closed and relocated by the applicants. 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 the Phase 1A transportation improvements), five (5) of the six (6) 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 Section 937 are proposed as travel ways arranged in a grid pattern to provide access to the surface parking area, the major entrance/exit, and the secondary entrance/exit to the site. 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/trails along the Sunset Hills Road frontage of the site, along the Fairfax County Parkway frontage of the site, through the parking area near the proposed Target store, and around the proposed 10,000 square foot retail store. 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 landscaped berm and street trees along the Sunset Hills Road frontage of the site. The proposed landscaping within this area will consist of deciduous trees and shrubs. Existing and supplemental vegetation will be used along the Fairfax County Parkway frontage of the site, where possible, to retain some of the landscaped views from the Fairfax County Parkway. Supplemental landscaping is also shown within the parking lot area.

Open Space

The Reston Town Center proffers specify that the approximately 449-acre Town Center Study Area shall contain at least 15% open space including walkways, pedestrian plazas, parks, and ponds. A note on the proposed CP indicates that a minimum of 50% open space will be provided on this site. The open space area primarily consists of the pipeline/utility easement area along the western periphery of the site and the stormwater management pond located in the southwest portion of the site. The proposed CP also includes pedestrian walkways. There are no parks or pedestrian plazas proposed with this application.

Recreation and Community Facilities

There are no recreation or community facilities proposed with this application.

Location of a Time-Transfer Transit Hub (Mass Transit Facility)

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.

Floor Area Ratios

The Development Plan for RZ 86-C-121 shows the combined maximum non-residential FAR for the application property, which includes Tax Map Parcel 17-3 ((1)) 33 & 33A (collectively referred to as Part 8 and Reston Section 937) as 0.70. A maximum FAR of 0.7 is also noted for Section 937 on the "Land Use, Heights" FAR" element of the 3-part Master Conceptual Plan. Each of these parcels is currently undeveloped. The conceptual plan application proposes a maximum of 145,000 square feet at a maximum FAR of 0.18, which is well below the maximum FAR limitations for the site.

Height Limits

The approved development plan limits the height within Reston Section 937 to 10 stories or 120 feet. The Land Use, Heights, FAR element of the Master Conceptual Plan shows a height limit of 120 feet. The tallest structure proposed with this 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 Target retail building is proposed to be located west of the pipeline/utility easement and north of the proposed stormwater management facility, while the smaller retail building is located immediately east of the major entrance to the site, as depicted on the conceptual plan.

In summary, this proposed Conceptual Plan includes the applicable elements of a Conceptual Plan as specified in the approved proffers.

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 approximately 68 feet from the centerline to accommodate a half-section of the roadway with an exclusive right-turn lane into the site. The Conceptual Plan for the Target site (Section 937) proposes a site design that accommodates the right-of-way for the improvements anticipated by the Comprehensive Plan. The notes indicate that the necessary right-of-way will be dedicated to the Board of Supervisors at such time as a contract has been assigned for the proposed widening. The notes also include conveyance of necessary ancillary easements associated with the future widening of Sunset Hills Road.

In the interim, the applicant proposes to construct two (2) through lanes, a combined right-turn/through lane, and a left-turn lane along the Sunset Hills Road frontage of the site. Staff feels the proposed interim improvement to Sunset Hills Road is acceptable.

Site Access. The proposed conceptual plan recognizes that the existing median break along Sunset Hill Road should be shifted eastward in order to provide a safe distance for traffic merging onto Sunset Hills Road from the off-ramp of the Fairfax County Parkway and prevent hazardous weaving maneuvers along Sunset Hills Road. Staff recommended closure of this median break and relocation further to the east concurrent with the development of this site. The Conceptual Plan notes that the existing median will be closed and relocated to the major site entrance prior to the issuance of a Non-RUP for either retail building on the site. Therefore, this issue has been adequately addressed.

Phasing. Given the anticipated trip generation associated with the proposed development, the transportation improvements noted to be provided by the applicants (widening of Sunset Hills Road, relocation of existing medians, and installation of a traffic signal), should be substantially complete and open to the use of the public prior to the issuance of a Non-RUP for the proposed Target retail store. The applicants have included notes stating that construction of the proposed improvements will be completed prior to the issuance of a Non-RUP for the either retail building. It should be noted that the installation of the proposed traffic signal may occur following the issuance of a Non-RUP, given VDOT requirements to meet necessary warrants.

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. Therefore, this issue is adequately addressed.

Environmental Analysis (Appendix 6)

Environmental Quality Corridor (EQC). A stream flowing in a well defined channel crosses the southwestern portion of the property. The stream flows northward

through a culvert under the Dulles Toll Road and continues in a westward direction along the base of the highway embankment for several hundred feet. The banks of the stream are experiencing erosion in places. Erosion is particularly notable just downstream of the culvert. Several hundred feet downstream of the culvert, the stream flows away from the highway embankment in a northwesterly direction through a forested floodplain area on the property. Approximately 500 feet downstream of the highway embankment, the stream crosses through several cleared utility easements along the western boundary of the property. The stream enters a culvert under the Fairfax County Parkway immediately west of the utility easements and subsequently flows into Sugarland Run. To the south of the Dulles Toll Road, the stream valley has generally been compromised by office development and flows through a series of man-made ponds

The County's Environmental Quality Corridor (EQC) policy incorporates 100-year floodplains of streams and adjacent wetlands, steep slopes, and minimum buffer areas within the stream valley core of the EQC system. On the property, the boundaries of this area would be defined by the floodplain of the aforementioned stream and, where applicable, a minimum buffer area. The EQC area as described above contains a healthy, high quality stand of mature hardwood trees. The preservation of this area would provide local habitat benefits. However, as discussed above, this stream valley has been fragmented by major highways immediately upstream and downstream of the property and that EQC preservation has not occurred along the stream above the Dulles Toll Road. The stream valley on the property does not, therefore, serve as a corridor for the movement of wildlife and is only connected to other EQC areas through hydrology. Regarding EQCs, 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 . . ." As such, flexibility regarding encroachments into this area may be appropriate, particularly if efforts are pursued to compensate for such encroachments.

The proposed conceptual plan indicates that a dry stormwater management/best management practice (BMP) facility is being proposed within the stream valley in the southwestern portion of the property. The applicant has submitted a rough grading plan for the proposed stormwater management/BMP facility to the Department of Environmental Management (DEM). Much of the flow coming from the south will be diverted around the facility, although the base flow of the existing stream will be maintained. The proposed pond is designed to provide water quantity and water quality benefits for the site, as well as for parcels located north of Sunset Hills Road. In addition, the rough grading plan submitted to DEM for review, proposes to provide rip-rap slope stabilization along the stream above the proposed dry pond, both on the subject property and within the right-of-way of the Dulles Toll Road to correct an existing erosion problem. Finally, the applicant has included a note on the CP to provide additional plantings in and around the stormwater management pond that are suited to the hydrological conditions in this area, as recommended by staff, in order to revegetate this EQC area. Therefore, staff believes the proposed encroachment of the stormwater management facility as proposed is appropriate.

A wetland report for Reston that has been provided by the applicant and that has been accepted by the U.S. Army Corps of Engineers indicates that wetlands on the site are confined to areas along the stream. A more detailed wetland

delineation report for the site has not been made available. Further, the applicant has noted that the U.S. Army Corps of Engineers has approved plans by the Reston Land Corporation to establish the 15.75-acre "Sunrise Valley Nature Park" located along Sunrise Valley Drive west of its intersection with Monroe Street within which wetlands are being created to augment and enhance an existing wetland area and within which educational opportunities will be provided. While the benefits of this effort should be recognized, it should also be recognized that these efforts are being pursued in order to compensate for wetland losses throughout Reston and that this effort is occurring a considerable distance away from the subject property.

In this upstream area, development is proposed within the area adjacent to the stream. In the area of the proposed pond, the applicant is proposing to preserve trees to the south and west of the proposed embankment as well as a narrow wooded area within the pond along the existing stream. The proposed tree preservation area within the pond is being pursued in order to minimize the loss of wetlands/waters of the United States associated with the provision of the pond. It is not clear, however, if the trees proposed for preservation will be able to survive new hydrological conditions (and periodic inundation in particular). More information about the post-development hydrology of this area is needed. In the event these trees do not survive, the applicants have included a note to submit a replanting plan for review and approval of the Urban Forester.

Tree Preservation. The site is predominantly wooded. The western portion of the site (excluding pipeline/utility easements) contains high quality hardwood forest, while the eastern portion of the site contains a variety of vegetation including young hardwoods and coniferous vegetation. Some existing mature vegetation located to the east, south, and within the proposed pond is proposed to be saved. The tree preservation within the pond area is proposed to minimize the loss of wetlands associated with the construction of the pond. Staff encourages the applicant to work closely with the Urban Forester to determine the likelihood of survival of the proposed vegetation within the proposed SWM/BMP due to the ponding of water following storm events. As mentioned previously, the notes indicate the applicant will submit and implement a replanting plan for the proposed pond area, subject to the review and approval of the Urban Forester, in the event the existing vegetation is unable to survive due to changes in the water surface and inundation of the proposed pond. Therefore, this issue has been addressed.

The nature of the proposed use will necessitate substantial clearing of the remainder of the site. There is no opportunity to preserve additional vegetation on the remainder of the site, given the proposed site design. It should be noted that the opportunity for additional tree preservation on site would exist if the proposed 10,000 square foot retail structure were eliminated from the design concept.

Highway Noise. The proposed Target retail store will be located within the DNL 70-75 dBA impact area of the Dulles Toll Road. The proposed 10,000 square foot retail building is located within the projected DNL 70-75 dBA of Sunset Hills Road and its northern facade will be impacted by noise levels in excess of DNL 75 dBA. These projected noise levels may be significantly less than projected in certain areas of the site due to the marked difference in elevation between the property

(which is up to 25 feet lower in places) and the Dulles Toll Road and the Fairfax County Parkway. The interior of the proposed structures should be constructed of materials that are sufficient to reduce interior noise levels to DNL 50 dBA or less. This issue has not been addressed in the proposed notes.

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

The Trails Plan indicates that a trail is required parallel to Fairfax County Parkway. A trail currently exists along Fairfax County Parkway.

Land Use Analysis

As noted in the complete land use analysis in Appendix 4, the proposed conceptual plan for commercial use at a maximum FAR of 0.1747 is in conformance with the use and intensity guidance of the Comprehensive Plan. A note on a previous conceptual plan which did not limit the use of the 10,000 square foot structure has since been removed and replaced with a notation that the structure will be used for retail uses. Despite this limitation, staff believes the proposed 10,000 square foot retail use should be eliminated, with all retail uses incorporated into the proposed 135,000 square foot structure, thereby allowing the elimination of the smaller structure which contributes to establishing a pattern and appearance of strip commercial development along Sunset Hills Road, is isolated from parking areas, does not provide convenient pedestrian access, and eliminates an opportunity to provide additional areas of tree preservation. This concern has not been addressed.

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:"

An analysis of the proposal's conformance with the applicable criteria follows.

- "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."

The application materials and the proposed conceptual plan generally responds to this development criteria.

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

The applicant should provide additional plantings along the Dulles Airport Access Road and add foundation plantings to the building to mitigate the impact of the proposed structure upon the Dulles Corridor. Given that the structure will be located at a lower elevation than the Dulles Toll Road and the Fairfax County Parkway, screening of the use will not be possible. Therefore, all elevations should receive frontage facade treatment due to the visual prominence of the buildings.

The proposed conceptual plan has been revised to show a double row of evergreen trees along the Dulles Toll Road frontage of the site and proposes a minimum of 7.5% interior parking lot landscaping. The notes indicate additional landscaping will be provided along the Dulles Toll Road frontage but does not specify a minimum width of the landscaped area. Staff believes the proposed site design would be greatly improved with a landscaped buffer along the Dulles Toll Road frontage of the site with a minimum width of 30 feet outside of utility easement areas along the entire southern boundary of the site. The notes indicate that foundation plantings will be provided around the entire perimeter of each proposed structure on the site, in order to soften the view of the proposed buildings. A note has also been included to develop the front, side, and rear facades of the Target structure with architectural elements in conformance with the elevations shown on Sheet #7 of the Conceptual Plan and to provide screening of loading facilities and rooftop structures, subject to final approval of the Town Center Design Review Board. The provision of consistent architectural elements on each facade of the smaller retail building has not been addressed with graphic elevations or in the notes.

As mentioned previously, staff believes the overall design of the site could be improved with the elimination of the proposed 10,000 square foot structure in order to reduce the appearance of strip commercial development along Sunset Hills Road. Benefits which could be achieved with the elimination of the proposed smaller structure are identification of additional tree preservation areas in other areas of the site, redesign of the parking areas to provide greater buffers along Sunset Hills Road and the Dulles Toll Road, construction of a bus pull-off lane immediately east of the major entrance to the site, and the inclusion of a dedicated pedestrian path internal to the site which leads from the parking area to the building.

- “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.”

