



FAIRFAX COUNTY

APPLICATION FILED: April 11, 1996
PLANNING COMMISSION: July 25, 1996
BOARD OF SUPERVISORS: August 5, 1996

V I R G I N I A

July 10, 1996

STAFF REPORT

Applications SE 96-H-016/CP 86-C-121-6 HUNTER MILL DISTRICT

APPLICANT:	Reston Land Corporation
PRESENT ZONING:	PRC
PARCELS:	17-3 ((1)) pt.1
ACREAGE:	4.8 acres
FLOOR AREA RATIO:	0.24 (49,510 square feet)
OPEN SPACE:	32%
PLAN MAP:	Town Center
PROPOSAL:	<u>SE 96-H-016.</u> Approval of a Special Exception for a hotel use within the town center designation of the PRC District. <u>CP 86-C-121-6.</u> Approval of a Conceptual Plan for a hotel with 148 rental units and 49,510 square feet.

STAFF RECOMMENDATIONS:

Staff recommends approval of Special Exception SE 96-H-016 subject to the proposed development conditions contained in Appendix 1 of the staff report.

Staff recommends approval of Conceptual Plan CP 86-C-121-6.

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

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



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

CONCEPTUAL PLAN APPLICATION /

SPECIAL EXCEPTION APPLICATION

CP 86-C-121-6

SE 96-H-016

CP 86-C-121-6
FILED 04/11/96

RESTON LAND CORPORATION
COMMERCIAL USE

4.81 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 ((i)) pt. 1

TAX MAP

SE 96-H-016
FILED 04/11/96

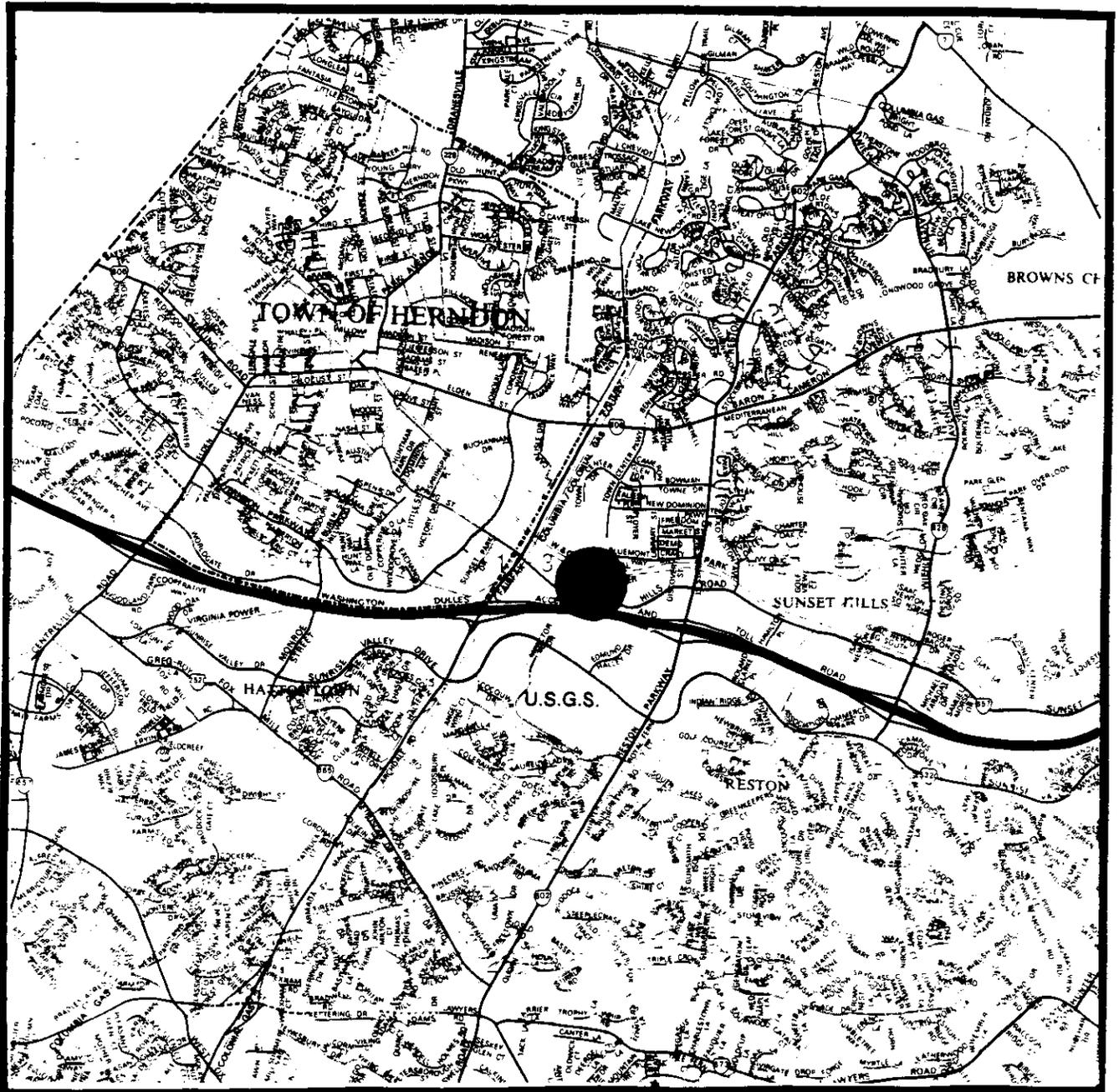
RESTON LANE CORPORATION
HOTEL
ZONING DIST SECTION: 06-0304
ART 9 CATEGORY/USE: 05-14

4.81 ACRES OF LAND; DISTRICT - HUNTER M
LOCATED: OFF SUNSET HILLS ROAD

ZONED PRC
OVERLAY DISTRICT(S):
017-3- /01/ /0001- P

PLAN AREA 3

TAX MAP



CONCEPTUAL PLAN APPLICATION /

SPECIAL EXCEPTION APPLICATION

CP 86-C-121-6

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17-3 ((1)) pt. 1

TAX MAP

SE 96-H-016
FILED 04/11/96

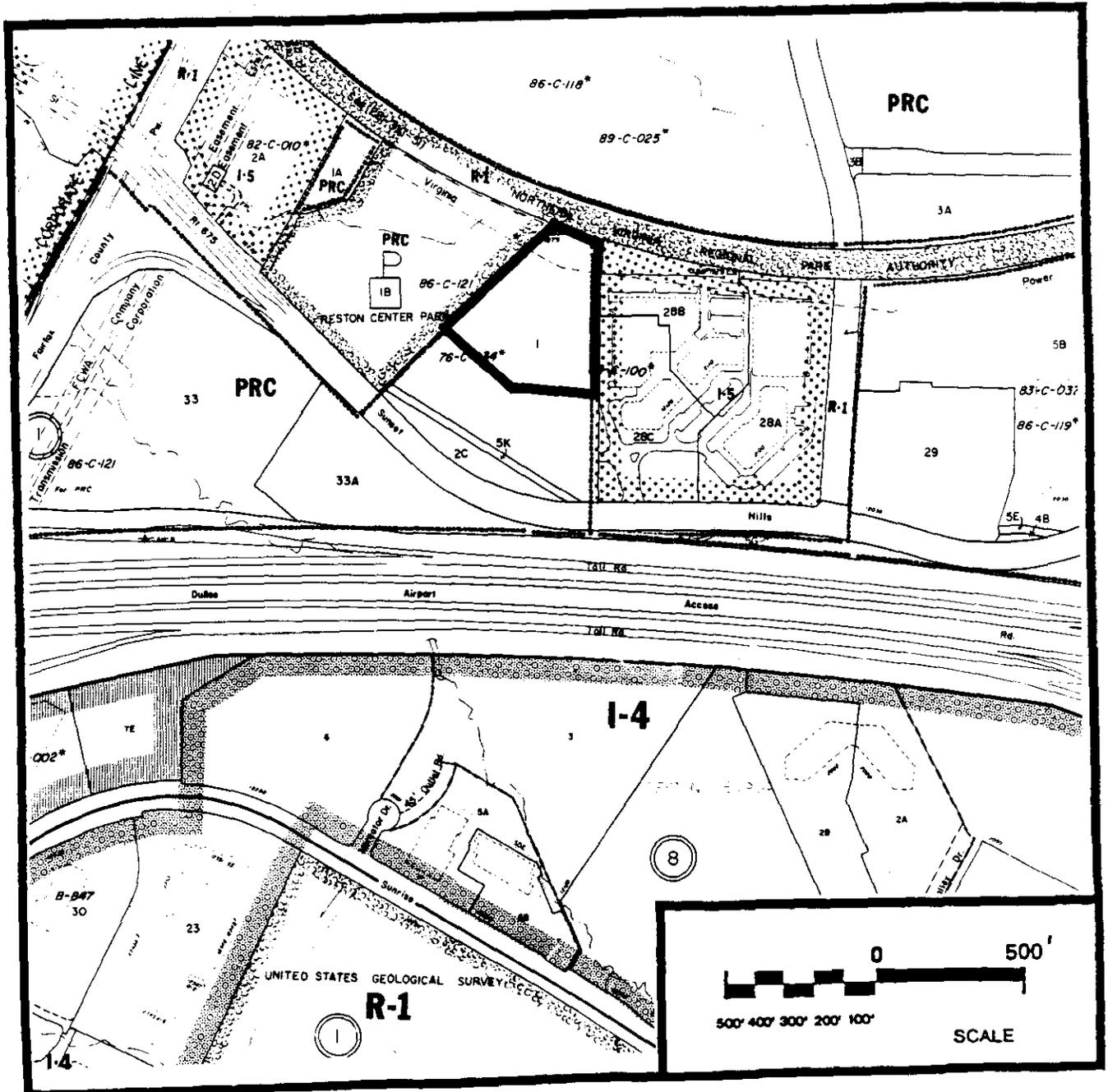
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PLAN AREA 3

TAX MAP



TOWN CENTER CONCEPT PLAN / SPECIAL EXCEPTION PLAT

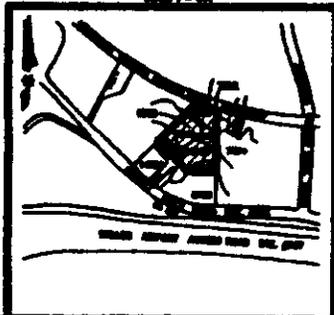
HOMESTEAD VILLAGE

RESTON SECTION 935 BLOCK-2

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SOILS MAP
SHEET C-17



NO.	AREA	SOIL TYPE	PERCENTAGE	CLASSIFICATION
1	AREA A	PAW	100	A
2	AREA B	PAW	100	A
3	AREA C	PAW	100	A
4	AREA D	PAW	100	A
5	AREA E	PAW	100	A
6	AREA F	PAW	100	A
7	AREA G	PAW	100	A
8	AREA H	PAW	100	A
9	AREA I	PAW	100	A
10	AREA J	PAW	100	A

