

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: February 11, 1998

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

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

SUBJECT: Staff Analysis of Conceptual Plan 86-C-121-5: Westerra Reston L.L.C.

INTRODUCTION

This memorandum contains the Staff Analysis of the above-referenced Conceptual Plan which has been submitted on property located within the Reston Town Center. A Locator map of the subject property, reduction of the plan and an 8 ½ x 11 copy of the Plan notes are provided immediately following this analysis as Attachments 1 and 2.

DESCRIPTION OF THE APPLICATION

Westerra Reston L L C., the applicant, is requesting approval of a Conceptual Plan to permit four (4) freestanding commercial uses on Section 935, Block 2 of the Reston Town Center, also identified as Tax Map Parcel 17-3 ((1)) pt. 1, 2C and 5K.

CP 86-C-121-5 proposes construction of four freestanding commercial buildings on 5.18 acres on the north side of Sunset Hills Road approximately 1500 feet east of the Fairfax County Parkway. The total combined gross floor area for the four buildings will not exceed 50,000 square feet (an FAR of 0.22) and may include construction of a second story on any of the four buildings. Proposed uses may include one or more of the following: retail sales establishment, office, drive-in bank, eating establishment, fast food restaurant; however, not more than two drive thru uses shall be permitted (only one of which may be a fast food restaurant with a drive-thru). The applicant's Statement of Justification is contained in Attachment 3.

BACKGROUND

The 5.18 acre property was rezoned to the Planned Residential Community (PRC) District on March 9, 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." 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.

The approved Development Plan (DP) for the area subject to this Conceptual Plan application is designated as Part 7 of RZ 86-C-121. The approved DP for Part 7 allows all uses permitted by right within the Town Center zoning category up to a maximum gross floor area of 615,000 square feet and maximum FAR of 0.70. The maximum building height shall not exceed 10 stories.

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 4A) 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.

To date, the Planning Commission has approved Conceptual Plans for the Reston Town Center Urban Core, Reston Corporate Center, Oak Park Condominiums, Edgewater Condominiums and Townhomes, the Spectrum Retail Center and the West Market Community of townhomes and multi-family units. In the immediate vicinity of the property subject to this application, the Planning Commission has approved Conceptual Plans for the YMCA community recreation facility with associated child care center, a 116 room extended stay hotel and the Target retail center. Further to the east

along Sunset Hills Road the Planning Commission has approved Conceptual Plans for the Oracle and BDM office developments. Proffer D1 of the Reston Town Center proffers 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" to include the general location of the proposed buildings, a vehicular traffic circulation plan (including location of entrances and minor streets), landscaping and screening, pedestrian walkways and trails, open space, FAR, height limits and any proposed recreation or community facilities. The Conceptual Plan must be submitted for review by the Office of Comprehensive Planning and for review and approval by the Fairfax County Planning Commission.

An excerpt of the approved proffers, a copy of the approved Development Plan and a copy of the Master Conceptual Plan are contained in Attachments 4 and 4A of this memorandum.

SURROUNDING AREA DESCRIPTION:

CP 86-C-121-5			
Direction	Use	Zoning	Plan
North	Hotel (Homestead Village)	PRC	Town Center
Southwest	Retail Sales (Target)	PRC	Town Center
East	Office (Reston Executive Center)	I-5	Town Center
West	Community Recreation (YMCA)	PRC	Town Center

COMPREHENSIVE PLAN PROVISIONS (Attachment 5)

Plan Area: Area III
Planning Sector: Reston-Herndon Suburban Center of the 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**

Title of GP: Reston Section 935

Prepared by: Davis, Carter, Scott

Dates: December 5, 1997 revised to February 10, 1998

The CP contains a total of five (5) sheets. **Sheet #1** shows the general layout and proposed landscaping for the proposed commercial pad sites and contains site notes and tabulations. **Sheet #2** presents an areawide illustrative plan of the approved development in Sections 935 and 937. **Sheet #3** is a copy of the approved Development Plan for this site (Part 7) approved pursuant to RZ 86-C-121. **Sheet #4** depicts a cross section through the site from Sunset Hills Road to the hotel building north of the proposed pad sites. Perspectives of the main street concept and the outdoor seating areas are also provided on this sheet. **Sheet #5** illustrates the proposed building elevations and site features to be provided.

The 5.18 acre site will be developed with four (4) freestanding buildings which are to be oriented along a two way internal travelway, providing access from Sunset Hills Road at the easternmost entrance of the site, to the YMCA located west of the pad sites. This travelway is proposed to be designed as a "Main Street" with a pedestrian orientation and parallel parking. Outdoor seating (which may be provided in conjunction with Buildings 3 and 4) will also be oriented toward this "Main Street." This main street will intersect with a north south travelway which serves as the main entrance from Sunset Hills Road and terminates at the Hotel site, located north of the pad sites. Parking for the uses will be provided between Sunset Hills Road and the proposed buildings. A landscaped open space corridor with pedestrian trail is provided along the entire Sunset Hills frontage of the site and ranges in width from 40 feet to 25 feet.

The proposed buildings have been identified as Buildings 1-4, with the proposed first floor, floor area depicted as follows:

<i>Building 1</i>	<i>9,000 sq. ft.</i>
<i>Building 2</i>	<i>9,000 sq.ft.</i>
<i>Building 3</i>	<i>8,500 sq.ft.</i>
<i>Building 4</i>	<i>10,000 sq.ft.</i>

The Conceptual Plan Notes state that any of the buildings may be constructed as two-story buildings provided the maximum gross floor area for the site does not exceed 50,000 square feet. The Plan Notes also state that uses may include retails sales establishments, eating establishments, offices, financial institutions, personal service

establishments, fast food restaurants, drive-in bank, and retail uses with drive-thru facilities. However, not more than two drive-thru uses may be established on the site and these uses are limited to Buildings #2 and #3. Further, only one fast food restaurant with a drive-thru may be established.

Conformance With Proffers & Development Plan

The development of the property for commercial use is in conformance with the permitted uses set forth on the approved development plan for Part 7 of RZ 86-C-121. Part 7 comprises 20.20 acres and includes the YMCA site, the hotel site and the commercial pad sites (which is the subject of this Conceptual Plan application request). The approved development plan for Part 7 permits a maximum of 615,000 square feet of commercial use, with a maximum FAR of 0.70 and a maximum building height of 10 stories (or 120 feet). The approved development plan also provides that in addition to those uses permitted by right within the PRC Town Center zoning category, certain special exception and special permit uses are also permitted, including drive-in banks, eating establishments, fast food restaurants and service stations. The cumulative gross floor area for Part 7 (which includes the YMCA site, the hotel site and the commercial pad site) is 165,510 square feet with an FAR of 0.19. The maximum building height does not exceed three stories for all of Part 7. Therefore the proposed commercial development is in conformance with both the approved development plan and the "Land-Use, Heights, FAR" element of the three part "Master Conceptual Plan". On the "Circulation" element of the "Master Conceptual Plan" no internal circulation system is shown and only one entrance to the site from Sunset Hills Road is shown. The primary entrance to the site is located at a signalized intersection on Sunset Hills Road that also provides primary access to the Target retail center. On the "Open Space and Landscape" element of the Master Conceptual Plan, a landscape, screening/natural buffer is shown along Sunset Hills Road. The applicant has provided a minimum 25 foot wide landscaped open space area, which includes a pedestrian trail.

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 the description of the applicant's proposal and staff's analysis of the "Village Commons" Conceptual Plans 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 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.

DESCRIPTION

A vehicular traffic circulation plan including approximate location of entrances.

The CP shows two entrances to the site off of Sunset Hills Road. The main entrance road (which is signalized) traverses northward through the site and terminates at the hotel site. The main entrance road provides right-in/right-out access to Pads 1 and 2 and connects to an east/west travelway or "Main Street" which provides access to the

YMCA to the west and the remaining three pad sites to the east. This travelway provides a second access point to Sunset Hills Road at the eastern boundary of the site. The majority of parking is provided between the proposed buildings and Sunset Hills Road, with a number of parallel spaces provided along the "Main Street". A potential-interparcel connection to the Reston Executive Center to the east is shown on the Concept Plan and will be discussed later in the Transportation Analysis of this Memorandum.

Minor streets in approximate location.

There are no minor streets serving this site and no roads are shown traversing the site on the "Circulation" element of the Master Conceptual Plan.

Pedestrian walkways and trails

Sidewalks are provided along Sunset Hills Road and along the internal travel ways for serving the Village Commons development.

Landscaping and Screening

Along the Sunset Hills Road frontage of the site, streetscaping to consist of shade trees 2-3 inches in caliper along with a shrub hedge to screen the parking areas from the adjacent roadway is shown. This landscaped open space area ranges from 25 to 40 feet in width. Additional streetscaping is provided along "Main Street", around the building foundations and within the parking lot islands. A row of evergreen trees, six feet in height, will be planted along the eastern property boundary.

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 CP states that 25% open space will be provided on the site.

Recreation and Community Facilities

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

Location of a Time Transfer 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. No such facility is shown on the "Circulation" element of the Master Conceptual Plan for this site.

Floor Area Ratios

The maximum FAR specified on the approved Development Plan is 0.70. The proposed FAR for this site is 0.24 with the overall FAR for all of Part 7 at 0.19. The proposed FAR for this development is in conformance with the Master Conceptual Plan.

Height Limits

As with the FAR limitation, the maximum height specified on the approved development plan for this site is 10 stories or 120 feet. The proposed height of the four commercial buildings is a maximum of two stories and is therefore in conformance with the Master Conceptual Plan.

General Location and Type of Housing Units

No housing units are proposed with this application.

General Location of Office and Commercial Buildings

The four commercial buildings are oriented to the east-west "Main Street" with parking for the buildings provided between Sunset Hills Road and the proposed buildings.

STAFF ANALYSIS

Environmental Analysis (Attachment 6)

Staff noted that, given the intensity and design of the proposed development, tree preservation efforts will in all likelihood not be feasible. The applicant has committed to providing landscaping in substantial conformance with that shown on the CP. The applicant will be required to demonstrate at the time of site plan approval that the tree canopy requirements for the site will be satisfied through the proposed landscaping.

The proposed development will be subject to County stormwater management (SWM) and Best Management Practice (BMP) requirements. The applicant has indicated that the SWM facility constructed on the adjacent YMCA site will be utilized to meet the SWM/BMP requirements. At the time of site plan review the applicant will be required to demonstrate to the satisfaction of DEM that SWM and BMP requirements have been addressed.

Transportation Analysis (Attachment 7)

A number of transportation issues have been identified by staff, as follows:

Interparcel Connection: Staff requested that an interparcel connection be provided to Parcel 28C to the east (Reston Executive Center) in addition to the interparcel connection provided to the YMCA site to the west. This interparcel connection would allow vehicles from the office park to enter the site without having to travel on Sunset

Hills Road. The revised Concept Plan dated February 10, 1998, shows a potential interparcel connection where there is already a paved stub street on Parcel 28C. However, as currently depicted on the Plan, there is no clear demarcation of a travelway from the interparcel connection to "Main Street." A note on the CP states that if a traffic signal is warranted and approved by VDOT at the entrance to Reston Executive Center, the applicant will not be required to provide interparcel access to the Reston Executive Center. While staff has no objection to deletion of the interparcel connection if a signal is provided for the Reston Executive Center, in the event the signal is not permitted, the applicant should depict on the Concept Plan a clear travelway from the interparcel connection to "Main Street."