The conceptual plan notes that traffic improvements including widening of Sunset Hills Road, closure and relocation of the existing median break, and the installation of left-turn lanes will be substantially complete prior to the issuance of a Non-RUP for either retail building. Installation of the proposed traffic signal at the major intersection should be installed within this time frame subject to the review and

approval of VDOT. Therefore, this criterion has been adequately addressed.

- "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."

The final architecture of the proposed building is subject to review and approval of the Town Center Architectural Review Board. Staff recommends that the architecture on all facades of each building be consistent due to the high visibility of the site from the surrounding roadways. The notes commit to consistent architectural elements for the proposed Target structure, but fail to address this concern as it relates to the proposed 10,000 square foot retail building. Further, the elevations of the proposed Target building (shown on Sheet #7) do not continue the brick pier and brick veneer architectural concept around the entire building in order to create a more aesthetically pleasing view of the rear and side facades of the structure. It should be noted that a note has been included to provide foundation plantings around the perimeter of each building to soften the view of each building as recommended by staff.

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

This criterion does not apply, since residential development is not proposed with this application.

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

The appropriate land area has been consolidated for this development. Therefore, this criterion has been addressed.

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

The applicant should provide the maximum amount of supplemental landscaping along the Dulles Airport Access Road to mitigate the impact of the large surface parking area. The applicant has revised the CP to show a double row of landscaping along the Dulles Toll Road frontage of the site and included a note to provide additional landscaping along the Dulles Toll Road frontage and within the right-of-way, subject to the approval of the Urban Forester and VDOT. The notes do not indicate how much additional landscaping will be provided. However, it should be recognized that the topography of the site prevents the building and parking areas from being screened from the Dulles Toll Road and the Fairfax County Parkway. Therefore, it is important that sufficient landscaping be provided along the perimeter of the buildings and internal to the parking areas (Staff recommended a minimum of 10% interior parking lot landscaping.). The applicant proposes to provide 7.5% interior parking lot landscaping (2.5% in excess of the minimum requirement of the Zoning Ordinance) and foundation plantings around the perimeter of each building to address this concern.

- "9. Consolidation of vehicular access points to minimize interference with arterial roadways..."

The proposed access points are located and restricted by signalization or medians so as not to interfere with the safe operation of Sunset Hills Road. Therefore, this criterion has been satisfied.

Signage.

Building-mounted. The Zoning Ordinance permits a total sign area of 1.5 times the first 100 linear feet of building frontage plus one (1) additional square foot for each remaining linear foot of the building frontage, with building frontage defined as the face or wall containing the primary entrance to the site. A comparison of the proposed building-mounted signage is shown below.

BUILDING	FRONTAGE	Z.O. MAXIMUM	PROPOSED
Target (East Face)	370 feet (approximate)	420 sq. ft.*	2 signs total, with a Combined Maximum area of 200 sq. ft.
Reston Land (Southwest Face) (North Face)	60 feet 120 feet	90 sq. ft. 170 sq. ft.	2 signs total, with a Combined Maximum area of 75 sq. ft.**

* No one sign can exceed 200 square feet in area.

** Signage along the Dulles Toll Road is proposed to be limited to 25 sq. ft. in area.

Staff believes that the proposed 25 square foot sign along the Dulles Toll Road frontage (southwest face) of the smaller retail building should be eliminated, and all signage for the structure, if it is to remain, should be restricted to the Sunset Hills Road frontage (north face) of this building. Further, staff believes the Target retail building should be limited to one (1) sign only along the east face of the structure with a maximum sign area of 100 square feet, rather than two (2) signs as proposed, in order to reduce the visual impact of the proposed building and signage on the Dulles Toll Road

Freestanding. The Zoning Ordinance allows a shopping center one freestanding sign along each major thoroughfare with a maximum sign area of 80 square feet and a maximum height of 20 feet. This application proposes one freestanding sign to be located along the Sunset Hills Road frontage of the site, including the off-ramp from the Fairfax County Parkway. The proposed sign is to be ground-mounted with a maximum height of 10 feet and a maximum sign area of 80 square feet. Staff believes that the proposed sign should be limited to a maximum sign area of 40 square feet, with a maximum letter height of 2 feet in order to avoid the installation of an overly long sign with overly tall letters.

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 two (2) retail structures with a maximum gross floor area of 145,000 square feet at an overall FAR of 0.1747. 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. However, staff believes the site design could be greatly improved with the elimination of the smaller retail building (10,000 square feet in floor area). Benefits which could be achieved are the elimination of a pattern of strip commercial development along Sunset Hills Road, identification of tree preservation areas in other areas of the site, the redesign of the parking areas to provide greater buffers along Sunset Hills Road and the Dulles Toll Road, the construction of a bus pull-off lane immediately east of the major entrance to the site, and the inclusion of a dedicated pedestrian path internal to the site which leads from the parking area to the building.

Staff further believes the visual impact of the development could be further reduced by providing brick veneers and brick piers as architectural elements around the entire periphery of each structure, reducing the proposed signage on the Target building to one (1) building-mounted sign with no more than 100 square feet of sign area, limiting the building-mounted signage on the smaller retail building, if it is to remain, to the Sunset Hills Road frontage, and limiting the area of the freestanding sign to a maximum of 40 square feet.

Staff Recommendations

Staff recommends approval of conceptual plan CP 86-C-121-4.

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

REZONING AFFIDAVIT

APPENDIX 1

DATE: March 28, 1996
 (enter date affidavit is notarized)

I, Antonio J. Calabrese, Esquire, Agent for Applicant, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

95-2360

in Application No(s): * CP 86-C-121-4
 (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)
Reston Land Corporation Agents: David R. Schultz, Esquire Gregory F. Hamm	11911 Freedom Drive Suite 300 Reston, VA 22090	Co-Applicant/Property Owner TM 17-3-(1), Parcel 33A
Urban Engineering & Associates, Inc. Agents: Barry B. Smith Eric S. Siegel	7712 Little River Turnpike Annandale, VA 22003	Engineers
McGuire, Woods, Battle & Boothe Agents: Antonio J. Calabrese, Esquire John J. Bellaschi, Esquire Meaghan S. Kiefer	8280 Greensboro Drive McLean, VA 22102	Attorneys/Agents

(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).

DATE: March 28, 1996
(enter date affidavit is notarized)

95-2366

for Application No(s): CP 86-C-121-4
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Mobil Land Development Corporation

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

William D. Deihl, Chairman	James C. Cleveland, President	Gordon Gilbert Garney, Asst. Secy
Peter P. Schmergel, Executive Vice President	Nicholas G. Greco, Ex. VP	Norman D. Peel, Asst. Secy
Joseph Sarnowski, Treasurer	John W. Farrar, V.P.	David R. Schultz, Asst. Secy
Sandy Pearson, V.P.	John A. Caselli, Treasurer	Dan R. Jochumsen, Asst. Controller
Patricia Stevenson, Secretary	Anthony Cavaliere, Asst. Treasurer	Steven A. Lopes, Asst. Controller
Robert Drumheller, Asst. Treasurer	Arthur Golden, Asst. Treasurer	Charles Terry Olson, Asst. Controller
Richard G. Sneed, Asst. Contoller		

DIRECTORS:

James C. Cleveland	O. Russ Beaman
Nicholas G. Greco	William D. Deihl
Norman D. Peel	

** 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.



Urban Engineering & Associates, Inc.

7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003

J. EDGAR SEARS, JR. P.E. C.L.S. R.L.A.
Principal
BARRY B. SMITH P.E.
Principal

TEL: (703) 642-8080
FAX: (703) 642-8251

PHILLIP A. BLEVINS C.L.S.
Associate
ERIC S. SIEGEL P.E.
Associate

December 20, 1995

**Description of
Parcel 7 and a Portion of Parcel 7A
Reston
D.B. 4926 PG 299
Being Proposed
Block 1, Section 937, Reston**

Beginning at a point on the northerly right-of-way of Dulles Airport Access and Toll Road, width varies, said point being the southwesterly corner of Parcel 7A, Reston as acquired by Reston Land Corporation in Deed Book 4926 at Page 299 among the Land Records of Fairfax County, said point also being the southeasterly end of the North 51° 37' 02" West, 198.17 foot line of said Parcel 7A as shown on a plat of streets dedication recorded in Deed Book 7852 at Page 1018; thence departing said point and running with said right-of-way of Dulles Airport Access and Toll Road also being the southern boundary of Parcel 7, Reston as acquired by Reston Land Corporation in Deed Book 4926 Page 299 among said land records

North 51° 37' 02" West, 2.11 feet to a point; thence

North 84° 12' 13" West, 243.95 feet to a point; thence

North 88° 01' 04" West, 210.00 feet to a point; thence

South 86° 39' 01" West, 150.65 feet to a point; thence

North 87° 32' 19" West, 333.74 feet to a point; thence

EXHIBIT A

Reston Section 937
Block 1
December 20, 1995
Page 2

North 46° 28' 51" West, 53.91 feet to a point on the easterly right-of-way of Fairfax County Parkway, width varies; thence departing said Dulles Airport Access and Toll Road and running with said right-of-way of Fairfax County Parkway

North 14° 16' 13" East, 69.61 feet to a point; thence

North 61° 17' 03" West, 53.00 feet to a point; thence

North 28° 42' 57" East, 208.65 feet to a point; thence

North 35° 33' 31" East, 100.72 feet to a point; thence

North 28° 42' 57" East, 350.00 feet to a point; thence

North 57° 18' 19" East, 167.63 feet to a point; thence

North 89° 52' 37" East, 105.07 feet to a point; thence

South 58° 16' 53" East, 491.10 feet to a point on the southerly right-of-way of Sunset Hills Road, Route 675, width varies; thence departing said Fairfax County Parkway and running with said right-of-way of Sunset Hills Road and said Parcel 7, and continuing along northern boundary of said Parcel 7A

South 46° 15' 40" East, 478.23 feet to a point; thence

South 44° 35' 01" East, 30.48 feet to a point; thence departing said Sunset Hills Road and running through said Parcel 7A, Reston

South 45° 24' 59" West, 69.97 feet to a point; thence

Reston Section 937
Block 1
December 20, 1995
Page 3

137.37 feet along the arc of a curve deflecting to the left having a radius of 200.00 feet and a chord bearing and distance of South 25° 44' 20" West, 134.69 feet to a point; thence

South 06° 03' 42" West, 75.85 feet to a point on said right-of-way of Dulles Airport Access and Toll road; thence running with said Dulles Airport Access and Toll Road

North 83° 56' 18" West, 236.32 feet to the point of beginning, containing 738,884 square feet or 16.96243 acres, more or less.

PAB:nk

d:\desc\4048.pab

REZONING AFFIDAVIT

DATE: March 28, 1996
(enter date affidavit is notarized)

95-2360

for Application No(s): CP 86-C-121-4
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuire, Woods, Battle & Boothe, L.L.P.
8280 Greensboro Drive, Suite 900
McLean, Virginia 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe, L.L.P.

Adams, Robert T.
Alexander, Fred C., Jr.
Ames, W. Allen, Jr.
Anderson, Arthur E., II
Anderson, Donald D.
Anderson, John F.
Appler, Thomas L.
Armstrong, C. Torrence
Bagley, Terrence M.
Ballowe, James E., Jr.
Bates, John W., III
Battle, John S., Jr.
Belcher, Dennis I.
Bergan, Ann R.
Berkley, Waverly Lee, III
Blaine, Steven W.
Boland, J. William
Bond, Calhoun
Bowie, C. Keating
Bracey, Lucius H., Jr.
Bradshaw, Michael T.

Brame, J. Robert, III
Bridgeman, James D.
Briskin, Robert K.
Brittin, Jocelyn W.
Broaddus, William G.
Brown, Brickford Y.
Brown, Thomas C., Jr.
Burke, Donald F.
Burke, John W., III
Burkholder, Evan A.
Burrus, Robert L., Jr.
Busch, Stephen D.
Cabaniss, Thomas E.
Cairns, Scott S.
Calabrese, Antonio J.
Carter, Joseph C., III
Cason, Alan C.
Cogbill, John V., III
Colangelo, Stephen M.
Corney, James B.
Corson, J. Jay, IV

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: March 28, 1996
(enter date affidavit is notarized)

95-236 E

for Application No(s): CP 86-C-121-4
(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 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.)

None

(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:

(check one) [] Applicant [X] Applicant's Authorized Agent
AJ Calabrese

Antonio J. Calabrese, Applicant's Agent

(type or print first name, middle initial, last name & title of signe

Subscribed and sworn to before me this 28th day of March, 1996, the state of Virginia

My commission expires: 6-30-98 Notary Public

DATE: March 28, 1996
 (enter date affidavit is notarized)

95-2306

for Application No(s): CP 86-C-121-4
 (enter County-assigned application number(s))

(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.)