SHORT INDEX FOR CE/SE PLAT

1. COVER SHEET
2. TOWN CENTER CONCEPT PLAN
3. SPECIAL EXCEPTION PLAT
- 3A. ARCHITECTURAL FURNISHINGS
4. TOWN CENTER DEVELOPMENT PLAN

GENERAL NOTES

1. THE PROPERTY IS SHOWN ON MAPS OF HUNTER MILL DISTRICT AND IS SHOWN AS RESTON SECTION 935 BLOCK 2.
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TABULATION

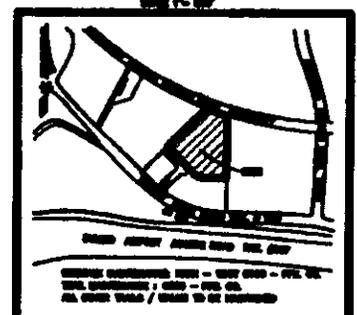
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7	AREA G	PAW	100	A
8	AREA H	PAW	100	A
9	AREA I	PAW	100	A
10	AREA J	PAW	100	A

LOADING SPACE TABULATION

NO.	AREA	SOIL TYPE	PERCENTAGE	CLASSIFICATION
1	AREA A	PAW	100	A
2	AREA B	PAW	100	A
3	AREA C	PAW	100	A
4	AREA D	PAW	100	A
5	AREA E	PAW	100	A
6	AREA F	PAW	100	A
7	AREA G	PAW	100	A
8	AREA H	PAW	100	A
9	AREA I	PAW	100	A
10	AREA J	PAW	100	A

VICINITY MAP
SHEET C-17



PARKING TABULATION

NO.	AREA	SOIL TYPE	PERCENTAGE	CLASSIFICATION
1	AREA A	PAW	100	A
2	AREA B	PAW	100	A
3	AREA C	PAW	100	A
4	AREA D	PAW	100	A
5	AREA E	PAW	100	A
6	AREA F	PAW	100	A
7	AREA G	PAW	100	A
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9	AREA I	PAW	100	A
10	AREA J	PAW	100	A

OWNER / APPLICANT

URBAN ENGINEERING & ASSOC., INC.
1000 COMMONWEALTH BLVD., SUITE 200
RESTON, VIRGINIA 20190

DEVELOPER

URBAN ENGINEERING & ASSOC., INC.
1000 COMMONWEALTH BLVD., SUITE 200
RESTON, VIRGINIA 20190



URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
7700 LITTLE HUNTER TURNPIKE
ANNAPOLIS, VIRGINIA 20704 (703) 540-0000



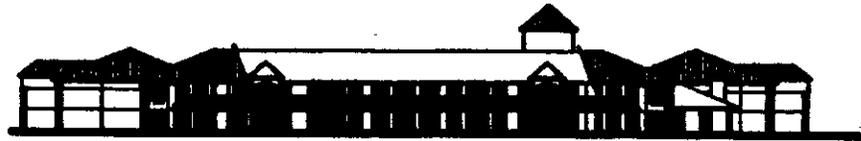
OWNER SHEET
HOMESTEAD VILLAGE
RESTON SECTION 935, BLOCK 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLAN NO.	NO.
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

GENERAL NOTES

1. THE PROPERTY ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP No. 17-3 ((1)) PART OF PARCEL 1 AND IS CURRENTLY ZONED PRC.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF RESTON LAND CORPORATION. BY DEED RECORDED IN DEED BOOK 4926 AT PAGE 299 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, CASE # 9576-50152
4. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
5. NO STRUCTURES EXIST ON THIS SITE, EXCEPT FOR VEPCO POWER.
6. THE PROPOSED DEVELOPMENT WILL USE PUBLIC WATER AND SEWER. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN THE EXISTING DETENTION POND LOCATED OFF-SITE ON ADJACENT PARCEL 18 (RESTON YMCA SITE), SUBJECT TO APPROVAL AT DEM.
7. TOPOGRAPHY IS FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON AND ASSOCIATES, INC. IN DECEMBER 1995. CONTOUR INTERVAL IS 2'.
8. THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT WAIVERS WILL BE REQUESTED, AT THE TIME OF SITE PLAN REVIEW, TO PROVIDE STORMWATER MANAGEMENT AND BMPs OFF-SITE.
9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS, OR TOXIC SUBSTANCES AS SET FORTH IN THE TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO GENERATED, UTILIZED, STORED, AND/OR DISPOSED OF ON SITE.
10. THE BUILDING DIMENSIONS AND SETBACKS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR MODIFICATIONS WITH THE COMPLETION OF FINAL ARCHITECTURE AND ENGINEERING DESIGN.
11. NO TRAILS ARE REQUIRED FOR THIS SITE PER THE ADOPTED COMPREHENSIVE PLAN.
12. BOUNDARY INFORMATION IS BASED ON A PLAT PREPARED BY CHARLES P. JOHNSON AND ASSOCIATES INC.
13. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
14. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE TO THE LANDSCAPING SHOWN HERON SUBJECT TO FINAL ENGINEERING AND DESIGN.
15. THERE ARE SCENIC ASSETS. THERE IS AN EXSTING WETLANDS AREA TO THE NORTH THAT SHALL BE PRESERVED EXCEPT WHERE UTILITY CROSSINGS MAY BE WARRANTED, AS DETERMINED BY DEM.
16. A FLOOD PLAIN STUDY WILL BE PROPOSED AND SUBMITTED FOR APPROVAL PRIOR TO SITE PLAN APPROVAL FOR THE EXISTING DRAINAGE OUTFALL AT THE NORTH END OF THE SITE. A FLOOD PLAIN STUDY IS CURRENTLY BEING SUBMITTED BY THE ADJACENT PROPERTY OWNER AND IT INCLUDES THE DEVELOPMENT OF THIS SITE.

17. A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR THE HOTEL.
18. THE PROVISION OF ANY OFF-SITE DEDICATION OR EASEMENT(S), IF ANY, FOR IMPROVEMENTS TO SUNSET HILLS ROAD SHALL NOT BE A PRECONDITION TO ISSUANCE OF ANY PLAN APPROVALS OR OTHER PERMITS.
19. ARCHITECTURAL DETAILS, LANDSCAPING, SITE DESIGN, PEDESTRIAN ACCESS, LIGHTING, AND SIGNAGE ARE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE RESTON TOWN CENTER DESIGN REVIEW BOARD ("DRB").
20. IN ORDER TO PROVIDE CONSISTENT ARCHITECTURAL TREATMENT, THE BUILDING (FRONT, SIDE, AND REAR) SHALL BE DESIGNED IN CONFORMANCE WITH THE SUBMITTED CONCEPTUAL ELEVATIONS, SUBJECT TO FINAL APPROVAL BY THE DRB.
21. SIGNAGE WILL BE PROVIDED IN COMPLIANCE WITH ALL PROVISIONS OF THE ZONING ORDINANCE AND MAY INVOLVE THE SUBMISSION OF A COMPREHENSIVE SIGN PLAN. A COMPREHENSIVE SIGNAGE PLAN FOR THIS PLAN MAY BE SUBMITTED IN THE FUTURE.
22. THE ACCESS ROAD AND ASSOCIATED RIGHT TURN LANE ALONG SUNSET HILLS ROAD AS SHOWN ON THE CP/SE PLAT SHALL BE CONSTRUCTED, AS DETERMINED BY DEM, IN CONSULTATION WITH VDOT, AND OPEN TO TRAFFIC PRIOR TO THE ISSUANCE OF A NON RESIDENTIAL USE PERMIT ("NON-RUP") FOR THE HOTEL.
23. THE EXISTING MEDIAN BREAK ON SUNSET HILLS ROAD FRONTING THE YMCA WILL BE CLOSED AND A CONSOLIDATED MEDIAN BREAK ON SUNSET HILLS ROAD FRONTING THIS SITE WILL BE OPENED. CONSTRUCTION OF BOTH OF THESE IMPROVEMENTS WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A NON-RUP FOR THE HOTEL.
24. A TRAFFIC SIGNAL WILL BE INSTALLED AT THE CONSOLIDATED MEDIAN BREAK ON SUNSET HILLS ROAD FRONTING THIS SITE, ASSUMING SUCH SIGNAL IS WARRANTED AND APPROVED BY VDOT. SUBJECT TO TIMELY APPROVAL BY VDOT, THIS TRAFFIC SIGNAL WILL BE INSTALLED PRIOR TO THE ISSUANCE OF A NON-RUP FOR THE HOTEL.
25. AN INTERPARCEL ACCESS ROAD, WHICH LEADS FROM SUNSET HILLS ROAD, THROUGH THIS SITE, TO THE YMCA SITE, WILL BE CONSTRUCTED; THIS INTERPARCEL ACCESS ROAD WILL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A NON-RUP FOR THE HOTEL.



ELEVATION - RIGHT



ELEVATION - LEFT



ELEVATION - FRONT



ELEVATION - REAR

U E A URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
 7700 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 640-6800

ARCHITECTURAL ELEVATIONS
HOMESTEAD VILLAGE
 SECTION 036 BLOCK 2
 BUCKINGHAM HILL RESORT
 FARMWAY COUNTY, VIRGINIA
 SHEET 1-4 OF 4
 DATE: 08/15/00

PLAN SHEET	7-00
SHEET	04
OF	4
DATE	08/15/00

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

DESCRIPTION OF THE APPLICATION

Proposal: Reston Land Corporation, the applicant, requests approval of two (2) applications (a conceptual plan and a special exception) on a portion of Section 935 of the Reston Town Center, also known as Tax Map Parcel 17-3 ((1)) pt.1. The conceptual plan application, CP 86-C-121-6, proposes to construct an extended-stay hotel with 148 rental units and a gross floor area of 49,510 square feet (0.24 FAR) on the site. The proposed hotel use is permitted within the town center designation of the PRC District with the approval of a special exception by the Board of Supervisors. Special Exception application, SE 96-H-016, is a request to allow the proposed hotel use on the site.

The proposed special exception development conditions, the applicant's affidavit and statement of justification are contained in Appendices 1, 2, and 3, respectively of this report.

Location: The approximately 4.8 acre site is located on the north side of Sunset Hills Road east of its interchange with the Fairfax County Parkway and west of the Sunset Hills Road intersection with Town Center Parkway which is currently under construction.

Floor Area Ratio: Maximum - 0.24 or 49,510 gross square feet

Open Space: Minimum - 32%

SE Category: Category 5: Hotel

Waivers & Modifications: None

Associated Applications None

BACKGROUND

On March 9, 1987, the Board of Supervisors approved four (4) concurrent rezonings with one (1) combined set of proffers, on a total of 343 acres of land collectively known as the Reston Town Center Rezonings": RZ 85-C-088, RZ 86-C-119, and RZ 86-C-121 to the PRC District and RZ 86-C-118 to the I-3 (Light Intensity Industrial) District. Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR

and the maximum building heights, but do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by OCP staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation landscaping and screening, building location and parking lot location. To date, the Planning Commission has approved Conceptual Plans for the Reston Town Center Urban Core, Reston Corporate Center, Oak Park Condominiums, Edgewater Condominiums and Townhomes, the Spectrum Retail Center, and the West Market Community of townhomes and multi-family units. An amendment to the West market Conceptual Plan is currently pending administrative review by the Planning Commission on July 11, 1996.