Parking

Parking spaces both perpendicular and parallel, were shown along the east-west access road ("Main Street"). Staff raised concerns, especially with the perpendicular parking, about the potential for vehicular conflicts along this travelway. On the revised Concept Plan the perpendicular parking has been replaced with parallel parking. Although staff would prefer no parking on this travelway, parallel parking will cause fewer vehicular conflicts than the previously shown perpendicular parking.

Sunset Hills Road Improvements

The Concept Plan shows that improvements to Sunset Hills Road will include construction of a third through lane and an exclusive right turn lane along the Sunset Hills Road frontage of the site. All improvements will be completed prior to the issuance of the first Non-Residential Use Permit (Non-RUP) for the site.

In summary, staff believes that the applicant has adequately addressed all transportation issues.

Land Use Analysis (Attachment 5)

A number of land use issues were identified with the initial submission of the Concept Plan. Of major concern was the proposed number of building pad sites. The initial submission requested five pad sites, with a maximum of three drive thru uses. Staff recommended a reduction or consolidation of the pad sites and a limitation on the number of drive-thru uses in order to maintain the high quality design envisioned for the Town Center area. Staff believed a reduction in the number of pad sites would allow for greater flexibility to improve the landscaping throughout the site. A concern was also raised with the lack of design details provided with the initial and subsequent submissions of the Concept Plan. Staff believed that the applicant had not satisfactorily demonstrated how the proposed pad sites would complement each other and the proposed hotel to the north and how they fit in contextually with the YMCA and Target through architectural and landscaping treatments. Finally, very few design details were provided for the amenities proposed along the "Main Street", such as courtyard dining, pedestrian promenades, street furniture, lighting, etc.

With the latest submission of the Concept Plan, the applicant has reduced the number of building pad sites from five to four and reduced the number of drive-thru uses to a maximum of two, with not more than one fast food restaurant drive-thru. Landscaping along the site's perimeter and along Sunset Hills Road has been increased and is compatible with the landscaping approved along Sunset Hills Road for the YMCA site and the Target site. Architectural elevations and design details have also been provided (Sheets 4 and 5). Notes on the Conceptual Plan commit to a design that will create a coordinated and unified development which will be complementary in terms of architectural style and scale with the approved development on the adjacent properties through the use of similar building materials and colors. All buildings will be constructed with four sided architectural treatments. Rooftop mechanical equipment will be screened. Staff believes that the design changes coupled with the proposed use limitations, has created a more unified development which complements the surrounding developed and proposed uses. The proposed use and intensity is in conformance with the approved development plan and with the use and intensity guidelines of the Comprehensive Plan.

Public Facilities (Attachments 8 - 11)

There are no public facilities issues associated with these applications.

CONCLUSIONS AND RECOMMENDATION

CP 86-C-121-5 proposes four (4) freestanding commercial buildings with a maximum gross floor area of 50,000 square feet at an FAR of 0.24. The proposed conceptual plan includes the applicable elements of a Conceptual Plan specified in the approved proffers. Staff believes all issues have been adequately addressed through the Notes provided on the Concept Plan. Therefore, staff recommends approval of Conceptual Plan CP 86-C-121-5.

ATTACHMENTS

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

CONCEPTUAL PLAN APPLICATION ATTACHMENT 1

CP 86-C-121-5

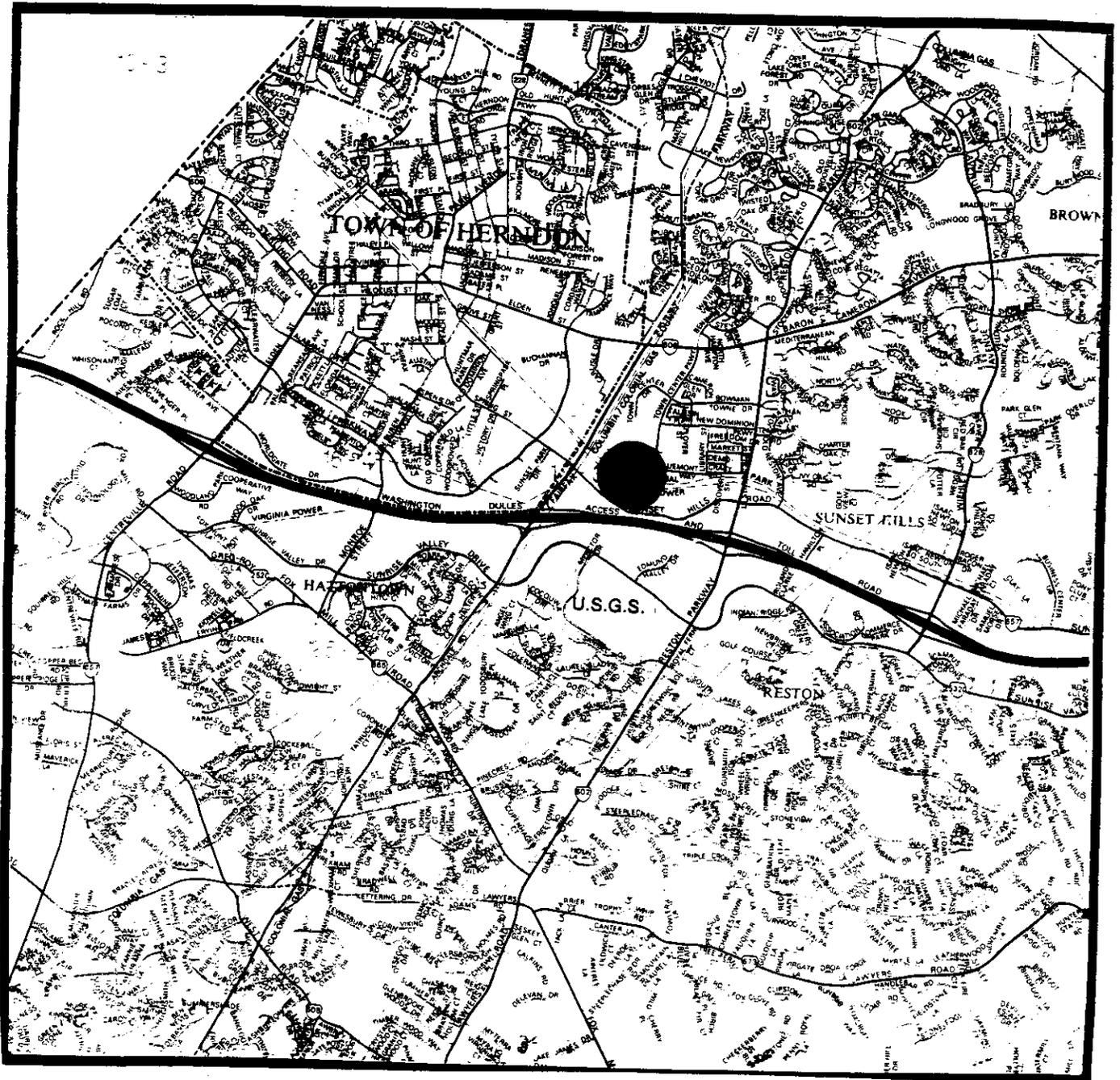
CP 86-C-121-5
FILED 03/27/96
AMENDED 08/20/96

Westerra Reston L L C.
COMMERCIAL USE

5.18 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: N. OF SUNSET HILLS RD. IN THE PROXIMITY OF THE
INTERSECTION OF SUNSET HILLS RD. AND THE FAIRFAX
COUNTY PKWY.

ZONED: PRC
OVERLAY DISTRICT(S):
17-3 ((1)) 2C, 5K and pt. 1

TAX MAP



CONCEPTUAL PLAN APPLICATION

CP 86-C-121-5

CP 86-C-121-5

FILED 03/27/96

AMENDED 08/20/96

Westerra Reston L.L.C.

COMMERCIAL USE

5.18 ACRES OF LAND; DISTRICT - HUNTER MILL

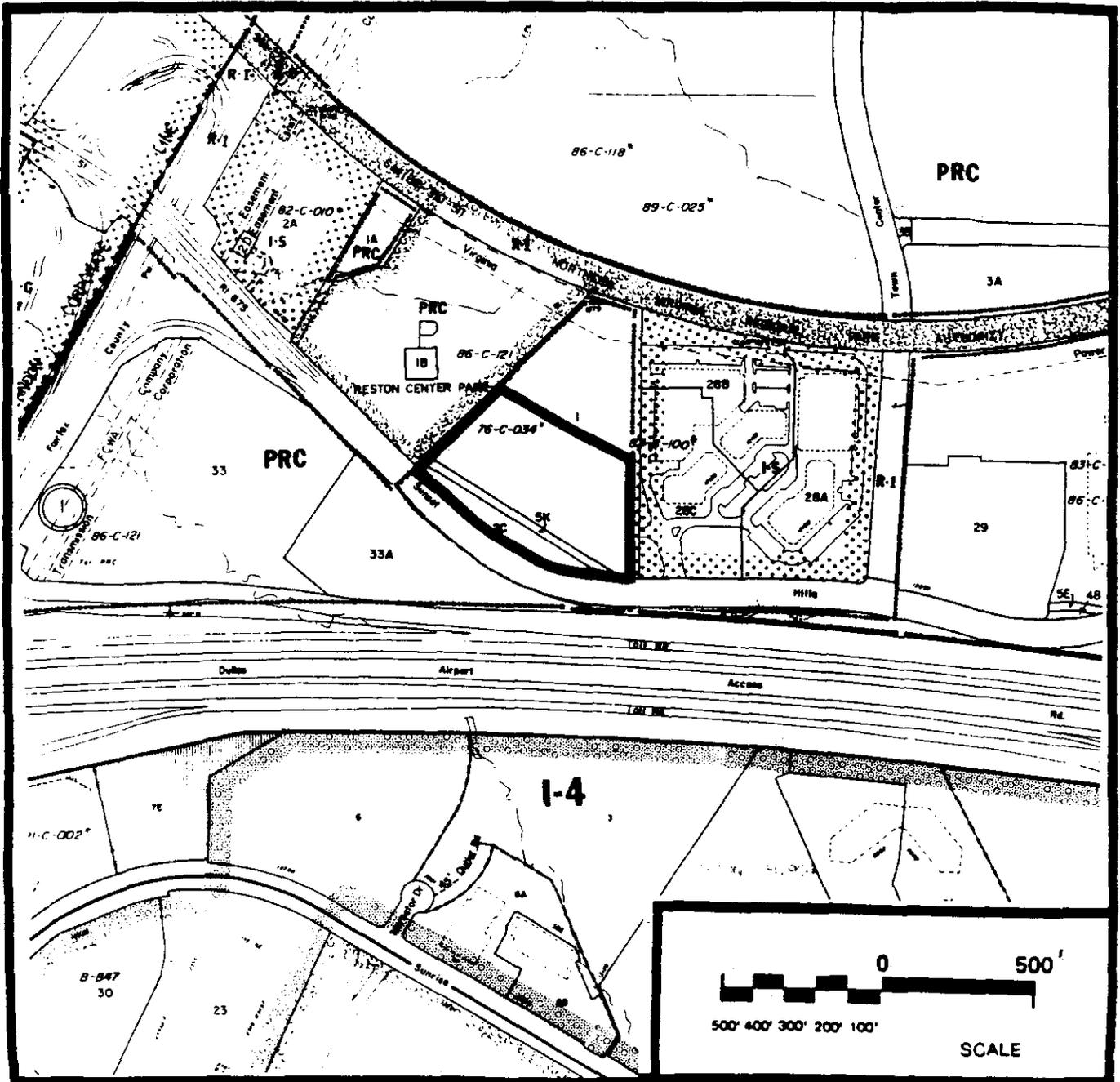
LOCATED: N. OF SUNSET HILLS RD. IN THE PROXIMITY OF THE INTERSECTION OF SUNSET HILLS RD. AND THE FAIRFAX COUNTY PKWY.