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))
Davis, Carter, Scott Agents: Douglas N. Carter Thomas J. Dinneny	8260 Greensboro Drive, 500 McLean, VA 22102	Architects
Wetland Studies & Solutions, Inc. Agents: Michael S. Rolband	14088 Sullyfield Circle Suite M Chantilly, VA 22021	Wetlands Consultants
M. J. Wells & Associates Agents: Martin J. Wells	1420 Spring Hill Road Suite 600 McLean, VA 22102	Traffic Engineers
Dayton Hudson Corporation d/b/a Target Stores a Minnesota corporation Agents: William Hise Forest E. Russell	777 Nicollett Mall Minneapolis, MN 55402	Co-Applicant Property Owner 17-3((01))33

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

DATE: March 28, 1996
(enter date affidavit is notarized)

95-236-1

for Application No(s): CP 86-C-121-4
(enter County-assigned application number(s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Barry B. Smith
J. Edgar Sears
Brian P. Sears

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

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

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

M. J. Wells & Associates, Inc. 1420 Spring Hill Road, Ste. 600
McLean, VA 22102

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)

Martin J. Wells
Carol J. Sargeant

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

Martin J. Wells, President/Treasurer
Carol J. Sargeant, Vice President/Secretary

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

DATE: March 28, 1996
(enter date affidavit is notarized)

95-236-c

for Application No(s): CP 86-C-121-4
(enter County-assigned application number(s))

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

Davis, Carter, Scott 8260 Greensboro Drive, Ste. 500
McLean, VA 22102

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)

Douglas N. Carter
Robert W. Davis
Lena I. Scott

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

Douglas N. Carter, President
Robert W. Davis, Exec. Vice President
Lena I. Scott, Vice President

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

Wetland Studies & Solutions, Inc.

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)

Michael S. Rolband, sole shareholder

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

Michael S. Rolband, President

(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: March 28, 1996
(enter date affidavit is notarized)

95-2366

for Application No(s): CP 86-C-121-4
(enter County-assigned application number(s))

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

Dayton Hudson Corp. 777 Nicollete Mall
Minneapolis, MN 55402

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)

Publicly traded

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

Officers:

- | | |
|----------------------|--------------------|
| Robert J. Ulrich | Stephen E. Watson |
| Kenneth B. Woodrow | Larry V. Gilpin |
| Robert G. McMahon | John E. Pellegrine |
| Gregg W. Steinhafel | Paul W. Sauser |
| Raj Joneja | James T. Hale |
| Douglas A. Scovanner | Gerald L. Storch |
| Edwin H. Wingate | JoAnn Bogdan |
| Gail J. Dorn | L. Fred Hamacher |
| William E. Harder | William P. Hise |
| Stephen C. Kowalke | Jack N. Reif |

Directors:

- | | |
|--------------------------|---------------------|
| Rand V. Arjukg | William W. George |
| Michele J. Hooper | John R. Walter |
| Robert A. Burnett | Roger L. Hale |
| Mary Patterson McPherson | Stephen E. Watson |
| Livio D. DeSimone | Solomon D. Trujillo |
| Betty Ruth Hollander | Roger A. Enrico |
| Robert J. Ulrich | |

DATE: March 28, 1996
 (enter date affidavit is notarized)

95 2366

for Application No(s): CP 86-C-121-4
 (enter County-assigned application number(s))

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

Mobil Corporation 3225 Gallows Road
 Fairfax, Virginia 22037

DESCRIPTION OF CORPORATION: (check one statement)

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

NAME OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Publicly traded

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

Directors:

- Allen F. Jacobson
- Helene L. Kaplan
- Lucio A. Noto
- Charles S. Sanford, Jr.
- Charles A. Heimbald, Jr.
- Officers:
- Thomas Deloach, Sr. VP
- James T. Mann, VP
- Barbara Patocka, Asst.Treas.
- Jerome Trautschold, Asst.Treas.
- Patricia Stevenson, Sr.Asst.Sec.
- Robert Dodds, Asst.Sec.
- George Broadhead, Sr.Asst.Contr.
- Samuel Gillespie, General Counsel
- Steven A. Lopes
- Peter J. Antico

- Lewis M. Branscomb
- Samuel C. Johnson
- William J. Kennedy, III
- Aulana L. Peters
- Robert G. Schwartz
- Joseph D. Hanley
- Lucio A. Noto, Chair&Pres.
- Rex D. Adams, VP
- R. Hart Gardner, Treas.
- Joseph Sarnowski, Asst.Treas.
- C. M. Devine, Secretary
- Robert Book, Asst.Sec.
- Charles Olson, Asst.Sec.
- Timothy Sexton, General Auditor
- Joseph A. Sarn
- Charles E. Dubois
- Stephen R. Lasala

- Paul J. Hoenmans
- Donald V. Fites
- J. Richard Munro
- Eugene A. Renna
- Robert O. Swanson
- Debra D. Drumheiler
- Robert Swanson, Sr. VP
- Walter Arnheim, VP
- William Bogaty, Asst.Treas.
- Peter D. Thomson, Asst.Treas.
- Gordon Garney, Sr. Asst.Sec.
- Susan R. Csia, Asst.Sec.
- Robert Musser, Controller
- Robert J. Minyard
- Aldis V. Livalentis
- E. S. Thomassen

DATE: March 28, 1996
(enter date affidavit is notarized)

45 2366

for Application No(s): CP 86-C-121-4
(enter County-assigned application number(s))

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

Mobil Land Development Corporation 11911 Freedom Drive, Ste. 400
Reston, Virginia 22090

DESCRIPTION OF CORPORATION: (check one statement)

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

NAME OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Mobil Corporation

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

- | | | |
|-----------------------------|--------------------------------|--------------------------------|
| William D. Deihl, President | Anthony Cavaliere, Asst.Treas. | Nicholas G. Greco, Exec. VP |
| John A. Caselli, Treasurer | Joseph Sarnowski, Asst.Treas. | Robert Drumheiler, Asst.Treas. |
| Arthur Golden, Asst.Treas. | Robert Book, Asst.Controller | Patricia Stevenson, Sec. |
| Carol B. Allums, Asst.Sec. | L.L. Brewer, Asst.Sec. | Hal R. Bradford, Asst.Sec. |
| James H. Breed, Asst.Sec. | John J. Guilfoyle, Asst.Sec. | James B. Ekins, Asst.Sec. |
| Gordon Garney, Asst.Sec. | Charles Olson, Asst.Sec. | Virginia Kellogg, Asst.Sec. |
| Norman D. Peel, Asst.Sec. | O. Russ Beaman, Controller | L. W. Phelps, Asst.Sec. |
| David R. Schultz, Asst.Sec. | | |

DIRECTORS:

- | | | |
|-------------------|------------------|-------------------|
| O. Russ Beaman | William D. Deihl | Nicholas G. Greco |
| Robert O. Swanson | Norman D. Peel | |

DATE: March 28, 1996
(enter date affidavit is notarized)

95 236 e

for Application No(s): CP 86-C-121-4
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe, L.L.P., 3280 Greensboro Drive, Suite 900,
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g.
General Partner, Limited Partner, or General and Limited Partner)

Coward, Curtis M.
Cranford, Page D.
Cullen, Richard
Dabney, H. Slayton, Jr.
Daniel, John W., II
Dawes, Michael F.
Dean, Thomas F.
Den Hartog, Grace R.
Douglass, W. Birch, III
Drew, Randal H.
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.
Edwards, Elizabeth F.
Evans, David E.
Evans, K. Stewart, Jr.
Feller, Howard
Fifer, Carson Lee, Jr.
Flemming, Michael D.
France, Bonnie M.
Franklin, Stanley M.
Garrett, Judson P., Jr.
Garrett, Sam Y., Jr.
Geisler, Ernest K., Jr.
Getchell, E. Duncan, Jr.
Gieg, William F.
Giguere, Michael J.

Glassman, M. Melissa
Goldman, Nathan D.
Good, Dennis W., Jr.
Goodall, Larry M.
Gordon, Thomas C., Jr.
Graham, John
Grandis, Leslie A.
Grimes, Larry B.
Hampton, Glenn W.
Haney, William C.
Harmon, T. Craig
Harrison, J. Waller
Harwood, Steven J.
Head, Mary S.
Hobson, Richard R. G.
Houston, David S.
Jett, R. Arthur, Jr.
King, Donald E.
King, William H., Jr.
Kittrell, Steven D.
Krueger, Kurt J.
La Frata, Mark J.
Landess, Fred S.
Lefcoe, Vann H.
Levin, Michael H.
Lewis, James M.
Little, Nancy R.

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

DATE: March 28, 1996
(enter date affidavit is notarized)

95-2366

for Application No(s): CP 86-C-121-4
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe, L.L.P., 3280 Greensboro Drive, Suite 900,
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g.
General Partner, Limited Partner, or General and Limited Partner)

Marshall, Gary S.
 Martin, George K.
 McArver, R. Dennis
 McCallum, Steve C.
 McCann, John E.
 McElligott, James P., Jr.
 McElroy, Robert G.
 McFarland, Robert W.
 McGee, Gary C.
 McGonigle, Thomas J.
 McIntyre, Charles W., Jr.
 McMenamain, Joseph P.
 McVey, Henry H., III
 Melson, David E.
 Menges, Charles L.
 Merriman, R. Marshall, Jr.
 Middleditch, Leigh B., Jr.
 Moran, Kenneth J.
 Morgan, O. Forrest
 Murphy, Brian D.
 Murphy, Sean F.
 Murray, John V.
 Newton, Thomas L., Jr.
 Ney, R. Terrence
 O'Grady, Clive R. G.
 O'Grady, John B.
 Oakey, David N.

Oakey, John M., Jr.
 Oostdky, Scott C.
 Oviatt, Clifford R., Jr.
 Padgett, John D.
 Page, Rosewell, III
 Pankey, David H.
 Partridge, Charles E., Jr.
 Patterson, John W.
 Patterson, Robert H., Jr.
 Payne, Maria L.
 Price, James H., III
 Richardson, David L., II
 Robertson, David W.
 Robinson, Stephen W.
 Rohman, Thomas P.
 Rosen, Charlotte R.
 Russell, Deborah M.
 Russell, Frederick L.
 Rust, Dana L.
 Sacks, Morton A.
 Sanderlin, James L.
 Sanders, Wellford L., Jr.
 Scannell, Raymond F.
 Schewel, Michael J.
 Schill, Gilbert E., Jr.
 Scibelli, Arthur P.
 Scruggs, George L., Jr.

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

DATE: March 28, 1996
 (enter date affidavit is notarized)

95-2306-

for Application No(s): CP 86-C-121-4
 (enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe, L.L.P., 8280 Greensboro Drive, Suite 900,
 McLean, VA 22102

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

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

Sharp, Larry D.
 Shelley, Patrick M.
 Slaughter, Alexander H.
 Slaughter, D. French, III
 Slingsluff, Robert L.
 Slone, Daniel K.
 Smith, Robert S.
 Smith, R. Gordon
 Sooy, Kathleen Taylor
 Spahn, Thomas E.
 Spencer, Christopher C.
 St. Amant, Joseph L. S.
 Stallings, Thomas J.
 Stillman, F. Bradford
 Stone, Jacquelyn E.
 Stoneburner, Gresham R.
 Strickland, William J.
 Stroud, Robert E.
 Stump, John S.
 Stutts, James F.
 Swartz, Charles R.
 Swett, Jay T.
 Tashjian-Brown, Eva S.
 Terwilliger, George J., III
 Thornhill, James A.
 Tierney, Philip
 Timmeny, Wallace L.

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

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

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

**TOWN CENTER CONCEPT PLAN - SECTION 937
RESTON LAND CORPORATION
STATEMENT OF JUSTIFICATION**

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
NOV 30 1995
ZONING EVALUATION DIVISION

I. INTRODUCTION AND OVERVIEW

Reston Land Corporation ("RLC") is proposing a retail development on land known as Section 937, Reston (the "Property"). The Property, which encompasses 19.06 acres, includes two parcels known as Tax Map 17-3-((1)), parcels 33 and 33A. The Property is located within the Reston Town Center District and is bounded to the north and east by Sunset Hills Road, to the south by the Dulles Airport Access Road\Toll Road and to the west by the Fairfax County Parkway. The Property is zoned PRC-Town Center. This project will help fulfill the retail needs of the 450 acre Town Center District and the Reston community, and is strategically and appropriately located in a non-residential area, contiguous to a well-developed road network.

II. RETAIL USES IN THE TOWN CENTER DISTRICT

RLC, the Reston community, the Fairfax County Board of Supervisors, the Planning Commission and Planning Staff have (since the approval of the Town Center Rezoning in 1987) contemplated a "vertical" mix of uses within the 80 acre Town Center Core. In those areas outside of the Core, RLC has consistently provided a "horizontal" use of mixes; that is, single uses on individual parcels, all of which are carefully designed, integrated, and built to support one another and the Town Center Core.

The Reston community continues to express an interest in and a need for retail uses. The proposed project is permitted by-right under the Fairfax County Zoning Ordinance and the Town Center Rezoning and Proffers.

III. TENANTS

The submitted Town Center Concept Plan illustrates that the major retail building totals approximately 127,000 square feet. This 127,000 square foot building is designed for a Target department store. Target is a subsidiary of Dayton Hudson, Inc. and has a strong reputation for high-quality goods at affordable prices. The target market for this retail development includes a substantial number of Reston and County residents (including families in Herndon, McLean, Great Falls, and, most importantly, Reston), with an emphasis on dual income-earning families.