The approved Development Plan (DP) for Part 7 (Section 935) of RZ 86-C-121, approximately 20.18 acres, does not specifically designate hotel use among the land uses permitted by right on the application property. The approved DP shows all uses permitted within a Village Center designation and selected additional special permit and special exception uses among the permitted uses for Part 7. The approved DP does show a maximum gross floor area of commercial space of 615,000 square feet, a maximum overall non-residential FAR of 0.70, and a maximum building height of 10 stories or 120 feet. The proposed plan and special exception applications encompass approximately 4.8 acres of Part 7 (Section 935) and propose a hotel with 148 rooms and a maximum of 49,510 square feet of gross floor area at a maximum FAR of 0.24.

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

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

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

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

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

ANALYSIS**Description of the Conceptual Plan/Special Exception Plat (CP/SE Plat)**
(Copy at front of staff report)

Title of CP/SE PLAT: "Homestead Village - Section 935, Block 2"
Prepared By: Urban Engineering
Plan Dates: February 1996 as revised to July 10, 1996

The CP/SE Plat contains a total of four (4) sheets. Sheet #1 contains the notes and shows the soil information for the site. Sheet #2 (the CP) shows the application site and its relationship to the future YMCA facility, the undeveloped parcel to the south, and Sunset Hills Road. Sheet #3 (the SE Plat) depicts a more detailed view of the proposed site, the landscaping legend, and the limits of clearing and grading. Sheet #3A contains the architectural renderings of the proposed hotel structure. Sheet #4 is a copy of the Development Plan approved for this site pursuant to RZ 86-C-121.

The layout depicted on the proposed CP/SE Plat shows the proposed structure located south of the existing wetlands area with parking areas surrounding the building. The structure is proposed to contain 148 rental units arranged around a central courtyard with 49,510 square feet and a maximum height of 44 feet. North of the delineated wetlands area is an approximately 110 foot wide Virginia Power (VEPCO) easement which contains a VEPCO tower.

Supplemental landscaping is shown in and around the parking area and the perimeter of the building. The CP/SE Plat notes that a minimum of 32% open space will be provided on site, including the preservation of the wetlands area with limits of clearing and grading. A stormwater management facility is not shown on the site. A note on the CP/SE Plat indicates that stormwater management will be provided in an off-site facility to be constructed on the adjacent parcel (YMCA).

Access to the site is shown from a spine road which will intersect with Sunset Hills Road at a relocated median break to be completed by the applicant pursuant to a Public Improvement Plan. The CP/SE Plat notes that the access road will be constructed prior to the issuance of a Non-RUP for the proposed hotel.

On the "Land-Use, Heights, FAR" element of the 3-part "Master Conceptual Plan", Section 935 Block 3 is not specifically identified. However, as mentioned previously, the approved Development Plan for RZ 86-C-121 shows a variety of permitted uses including office, retail, and specific special exception and special permit uses. The approved development plan shows a maximum overall non-residential FAR of 0.70 and a maximum building height of ten (10) stories or 120 feet. On the "Circulation" element of the "Master Conceptual Plan", an internal circulation system is not shown for Section 935 Block 2. Although an entrance is shown along the frontage of the site, a note on the "Circulation" plan states that entrance locations are approximate, to be finalized during the site plan process.

On the "Open Space and Landscape" element of the "Master Conceptual Plan" the site is shown as Sunset Hills Park because the site had been dedicated to the Board of Supervisors by Reston Land pursuant to the approval of proffers associated with the Reston North Hills rezoning (RZ 86-C-023) and contemplated for use by the Fairfax County Park Authority.

LOCATION AND CHARACTER

Site Description:

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

Surrounding Area Description:

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

* A conceptual plan for the construction of a YMCA community recreation facility was approved by the Planning Commission for this site on February 22, 1996.

** A conceptual plan for the construction of five (5) freestanding pad sites is scheduled for a public hearing before the Planning Commission on October 3, 1996.

Transportation Analysis (Appendix 6)

Sunset Hills Road. The Comprehensive Plan recommends widening of Sunset Hills Road to a six-lane divided facility between Fairfax County Parkway and Reston Parkway requiring a minimum right-of-way of 68 feet from centerline to accommodate a half-section of the roadway with an exclusive right-turn lane. The application does not have frontage along Sunset Hills Road. However, access to the site will be provided via a spine road which is proposed to intersect with Sunset Hills Road and to provide interparcel access to the parcel to the west (YMCA). This spine road and the associated turn lanes along Sunset Hills Road should be in place prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the proposed hotel. A note on the CP/SE Plat indicates that the proposed access road will be provided prior to the issuance of a Non-RUP for the hotel. In addition, a development condition has been included to ensure that an associated right-turn lane along Sunset Hills Road into the site is provided as determined by DEM in consultation with VDOT. Therefore, this issue has been adequately addressed.

Median Break. The existing median break along Sunset Hills Road to the west of the application site should be closed to reduce the conflicting weaving movements that would exist at build-out of the application site and the surrounding properties due to the median break's proximity to the Fairfax County Parkway/Sunset Hills Road interchange. It would be desirable for the applicant to commit to close and relocate the existing median break prior to the issuance of a Non-RUP for the proposed hotel use. The CP/SE Plat includes a note which indicates the existing median along Sunset Hills Road will be closed and a consolidated median break fronting this site will be opened prior to the issuance of a Non-RUP for the hotel. In addition, a traffic signal will be provided at this median break, subject to the approval of VDOT. Therefore, this issue has been adequately addressed.

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

Environmental Analysis (Appendix 7)

Environmental Quality Corridor (EQC)/Tree Preservation A stream flowing in a well-defined channel bisects the property from the east to the west in the northern portion of the site. The stream appears to collect drainage from an area greater than 70 acres in size. As such, by the Zoning Ordinance definition, there appears to be a 100-year floodplain associated with this stream. The boundaries of the floodplain have not been provided on the development plan. However, the applicant has indicated that a floodplain study will be performed prior to the time of site plan approval for review by DEM. At the time of site plan review, the applicant will be required to demonstrate to the satisfaction of the Department of Environmental Management (DEM) that Zoning Ordinance requirements regarding uses in floodplains will either not be applicable or will be satisfied.

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

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

In light of the significant disturbance to the EQC both upstream and downstream of the property, flexibility in the establishment of EQC boundaries is appropriate. However, efforts to preserve the wetlands along the stream and to provide natural buffer areas along both sides of the stream should be provided in order to provide water quality and aesthetic benefits. The limits of clearing and grading in the western portion of the site should be increased to preserve more vegetation and to align more closely with the limits of clearing and grading to be provided on the YMCA parcel.

The conceptual plan/special exception plat shows "limits of clearing" that will result in avoidance of direct impacts to the wetlands from clearing and grading and will result in the provision of a significant buffer area within a largely cleared area to the north of the stream. The CP/SE plat has been revised to increase the limits of clearing and grading south of the wetlands area in the western portion of the site. However, additional area could be included within the limits of clearing to provide a larger buffer to the wetlands area. To address this concern, staff has included a development condition to provide supplemental vegetation, as determined by the Urban Forester, south of the limits of clearing line in order to create a buffer adjacent to the wetlands in the western portion of the site.

Stormwater Management/Best Management Practices. A stormwater management/best management practice facility is not shown on the site. A note has been included on the CP/SE Plat that indicates stormwater management facilities to serve this site will be accommodated by the proposed stormwater management facility to be constructed with the YMCA facility to the west. At the time of site plan review, the applicant will be required to demonstrate to DEM's satisfaction that stormwater management and BMP requirements for this site have been fully addressed with the proposed off-site facility.

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

Trails Plan

The Comprehensive Trails Plan does not indicate trails or sidewalks on this property.

Land Use Analysis

As noted in the complete land use analysis in Appendix 5, the proposed hotel facility at a maximum FAR of 0.24 is in conformance with the use and intensity guidance of the Comprehensive Plan. The applicant has included architectural renderings of the proposed hotel structure that are in character with surrounding development. The final architectural design of the structure will be subject to the review and approval of the Town Center Design Review Board. A complete land use evaluation is contained in Appendix 5.

Proffer Analysis

The proposed hotel structure with a total of 148 rental units, 49,510 square feet, and a maximum height of 44 feet is in conformance with the approved Development Plan and the proffers approved pursuant to RZ 86-C-121 and all subsequent amendments which stipulate a maximum FAR of 0.70 and a maximum building height of 120 feet.

As stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 86-C-121 require the review and approval by the Planning Commission of Reston Town Center Conceptual Plans. This section contains staff's analysis of the hotel Conceptual Plan for each of the elements listed in the proffers as components of the conceptual plan. It should be noted that the 530-acre Reston Town Center District as a whole is planned to be mixed-use; however, there is no requirement that each parcel within the District be developed as mixed-use.

A vehicular traffic circulation plan including approximate location of entrances.

The CP shows access to the site via an access road to Sunset Hills Road with an interparcel connection from the access road to Parcel 1B located west of the site. The access road which is to serve this site is noted to be constructed prior to the issuance of a Non-RUP for the proposed hotel.

Review of the Reston Town Center transportation proffers indicates that although office development within the Town Center has not yet reached 2.3 million square feet (the threshold for completion of Phase 1A transportation improvements) five of the six proffered improvements have been completed, including the widening of Sunset Hills Road to a four-lane divided facility from Reston Parkway to the Herndon Town line.

Minor streets in approximate location

The roads internal to the site are proposed to be private. There were no roads shown traversing this site on the "Circulation" element of the 3-part "Master Conceptual Plan".

Pedestrian walkways and trails

The CP shows sidewalks and trails along the proposed access road, Sunset Hills Road, within the parking areas, and connecting to the YMCA parcel to the west.

Landscaping and Screening.

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

Open Space

The Reston Town Center proffers specify that the Town Center Study Area shall contain at least 15% open space including walkways, pedestrian plazas, parks, and ponds. A note on the CP indicates that a minimum of 32% open space will be provided on site. The open space area primarily consists of the wetlands area, open space and the VEPCO easement in the northern portion of the site.

Recreation and Community Facilities

There are no recreation facilities proposed with this application. The proposed YMCA community recreation facility is to be located adjacent to the application site.

Location of a Time-Transfer Transit Hub

The circulation element of the Master Conceptual Plan shows future transit facilities to encourage the use of mass transit facilities throughout the Reston Town Center Study Area. A time transfer transit hub is shown along Sunset Hills Road, but not on the application site.