ZONED: PRC

OVERLAY DISTRICT(S):

17-3 ((1)) 2C, 5K and pt. 1

TAX MAP



REVISIONS

APPROVED: 27.08.00

PROJECT TITLE
**RESTON SECTION
935**

PRIORITY NO. 33988

SHEET INDEX

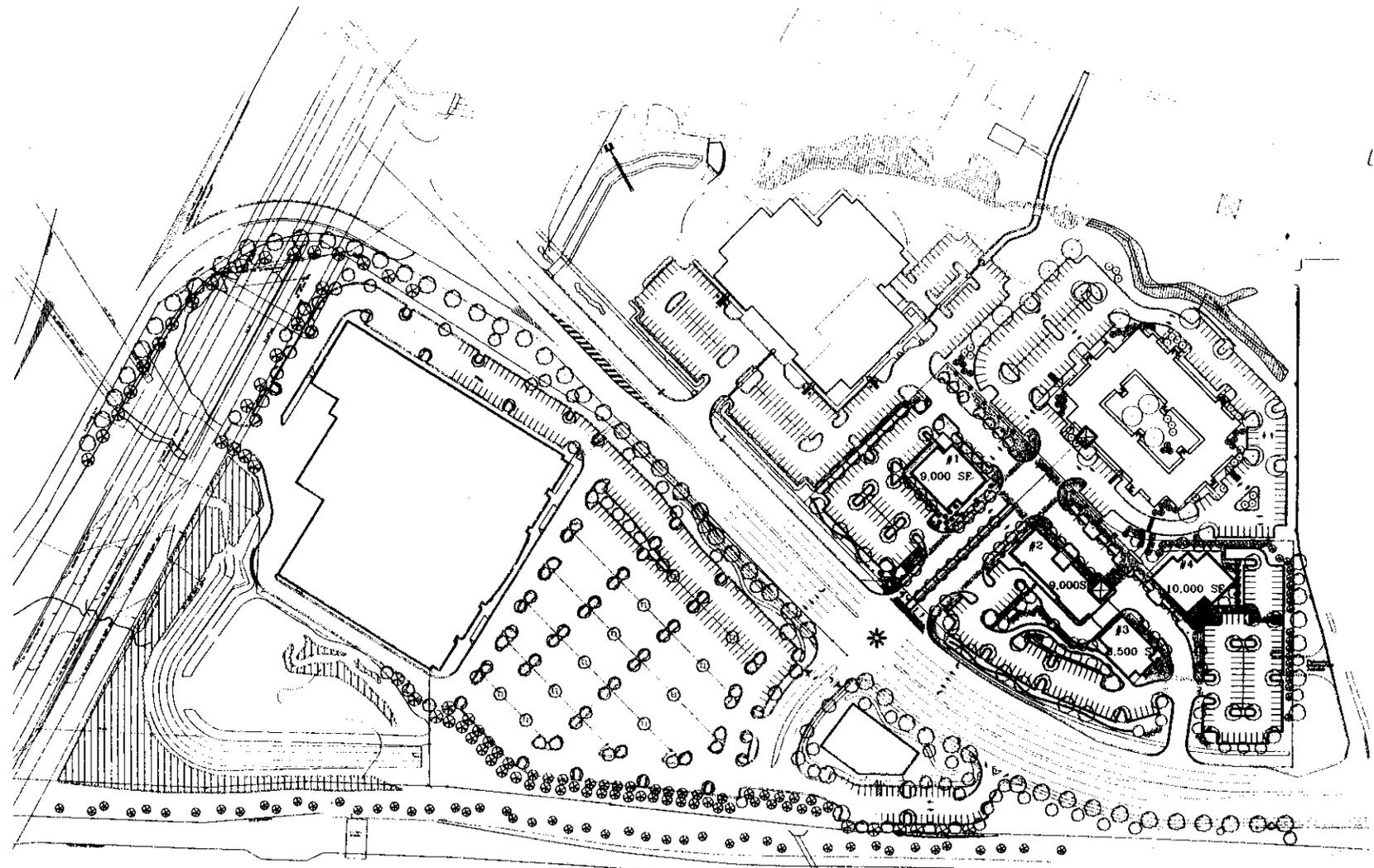
**AREA
PLAN**

SCALE 1" = 50'
DATE: DECEMBER 5, 2001
DRAWN BY:
CHECKED BY:

DRAWING NUMBER

CP-2

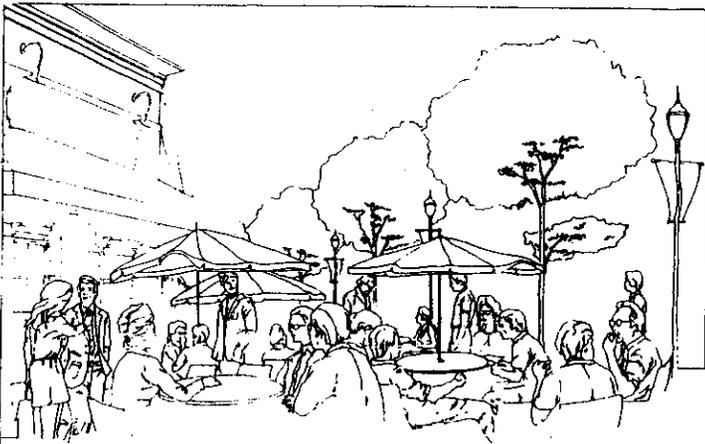
SHEET 2 OF 2



- SYMBOLS**
- CROSSWALKS/SIDEWALKS
 - DECIDUOUS TREES 2'-3' CAL PER
 - ⊕ EVERGREEN TREES MIN HEIGHT 6'
 - ~ SHRUBS MIN HEIGHT 30"
 - * PROPOSED TRAFFIC SIGNAL
 - ▤ TREE SAVE AREAS
 - ▨ POTENTIAL OUTDOOR SEATING AREA
 - ARCHITECTURAL WALL
 - MAXIMUM BLDG ENVELOPE



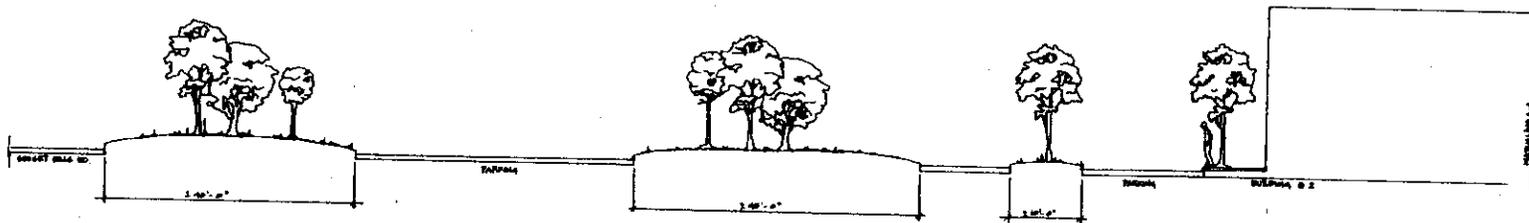
AREA WIDE ILLUSTRATIVE PLAN



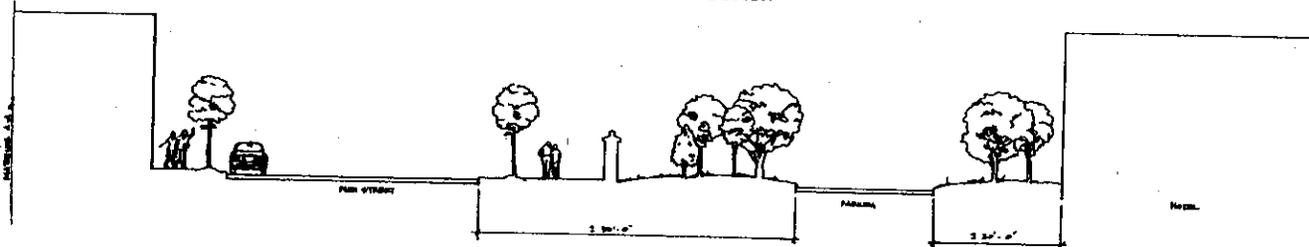
PERSPECTIVE OF OUTDOOR SEATING AREA



MAIN STREET PERSPECTIVE



CROSS SECTION



CROSS SECTION

DAVIS • CARTER • SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE

David Carter, AIA
 228 Gloucester Drive, Suite 200, Millersville, PA 17340
 717-326-1100 Fax: 717-326-1101

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE
RESTON SECTION 935

PROJECT NO. 935

DRAWING TITLE
SITE SECTIONS AND PERSPECTIVE

SCALE: AS SHOWN
 DATE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]

WORKING NUMBER
CP-4

DATE: 1/1/00

**MCGUIRE WOODS
BATTLE & BOOTHE LLP**

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

Christine G. Kropat, AICP
Direct Dial: (703) 712-5349
E-mail: cgkropat@mwbb.com

October 1, 1997

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

OCT 2 1997

Via Hand Delivery

ZONING EVALUATION DIVISION

Ms. Leslie Johnson
Office of Comprehensive Planning
Zoning Evaluation Division, Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035-5505

Re: Westerra Reston Town Center Concept Plan for Reston Section
935 Block 2

Dear Leslie:

On behalf of Westerra Reston, I am pleased to submit the following application materials for our resubmission of the Town Center Concept Plan for Reston Section 935, Block 2:

1. Twenty-two (22) sets of the Town Center Concept Plan. The plans have been revised to reflect a reduction in the number of pad sites from five sites to four.
2. One 8 1/2" x 11 set of the Town Center Concept Plan.
3. One set of an 8 1/2" x 11" copy of the notes as well as a blackline comparison version of the revised notes and the notes previously submitted to the County. These notes limit the uses to retail and or eating establishments, a financial institution or retail use with drive-thru and no more than one fast-food restaurant with drive-thru.

We believe that the reduction in the number of uses and commitments which limit the proposed uses address the concerns raised during the earlier review of this application. In addition, the design of the internal street has been presented in more detail on Sheet 6 with the buildings aligned along the street creating a pedestrian-oriented streetscape with unifying architectural features. We met with you in July to discuss these proposed changes, and with this resubmission, I request that review of this application resume. Please let me know if you need any additional information. I appreciate your time and attention to this

Ms. Leslie Johnson
October 1, 1997
Page 2

application. Please call me with any questions or comments.