In addition to the Target retail building, the Town Center Concept Plan also reflects a stand-alone building in the southeastern corner of the Property. RLC will determine a specific

user for this parcel as negotiations proceed. At this point, a by-right retail use is proposed, with the potential for a subsequent Special Exception (drive-thru bank, fast food restaurant or other similar use).

IV. DESIGN

The developers of this project will demonstrate a clear commitment to continuing the attention to detail and the quality of development that has been established within the Town Center District. The architecture will be compatible and in harmony with surrounding parcels. All aspects of this Plan, including the architecture, landscaping, lighting, pedestrian linkages, sign program and design, are subject to review and approval by the Reston Town Center Design Review Board ("Town Center DRB").

V. TRANSPORTATION

A. Town Center Road Improvement Proffers

The Town Center Rezoning and associated Proffers reflect the following main phases of development:

<u>PHASE</u>	<u>SQUARE FEET OF OFFICE\R&D DEVELOPMENT</u>
Phase I-A	267,000 - 2,300,000
Phase I-B	2,300,000 - 4,300,000
Phase I-C	4,300,000 - 5,500,000
Phase II	5,500,000 - 6,300,000
Phase III	6,300,000 - 7,105,000

Currently, there exists approximately 1,300,000 square feet of office\R&D development within the Town Center District. During development and prior to final construction of Phase I-A of the Town Center (i.e., 2,300,000 square feet of office\R&D space), RLC proffered to complete the following road improvements:

PHASE I-A

- (1) A southbound to eastbound loop in the SW quadrant of Reston Avenue (now Reston Parkway) and the Dulles Access Road, with relocation of the ramps in the SW and SE quadrants.

Status: Completed.

- (2) A northbound left-turn lane across the Reston Avenue (Reston Parkway) bridge over the Dulles Access Road.

Status: Completed.

- (3) Reconstruct Sunset Hills Road to a 4-lane divided section from Town Center Parkway to Herndon Town line.

Status: Completed.

- (4) Widen westbound approach of Sunset Hills Road to Reston Avenue (Reston Parkway) from Old Reston Avenue.

Status: To be completed upon development of contiguous parcels.

- (5) East-West Connector Road (New Dominion Parkway) as a 4-lane divided section from Reston Avenue (Reston Parkway) to Alley Street (Library Street) and improve intersection with Reston Avenue (Reston Parkway).

Status: Completed.

- (6) Vail Avenue (Bluemont Way) as a 4-lane section from Reston Avenue (Reston Parkway) to Alley Street (Library Street) and improve intersection with Reston Avenue (Reston Parkway).

Status: Completed.

In addition, RLC contributed \$4,150,000 to Fairfax County towards the construction of the Fairfax County Parkway, from the Dulles Toll Road to Sunset Hills Road in January of 1992.

RLC has fulfilled all of the applicable transportation improvements necessary to proceed with this retail project. As noted above, RLC already has completed all but one of the Phase I-A improvements, even though RLC is not required to do so until the level of office\R&D development reaches 2,300,000 square feet. Currently, the Town Center District contains only about 1,300,00 square feet of office\R&D. Therefore, RLC has constructed these Phase I-A improvements well in advance of when they are actually due.

In fact, RLC has constructed numerous transportation improvements that are not required until later phases of the Town Center development. These improvements include:

- (1) Expansion of portions of Reston Parkway between the Dulles Airport Access Road and Sunset Hills Road (Phase I-B: not required until the level of office\R&D development reaches 4,300,000 square feet).
- (2) Construction of New Dominion Parkway to a 4-lane divided section from Library Street to Town Center Parkway (Phase I-B: not required until the level of office\R&D development reaches 4,300,000 square feet).

- (3) Construction of Town Center Parkway to a 4-lane divided section from Bowman Town Drive to New Dominion Parkway (Phase I-B: not required until the level of office\R&D development reaches 4,300,000 square feet).
- (4) Construction of Fountain Drive as a 2-lane section from New Dominion Parkway to Bowman Towne Drive (Phase I-B: not required until the level of office\R&D development reaches 4,300,000 square feet).
- (5) Construction of southbound lane across the Reston Parkway bridge over the Dulles Airport Access Road (Phase I-C: not required until the level of office\R&D development reaches 5,500,000 square feet).
- (6) The extension of Town Center Parkway to Sunset Hills Road (currently under construction and expected to be completed in the Spring of 1996) (Phase II: not required until the level of office\R&D development reaches 6,300,000 square feet).

B. Approved v. Proposed Development

It is also worth noting that (1) this retail development will not generate an a.m. peak traffic problem as would an office development, which is also permitted by-right on the Property and (2) a significant portion of the vehicles associated with this development will be pass-by (rather than "new") trips, as many of the customers will be Restonians simply traveling to the site from home or on their way home from work.

RLC has comprehensively analyzed this quadrant of Reston and proposes a coordinated vehicular and pedestrian system. RLC has designed the Property in conjunction with the neighboring parcels, including Section 935\Block 2 (slated for an extended stay hotel, coupled with a number of stand-alone uses) and Section 935\Block 3 (the Reston YMCA site). RLC has already revised substantially its initially contemplated intersection\entrance, at the request of the Virginia Department of Transportation ("VDOT") and the Office of Transportation ("OT"). A traffic signal, which is likely to be warranted by VDOT, will be constructed as part of this development. The Applicant is submitting separately a traffic analysis for review by VDOT and OT. This analysis demonstrates that the proposed retail project will have no significant negative impact on the adjoining road network.

VI. CONCLUSION

RLC's proposed retail project is permitted by-right under the Fairfax County Zoning Ordinance, the Reston Master Plan and the Reston Town Center Rezoning and Proffers. Market research and continuing strong consumer demand warrant the type of retail development and the proposed tenant on this site. The submitted Town Center Concept Plan is consistent with the Reston Master Plan and the existing Town Center District. This project will help fulfill the retail needs of the 450 acre Town Center District and the Reston community, and is strategically and appropriately located in a non-residential area, contiguous to a well-developed road network.

This retail development will serve as an important contributor to the vitality of the Town Center District and will fill an important retail niche for the Reston community and surrounding areas. The transportation impact of this retail development should be less burdensome than that of an office development, which is also permitted on these parcels. RLC has fulfilled all of the applicable transportation improvements necessary to permit this retail development and has constructed numerous transportation improvements well in advance of its proffer requirements.

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

Dated: November 30, 1995

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

u:5411\reston\937\soj.mem

**MCGUIREWOODS
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8280 Greensboro Drive
Suite 900, Tysons Corner
McLean, Virginia 22102-3892
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March 4, 1996

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 4 1996
ZONING EVALUATION DIVISION

Via Hand Delivery

Ms. Regina Murray
Office of Comprehensive Planning
12055 Government Center Parkway
Fairfax, VA 22030

Re: RLC - Section 937 (Target) - CP 86-C-121-4

Dear Regina:

On behalf of Reston Land Corporation ("RLC"), I am pleased to forward a copy of the revised Town Center Concept Plan and notes for the above referenced application. Greg Hamm and I appreciate your many constructive suggestions. As a follow-up to our meeting last week, we have reviewed very carefully Staff's recommendations, and attempted to accommodate all reasonable suggestions, while maintaining an economically-viable proposal.

As we discussed last week, it is not possible (and in our opinion, not desirable) for RLC to remove its proposed stand-alone building, located at the eastern portion of the site. This use serves the important purpose of establishing a "shopping center" use on Section 937 (which reduces substantially the zoning ordinance required number of parking spaces). This stand-alone site also represents a significant economic value to RLC, which will help offset the substantial road improvements and other commitments which we are making as part of this Town Center Concept Plan. Finally, the alternative uses proposed for this small building (retail, office or sit-down eating establishment), are important and necessary community-serving uses. We believe this is a desirable and appropriate location for this use.

Ms. Regina Murray
March 4, 1996
Page 2

Tracking, generally, the revised notes to this Plan, I would like to highlight the modifications which we have made at the request of Planning Staff.

I. GENERAL

A. Revised Plan. We have revised the Town Center Concept Plan to address, hopefully, virtually all of Staff's suggestions. The changes to the Plan include a substantial increase in landscaping (reviewed in greater detail below), a more specific delineation of the road improvements requested by Staff, substantial revisions to the notes, implementation of a variety of "clean up" suggestions to the plans and the notes, and inclusion of the cross-sections and perspectives.

B. Tabulations. At the request of Staff, we have more specifically delineated a number of tabulations associated with this Plan (see notes #3 - #5).

C. Parking - Clarification. We have amended the parking note (see note #6) to specify the applicable County parking provisions, and to ensure that the Applicant must maintain conformance with the Town Center Concept Plan, even if we provide greater than the County-required number of parking spaces (i.e., we would have to protect landscaping, open space, interior parking lot landscaping, etc.).

D. Open Space. The Applicant has committed to a minimum of 50% open space on the entire site (see note #7).

E. Interior Parking Lot Landscaping. The Applicant has agreed to provide a minimum of 7.5% interior parking lot landscaping (see note #8). As you are aware, the County requirement is for 5% interior parking lot landscaping. We have added a substantial number of trees within the interior parking lot areas of the property.

F. Tree Cover. The Applicant has agreed to provide a minimum of 15% tree cover. As you are aware, the County requirement is for 10% tree cover.

Ms. Regina Murray
March 4, 1996
Page 3

G. Building Height. We have agreed to a maximum building height of 50' on the Target site, and 45' on the Reston Land parcel.

II. LANDSCAPING

A. Landscaping Plan Generally and Urban Forester. We have added substantial to both the perimeter and interior portions of the site. At Staff's suggestion, we have delineated substantial evergreen plantings at the Staff-suggested critical portions of the site (including along the Fairfax County Parkway and the Dulles Greenway). We believe that the revised landscaping plan will accomplish both the Applicant's and Staff's goals of protecting the visual integrity of the site, both from the exterior and interior (for the benefit of our customers). We have also noted specifically that our landscaping plans shall be coordinated with and subject to review and approval by the Urban Forester.

B. Berm. We have revised the note (note #12) regarding the berm as suggested by Staff. We have also delineated additional landscaping along the berm, located along Sunset Hills Road. We have included the cross-section reflecting this berm and the associated landscaping as part of the submittal package.

C. Tree Save Area Within Storm Water Management Pond - Revegetation Plan. At the request of the Environmental Branch, we have agreed to a revegetation/replanting plan should the tree save area within the storm water management pond being adversely impacted.

III. TRANSPORTATION

A. Clarification. I believe that we have accommodated all of Staff's recommendations in terms of clarifying the language of the notes.

B. Improvements Completed Prior to Issuance of Non-RUP. Staff has requested, and the Applicant has agreed, to complete the substantial and noted improvements as part of the issuance of a non-RUP for the Target retail store (see notes #17, #18 and #19).

Ms. Regina Murray
March 4, 1996
Page 4

C. Reservation of Rights-of-way. As we discussed at our meeting, RLC believes it is important to continue to reserve the noted right-of-way (for an additional right-turn lane into the main entrance of the site, as well as for a third through-lane along the eastern portion of the property) The note specifically obligates Target and RLC to convey these rights-of-way, at no cost to the County, at such time as funds are let to construct these improvements (see notes #21 and #22).

D. Bus Stop. We have been unable to conclude a final location for the bus stop, in light of the fact that we have not secured a final tenant for the RLC parcel (see note #23). Consequently, we have specified that we will provide a bus stop and pull-off area east of the main entrance to the site during the site plan review process for the RLC parcel. It is important to highlight that the final bus stop location shall be as determined by the Office of Transportation.

IV. LAND USES

We have adopted the Staff's suggested language with regard to the land uses on the Target property (see note #24). We have specifically limited the RLC parcel to a retail or office use or a sit-down eating establishment (no drive-thru) (see note #25).

V. SIGNAGE RESTRICTIONS

A. Target-Building Mounted Sign Restrictions. Target has agreed not to place any signs on its north, west or south elevations (see note #26). It has agreed to limit itself to no more than two (2) building-mounted signs on its frontage. As you are aware, the Fairfax County Zoning Ordinance does not limit the number of signs which are permitted. The main entrance to Target is set back some 320' from the Toll Road right-of-way. This is more than an adequate distance to protect the visual integrity from the Toll Road. As you are also aware, the Toll Road is located substantially higher in elevation than the Target building.

B. RLC - Building Mountage Limitation. At the request of the Staff, RLC has agreed to limit its Dulles Toll Road-facing sign

Ms. Regina Murray

March 4, 1996

Page 5

to no more than 50 sq. ft. (see note #27). The ordinance allows up to 200 sq. ft. of signage in this location.

C. Stand-alone Sign. The Applicants have agreed to limit themselves to no more than one (1) free-standing, ground-mounted (not pylon) sign (see note #28). This sign shall be attractive, landscaped and consistent with the architecture of the Target building. We have agreed that this sign would not be located along the Dulles Airport Access Road. Under the Zoning Ordinance, the Applicants would be permitted at least two (2) such signs, one of which could be located along the Dulles Airport Access Road.