Floor Area Ratios

The Development Plan for RZ 86-C-121 shows the combined maximum non-residential FAR for the application property and Tax Map Parcels 17-3 ((1)) 1B, 1A, pt. 1, 2C, & 5K (collectively referred to as Part 7 and Reston Section 935) as 0.70. A maximum FAR of 0.70 is also noted for Section 935 on the "Land Use, Heights" FAR" element of the 3-part Master Conceptual Plan. Each of these parcels is currently undeveloped. The YMCA conceptual plan application for Parcel 1B has been approved for development up to a maximum of 66,000 square feet (FAR of 0.17) resulting in approximately 549,329 square feet of non-residential gross floor area remaining to be developed within Reston

Section 935. This conceptual plan and special exception application propose an additional 49,510 square feet of non-residential gross floor area which would result in a total of 115,510 square feet (or 0.13 FAR) within Section 935.

Height Limits

The approved development plan limits the height within Reston Section 935 to 10 stories or 120 feet. The Land Use, Heights, FAR element of the Master Conceptual Plan also shows a height limit of 120 feet. The structure proposed with this conceptual plan is noted to be limited to a maximum height of 44 feet.

General Location and Type of Housing Units

No housing units are proposed with the application.

General Location of Office and Commercial Buildings

The proposed hotel structure is proposed to be located south of the wetlands area as depicted on the conceptual plan.

ZONING ORDINANCE PROVISIONS

The proposed extended-stay hotel with 148 rental units requires approval of a special exception when located within the Town Center designation of the PRC District.

General Special Exception Standards (Sect. 9-006)

With the proposed notes and development conditions all General Standards have been satisfied.

Transitional Screening & Barriers

There are no transitional screening requirements associated with this proposal. However, Barrier H (one row of 6 foot trees averaging 50 feet on center) is required along the western perimeter of the site where the proposed hotel is adjacent to a future community recreation facility (YMCA). The CP/SE Plat shows a mixture of evergreen and deciduous trees along the western perimeter of the site to satisfy this provision.

Parking

The Zoning Ordinance requires a minimum of one (1) parking space per rental unit plus four (4) parking spaces per 50 rental units. These applications propose a total of 148 rental units requiring a minimum of 160 parking spaces to serve the use. The CP/SE Plat shows a total of 162 parking spaces to serve the site and to satisfy this provision.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This application proposes to construct an extended-stay hotel with 148 rental units and a maximum gross floor area of 49,510 square feet at an FAR of 0.24 on the site. The proposed conceptual plan is in conformance with the currently approved proffers and the development plan approved for the application site pursuant to RZ 86-C-121. The proposed special exception for a hotel use within the Town Center designation of the PRC District is in conformance with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of conceptual plan CP 86-C-121-6.

Staff recommends approval of Special Exception SE 96-H-016, subject to the proposed development conditions contained in Appendix 1 of the staff report.

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

APPENDICES

1. Proposed Development Conditions, SE 96-H-016
2. Affidavit
3. Statement of Justification
4. Excerpted Proffers and Locator Map, RZ 86-C-121
- 4A. Approved Development Plan (DP) & Master Conceptual Plan
5. Plan Citations and Land Use Analysis
6. Transportation & VDOT Analysis
7. Environmental Analysis
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SE 96-H-016****July 10, 1996**

If it is the intent of the Board of Supervisors to approve SE 96-H-016 located at Tax Map 17-3 ((1)) pt.1 for a hotel use pursuant to Sect. 6-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by DEM. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat entitled "Homestead Village Reston Section 935 Block 2," prepared by Urban Engineering which is dated February 1996 as revised through July 10, 1996 and these conditions.
4. The access road and associated right-turn lane along Sunset Hills Road as shown on the CP/SE Plat shall be constructed, as determined by DEM in consultation with VDOT, and open to traffic prior to the issuance of a Non-Residential Use Permit for the hotel in order to ensure safe and convenient access to the site. A traffic signal shall be provided at the Sunset Hills Road entrance to the site as determined by DEM, in consultation with VDOT.
5. Supplemental landscaping shall be provided as determined by the Urban Forester south of the limits of clearing shown on the CP/SE Plat shown in the western portion of the site in order to provide a vegetated buffer adjacent to the wetlands in this area of the site.
6. The architecture of the proposed structure shall be substantially similar to the elevations submitted as Sheet 3A of the CP/SE Plat, subject to final review and approval of the Town Center Design Review Board.
7. The applicant shall abide by the recommendations of the floodplain study to be submitted prior to site plan approval for this site, as determined by DEM.
8. Stormwater Management/Best Management Practices (SWM/BMPs) shall be provided, as determined by DEM.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Sign Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: February 16, 1996
 (enter date affidavit is notarized)

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

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

in Application No(s): _____
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES** of the land described in the application, and if any of the foregoing is a **TRUSTEE***, each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relation- ships listed in BOLD above)
Reston Land Corporation Agents: David R. Schultz, Esquire Al H. Hagelis Gregory F. Hamm	11911 Freedom Drive Suite 300 Reston, VA 22090	Applicant/Property Owner TM 17-3-((1)), Parcel 1,2C and 5k
Atlantic Homestead Village, Incorporated Agent: Matthew B. Whalen	Six Piedmont Center, 6th Floor Atlanta, Georgia 30305	Contract Purchaser
Urban Engineering & Associates, Inc. Agents: Barry B. Smith Eric S. Siegel	7712 Little River Turnpike Annandale, VA 22003	Engineers
McGuire, Woods, Battle & Boothe Agents: Antonio J. Calabrese, Esquire John J. Bellaschi, Esquire Meaghan S. Kiefer	8280 Greensboro Drive McLean, VA 22102	Attorneys/Agents

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

* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT
TOWNSHIP CENTER CONCEPT PLAN

DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Mobil Land Development Corporation

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

William D. Deihl, Chairman	James C. Cleveland, President
Peter P. Schmergel, Executive Vice President	Nichola G. Greco, Ex. VP
Joseph Sarnowski, Assistant Treasurer	John W. Farrar, V.P.
Sandy Pearson, V.P.	John A. Caselli, Treasurer
Patricia Stevenson, Secretary	Anthony Cavaliere, Asst. Treasurer
Robert Drumheller, Asst. Treasurer	Arthur Golden, Asst. Treasurer

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

DIRECTORS:

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

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

REASONING AFFIDAVIT

DATE: February 16, 1996
 (enter date affidavit is notarized)

for Application No(s): _____

(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuire, Woods, Battle & Boothe, L.L.P. 8280 Greensboro Drive

Suite 900

McLean, VA 22102

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

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

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

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

Broaddus, William G.
 Brown, Brickford Y.
 Brown, Thomas C., Jr.
 Burke, Donald F.
 Burke, John W., III
 Burkholder, Evan A.
 Burrus, Robert L., Jr.
 Busch, Stephen D.
 Cabaniss, Thomas E.
 Cairns, Scott S.
 Calabrese, Antonio J.
 Carter, Joseph C., III
 Cason, Alan C.
 Cogbill, John V., III
 Colangelo, Stephen M.
 Comey, James B.
 Corson, J. Jay, IV
 Coward, Curtis M.
 Cranford, Page D.
 Cullen, Richard
 Dabney, H. Slayton, Jr.
 Daniel, John W., II
 Dawes, Michael F.
 Dean, Thomas F.
 Den Hartog, Grace R.

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

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

REZONING AFFIDAVIT

DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): *
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

AJ CALABRESE

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

Antonio J. Calabrese, Applicant's Agent

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

Subscribed and sworn to before me this 16th day of February, 1996, in the state of Virginia.

My commission expires: 3-31-99

Pamela P. Ferriter
Notary Public

TOWN CENTER CONCEPT PLAN
DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Davis, Carter, Scott Agents: Douglas N. Carter Thomas J. Dinney	8260 Greensboro Drive, 500 McLean, VA 22102	Architects
Wetland Studies & Solutions, Inc. Agents: Michael S. Rolband	14088 Sullyfield Circle Suite M Chantilly, VA 22021	Wetlands Consultants
M. J. Wells & Associates Agents: Martin J. Wells	1420 Spring Hill Road Suite 600 McLean, VA 22102	Traffic Engineers

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

DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Martin J. Wells
Carol J. Sargeant

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

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

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

DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): Reston Town Center Conceptual Plan
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Mobil Land Development Corporation 11911 Freedom Drive, Ste. 400
Reston, Virginia 22090

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Mobil Corporation

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

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

DIRECTORS:

O. Russ Beaman	William D. Deihl	Nicholas G. Greco
Richard R. Neyrey	Robert O. Swanson	Norman D. Peel

DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): Reston Town Center Conceptual Plan
(enter County-assigned application number(s))

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

Mobil Corporation 3225 Gallows Road
Fairfax, Virginia 22037

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Publicly traded

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

Directors:

Allen F. Jacobson
Helene L. Kaplan
Lucio A. Noto
Charles S. Sanford, Jr.

Officers:

Thomas Deloach, Sr. VP
James T. Mann, VP
Barbara Patocka, Asst.Treas.
Jerome Trautschold, Asst.Treas.
Patricia Stevenson, Sr.Asst.Sec.
Robert Dodds, Asst.Sec.
George Broadhead, Sr.Asst.Contr.
Samuel Gillespie, General Counsel

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

Paul J. Hoenmans
Donald V. Fites
J. Richard Munro
Eugene A. Renna
Robert O. Swanson
Robert Swanson, Sr. VP
Walter Arnheim, VP
William Bogaty, Asst.Treas.
Peter D. Thomson, Asst.Treas.
Gordon Garney, Sr. Asst.Sec.
Susan R. Csia, Asst.Sec.
Robert Musser, Controller

DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

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

Atlantic Homestead Village Incorporated
a Maryland corporation

Six Piedmont Center, 6th Floor
Atlanta, Georgia 30305

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Security Capital Atlantic Incorporated

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

Officers:

David C. Dressler, Jr.
John R. Patterson
Mark Reilly
Paul E. Szurek

Mark G. Conroe
Anthony R. Arnest
Laura Hamilton
Leanne L. Gallagher

Directors:

C. Ronald Blankenship
John H. Gardner
James C. Potts

David C. Dressler, Jr.
Constance B. Moore

DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

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

Security Capital Atlantic Incorporated
a Maryland corporation

Six Piedmont Center, 6th Floor
Atlanta, Georgia 30305

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Security Capital Group Incorporated

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

Officers:

James C. Potts
 Douglas K. Ball
 Stephen R. LeBlanc
 John H. Gardner, Jr.
 Ann Schumacher
 Raymond Barrows
 Mark G. Conroe
 Mary Caperton Lester
 Jeffrey G. Megrue
 L. Douglas Snider
 Leanne L. Gallagher

David C. Dressler
 J. Lindsay Freeman
 Jeffrey A. Cozad
 Robert J. Hildebrand
 Anthony R. Arnest
 Richard O. Campbell
 Samuel C. Freilich
 Ronald C. Mayhew
 John R. Patterson
 Paul E. Szurek
 Ariel Amir