Sincerely,



Christine G. Kropat
Planner

Enclosures

cc: The Honorable Robert Dix, Supervisor, Hunter Mill
District
Mr. John Palatiello, Planning Commissioner, Hunter Mill
District
Mr. Gregory F. Hamm, Westerra Reston (without attachment)
Mr. Thomas Dinneny, Davis-Carter-Scott (without attachment)
Antonio J. Calabrese, Esquire, MWB&B (without attachment)

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 23 1996
ZONING EVALUATION DIVISION

TOWN CENTER CONCEPT PLAN AND SPECIAL EXCEPTION
HOMESTEAD VILLAGE - SECTION 935, BLOCK 2
STATEMENT OF JUSTIFICATION

I. INTRODUCTION AND OVERVIEW

Reston Land Corporation ("RLC") proposes a mixed-use, commercial development on land known as Section 935, Block 2, Reston (the "Property"). RLC has filed two separate applications to cover this site, which is located in the southwest corner of the Town Center District. The Property is bounded by the W&OD Regional Park Trail to the north, Sunset Hills Road to the south, the TASC office buildings to the east, and the proposed Reston YMCA to the west. The Property consists of three parcels of land known as Tax Map 17-3-((1)), parcels 1, 2C, and 5K. The Property is zoned PRC-Town Center.

The first application involves a corporate-oriented, extended stay hotel on the northern portion of the Property, which requires both a Town Center Concept Plan and a Special Exception. The second application involves five (5) stand-alone buildings on the southern half of the site, which only require a Town Center Concept Plan. RLC files this Statement of Justification in support of both of these applications.

RLC is proposing a carefully integrated commercial and retail development that complements the surrounding areas and provides needed services for the Reston community. RLC has located this project in a non-residential area that is served by a well-developed road network and the W&OD Regional Park Trail. RLC has demonstrated a clear commitment to addressing environmental, design, pedestrian integration, and transportation issues.

II. COMMERCIAL USES IN THE TOWN CENTER DISTRICT

Since the approval of the Town Center Rezonings in 1987, RLC, Fairfax County (the "County"), and the Reston Community have contemplated a vertical mix of uses within the 80 acre Town Center Core. In those areas outside of the Town Center Core, RLC has consistently provided a horizontal mix of uses. This horizontal mix of uses involves different uses on individual parcels that are carefully designed, integrated, and built to support one another and the Town Center District.

RLC's proposal for a corporate-oriented, extended stay hotel on the northern portion of the Property and five (5) stand-alone buildings on the southern half of the Property enhances the horizontal mix of uses outside the Town Center Core. RLC proposes an integrated commercial and retail development on Section 935, Block 2 that complements the surrounding properties.

For example, RLC has carefully coordinated its plans for development with the YMCA of Metropolitan Washington (the "YMCA"), which has filed a Town Center Concept Plan for the site (the "YMCA Site") west of and adjacent to the Property. RLC and the YMCA anticipate that many patrons will use their proposed facilities in tandem and therefore have planned their sites in conjunction with one another.

In addition, RLC has designed Section 935, Block 2 in conjunction with a retail development that RLC has proposed for the neighboring land known as Section 937, Reston ("Section 937"), which is on the opposite (southern) side of Sunset Hills Road from the Property. This retail development will include a 135,000 square foot Target store as well as a stand-alone user. In planning these two projects together, RLC has comprehensively analyzed this quadrant of Reston and proposes a coordinated vehicular and pedestrian system, which includes the significant transportation improvements discussed below.

Finally, RLC has strategically located its project in a non-residential area that is served by both the W&OD Regional Park Trail and a well-developed road network. As a result, RLC's development proposal effectively responds to the Reston community's growing interest in and need for these commercial, retail, and hotel amenities. RLC has intentionally placed these uses in proximity to other commercial (office and retail) developments.

III. NORTHERN PORTION OF SECTION 935, BLOCK 2 - CORPORATE-ORIENTED, EXTENDED STAY HOTEL

RLC proposes a corporate-oriented, extended stay Homestead Village hotel on the northern part of the Property. Homestead Village is owned and operated by Security Capital Group Incorporated.

Homestead Village was founded to meet the needs of business travelers by providing flexibility in accommodations in a cost-effective way. Homestead Village is designed to provide more services than a corporate apartment and important high-tech and computer-oriented amenities (i.e., voicemail, desk with modem hook up, etc.). Homestead Village also is a desirable community service for individuals and families who are relocating to the area and need temporary living arrangements.

The most important criteria in selecting an area for a Homestead Village include: (1) a strong business community with easy access to major roadways, and (2) solid residential demographics. The Reston community exceeds these criteria and qualifies as an ideal location for a Homestead Village. The proposed hotel will consist of up to 150 rooms, with an attractive and well-landscaped courtyard.

The Property is particularly well-suited for this hotel due to its proximity to numerous businesses and its accessibility from the Toll Road, the Fairfax County Parkway, Sunset Hills Road, and the W&OD Regional Park Trail. The recreational amenities offered by the proposed Reston YMCA to the west and the proposed retail and eating establishments to the south provide an ideal environment for this hotel and its extended-stay guests.

IV. SOUTHERN PORTION OF SECTION 935, BLOCK 2

In addition to the Homestead Village on the northern part of the Property, RLC proposes five (5) stand-alone buildings on the southern part of the Property. RLC will determine specific users for these buildings as negotiations proceed. At this point, RLC simply proposes by-right uses, which include drive-in banks, eating establishments, and fast food restaurants (see attached summary of approved uses included as Exhibit A). The businesses that occupy these five (5) stand-alone buildings will provide valuable services to the Homestead Village, surrounding properties and the Reston community.

This entire "precinct" and mix of uses (the YMCA, the extended stay hotel, Target, the drive-in bank(s), eating establishment(s), fast food restaurant(s), and service station) fulfill many important consumer needs for Reston residents. This quadrant of the Town Center District (framed by the W&OD Regional Park Trail to the north, the Dulles Toll Road to the south, the office/commercial uses to the east, and the Fairfax County Parkway to the west) is particularly well-suited for this proposed mix of uses.

These retail and automobile oriented uses are ideally located in this commercial-oriented corridor. This area is removed from any immediately surrounding residential community. The simultaneous planning of all of these parcels allows RLC, the Reston community, the Planning Staff, and the Town Center Design Review Board to ensure attractive designs, an integrated pedestrian network, substantial landscaping/streetscaping, and careful coordination of all the land planning and transportation issues associated with this quadrant of the Town Center District.

V. ENVIRONMENTAL ISSUES

RLC has been working diligently over the last several years with the U.S. Army Corps of Engineers, the State's Department of Environmental Quality ("DEQ"), and the County's Department of Environmental Management ("DEM") to obtain approval for a comprehensive wetlands program for the undeveloped portions of Reston, including the Property. RLC already has reviewed these issues with the Fairfax County Office of Comprehensive Planning and its Environmental Review Branch. Attached as Exhibit B is a summary of RLC's comprehensive wetlands program, other relevant

environmental issues, and the significant improvements completed by RLC.

Insofar as the Hotel Property is concerned, there is a floodplain area located on the northern portion of the site. As depicted on the Town Center Concept Plan and Special Exception for Homestead Village, the Applicant proposes the saving of a sizeable portion of the northern area of the site. This is an important and attractive buffer area between the hotel and the W&OD Regional Park Trail to the north.

RLC and the YMCA have agreed to construct and maintain a consolidated stormwater management facility on the southwestern portion of the YMCA Site. This dry pond will be designed as a Best Management Practices ("BMP") facility and accommodate stormwater run off from both the YMCA Site and the RLC Property.

VI. DESIGN

The developers of this commercial 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 commercial development - 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").

VII. TRANSPORTATION

RLC has completed all of the transportation improvements that are required under the applicable Town Center proffers. In fact, RLC has constructed numerous transportation improvements that are not required until later phases of the Town Center development (see attached summary included as Exhibit C).

Although RLC already has fulfilled its transportation improvement obligations, and even constructed major transportation improvements well in advance of when they are actually due. RLC also has proposed a number of additional improvements in conjunction with its projects on Sections 935 and 937. These additional improvements are summarized within Exhibit D. These proposed improvements again reflect the careful coordination between RLC and the YMCA. Most notably, RLC and the YMCA have agreed to construct an interparcel access road that will lead to the YMCA Site and also have agreed to coordinate an interconnecting series of trails and sidewalks in order to ensure a safe and convenient pedestrian experience between these uses.

By agreeing to cooperate in these substantial and additional improvements, RLC has gone well beyond its actual obligations under the Town Center Rezoning and associated Proffers. Furthermore, under its own initiative, RLC has submitted separately a traffic analysis for review by VDOT and OT. This analysis demonstrates that the proposed uses within Sections 935 and 937 can be accommodated by the existing road network, supplemented by the proposed transportation improvements included within RLC's traffic analysis.

VIII. CONCLUSION

RLC has filed two separate applications for commercial and retail development on the Property. The first application involves a corporate-oriented, extended stay hotel on the northern part of the Property, which requires both a Town Center Concept Plan and a Special Exception. The second application involves five (5) stand-alone buildings on the southern half of the site, which only require a Town Center Concept Plan.

RLC is proposing an integrated commercial development that complements the surrounding properties and effectively responds to the Reston community's growing interest in and need for the types of commercial and retail services. In addition, RLC has located this project in a non-residential area that is serviced by both a well-developed road network and the W&OD Regional Park Trail. RLC has demonstrated a clear commitment to addressing environmental, design, and transportation issues.

For all of these reasons, RLC respectfully requests the support of the Office of Comprehensive Planning and the Fairfax County Planning Commission and the approval of the submitted applications by the Fairfax County Board of Supervisors.