In conclusion, Target and RLC believe that we have accommodated and satisfied all reasonable requests from the Planning Staff. We greatly appreciate your time, attention and constructive suggestions.

Please advise if you have any questions or if I can provide you with any additional information. As always, I look forward to continuing to work with you on this case.

Sincerely,

AJ CALABRESE

Antonio J. Calabrese

AJC:jmw

enclosures

cc w/enc: The Honorable Robert D. Dix, Jr.

Mr. John Palatiello

Ms. Joan Dubois

David R. Schultz, Esquire, RLC

Mr. Greg Hamm, RLC

Mr. Thomas Dinneny, AIA, Davis-Carter-Scott

Mr. Eric Siegel, P.E., Urban Engineering

Mr. Martin J. Wells, P.E., Wells & Associates

John J. Bellaschi, Esquire, MWB&B

Meaghan S. Kiefer, Planner, MWB&B

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

February 22, 1996

OFFICE OF RECORDS
FEB 27 1996
ZONING DEPARTMENT

Via Telecopy

Ms. Regina Murray
Office of Comprehensive Planning
Suite 730
12055 Government Center Parkway
Fairfax, VA 22035

Re: Section 937 - Storm Water Management and Rough Grading Plans

Dear Regina:

As a follow-up to our discussions, and on behalf of Reston Land Corporation, I want to conclude the issues associated with our pending rough grading and storm water management plans on Section 937. As you know, it is important to the timing of the Target development that we secure the County's final approval on our rough grading and storm water management plans, and proceed with our preliminary site plan review. In that regard, and on behalf of Dayton-Hudson ("Target") and Reston Land Corporation ("RLC"), we agree as follows:

1. Timing and Extent of Grading Activities. Target and RLC agree that no grading, other than that which is required for the proposed storm water management pond in the southwest corner of the property (including the necessary access road and associated clearing and grading), will occur on the property prior to approval of the Town Center Conceptual Plan on Section 937. The designated area of this site is the only location where a storm water management pond can be placed - it is the low point of this parcel. Consequently, the pending Town Center Concept Plan has no affect on the proposed storm water management plan - it has to be located in this area, regardless of the development proposal on Section 937.

Of equal import, the rough grading and storm water management plans call for very limited clearing and grading on Section 937; specifically, only that clearing and grading necessary for an access road and the pond. The pending plans do not propose site-wide clearing or grading. Furthermore, it is fairly unlikely that any clearing and grading of the property will occur before approval

Ms. Regina Murray
February 22, 1996
Page 2

of the Town Center Concept Plan. We are currently anticipating commencement of clearing and grading activities for only the pond in early April. As you know, the Town Center Concept Plan is scheduled for an April 4th hearing.

2. Town Center Development Condition(s). Approval of the clearing and grading plans will have no impact on the County's request/suggestion that Target consider re-vegetation plantings around the storm water management facility. We do hereby acknowledge that approval of the grading and storm water management plans do not waive the County's right to request some reasonable re-vegetation.

3. Limits of Water Surface. We have analyzed the limits of the water surface and the potential impact on the tree preservation areas contiguous to the storm water management pond. While we make no guarantee, our engineers believe that the likely water surface levels of the storm water management pond will not adversely effect the tree preservation areas.

4. Army Corp of Engineers Approval. Our storm water management plans are consistent with the Army Corp of Engineers permits and the community-wide wetlands mitigation plans previously approved by the federal, state and County governments, which we have previously discussed. These plans include the Sunset Hills Nature Park. Consequently, our proposed grading and storm water management facilities would proceed as proposed, regardless of Target and the pending Town Center Concept Plan.

In conclusion, we would be happy to include this letter in our commitments as part of the pending storm water management and grading plans. However, it is particularly important that we secure the County's final approval of these plans, in order to proceed with the preliminary site plan on Section 937. I understand that all other issues have been resolved to the satisfaction of the Department of Environmental Management and Special Projects. Consequently, I would appreciate your immediate approval of including this letter with our pending plans, and moving forward with our preliminary site plan.

Please do not hesitate to call me if you have any questions or require any additional information. As always, I appreciate our time and attention to this matter.

Sincerely,

AJ CALABRESE

Antonio J. Calabrese

Ms. Regina Murray
February 22, 1996
Page 3

AJC/jmw

cc: David R. Schultz, Esquire, RLC
Mr. Greg Hamm, RLC
Eric Siegel, P.E., Urban Engineering
John J. Bellaschi, Esquire
Meaghan S. Kiefer, Planner

1 8411 reston 9320murray 622

► Quality Discount Store

Target is a discount store because of its high-volume, low margin formula. It is a quality retailer because of its emphasis on fashion-right, branded merchandise and its clean, attractive stores.

► A Shopping Alternative

Research shows that Target guests see Target as a shopping alternative to department stores, mass merchandising chains, specialty and catalog stores, as well as traditional discounters. They see Target as the best place to buy wanted high-quality merchandise at low prices, in surroundings that make shopping a pleasant experience.

► Basics Plus Fashion

Target's emphasis is on basic merchandise – staple, everyday items that consumers use and need most. Combined with an aggressive fashion strategy, this foundation in basics enables Target to compete as a life-style trend merchandiser in all merchandise categories, from apparel to personal care, home decor to automotive.

► Target's Commitment to Guests

Target is committed to providing guests with the highest quality goods at low prices. Our policies reflect Target's commitment to service which assures having merchandise in stock, easy to shop assisted self-service, and fast, friendly, accurate guest checkout procedures.

► The Stores

Target stores are usually on one level, generally between 80,000 and 135,000 square feet, free-standing or in major community or regional shopping centers.

► Major Merchandise Categories

mens/womens/childrens apparel
small appliances
jewelry & accessories
home decor
housewares & commodities
bicycles/outdoor sports/fitness
luggage
patio & lawn/garden

health & beauty aids
candy & snacks
cameras & electronics
sound & video equipment
movies, tapes & CD's
pet supplies
pharmacy
food service

dress & athletic shoes
school & office
stationery/party
automotive accessories
hardware, paint & wallpaper
bath/bedding/window/rugs
furniture & lighting

► Markets and Plans

Target operates 673 stores in 33 states, including 43 Greatlands, 2 Super Targets, and 147 pharmacies. Total store square footage: 68 million (approximately).

Arizona	22	Illinois	43	Michigan	42	New Mexico	5	S. Carolina	4
Arkansas	2	Indiana	31	Minnesota	42	N. Carolina	13	S. Dakota	4
California	129	Iowa	17	Mississippi	1	N. Dakota	4	Tennessee	16
Colorado	22	Kansas	7	Missouri	11	Ohio	14	Texas	77
Florida	52	Kentucky	7	Montana	3	Oklahoma	8	Washington	21
Georgia	23	Louisiana	2	Nebraska	8	Oregon	9	Wisconsin	21
Idaho	3			Nevada	8			Wyoming	2

1990: 23 new stores; 420 year-end total; new state - Idaho

1991: 43 new stores; 463 year-end total

1992: 47 new stores; 508 year-end total (2 relocations)

1993: 50 new stores (3 relocations); new metro market - Chicago; 554 year-end total

1994: 60 new stores (2 relocations); 611 year-end total

1995: 72 new stores (9 relocations); new state - Mississippi; 673 year-end total

Revenues		Operating Profit	
1992	\$10.39 billion (15% increase)	1992	\$574 million (25% increase)
1993	\$11.74 billion (13% increase)	1993	\$662 million (15% increase)
1994	\$13.60 billion (16% increase)	1994	\$732 million (11% increase)

► Employment

Target provides employment for approximately 125,000 people.

► Community Support

As the largest division of Dayton Hudson Corporation, Target is a major participant in the nearly five-decade pacesetting practice of budgeting five percent of corporate federally taxable income to support non-profit organizations.

In 1994, Dayton Hudson and its retail divisions made grants of approximately \$24 million. Dayton Hudson employees have pledged over \$9 million to their community United Way agencies, including \$5.6 million by Target employees.

Target's giving program is focused on strengthening family life through grants that provide family services and programs in the arts or social services.

Target and its employees also conduct many community service programs and events, including an annual "special assistance" holiday party for senior citizens and people with disabilities, attended by thousands of participants. Thousands of employees volunteer in community projects such as paint-a-thons, adopt-a-family, school partnerships, Habitat for Humanity, environmental projects and others.

► History

May 1, 1962 first store opens in Roseville, Minnesota, a suburb of St. Paul.

	1960s	1970s	1980s	1990s
New stores	17	63	319	264
Total stores	17	80	399	673
States	4	11	31	33

► The Organization

The headquarters is located in Minneapolis, with regional offices in Los Angeles, Dallas, Indianapolis, and Minneapolis.

Distribution centers are located in the Minneapolis, Los Angeles, Sacramento, Indianapolis, Little Rock metro areas, and in Pueblo, CO, Tifton, GA, and Oconomowoc, WI.

► Parent Company

Target Stores is a division of Dayton Hudson Corporation, one of the nation's largest general merchandise retailers. Target and the two other divisions – Mervyn's and The Department Store Division (Dayton's, Hudson's and Marshall Field's) – operate 1,030 stores in 34 states. Corporate 1994 revenue was \$21.3 billion.

Target Stores, P.O. Box 1392, Minneapolis, MN 55440-1392
For further information contact Gail Dorn at (612) 304-8888 or Fax (612) 304-5660

County (at cost exclusive of land costs) for exhibition of Fairfax County art and artifacts. This room may or may not be part of the art and cultural center at the discretion of Applicant. Should Fairfax County elect not to lease such room, it will be utilized by Applicant for art and cultural uses.

D. DEVELOPMENT PLAN FOR RZ 86-C-121

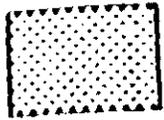
1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to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

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

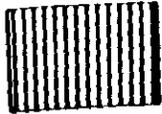
Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of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

E. DEVELOPMENT PLAN FOR RZ 86-C-118

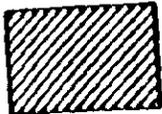
1. Property C will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission of



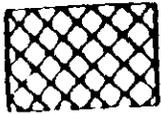
RZ 85-C-088
(PROPERTY A)



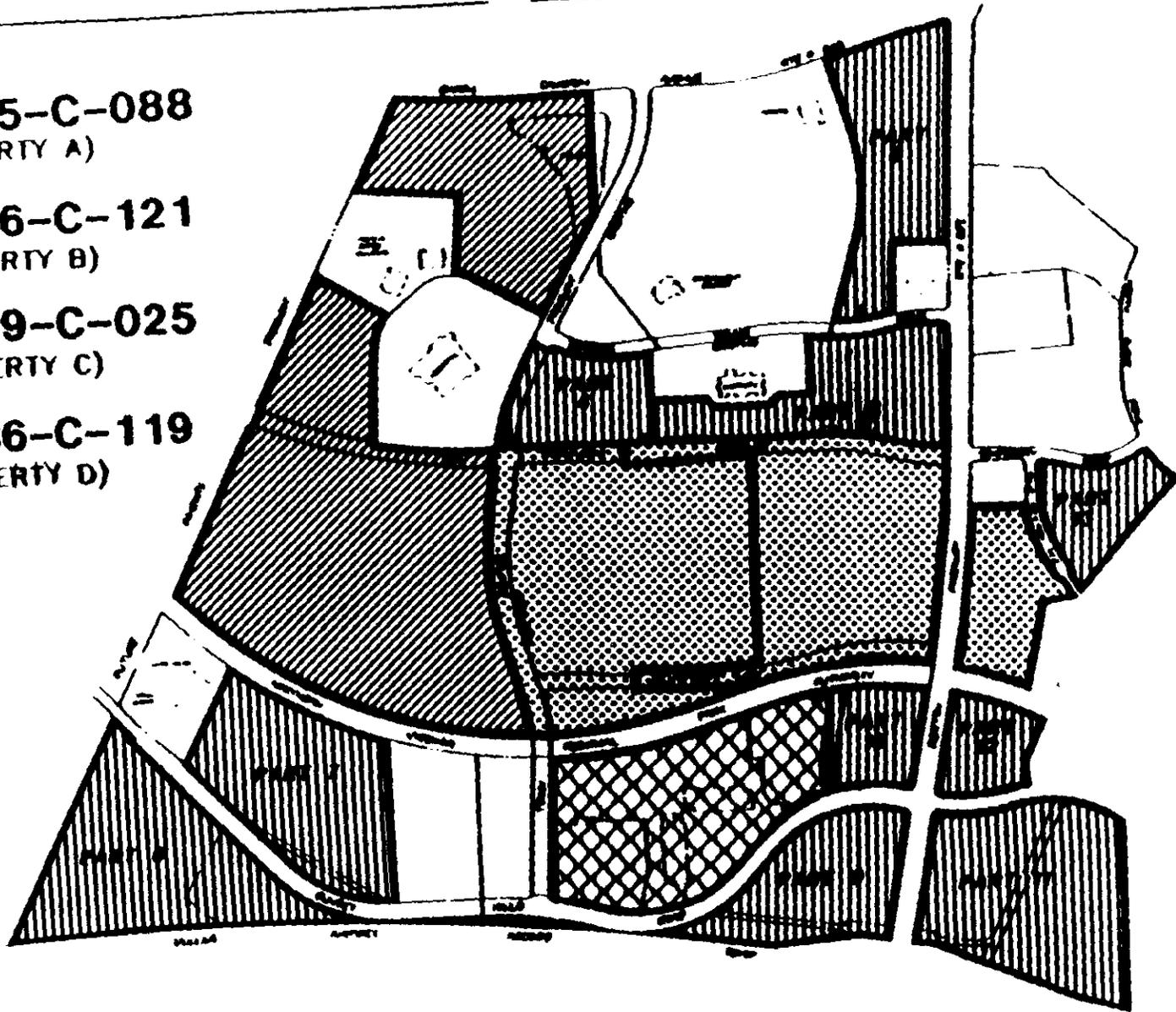
RZ 86-C-121
(PROPERTY B)