Directors:

Ned S. Holmes
 Anthony R. Manno
 James C. Potts

DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

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

Security Capital Group Incorporated
a Maryland corporation

Six Piedmont Center, 6th Floor
Atlanta, Georgia 30305

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Officers:

William D. Sanders
Michael Simmons
Paul E. Szurek
Garret C. House
Leanne L. Gallagher

C. Ronald Blankenship
Thomas E. Gattles
Ariel Amir
Gerald R. Morgan
Lucinda G. Marker

Directors:

H. Laurance Fuller
Samuel W. Bodman
Ray L. Hunt
Peter S. Willmott

Cyrus F. Freidheim
John P. Frazee, Jr.
John T. Kelley, III
William D. Sanders

DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
McGuire, Woods, Battle & Boothe, L.L.P. 8280 Greensboro Drive, Ste. 900
McLean, VA 22102

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

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

Douglass, W. Birch, III
Drew, Randal H.
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.
Edwards, Elizabeth F.
Evans, David E.
Evans, K. Stewart, Jr.
Feller, Howard
Fifer, Carson Lee, Jr.
Flemming, Michael D.
France, Bonnie M.
Franklin, Stanley M.
Garrett, Judson P., Jr.
Garrett, Sam Y., Jr.
Geisler, Ernest K., Jr.
Getchell, E. Duncan, Jr.
Gieg, William F.
Giguere, Michael J.
Glassman, M. Melissa
Goldman, Nathan D.
Good, Dennis W., Jr.
Goodall, Larry M.
Gordon, Thomas C., Jr.
Graham, John
Grandis, Leslie A.
Grimes, Larry B.
Hampton, Glenn W.
Haney, William C.
Harmon, T. Craig
Harrison, J. Waller

Harwood, Steven J.
Head, Mary S.
Hobson, Richard R. G.
Houston, David S.
Jett, R. Arthur, Jr.
King, Donald E.
King, William H., Jr.
Kittrell, Steven D.
Krueger, Kurt J.
La Frata, Mark J.
Landess, Fred S.
Lefcoe, Vann H.
Levin, Michael H.
Lewis, James M.
Little, Nancy R.
Marshall, Gary S.
Martin, George K.
McArver, R. Dennis
McCallum, Steve C.
McCann, John E.
McElligott, James P., Jr.
McElroy, Robert G.
McFarland, Robert W.
McGee, Gary C.
McGonigle, Thomas J.
McIntyre, Charles W., Jr.
McMenamin, Joseph P.
McVey, Henry H., III
Melson, David E.
Menges, Charles L.
Merriman, R. Marshall, Jr.

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

DATE:

February 16, 1996

(enter date affidavit is notarized)

for Application No(s): _____

(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe, L.L.P. 8280 Greensboro Drive, Ste. 900
McLean, VA 22102(check if applicable) [] The above-listed partnership has no limited partners.

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

Middleditch, Leigh B., Jr.
Moran, Kenneth J.
Morgan, O. Forrest
Murphy, Brian D.
Murphy, Sean F.
Murray, John V.
Newton, Thomas L., Jr.
Ney, R. Terrence
O'Grady, Clive R. G.
O'Grady, John B.
Oakey, David N.
Oakey, John M., Jr.
Oostdky, Scott C.
Oviatt, Clifford R., Jr.
Padgett, John D.
Page, Rosewell, III
Pankey, David H.
Partridge, Charles E., Jr.
Patterson, John W.
Patterson, Robert H., Jr.
Payne, Maria L.
Price, James H., III
Richardson, David L., II
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rosen, Charlotte R.
Russell, Deborah M.
Russell, Frederick L.
Rust, Dana L.
Sacks, Morton A.

Sanderlin, James L.
Sanders, Wellford L., Jr.
Scannell, Raymond F.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Scibelli, Arthur P.
Scruggs, George L., Jr.
Sharp, Larry D.
Shelley, Patrick M.
Slaughter, Alexander H.
Slaughter, D. French, III
Slingluff, Robert L.
Slone, Daniel K.
Smith, Robert S.
Smith, R. Gordon
Sooy, Kathleen Taylor
Spahn, Thomas E.
Spencer, Christopher C.
St. Amant, Joseph L. S.
Stallings, Thomas J.
Stillman, F. Bradford
Stone, Jacquelyn E.
Stoneburner, Gresham R.
Strickland, William J.
Stroud, Robert E.
Stump, John S.
Stutts, James F.
Swartz, Charles R.
Swett, Jay T.
Tashjian-Brown, Eva S.
Terwilliger, George J., III

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

DATE: February 16, 1996
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
McGuire, Woods, Battle & Boothe, L.L.P. 8280 Greensboro Drive, Ste. 900
McLean, VA 22102

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

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

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

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

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

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

RECEIVED
 OFFICE OF COMPREHENSIVE PLANNING
 FEB 16 1996
 PLANNING EVALUATION DIVISION

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 Rezoning 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 Rezonings 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

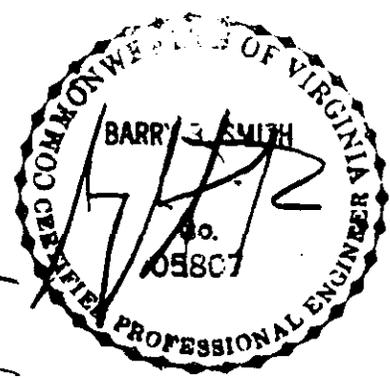
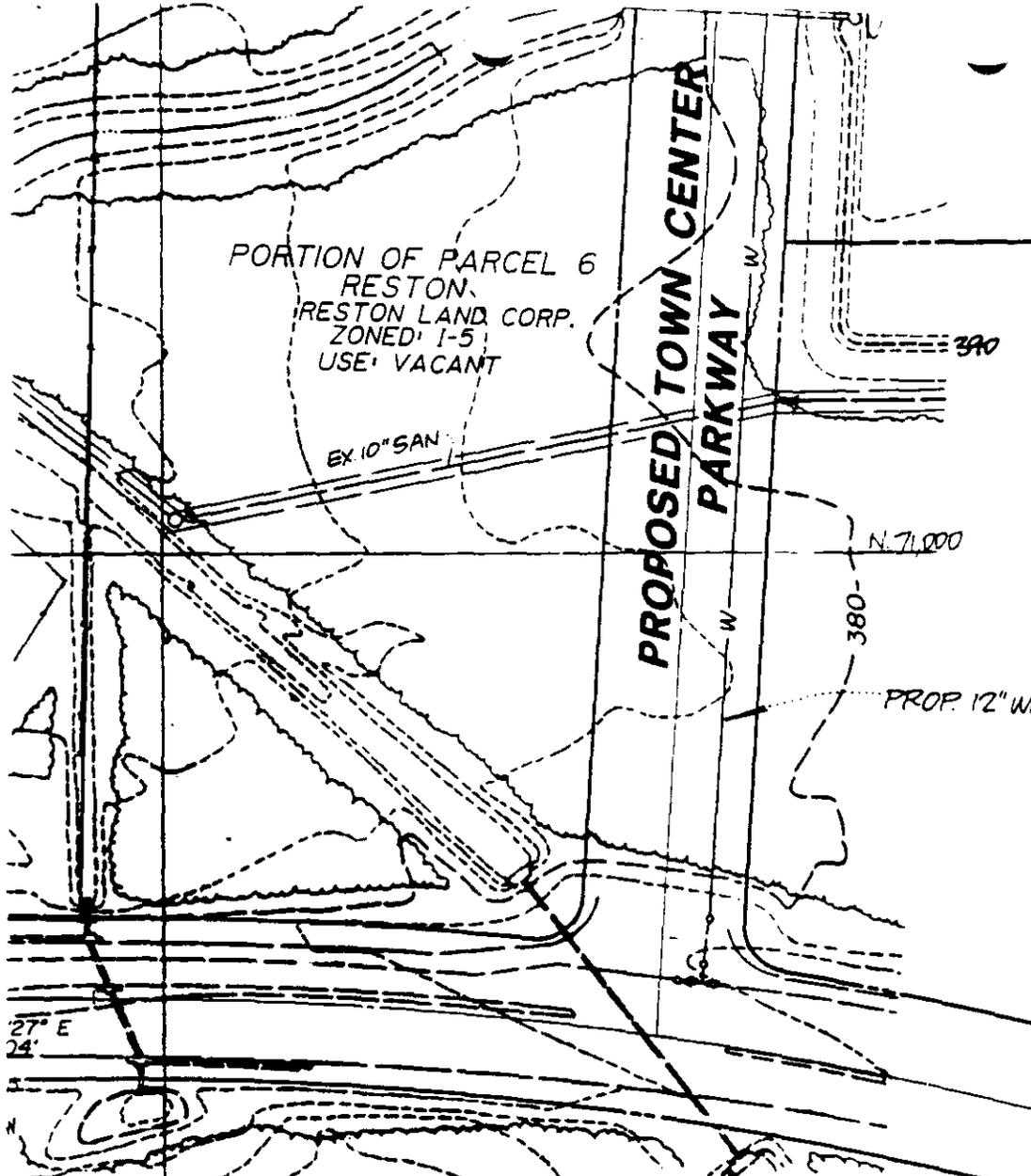
u:5411\reston\935\soj.1