Dated: February 16, 1996

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

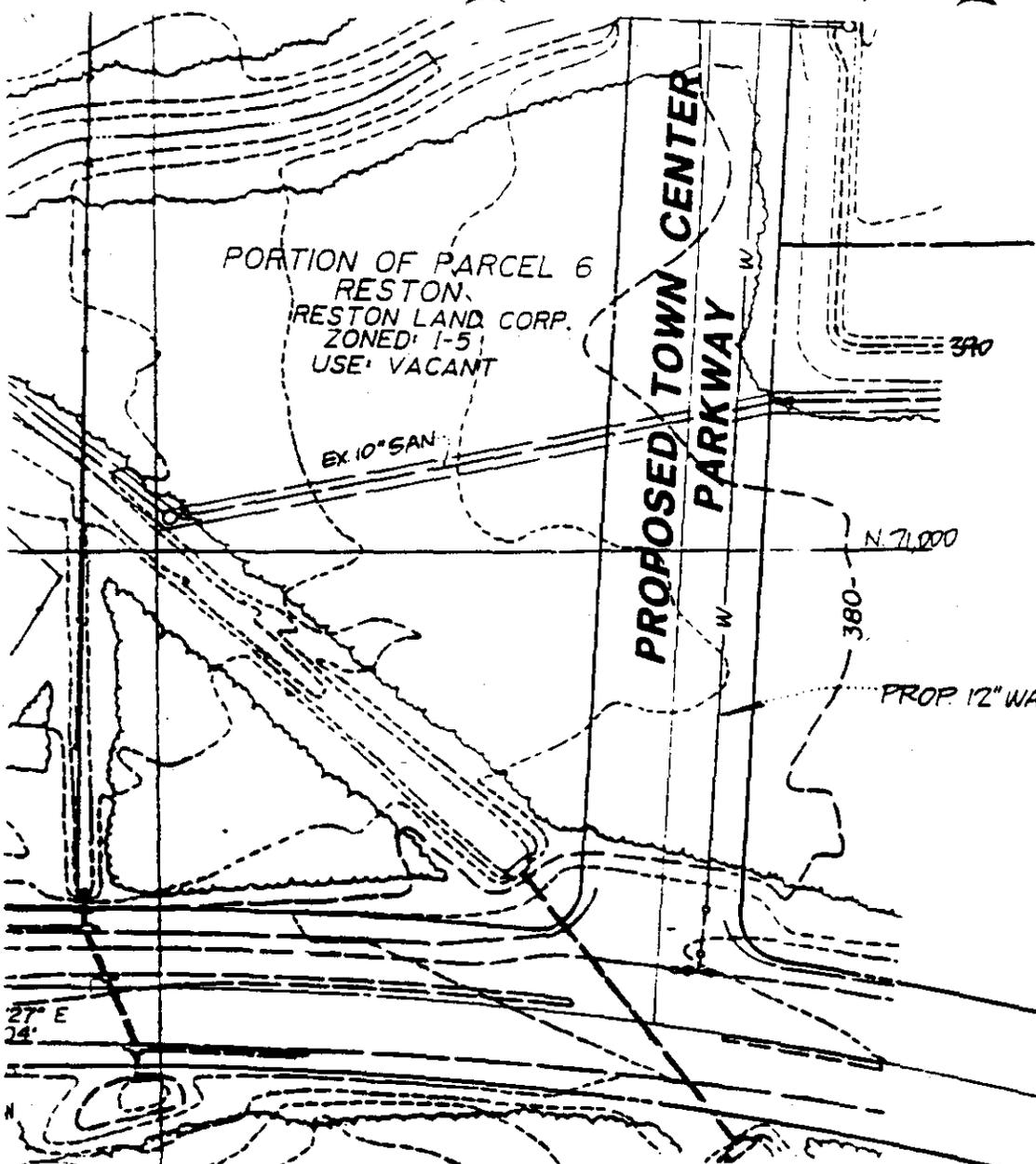
u:5411\reston\935\soj.1

EXHIBIT A
SUMMARY OF APPROVED USES FOR SECTIONS 935 AND 937

Attached are the notes associated with the Development Plan for Sections 935 and 937 (Parts 7 and 8 of Property B of the Reston Town Center District). There are several important issues which are resolved by this Development Plan, including the following:

1. By-right permitted uses. There are a number of uses (which are memorialized within the attached notes) that were approved as part of the Town Center rezoning for Sections 935 and 937. Of most relevance to the current RLC plans for Section 935, Block 2, please note that certain Category 5 uses (including drive-in banks, eating establishments, fast food restaurants, and service stations) have already been approved for both Sections 935 and 937.

2. Contemplated uses which would require a Special Exception. In addition to the drive-in bank, eating establishment(s) and fast food restaurants, RLC is proposing a car wash and a quick service food store associated with the service station on Section 937. These service station-associated uses probably require a Special Exception. Similarly, the proposed hotel (Homestead Village) on Section 935, Block 2 also requires a Special Exception. Neither of these two Special Exception uses (the car wash\quick service food store and hotel) require a Development Plan Amendment. It is clear under the PRC zoning regulations (see Section 6-304) that Special Exception and Special Permit uses may be approved by the Board of Supervisors without the need for a Development Plan Amendment.



DEVELOPMENT PLAN
 PROPOSED REZONING OF
PARTS 7 & 8
TOWN CENTER
RESTON

BEING
 A PORTION OF PARCELS 6A, 7, 7A AND
 FORMER SUNSET HILLS ROAD & OUTLOT 'A', SECTION 935
 RESTON

CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'

DATE: NOV., 1986 REV: JAN., 1987

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS LAND ARCHITECTS LAND SURVEYORS
 8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 PH. 321-9684

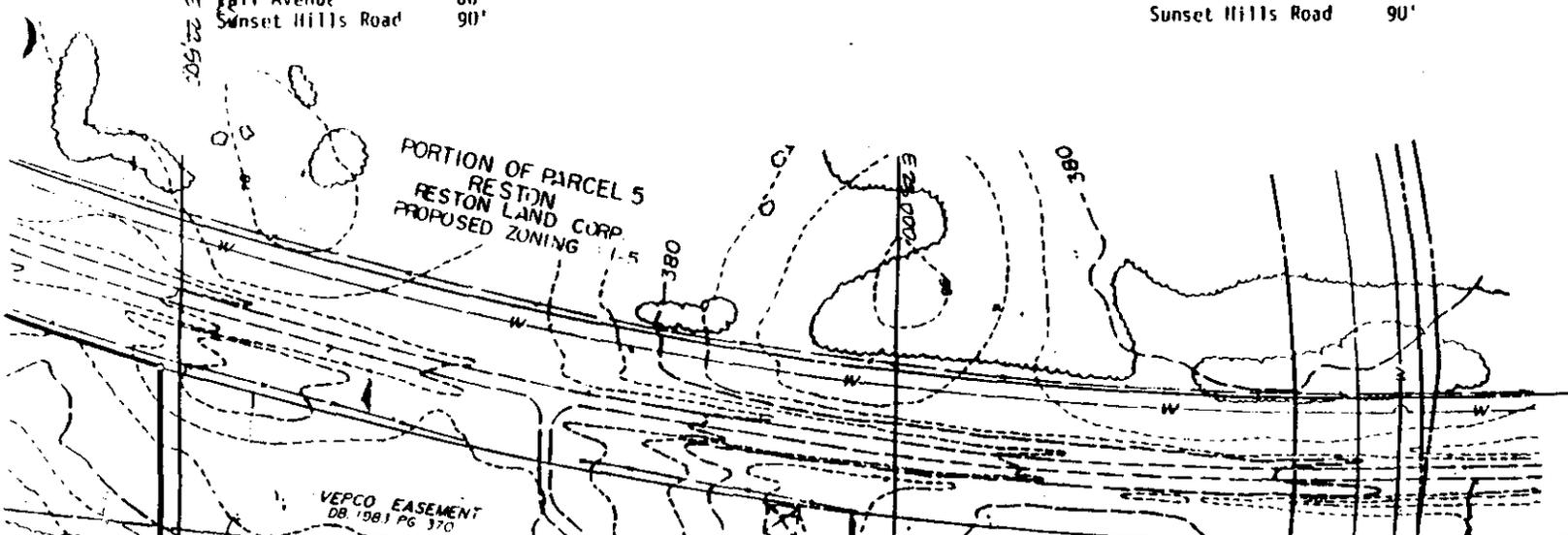
NOTES

Part 7

- 1) The maximum gross floor area of commercial space shall not exceed 615,000 square feet.
- 2) Maximum overall non-residential FAR shall not exceed .7.
- 3) Maximum building height shall not exceed 10 stories (120 ft.).
- 4) Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.
- 5) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.
- 6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.
- 7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.
- 8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.
- 9) The proposed right-of-way width of major public streets shall be as follows:

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

PORTION OF PARCEL 5
 RESTON
 RESTON LAND CORP.
 PROPOSED ZONING 1-5



NOTES

Part 8

- 1) The maximum gross floor area of commercial space shall not exceed 725,000 square feet.
- 2) Maximum overall non-residential FAR shall not exceed .7.
- 3) Maximum building height shall not exceed 10 stories (120 ft.)
- 4) Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.
- 5) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.
- 6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.
- 7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.
- 8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.
- 9) The proposed right-of-way width of major public streets shall be as follows:

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

PART 7 and 8 USES

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

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

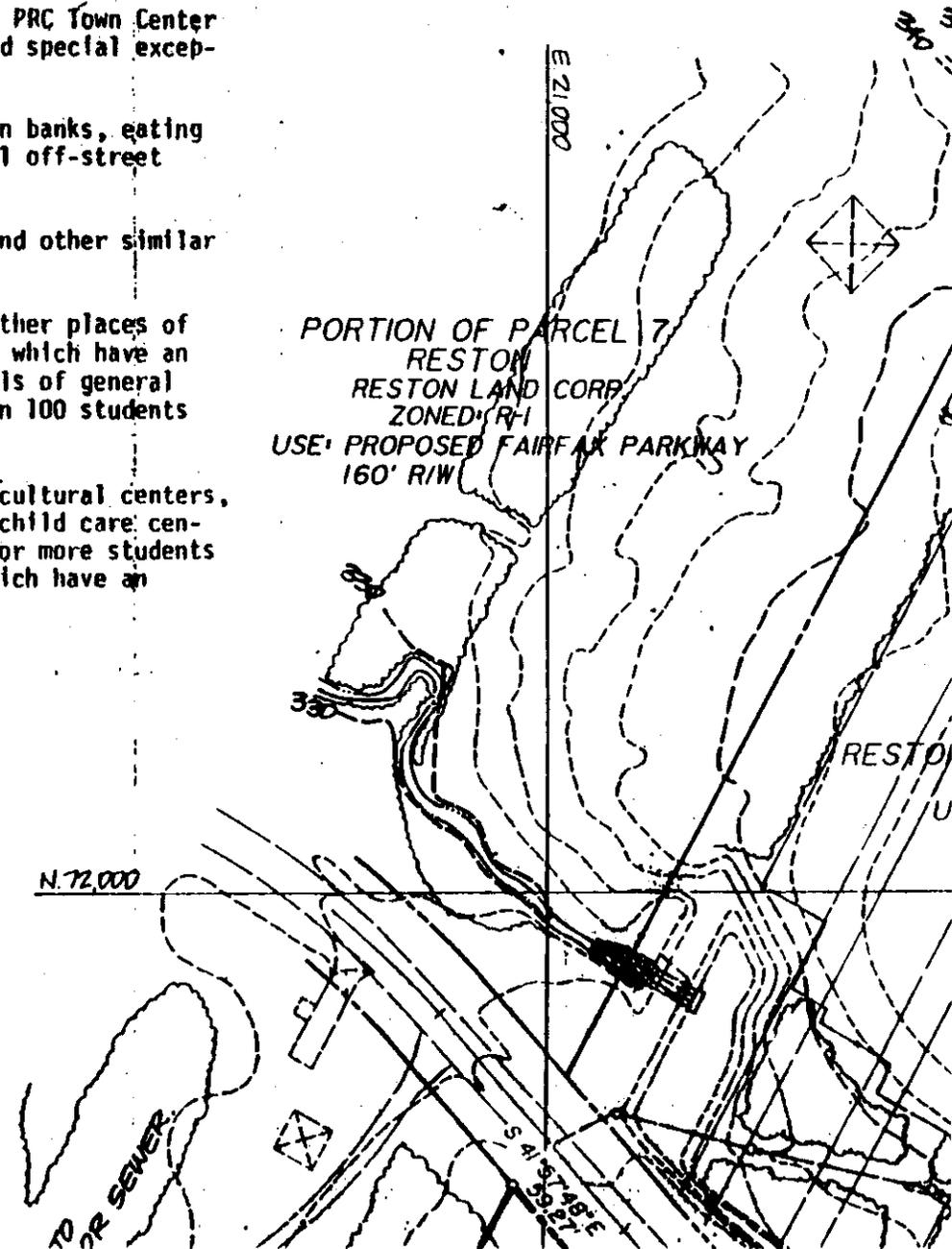


EXHIBIT B
SUMMARY OF RELEVANT ENVIRONMENTAL ISSUES AND
IMPROVEMENTS COMPLETED BY RESTON LAND CORPORATION

A. Wetlands Overview and Sunrise Valley Nature Park

RLC has been working diligently over the last several years with the U.S. Army Corps of Engineers, the State's Department of Environmental Quality ("DEQ"), and the County's Department of Environmental Management ("DEM") to obtain approval for a comprehensive wetlands program for the undeveloped portions of Reston.