RZ 89-C-025
(PROPERTY C)



RZ 86-C-119
(PROPERTY D)



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

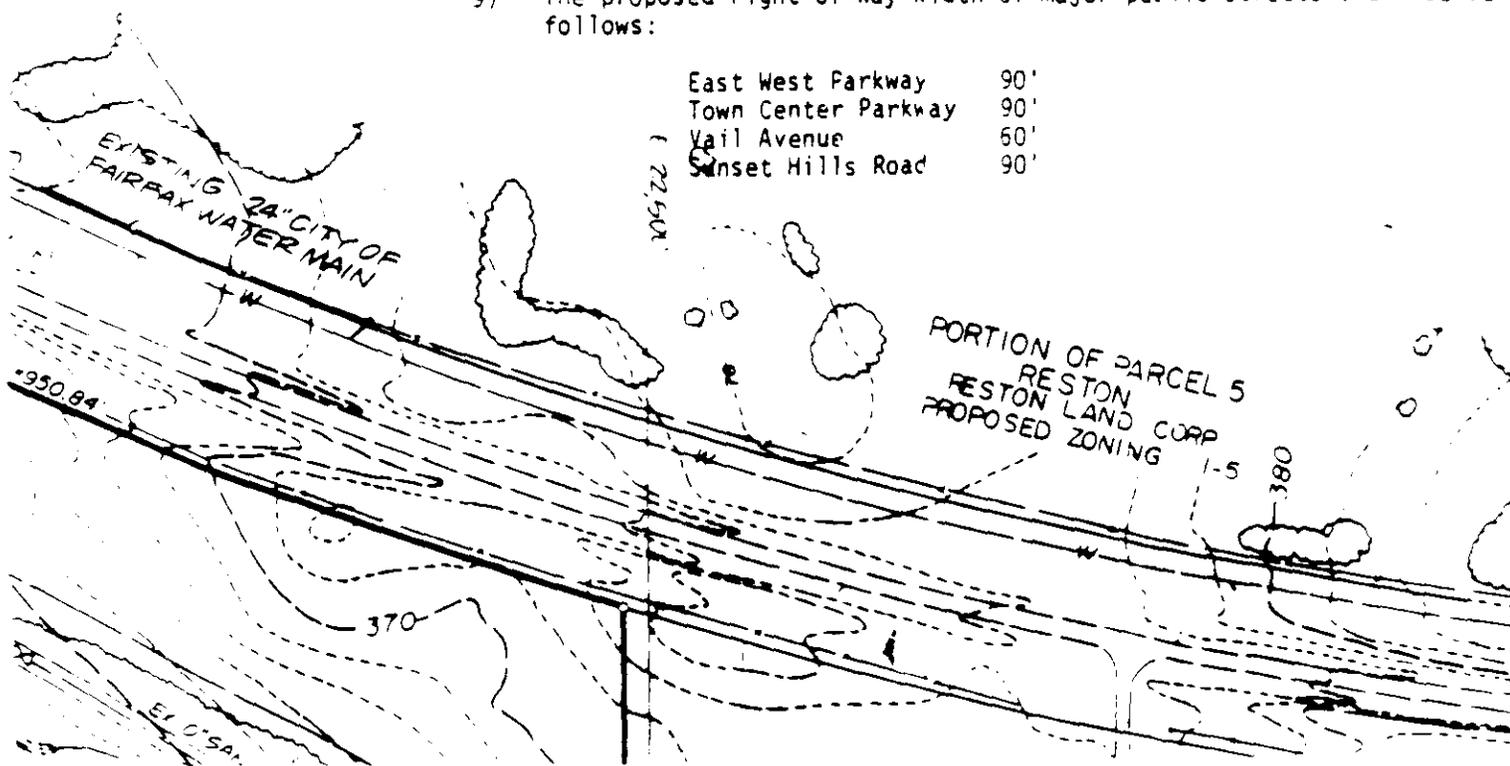
PREPARED BY
RESTON & LAND DEVELOPMENT
CORPORATION
RESTON, VIRGINIA

APPENDIX

NOTE:
 1. 2. 3. 4. 5. 6. 7. 8. 9.

- 1) The maximum gross floor area shall not exceed 100,000 sq. ft. (100,000 sq. ft. net).
- 2) Maximum overall building height shall not exceed 14 stories.
- 3) Maximum building height shall not exceed 140 feet.
- 4) Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. A. Landscaping may be required in accordance with the Zoning Ordinance and subject to the Reston Community Supervisors' approval.
- 5) A comprehensive pedestrian circulation system shall be provided with Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways at appropriate locations. This system 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:

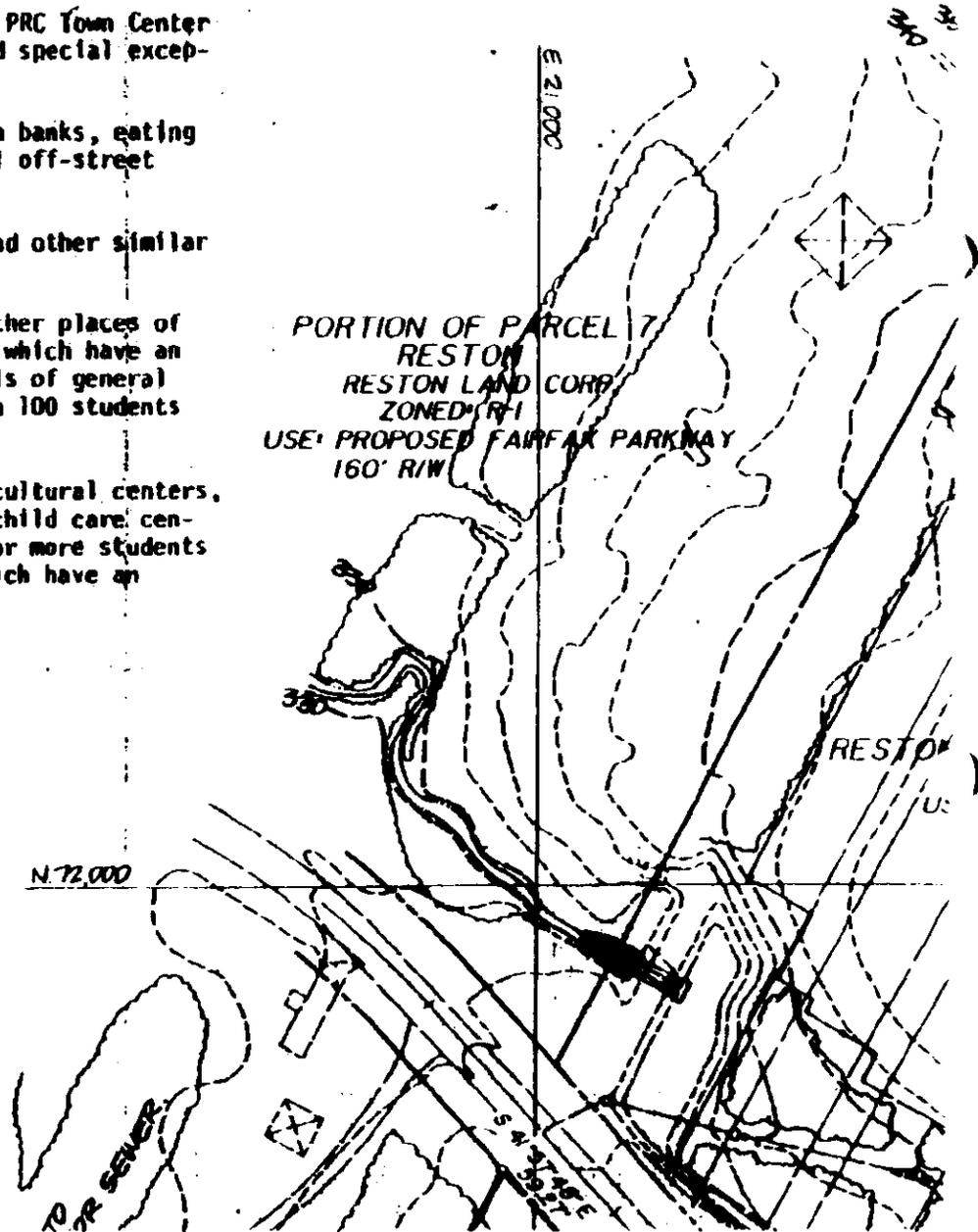
East West Parkway	90'
Town Center Parkway	90'
Vail Avenue	60'
Sunset Hills Road	90'

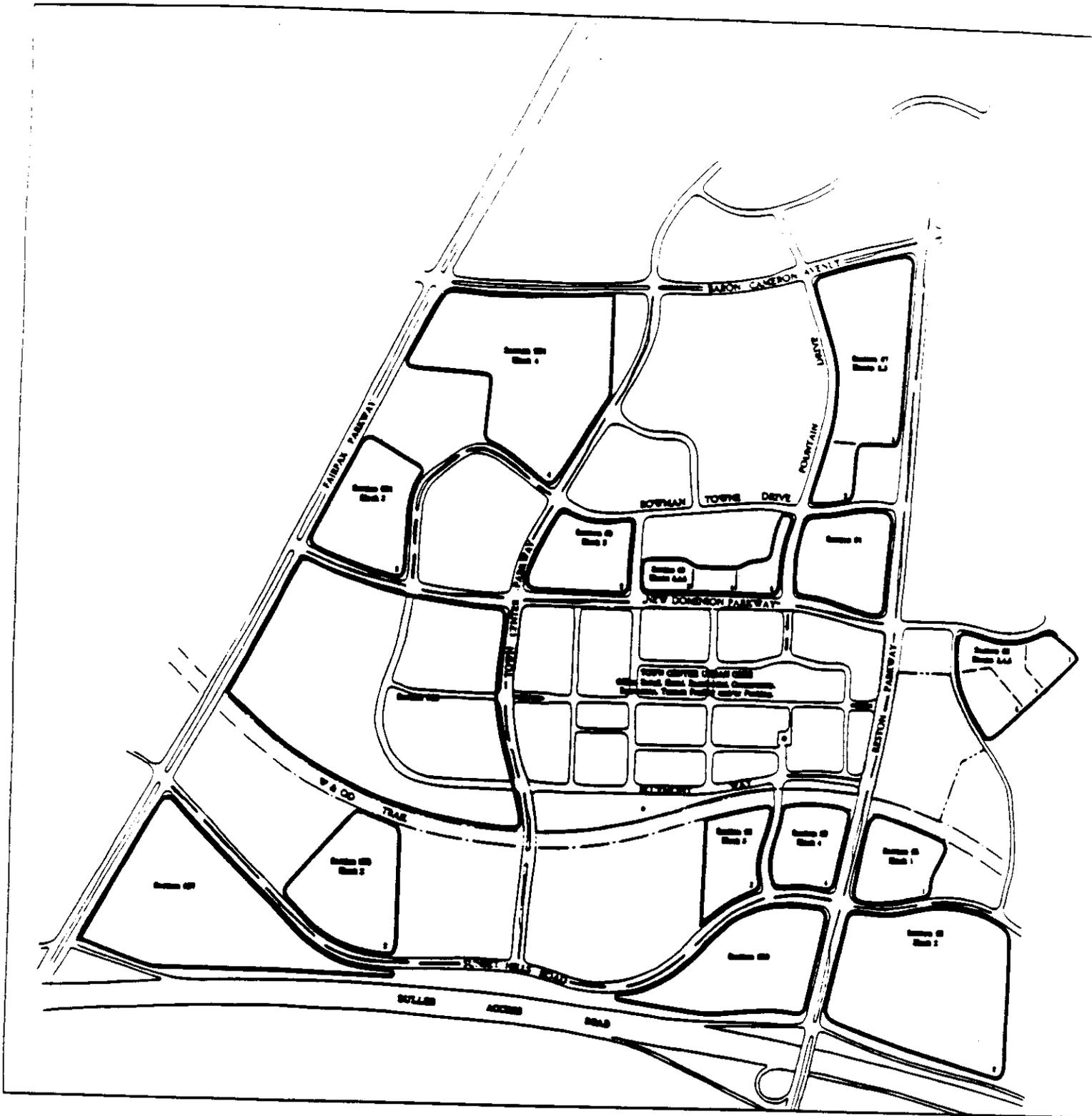


PART 7 and 8 USES

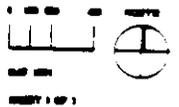
Uses will include all of those permitted by right within the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

- 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.