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

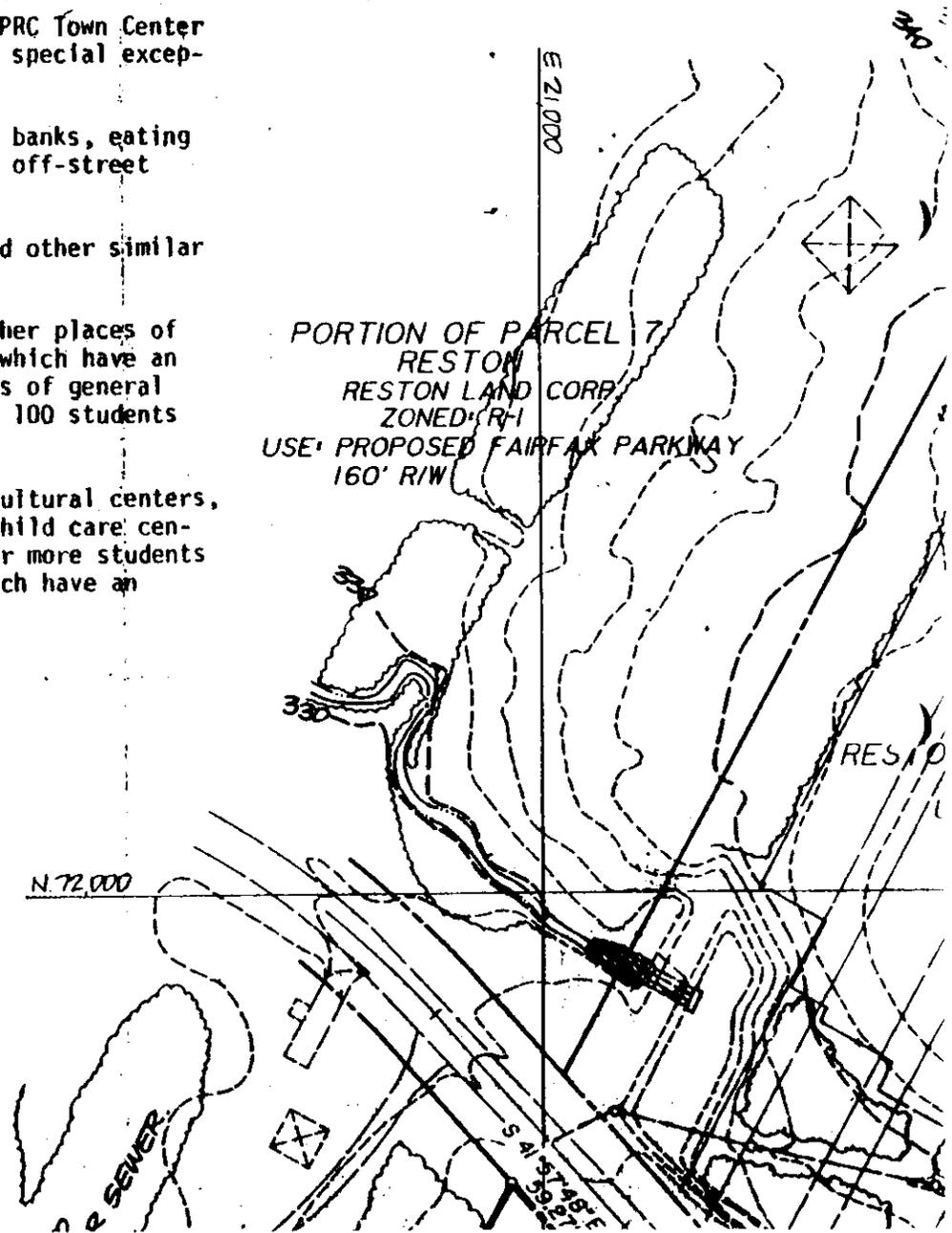
URBAN ENGINEERING & ASSOC., INC.

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

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.

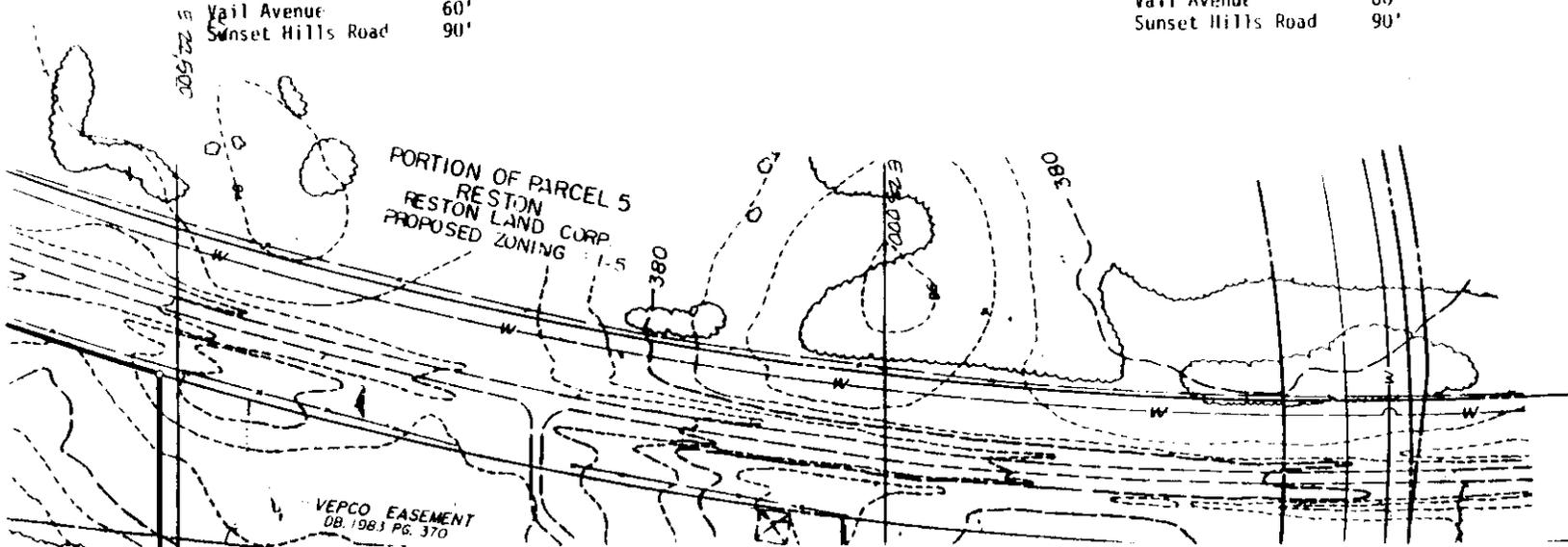


NOTES

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'



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'

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

D. DEVELOPMENT PLAN FOR RZ 86-C-121

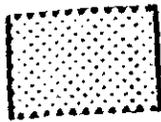
1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to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

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

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

E. DEVELOPMENT PLAN FOR RZ 86-C-118

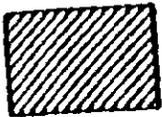
1. Property C will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission of



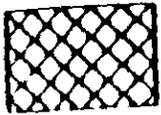
RZ 85-C-088
(PROPERTY A)



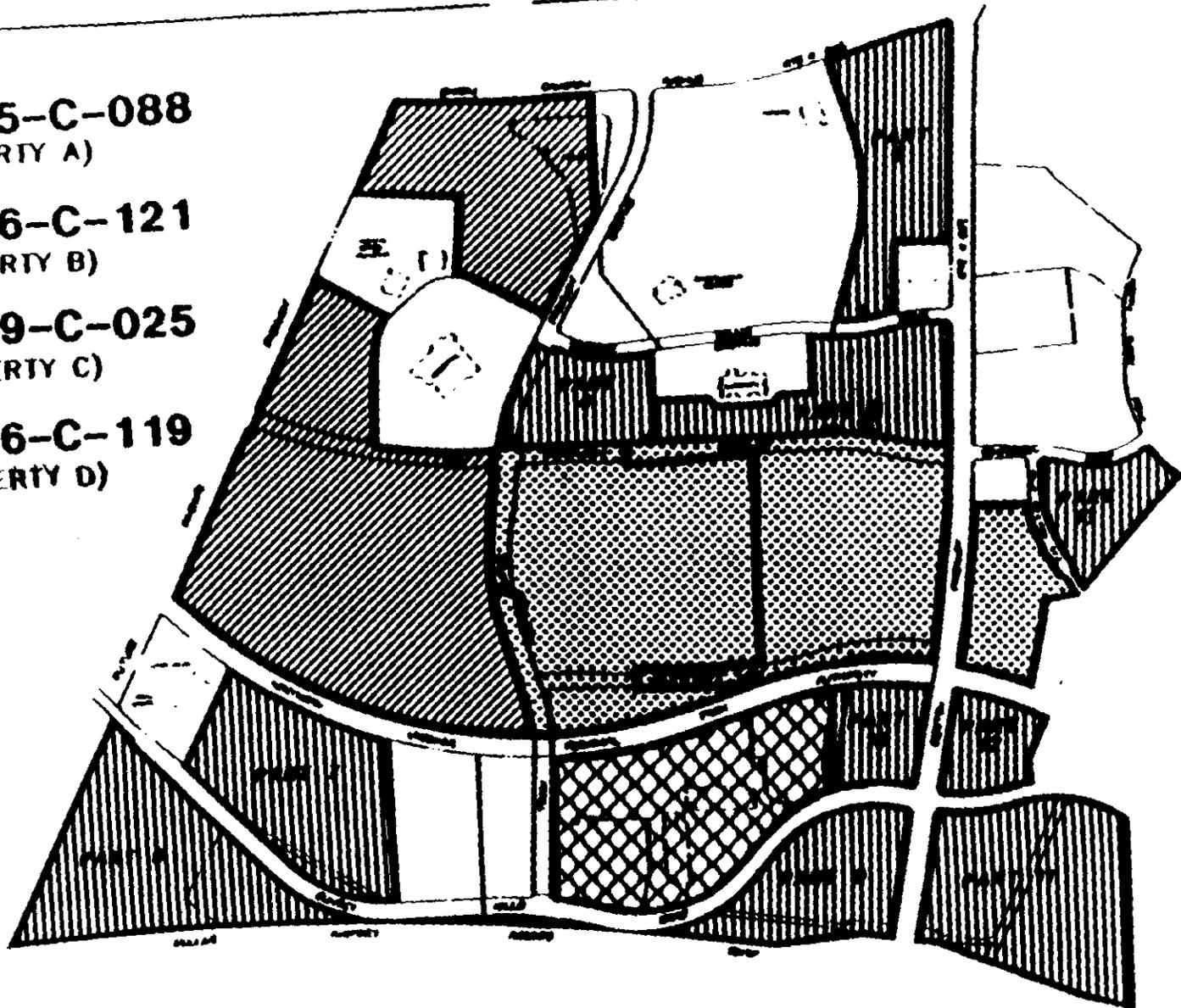
RZ 86-C-121
(PROPERTY B)



RZ 89-C-025
(PROPERTY C)



RZ 86-C-119
(PROPERTY D)