In 1993, RLC secured approval for a nature and wetlands park located in the northwest quadrant of Sunrise Valley Drive and Monroe Street (Section 912). The primary goal of this park (the "Sunrise Valley Nature Park") is to provide mitigation for other to-be-impacted wetlands areas in Reston and to simultaneously fulfill the national policy of no net-loss of wetlands. In addition, the Sunrise Valley Nature Park provides an excellent educational experience for the community by demonstrating the functions and values of wetlands in our environment.

The Sunrise Valley Nature Park features a complex series of habitats, including the following: open water, merchant wetlands, scrub/shrub wetlands, forested wetlands, upland islands, a nesting island, and upland buffers. The Sunrise Valley Nature Park also has birdboxes for both permanent and migratory birds, including bluebirds, swallows, and wood ducks. Furthermore, RLC has designed a 4,500 linear foot woodchip trail and a 200 foot long boardwalk. Five interpretative stations have been planned and will be installed to further enhance the educational experience provided to the Reston community.

The U.S. Army Corps of Engineers recognized the outstanding nature of this project when it approved RLC's plans within 30 days of application. The Sunrise Valley Nature Park has been reviewed by numerous biologists from the U.S. Army Corps of Engineers and the Environmental Protection Agency. Additionally, public works officials from both Fairfax and Prince William also have reviewed the project as a model for regional-type programs. Moreover, the County's Engineers and Surveyor's Institute ("ESI") has used the Sunrise Valley Nature Park as a classroom example of wetland delineation, mitigation, and habitat preservation.

By providing mitigation areas within Sunrise Valley Nature Park, which contains 15.75 acres, RLC was able to secure all necessary permits to encroach on the pockets of wetlands (approximately 8 acres) in the Town Center District. Therefore, as the result of mitigation areas being provided within the Sunrise Valley Nature Park, there are some wetlands on Section 937 that

have been approved for filling. Although RLC could take similar action to also fill wetlands on the Property, it has no intention of doing so and plans on preserving these wetlands. Furthermore, it is noteworthy that there are wetlands in the southwest corner of Section 937 that will be preserved. Consequently, RLC has not only provided mitigation areas within Sunrise Valley Nature Park but also has preserved wetlands outside of Sunrise Valley Nature Park.

In short, RLC, which already has taken significant measures to ensure the vitality of Reston's wetlands, intends to preserve the wetlands on the Property and therefore can proceed with its proposed commercial development on the Property.

B. Environmental Quality Corridor Areas

Although there may be some minimal environmental quality corridor ("EQC") areas along the northern portion of the Property, these EQC areas are of no practical benefit. In light of the significant surrounding development in this area (both existing and proposed), there is neither habitat quality nor "connectiveness" to adjoining EQC areas. For example, there is a sizeable stormwater management culvert immediately to the east of the Property that makes this area of no value to the movement of wildlife. Furthermore, to the extent that any minimal EQC areas do exist along the northern portion of the Property, their continued preservation would result in no significant reduction of non-point source water pollution, micro-climate control, or reductions in noise. Finally, by offering to preserve the wetlands on the northern portion of the Property, RLC already has provided a means of buffering the W&OD Regional Park Trail.

C. Stormwater Management

As previously mentioned, RLC and the YMCA have carefully coordinated their plans for development. The environmental cooperation of RLC and the YMCA is best exemplified by the fact that they have agreed to construct and maintain a consolidated stormwater management facility on the southwestern portion of the YMCA Site. This dry pond will be designed as a Best Management Practices ("BMP") facility and accommodate stormwater runoff from both the YMCA Site and 75-80% of the Property.

The remaining 20-25% of stormwater runoff from the Property, along with the stormwater runoff from Section 937, will flow into a stormwater management facility on the southwestern corner (the low point) of Section 937. This dry pond will also be designed as a BMP facility.

EXHIBIT C
SUMMARY OF TOWN CENTER TRANSPORTATION IMPROVEMENTS
COMPLETED BY RESTON LAND CORPORATION

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 transportation 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. In short, 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 Town 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).

EXHIBIT D
SITE SPECIFIC TRANSPORTATION IMPROVEMENTS

Although RLC already has fulfilled its transportation improvement obligations and even constructed numerous transportation improvements well in advance of when they are actually due, RLC also has proposed a number of additional improvements in conjunction with its projects on Sections 935 and 937 including the following:

- (1) Continuous right-turn lane along the southern portion of Sunset Hills Road. RLC will construct a continuous right-turn lane across Section 937 to its eastern-most entrance. This lane will be utilized as both a right-turn and through-lane.
- (2) Reservation of a right-of-way for future widening. RLC will reserve a right-of-way from Section 937's eastern-most entrance to its eastern boundary line. If the County or State chooses to widen Sunset Hills Road within this right-of-way, the County or State will be responsible for constructing this improvement. After initially reserving the right-of-way, RLC, its successors or assigns, will dedicate the land to the County upon the letting of funds by the County or State for construction.
- (3) Continuous right-turn lane along the northern portion of Sunset Hills Road. RLC will construct a continuous right-turn lane across the Property. This lane will be utilized as both a right-turn lane and a through-lane. The YMCA's Town Center Concept Plan indicates that this right-turn/through-lane will be extended into the YMCA Site's entrance. RLC assumes that the County, which is the actual owner of the YMCA Site, then will extend this right-turn/through-lane from the YMCA Site's entrance to its western boundary line.
- (4) Reservation of a right-of-way for additional right-turn lane into Section 937's primary entrance. RLC will reserve a right-of-way for a right-turn lane into the primary entrance to Section 937. If the County or State chooses to construct this additional right-turn lane, the County or State will be responsible for such construction. After initially reserving the right-of-way, RLC, its successors or assigns, will dedicate the land to the County upon the letting of funds by the County or State for construction.
- (5) Westbound left-turn lane. RLC will construct a left-turn lane from westbound Sunset Hills Road into the primary entrance to Section 937.

- (6) Eastbound left-turn lane. RLC will construct a left-turn lane from eastbound Sunset Hills Road into the primary (western-most) entrance to the Property.
- (7) Traffic signal. Assuming approval by the Virginia Department of Transportation ("VDOT"), RLC will install a traffic signal at the primary entrance to the Property that will serve both Sections 935 and 937. RLC, its successors or assigns, will pay for this new traffic signal.
- (8) Relocation of median breaks. RLC will construct a consolidated median break at the primary entrance to the Property that will serve both Sections 935 and 937. Although RLC already enjoys two (2) existing and approved median breaks, RLC has agreed to consolidate to a single median break located at the main entrance to the Property. This significant modification was made at the request of VDOT and the Fairfax County Office of Transportation ("OT"). RLC, its successors or assigns, will pay for these median-related improvements.
- (9) Interparcel access road. RLC will construct an interparcel access road (the "Interparcel Access Road") that will lead from Sunset Hills Road, through the Property, to the YMCA Site, assuming all necessary approvals are obtained from all governmental authorities, including the County, the Virginia Department of Transportation ("VDOT"), etc.
- (10) Interparcel pedestrian connections. RLC and the YMCA will coordinate interparcel pedestrian connections between the Property and the YMCA Site that provides access to the W&OD Regional Park Trail.

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

ATTACHMENT 4

D. DEVELOPMENT PLAN FOR RZ 86-C-121

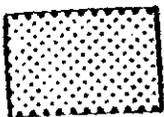
1. - Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan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

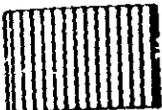
Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of 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

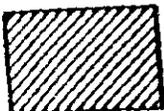
1. Property C will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission of



RZ 85-C-088
(PROPERTY A)



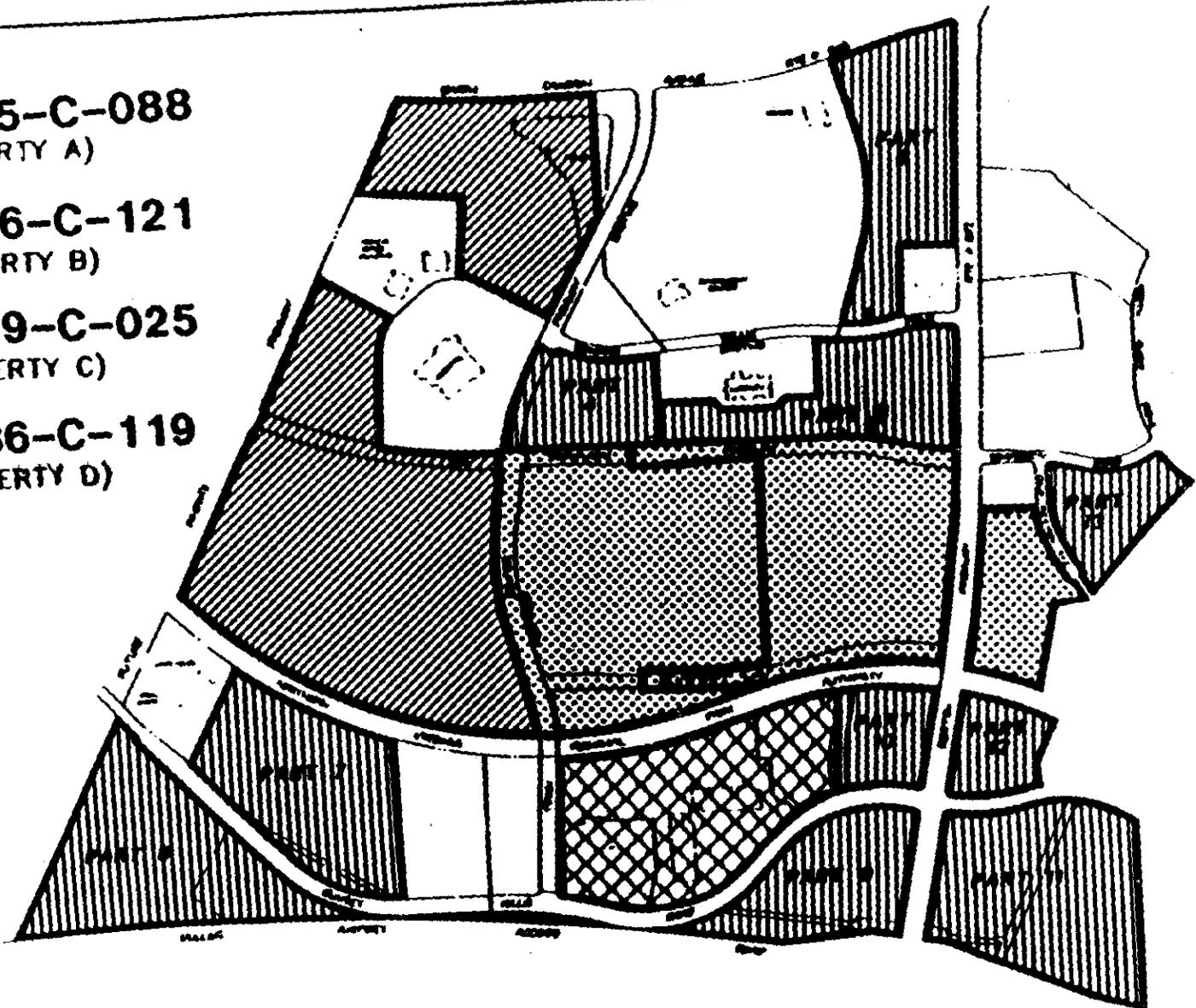
RZ 86-C-121
(PROPERTY B)