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

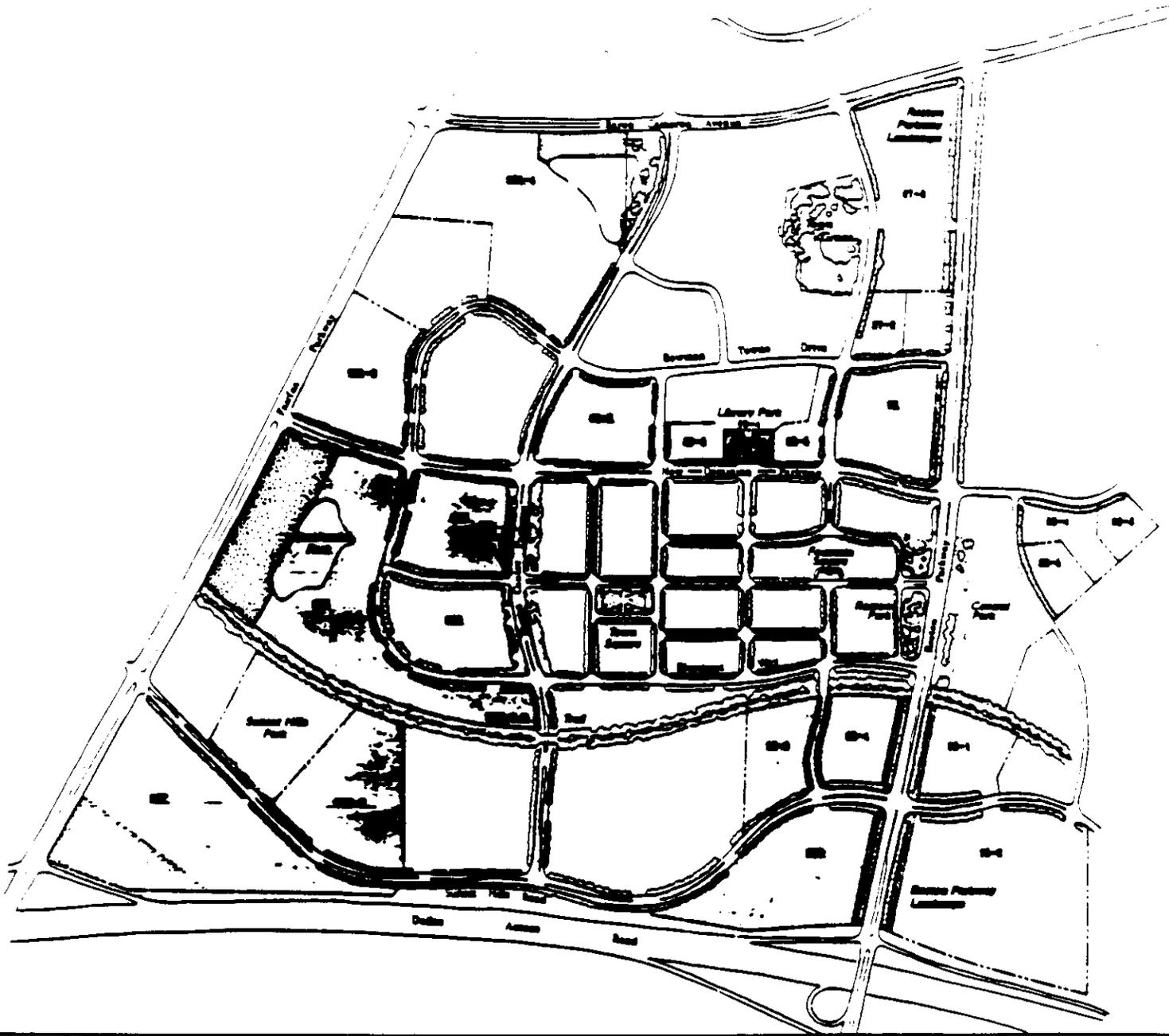


<u>Section, Block</u>	<u>Use</u>	<u>H. A. Limit</u>	<u>Non Residential F.A.R.</u>
83 - 3, 4, 5	Residential (max. 100 single family attached and/or multi-family units), Community, Recreation and/or Parking.	4 Stories	.5
87 - 2, 3.	Office, Retail, Residential, Community, Recreation, and/or Parking.	120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

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

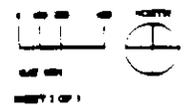
GENERAL NOTES

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



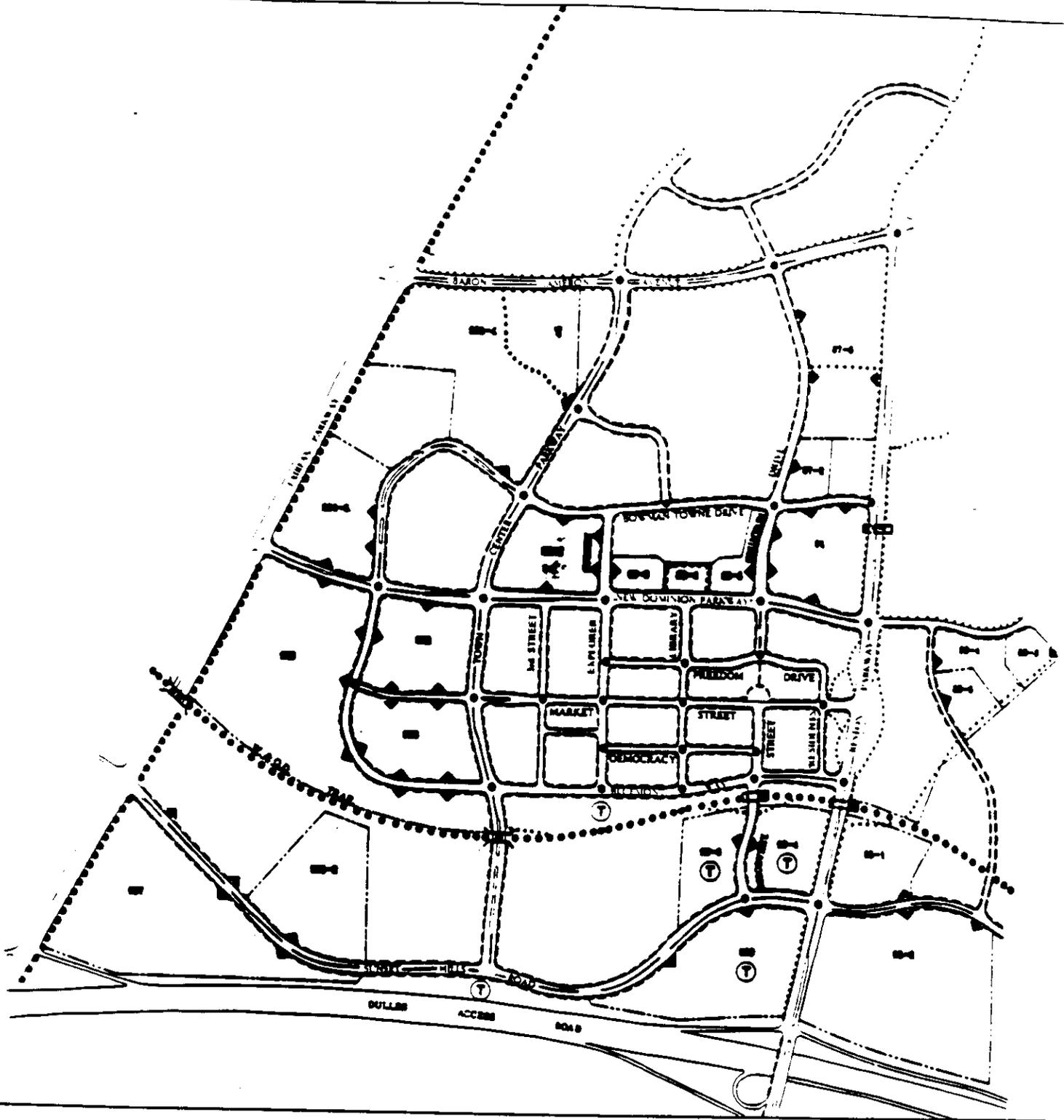
-  CONCEPTUAL PLAN (DASHED)
-  OPEN SPACE
-  LANDSCAPE / TREES / KEEPING NATURAL BUFFER

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



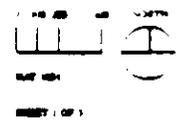
GENERAL NOTES

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 RS 86-C-119, 1 86-C-121 and RS 86-C-118/RS 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 BOUNDARY
- ARTERIAL
- COLLECTOR
- LOCAL STREET
- ○ ○ ○ ○ REGIONAL TRAIL
- ⊙ TRANSIT STOP
- OFF-ROAD LIGHTS
- OFF-ROAD LIGHTS WITH UNIDIRECTIONAL TRAFFIC
- OFF-ROAD LIGHTS WITH UNIDIRECTIONAL TRAFFIC AND TURNING MOVEMENTS
- OFF-ROAD LIGHTS WITH UNIDIRECTIONAL TRAFFIC AND TURNING MOVEMENTS AND TURNING MOVEMENTS

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



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 RE 86-C-119, RE 86-C-121 and RE 86-C-118/RE 89-C-029, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-029-2.

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:
Case No. CP 86-C-121-4
Reston Land Corporation (Target)

DATE: 4 March 1996

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated February 16, 1996. This application requests a conceptual plan for commercial use. Approval of this application would result in a floor area ratio (F.A.R.) of .18. 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 is planned for residential planned community. The Reston Land Use Plan shows that this property is planned for Town Center use. To the north is located vacant land. The western portion of this area is approved for a YMCA facility and planned for public park use. The eastern portion of the vacant land is planned for residential planned community (Town Center use). To the east are located Sunset Hills Road and part of the vacant land to the north. To the south is located the Dulles Airport Access Road. To the west are located the Fairfax County Parkway and vacant land (which is in the Town of Herndon) that is planned for public park use.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 19.1-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..."

Map:

The Comprehensive Plan map shows that the property is planned for residential planned community uses. The Reston Land Use Plan shows that this property is planned for Town Center use.

Analysis:

The application and development plan propose a commercial use at .18 FAR which is in conformance with the use and intensity recommendations of the Comprehensive Plan. However, the reference to adding additional commercial uses which are not shown on the development plan is not in conformance with the 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 application and development plan generally respond to these development criteria except as discussed in the following commentary.

Text:

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

Analysis:

The applicant should provide additional plantings along the Dulles Airport Access Road and add foundation plantings to the building to mitigate the impact of the proposed large structure upon the Dulles Corridor. All elevations should receive frontage facade treatment

due to the visual prominence of the building.

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:

This development criterion should be addressed by the Office of Transportation.

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 should provide foundation plantings for the proposed structure to be compatible with surrounding development.

Text:

"5. Provision of energy conservation features that will benefit future residents of the development..."

Analysis:

The applicant should address this development criterion.

Text:

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

Analysis:

The appropriate land area is consolidated for this development.

Barbara A. Byron, Director
CP 86-C-121-4
Page 5

Text:

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

Analysis:

The applicant should provide additional landscaping along the Dulles Airport Access Road to mitigate the impact of the large surface parking area.

Text:

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

Analysis:

This development criterion should be reviewed by the Office of Transportation.

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)/tarrest.doc

SUBJECT: Transportation Impact

REFERENCE: CP 86-C-121-4: Reston Land Corporation (Target)
Land Identification Map: 17-3 ((1)) 33 and 33A

DATE: February 22, 1996

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 February 16, 1996.

The referenced property is subject to proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 86-C-121, which rezoned the property to the PRC District. The subject application is a request to construct a 135,000 gross square foot "Target" store and an 10,000 gross square foot retail pad use on a 19.06 acre parcel of land referred to as Section 937 within the Reston Town Center.

This Office has reviewed the Conceptual Plan submitted by the applicant and offers the following comments:

- The Comprehensive Plan recommends that Sunset Hills Road (Route 675) be improved to a six lane divided section 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 such a typical section, with an additional 12 feet necessary for the provision of an exclusive right-turn deceleration lane. In conjunction with the review of the Conceptual Plan for the proposed YMCA (CP 86-C-121-3), to be located on the north side of Sunset Hills Road, this Office was provided with a typical section demonstrating that a right-turn lane, in addition to 3 through lanes, can be accommodated within a 68 foot dedication. Although the dedication/reservation shown on the submitted Conceptual Plan appears

Barbara A. Byron
February 22, 1996
Page Two

to be sufficient for those improvements committed to by the applicant, and certain others as may be required in the future, this issue may need to be addressed again, at the time of site plan review.