NORTH

PLANNED BY
PROPERTIES A, B, C, D
TOWN CENTER
RESTON

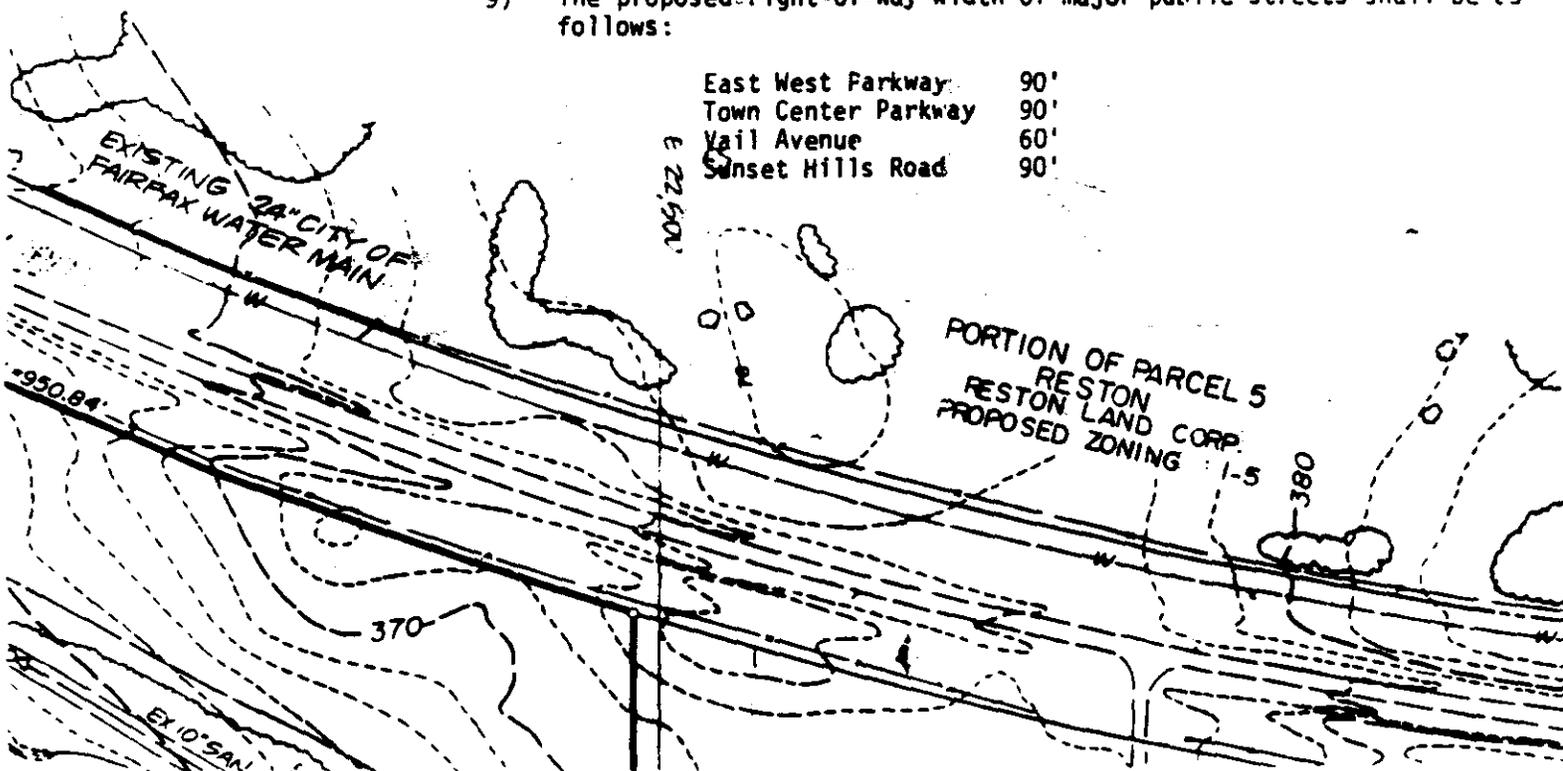
PREPARED BY
[Illegible text]

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 with 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:

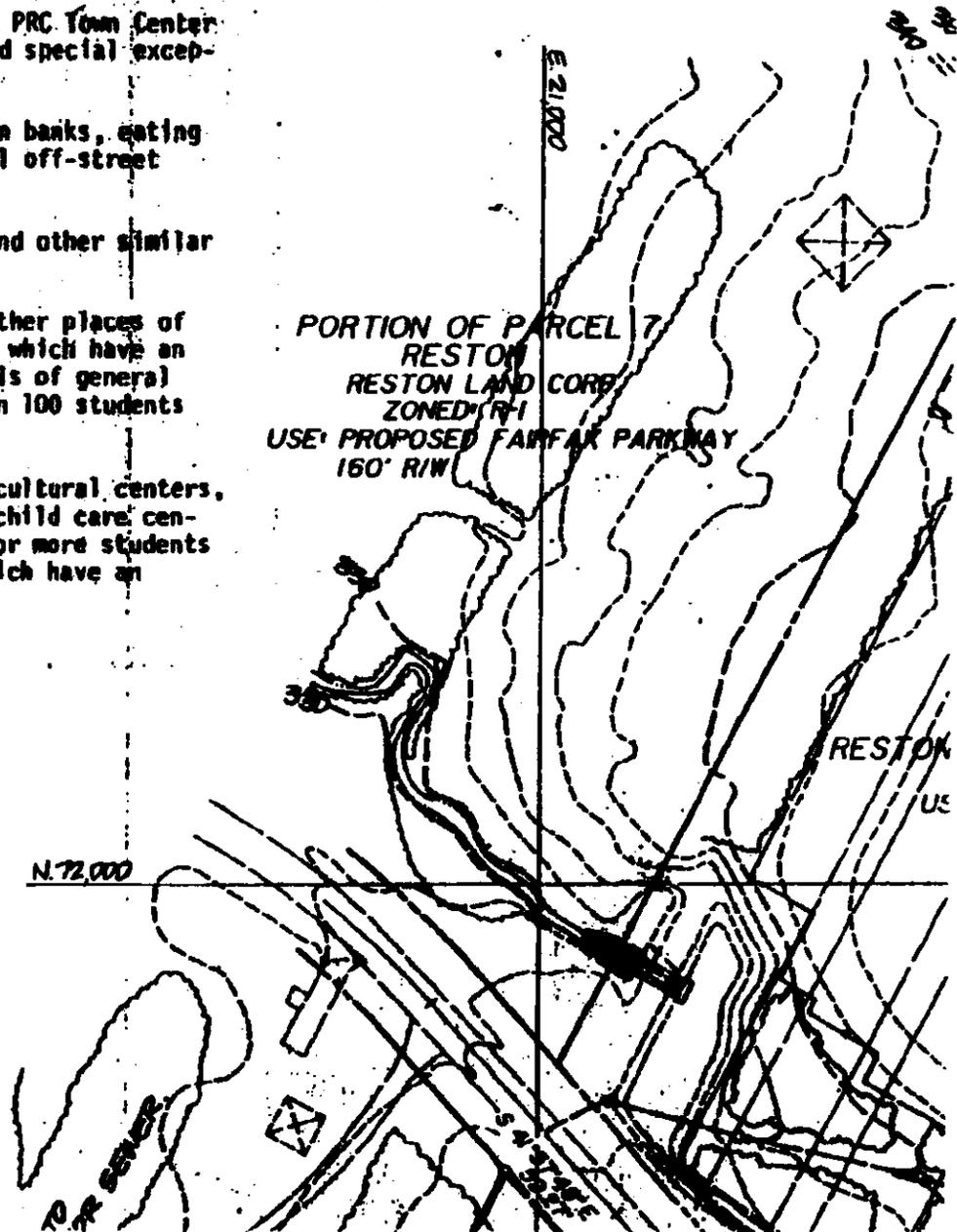
East West Parkway	90'
Town Center Parkway	90'
Vail Avenue	60'
Sunset Hills Road	90'



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:

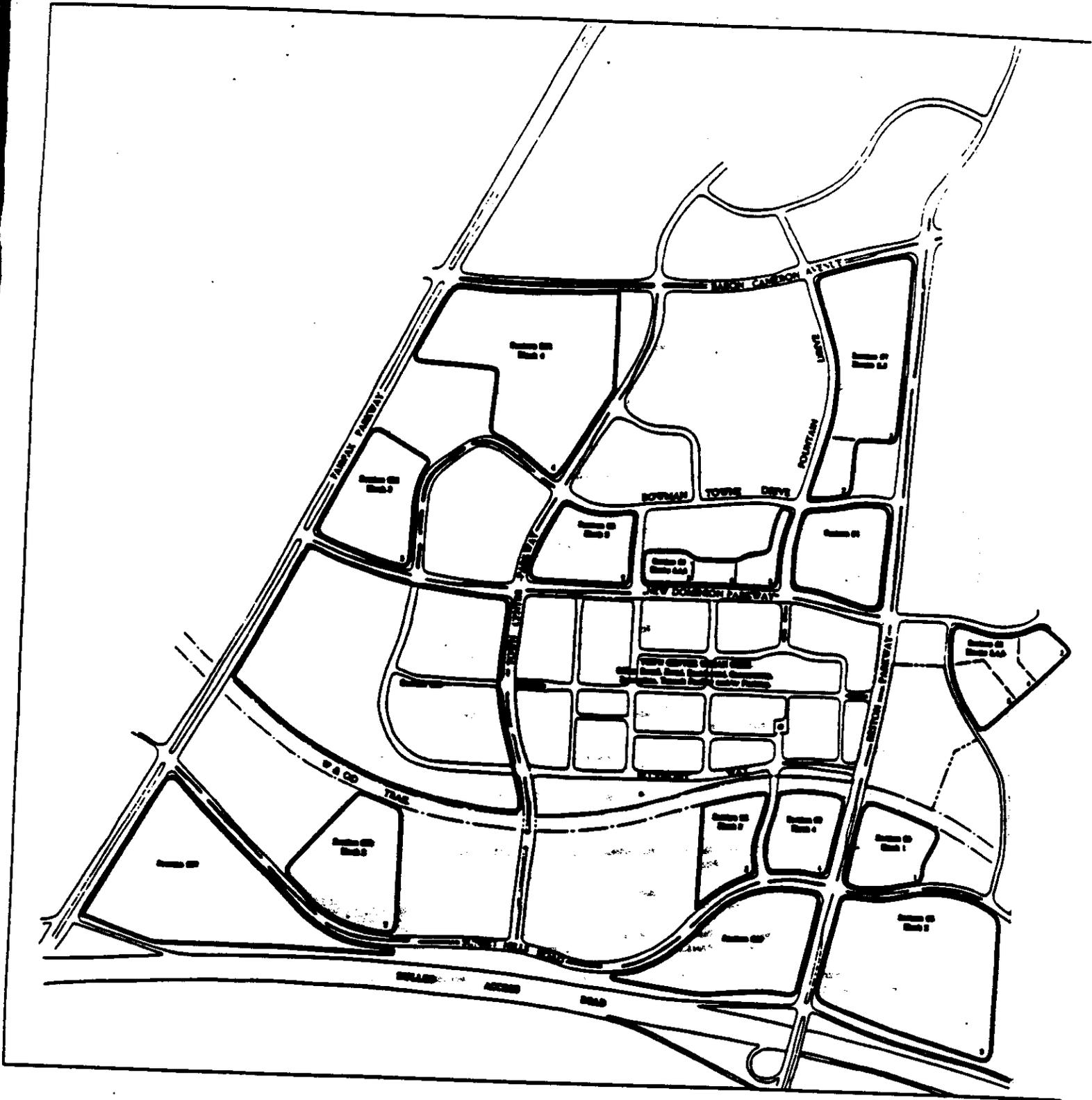
- Category 5 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking and service stations.
- Group 5 commercial recreation uses such as health clubs and other similar commercial recreation uses.
- Group 3 institutional 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.



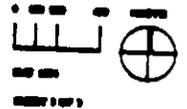
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MASTER CONCEPTUAL PLAN - LAND USE HEIGHTS, P.A.R.
TOWN CENTER DISTRICT PLAN
 RESTON LAND CORPORATION
 SABAEI ASSOCIATES, INC.