RZ 89-C-025
(PROPERTY C)



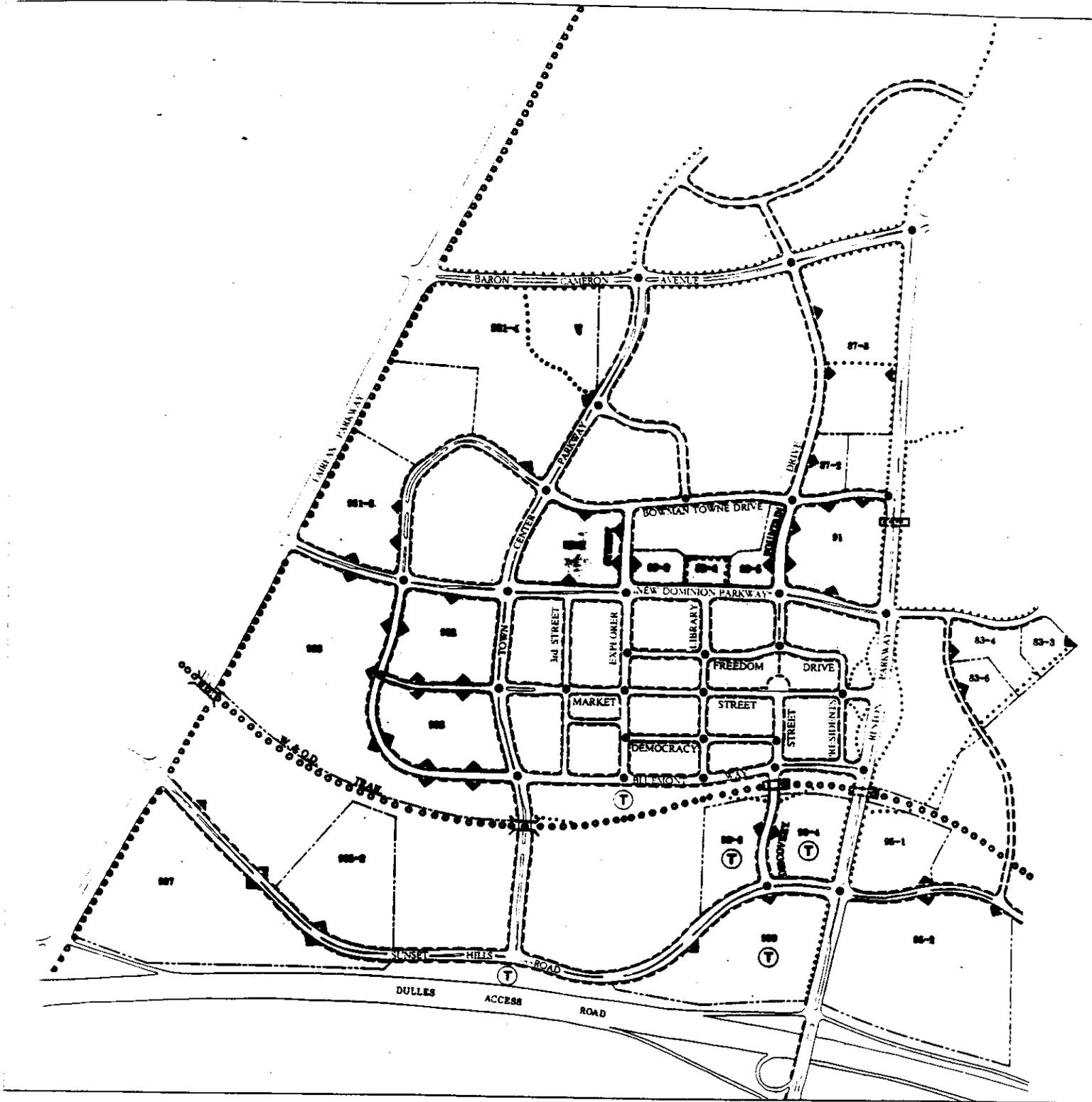
RZ 86-C-119
(PROPERTY D)



NORTH

PLAT OF SHOWING
PROPERTIES A, B, C, & D
TOWN CENTER
RESTON

PREPARED BY
RESTON LAND CORPORATION
6000 WOODBURN DRIVE, RESTON, VA 20190



- CONCEPTUAL PLAN PARCELS
- SIDEWALK
- PATHWAY
- ⋯ REGIONAL TRAIL
- ⊙ TRANSIT FACILITY

- ⌒ BRIDGE
- ⌒ UNDERPASS
- ⊙ INTERSECTIONS WITH CONCERNABLES
- ▲ ENTRANCE LOCATIONS FROM LOCATIONS AND APPROACHES TO AND FROM EXISTING DEVELOPMENTS AS IDENTIFIED AS PART OF THE SITE PLAN DEVELOPMENT PROCESS

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

1" = 300' N-SOUTH

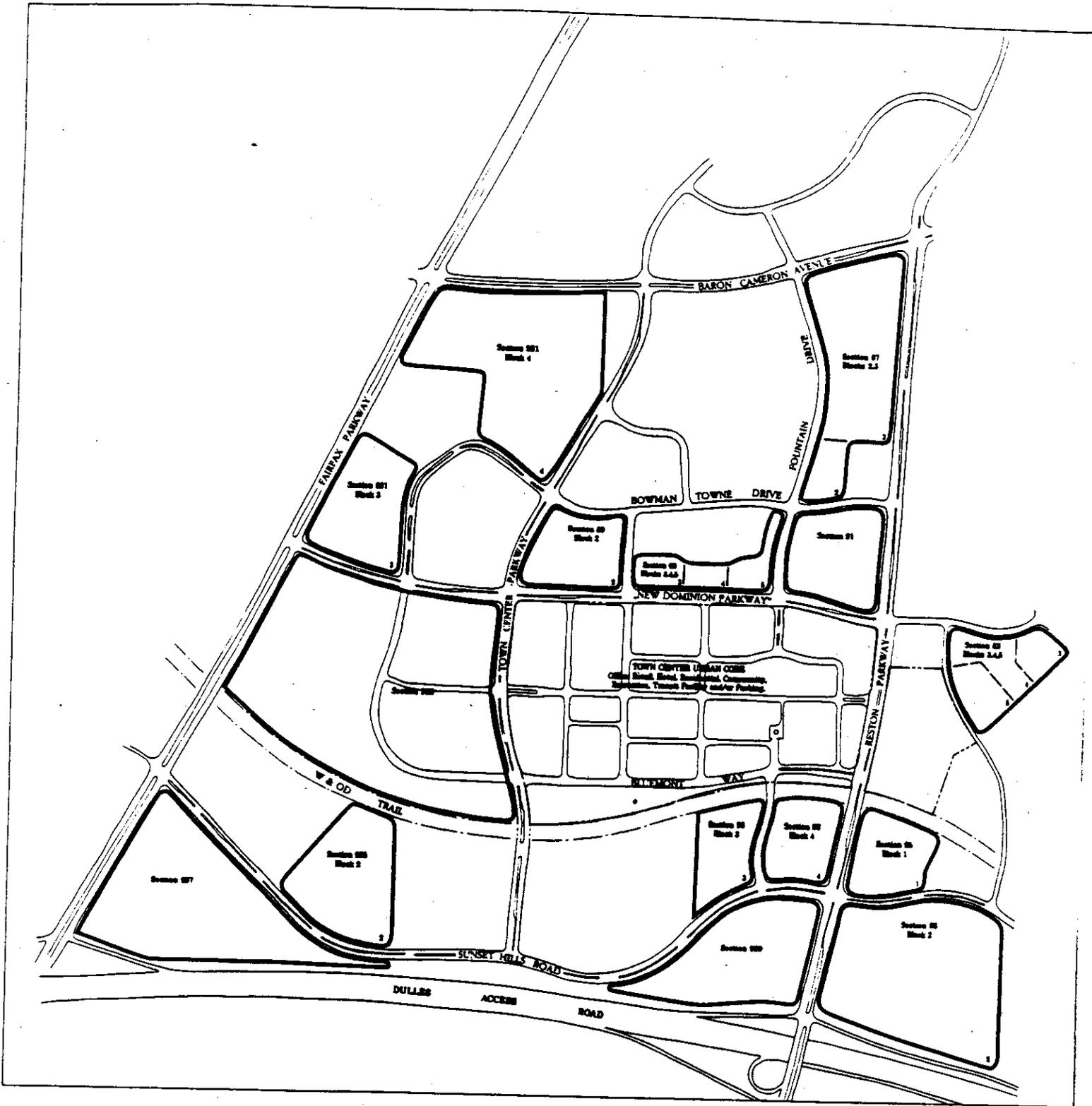
MAY 1991

SHEET 1 OF 3

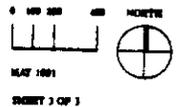
GENERAL NOTES

1. This plan depicts the approximate location of streets, sidewalks, pathways, trails, bridges, underpasses, intersections, transit facilities and entrances to parcels. There shall be a transit facility within Town Center to be located at one of the alternate locations shown or along the Dulles Access Road or at an alternative location within the Town Center Urban Core. Entrance locations, turn lanes, street widths and rights-of-way are approximate and may be revised, moved, added or eliminated as part of the conceptual plan and/or site plan development process.

2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with 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.



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



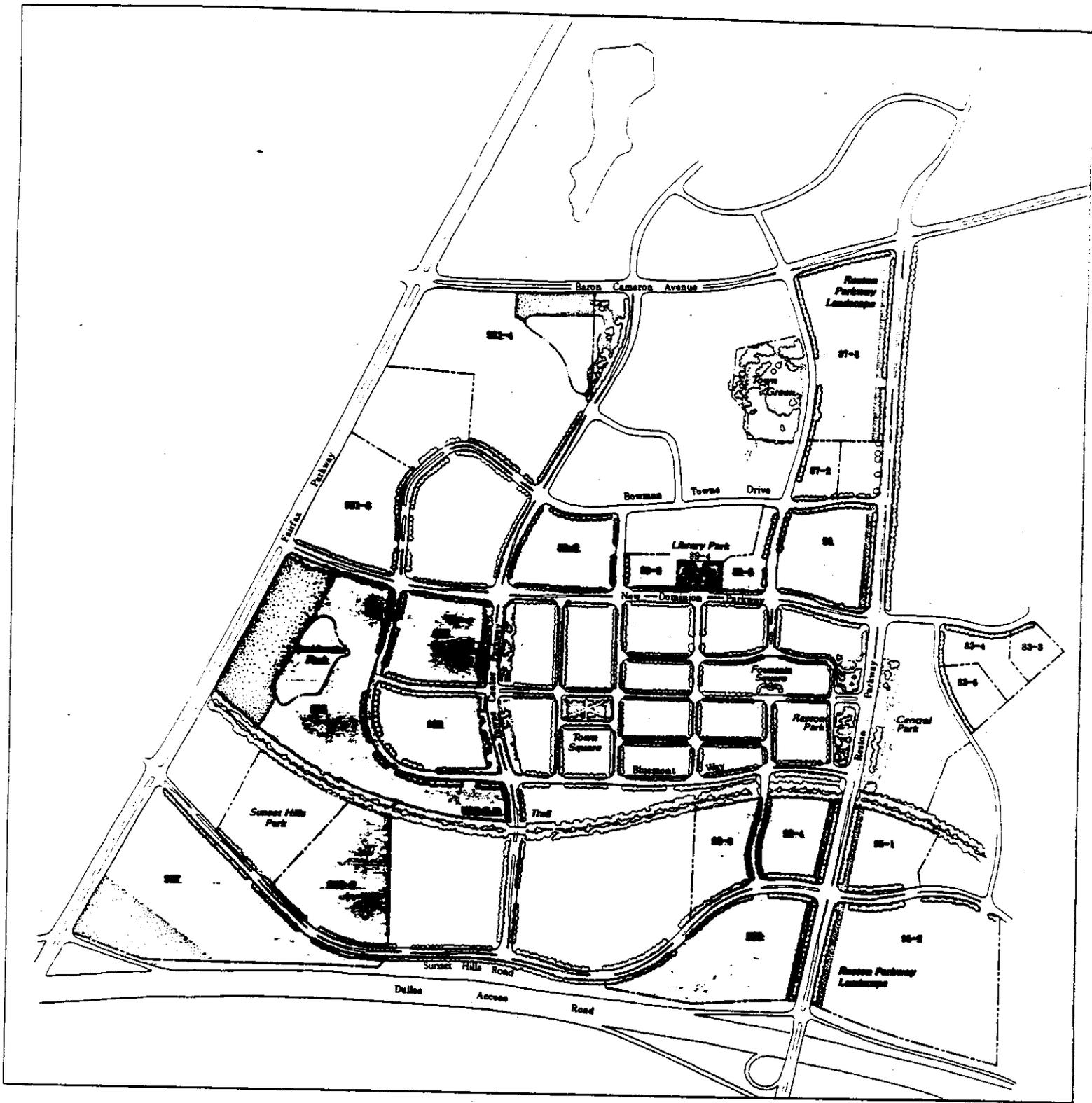
<u>Section/ Block</u>	<u>Use</u>	<u>Height Limit</u>	<u>Non Residential P.A.R.</u>
83 - 3, 4, 5	Residential (max. 100 single family attached and/or multi-family units), Community, Recreation and/or Parking.	4 Stories	.5
87 - 2, 3,	Office, Retail, Residential, Community, Recreation, and/or Parking.	120 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
938 - 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