- The applicant has proposed to construct a third continuous eastbound lane across the site's Sunset Hills Road frontage to the easternmost entrance. This additional lane along Sunset Hills Road may be utilized as an interim right-turn deceleration lane until such time as the ultimate widening of Sunset Hills Road occurs. In addition, the applicant has indicated his intent to reserve additional right-of-way for a separate full width right-turn lane to be constructed on Sunset Hills Road at the main entrance at such time as the ultimate widening occurs.
- The applicant has indicated that right-of-way will be reserved, and dedicated at such time as funds are available, for the construction of an additional third lane along Sunset Hills Road east from the easternmost entrance. In order to facilitate the construction of this lane, the applicant should provide all ancillary easements as may be required to accommodate the future construction.
- The Conceptual Plan, as submitted, recognizes that due to the proximity of the Fairfax County Parkway/Sunset Hills Road interchange, the existing median breaks along this segment of Sunset Hills Road need to be (re)configured in order to reduce the potential for hazardous weaving maneuvers. The applicant has indicated that the existing median breaks will be closed and consolidated at a new location. In addition, protected left-turn lanes will be constructed to serve both the subject site and the proposed development(s) to be located on the north side of Sunset Hills Road.
- The applicant has committed to fund the design and installation of a traffic signal at the main entrance on Sunset Hills Road, if warranted and approved by the Virginia Department of Transportation.

Given the level of improvements to Sunset Hills Road, as outlined above, and committed to by the applicant, this Office would support the approval of the subject application provided that all of the above improvements will be substantially complete and open for use by the public prior to the issuance of a non-residential use permit for the proposed "Target" store.

AKR/RLA:rla

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

FAIRFAX COUNTY, VIRGINIA
MEMORANDUM

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

FROM: Bruce G. Douglas, Chief ¹³⁷⁰
Environment and Development Review Branch, OCP

SUBJECT: ENVIRONMENTAL ASSESSMENT for: CP 86-C-121-4
Reston Land Corp./Dayton Hudson

DATE: 5 March 1996

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 February 16, 1996. 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 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 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 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 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 flows in a well defined channel crosses the southwestern corner of the property. The stream flows northward through a culvert under the Dulles Toll Road and continues in a westward direction along the base of the highway embankment for several hundred feet. The banks of the stream are experiencing erosion in places. Erosion is particularly notable just downstream of the culvert. Several hundred feet downstream of the culvert, the stream flows away from the highway embankment in a northwesterly direction through a forested floodplain area on the property. Approximately 500 feet downstream of the highway embankment, the stream crosses through several cleared utility easements along the western boundary of the property. A wetland report for Reston that has been provided by the applicant and that has been accepted by the U.S. Army Corps of Engineers indicates that wetlands/waters of the United States on the site are confined to areas along the stream. A more detailed wetland delineation report for the site has not been made available. The stream enters a culvert under the Fairfax County Parkway immediately west of the utility easements and flows into Sugarland Run west of the Parkway. To the south of the Dulles Toll Road, the stream valley has generally been compromised by office development. The stream itself flows through a series of man-made ponds in this area.

The County's Environmental Quality Corridor (EQC) policy, cited earlier in this report, incorporates 100-year floodplains of streams and adjacent wetlands, steep slopes, and minimum buffer areas within the stream valley core of the EQC system. On the property, the boundaries of this area would be defined by the floodplain of the aforementioned stream and, where applicable, a minimum buffer area.

The development plan indicates that a dry stormwater management best management practice (BMP) facility is being proposed within the stream valley in the southwestern portion of the property. According to the rough grading plan, the applicant is proposing to provide rip rap slope stabilization along the stream above the proposed dry pond, both on the subject property and within the right-of-way of the Dulles Toll Road. In this upstream area, development is proposed within the area adjacent to the stream. In the area of the proposed pond, the applicant is proposing to preserve trees to the south and west of the proposed embankment as well as a narrow wooded area within the pond along the existing stream. The proposed tree preservation area within the pond is being pursued in order to minimize the loss of wetlands/waters of the United States associated with the provision of the pond. It is not clear, however, if the trees proposed for preservation will be able to survive new hydrological conditions (and periodic inundation in particular).

More information about the post-development hydrology of this area is needed.

The applicant has submitted a rough grading plan for the proposed stormwater management/BMP facility to the Department of Environmental Management (DEM). This pond is being designed to provide water quantity and quality controls for the subject property as well as for a portion of a property on the north side of Sunset Hills Road. Much of the flow coming from the south would be diverted around the facility, although the base flow of the existing stream would be maintained.

The EQC area as described above contains a healthy, high quality stand of mature hardwood trees. The preservation of this area would provide local habitat benefits. However, it should be recognized that this stream valley has been fragmented by major highways immediately upstream and downstream of the property and that EQC preservation has not occurred along the stream above the Dulles Toll Road. The stream valley on the property does not, therefore, serve as a corridor for the movement of wildlife and is only connected to other EQC areas through hydrology. Regarding EQCs, 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 . . ." As such, flexibility regarding encroachments into this area may be appropriate, particularly if efforts are pursued to compensate for such encroachments.

The applicant has noted that the U.S. Army Corps of Engineers has approved plans by the Reston Land Corporation to establish the 15.75-acre "Sunrise Valley Nature Park," within which wetlands are being created to augment and enhance an existing wetland area and within which educational opportunities will be provided. While the benefits of this effort should be recognized, it should also be recognized that these efforts are being pursued in order to compensate for wetland losses throughout Reston and that this effort is occurring a considerable distance away from the subject property. It is possible that restoration efforts consistent with the applicant's general stormwater management/BMP concept could occur on-site.

Suggested Solution:

In order to allow for an assessment of the viability of the tree preservation area identified within the proposed stormwater management facility, and in order to determine if replanting strategies may be feasible, the applicant should provide information about the post-development hydrologic conditions within the pond. Specifically, information

regarding the frequency, magnitude, and duration of inundation within various areas of the pond is needed. Further, the applicant should indicate whether stream flows through the proposed tree save area will have the potential to undercut the stream banks, or whether post-development flows in this area will actually be less erosive than existing conditions.

If determined to be feasible and desirable by the Urban Forestry Branch of DEM, the applicant should pursue efforts to enhance the habitat value of the stormwater management facility through the planting of trees and/or shrubs that are well suited to the hydrologic conditions within the pond and that are of high value for wildlife. It may be appropriate to provide such plantings along a bench around the perimeter of the pond and/or on the floor of the basin. Information regarding the hydrologic conditions that will characterize the pond, as described above, is needed to determine the feasibility and desirability of various possible approaches.

Tree Preservation

Concern:

Almost the entirety of the site is wooded. The western portion of the site (excluding the utility easements) is characterized by a high quality hardwood forest, while the eastern portion of the property contains a variety of cover types, including areas dominated by young hardwoods, areas characterized by coniferous vegetation, and open areas. Except for the tree preservation areas proposed in and near the stormwater management facility, the entirety of the site will be cleared. The nature of the proposed uses will necessitate this level of clearing. However, if the design of the proposed use was to be revised (and/or the intensity reduced), there may be opportunities to preserve more of the site's tree cover.

Suggested Solution:

If it is determined that the intensity of the proposed development should be reduced or the design should be altered significantly, the applicant should seek opportunities to identify and protect additional wooded areas. Attempts to preserve larger wooded areas, as opposed to individual trees, would be preferable. The Urban Forestry Branch should be contacted for more guidance if changes to the development plan result in improved opportunities for tree preservation.

Highway Noise

Concern:

The property is, and will continue to be, affected by highway noise from the Dulles Toll Road and Sunset Hills Road. Noise impacts from the Fairfax County Parkway are not projected to be significant as they relate to commercial uses.

A highway noise analysis performed for the Dulles Toll Road produced the following noise contour projections (note: "DNL dBA" is equivalent to "dBA L_{dn}"):

DNL 70 dBA	1110 feet from centerline
DNL 75 dBA	350 feet from centerline

A highway noise analysis performed for Sunset Hills Road produced the following noise contour projections:

DNL 70 dBA	110 feet from centerline
DNL 75 dBA	35 feet from centerline

The proposed Target store will be located within the projected DNL 70-75 dBA impact area associated with the Dulles Toll Road. The proposed eastern structure will be located within the projected DNL 70-75 dBA impact area associated with Sunset Hills Road. The northern facades of this structure are projected to be impacted by noise levels above DNL 75 dBA from the Dulles Toll Road.

It should be noted that there is a significant difference in elevation between the property and the Dulles Toll Road, particularly within the western half of the property. The projected noise levels do not account for topography; actual noise levels may be significantly less in places than those that have been projected.

Suggested Solution:

In order to reduce noise in interior areas to DNL 50 dBA or less, the proposed structures should be constructed with materials that are sufficient to provide this level of acoustical mitigation. Guidelines for interior mitigation within the projected DNL 70-75 dBA and DNL 75 + dBA impact areas are attached.

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 the Department of Environmental Management (DEM) (in coordination with the Office of Comprehensive Planning), that these methods will be effective in reducing interior noise levels to DNL 50 dBA or less. This noise study may consider the beneficial effects of topographic shielding.

Soil Constraints

Concern:

Soils that have been mapped on the property are generally characterized as having 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:

The Trails Plan indicates that a trail is required parallel to the Fairfax County Parkway. The Director, Department of Environmental Management will determine the specific type and right of way requirements for any required trails at the time of plan review.

BGD:NHK

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

In order to achieve a maximum interior noise level of 50 dBA L_{dn} all units located within the area impacted by highway noise levels in excess of 75 dBA L_{dn} should have the following acoustical attributes:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 45.
2. Doors and windows should have a laboratory STC rating of at least 37. If windows function as walls (as determined by the Department of Environmental Management) they should have the same laboratory STC rating as walls.
3. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

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

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

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

JAN 25 1996

ZONING EVALUATION DIVISION

17-3-/01/ /0033, 0033-A
 19.06 Acres
 PRC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: January 23, 1996
 Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis, Rezoning Application CP 86-C-121-4

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 (B1) 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. 8 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.

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

5. Other Pertinent information or comments: _____

FAIRFAX COUNTY WATER AUTHORITY

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

MEMORANDUM

December 19, 1995

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-121-4

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 21 1995
ZONING EVALUATION DIVISION

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 1-22-96

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

SUBJECT: Rezoning Application Review

Name of Applicant/Application: RESTON LAND CORPORATION

Application Number: 86-C-121-4

Type of Application: CP

Information Provided

Application: YES

Development Plan: YES

Other: STATEMENT OF JUSTIFICATION

Date Received in UP&DD: 12-11-95

Date Due Back to OCP: 1-6-96

Site Information

o Location: 17-3-001-0033 & 0033A

o Area of Site: 19.06 acres

o Rezoned from: PRC to _____

o Watershed/Segment: SUGALLAND RUN / SUGARLAND HEAD

I. Drainage

o Master Drainage Plans: NO DEFICIENCIES ARE IDENTIFIED IN THE MASTER DRAINAGE PLAN.

o UP&DD Ongoing County Drainage Projects: NONE

o UP&DD Drainage Complaint Files:
Yes No Any downstream drainage complaints on file pertaining to the outfall for this property?
If yes, Describe: _____

o Other Drainage Information: NONE.

II. Trails:

Yes No

Any Trail projects pending funding approval on this property?

If yes, Describe: _____

Yes No

Any funded trail projects affected by this rezoning?

If yes, Describe: _____

III. School Sidewalk Program:

Yes No

Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, Describe: _____

Yes No

Any funded sidewalk projects affected by this rezoning?

If yes, Describe: _____

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

Yes No

Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, Describe: _____

Yes No

Any ongoing E&I projects affected by this rezoning?

If yes, Describe: _____

V. Other UP&DD Projects or Programs:

Yes No

Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this rezoning?

If yes, Describe: _____

Other Program Information: _____

Application Name/Number: RESTON LAND CORPORATION / CP 86-C-121-4

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

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

DRAINAGE RECOMMENDATIONS: NONE

TRAILS RECOMMENDATIONS: NONE

SCHOOL SIDEWALK RECOMMENDATIONS: NONE

SANITARY SEWER E&I RECOMMENDATIONS:

 YES NOT REQUIRED

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

Other E&I recommendations: NONE

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: NONE

UP&DD Internal Sign Off by:

Planning Support Branch (Fred Rose) *FR*
Public Improvements Branch (Walt Wozniak) *WW*
Stormwater Management Branch (Bill Henry) *BH*



JWK/crt(1631E)

- cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (cc only if SW Recommendation made)
- cc: Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
- cc: Bruce Douglas, Chief, Environment and Development Review Branch
- cc: David Marshall, Chief, Public Facilities and Services Branch, Office of Comprehensive Planning

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

December 26, 1995

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

FROM: Christine Anderson (246-3868)
Emergency Response Planner
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis
Conceptual Plan Application CP-86-C-121-4

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #04 Herndon.
2. After construction programmed for FY 1995, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - 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

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JAN 5 1996

ZONING EVALUATION DIVISION

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

DATE: December 29, 1995

FROM: Lynn Tadlock, Director
Planning and Development Division

SUBJECT: CP 86-C-121-4
Reston Town Center
Loc: 17-3((1))33,33A

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced plan(s). Based upon that review, staff has determined that the plan bears no adverse impact on the Fairfax County Park Authority.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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