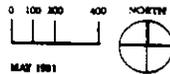
1. This plan depicts the land use, heights, and non-residential P.A.R.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with RI 86-C-119, RS 86-C-121 and RI 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.





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

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



MAY 1991
 SHEET 2 OF 3

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Revised Comprehensive Plan Land Use Analysis for:
Case No. CP 86-C-121-5
Reston Land Corporation

DATE: 29 January 1998

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JAN 29 1998

ZONING EVALUATION DIVISION

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated September 22, 1997. This application requests a conceptual plan for four (4) stand alone buildings. Approval of this application would result in a floor area ratio (F.A.R.) of 0.17. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant and planned for Residential Planned Community (the Reston Land Use Plan designates the subject property as planned for town center use). To the north is located vacant land which is planned for Residential Planned Community or town center use according to the Reston Land Use Plan. To the east is located an office building which is planned for office use. To the south is located vacant land planned for Residential Planned Community or town center use according to the Reston Land Use Plan. To the west is land being developed with a YMCA facility which is planned for public park use.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 5.18-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 423 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Town Center Portion of Land Unit D," the Plan states:

"The Reston Town Center is the designated "Core" area within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. Within the central portion of the Town Center (the approximately 85 acres known as the Town Center Urban Core) a commercial intensity up to .95 FAR may be appropriate and is consistent with the Town Center rezonings of March 1987 and subsequently approved Proffered Condition Amendments. Individual blocks or parcels may exceed this intensity, so long as the overall intensity of .95 FAR is not exceeded.

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 use.

Analysis:

The application and development plan propose four (4) stand-alone buildings for retail use at .17 FAR which is in conformance with the use and intensity recommendations of the Comprehensive Plan.

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

Text:

On pages 416 and 417 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Recommendations, Land Use," the 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 address the impacts of the proposed development; however, there are outstanding issues concerning landscaping and signage which are discussed in the following section.

Text:

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

Analysis:

The application and development plan should provide schematics concerning proposed signs for the buildings.

Text:

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

Analysis:

The Office of Transportation should comment concerning this development criterion.

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 has provided architectural schematics which show the proposed development to be compatible with the surrounding community.

Text:

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

Analysis:

The applicant may address this development criterion through the selection of building materials.

Text:

- "6. Provision of moderately-priced housing that will serve the needs of the County's population as a part of any mixed-use project."

Analysis:

This development criterion does not apply to this application.

Text:

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

Analysis:

The applicant has satisfied this development criterion.

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 (trees) along the eastern and western boundaries.

Text:

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

Analysis:

The Office of Transportation should comment upon this development criterion.

Text:

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

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

Analysis:

This is now an ordinance requirement.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: CP 86-C-121-5
Reston Section 935, Block 2 (Part)

DATE: 5 December 1997

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 September 22, 1997. 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 pages 416 through 417 of the 1991 edition of the Area III Plan as amended through June 26, 1995, 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 page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Environmental Resources", the Comprehensive Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

Objective 10: 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 and developing sites consistent with planned land use and good silvicultural practices. . . ."

On pages 86 and 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

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

On page 90 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Environmental Hazards", the Comprehensive Plan states:

"Objective 6: 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.

Tree Preservation

Concern:

With the exception of large open areas within the eastern portion of the site, the property is generally characterized by a mixture of cedars and young to mature hardwoods. The development plan indicates that the entirety of the property will be cleared. In light of the intensity and design of the proposed use, it does not appear that any tree preservation efforts will be feasible.

Suggested Solution:

If tree preservation efforts are determined to be appropriate for the proposed development, the development will need to be reduced in intensity or redesigned to provide for viable tree preservation areas. Otherwise, the applicant should ensure that tree canopy requirements for the site will be satisfied through the provision of a sufficient number of trees within the landscaping plan for the proposed development.

Stormwater Management/Best Management Practices

Concern:

The proposed development will be subject to County stormwater management and best management practice (BMP) requirements. The development plan does not identify any on-site stormwater management or BMP facilities, and there are no notes indicating how the stormwater management and BMP requirements will be satisfied. However, information submitted in conjunction with Concept Plan applications for the Reston Target and YMCA sites indicated that the stormwater management facilities constructed on these sites would be sufficient to address the stormwater management and BMP requirements for the property that is subject to this application.

At the time of site plan review, the applicant will be required to demonstrate, to the satisfaction of the Department of Environmental Management, that stormwater

management and BMP requirements have been addressed.

Soil Constraints

Concern:

Soils that have been mapped within the western portion of the property are generally characterized by 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 by the Department of Environmental Management for any construction within this area.

Soils throughout the property may have a shallow depth to bedrock; blasting may be required for construction.

TRAILS PLAN:

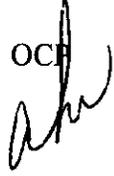
No trails are planned on this property.

BGD:NHK

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela K. Rodeheaver
Site Analysis Section, OT 

FILE: 3-4 (RZ 86-C-121)

SUBJECT: Transportation Impact

REFERENCE: CP 86-C-121-5; Reston Land Corporation
Traffic Zone: 1743
Land Identification Map: 17-3 ((1)) 2C, 5K, and pt. 1

DATE: December 4, 1997

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans made available to this Office dated September 22, 1997.

The application is to amend the Concept Plan. It is anticipated that this use will generate 3677 VPD/336 VPH based on Trip Generation, Fifth Edition: Institute of Transportation Engineers, 1991. In order to mitigate the traffic impact that would be created by the proposed use, while providing safe and efficient access to this facility, the following transportation issues should be adequately addressed.

- An interparcel connection should be provided to parcel 28C (to the east) in addition to the one shown on the plans to the west. A public access easement should be provided with the interparcel connection. This would allow vehicles from the office complex to enter the site without having to travel on Sunset Hills Road. Parcel 28C has a connection stubbed at the property line for this connection.
- Parking (both parallel and perpendicular) is shown on the plans for the interparcel road that runs from the YMCA site to Sunset Hills Road. This would create a number of on site vehicular conflicts. Parking in this area should be prohibited.
- The Transportation Plan adopted by the Board of Supervisors on July 1, 1991 provides for this section of Sunset Hills Road to be widened or improved 6 lane facility. The applicant should dedicate and construct frontage improvements in accordance with the Comprehensive Plan.
- A right turn lane should be provided at the site entrance along with signal modification at Sunset Hill Road as required by VDOT.
- The adequacy of parking could not be determined because no parking tabs were provided. Handicapped parking is not shown on the plat.

AKR/MGC:mgc



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033
(703) 383-VDOT (8368)

DAVID R. GEHR
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

December 3, 1997

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

Re: CP 86-C-121-5, Reston Land
Tax Map No.: 017-3 ((1)) 5K pt. 1

Dear Ms. Byron,

This office has reviewed the conceptual plan amendment relative to conceptual plan application 86-C-121-5 and offers the following comments.

The Fairfax County Comprehensive Plan recommends this section of Sunset Hills Road be reconstructed to a six lane divided facility. The applicant should construct an additional lane along the site's frontage to be used as a right turn deceleration lane. Additional right-of-way should be dedicated for right turn lanes needed in the future along Sunset Hills Road.

All road improvements shown on the submitted plan are in accordance with submitted site plans and the Sunset Hills Road improvement plan.

If you should require any additional information please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Noreen H. Maloney".

Noreen H. Maloney
Transportation Engineer

cc: Mr. Shiva K. Pant

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: November 5, 1997

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gor*
System Engineering & Monitoring Division
Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. CP 86-C-121-5

Tax Map No. 017-3- ((1)) 2C,5K and pt.1

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

NOV 7 1997

ZONING EVALUATION DIVISION

The following information is submitted in response to your request for a sanitary sewer analysis for the above referenced application:

1. The application property is located in the Sugarland Run (B2) Watershed. It would be sewerred into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 10 inch pipe line located in an easemnet 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

October 14, 1997

MEMORANDUM

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

OCT 21 1997

ZONING EVALUATION DIVISION

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

FROM: Planning Branch (Tel. 698-5600 ext. 363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application CP 86-C-121-5

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate water service is available at the site from existing 8 and 12-inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to accommodate water quality concerns.


William R. Kirkpatrick, Jr., P.E.
Manager, Planning

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

October 13, 1997

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

FROM: Ralph Dulaney (246-3868)
Planning Section *RDP*
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Conceptual Plan Application
CP 86-C-121-5

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 #25, Reston.
2. After construction programmed for FY 1997, 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, VIRGINIA

MEMORANDUM

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

DATE: 10-31-97

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

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Reston Land Corporation

Application Number: 86-C-121-5

Type of Application: CP

Information Provided: Application - Yes
Development Plan - Yes
Other - Letter

Date Received in UP&DD: 10-09-97

Date Due Back to OCP: 11-04-97

Site Information: Location - 17-3((01))2C, 5K and pt. 1
Area of Site - 5.18 acres
Zoned from - PRC
Watershed/Segment - Sugarland Run / Sugarland Head

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

Yes No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe:

- Master Drainage Plan (proposed projects): No deficiencies are identified in the Fairfax County Master Drainage Plan downstream of this site.
- UP&DD Ongoing County Drainage Projects: None.
- Other Drainage Information: None.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

NOV 3 1997

ZONING EVALUATION DIVISION

RE: Rezoning Application Review

II. Trails:

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

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 application?

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 application?

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 application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information:

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