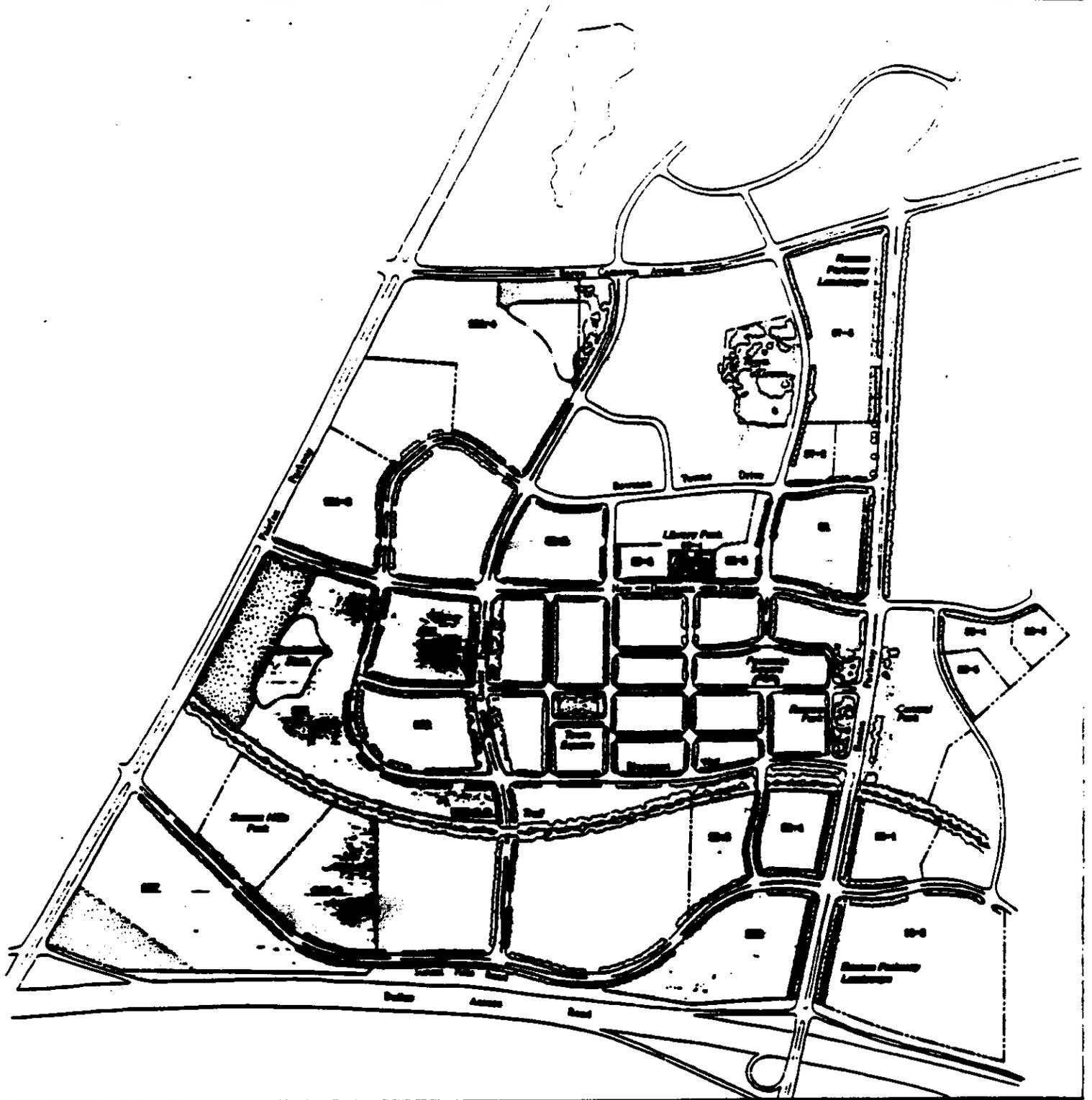


<u>Section/ Block</u>	<u>USE</u>	<u>Height Limit</u>	<u>Non Residential F.A.R.</u>
83 - 3, 4, 5	Residential (max. 100 single family attached and/or multi-family units), Community, Recreation and/or Parking.	4 Stories	.5
87 - 2, 3,	Office, Retail, Residential, Community, Recreation, and/or Parking.	120 Feet	.5
88 - 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.	100 Feet	.7
89 - 4	Community and Recreation.		.7
89 - 5	Office, Retail, Residential, Community, Recreation, and/or Parking.	100 Feet	.7
91	Office, Retail, Residential, Community, Recreation, and/or Parking.	100 Feet	.7
92 - 3	Office, Retail, Residential, Transit Facility, and/or Parking.	120 Feet	1.0
92 - 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.	100 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
936 - 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.	100 Feet	.7

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

GENERAL NOTES

1. This plan depicts the land use, heights, and non-residential F.A.R.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy preferred conditions and shall be consistent with the proffer and development plan notes associated with RE 84-C-119, RE 84-C-121 and RE 84-C-118/RE 89-C-025, as revised through PCR 84-C-119-2, PCR 84-C-121-1 and PCR 89-C-025-2.



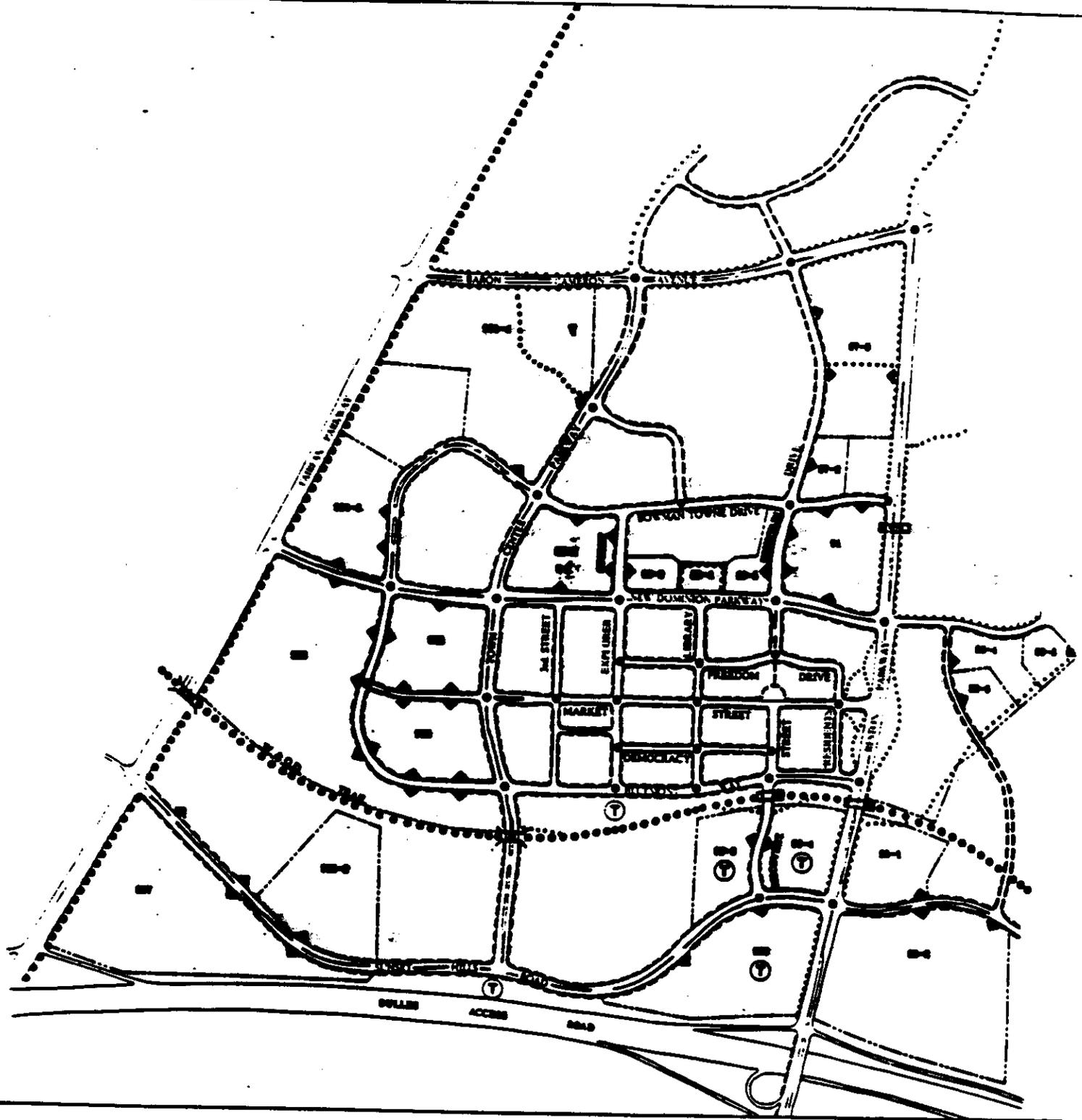
-  CONCEPTUAL PLAN DETAILS
-  OPEN SPACE
-  LANDSCAPE / GREENWAYS / OPENING MATERIAL, ETC.

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



GENERAL NOTES

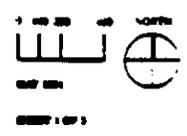
1. This plan depicts the approximate location of open space, landscape, screening and existing natural buffers.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with 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.



- CONCEPTUAL PLAN
- BOUNDARY
- STREET
- DRIVE
- PARKWAY
- TRAIL
- TRANSIT STOP

- OPEN SPACE
- OPEN SPACE WITH SPECIAL USE
- OPEN SPACE WITH SPECIAL USE AND OPEN SPACE
- OPEN SPACE WITH SPECIAL USE AND OPEN SPACE AND OPEN SPACE

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



GENERAL NOTES

1. This plan depicts the approximate location of streets, sidewalks, pathways, trails, bridges, underpasses, intersections, transit facilities and entrances to parcels. There shall be a transit facility within Town Center to be located at one of the alternate locations shown or along the Dulles Access Road or at an alternative location within the Town Center Urban Core. Entrance locations, turn lanes, street widths and rights-of-way are approximate and may be revised, moved, added or eliminated as part of the conceptual plan and/or site plan development process.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with RE 86-C-119, RE 86-C-121 and RE 86-C-118/RE 89-C-028, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-028-2.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis for:
Case No. CP 86-C-121-6 concurrent with SE 96-H-016
Reston Land Corporation

DATE: 27 June 1996

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated June 6, 1996. This application requests a conceptual plan for commercial use and a special exception for hotel use. Approval of this application would result in a floor area ratio (F.A.R.) of .24. 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 that 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 that is 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 4.81-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:

Barbara A. Byron, Director
CP 86-C-121-6, etc.
Page 2

Text:

On pages 442 and 423 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Land Unit D," the Plan states:

"Town Center Portion of Land Unit D

The Reston Town Center is the designated "Core" area within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. 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 and the Reston Land Use Plan designates the subject property as planned for town center use.

Analysis:

The application and development plan propose a hotel at .24 FAR which is in

conformance with the use and intensity recommendations of the Comprehensive Plan, however the applicant should address the issues with regard to the following development criteria.

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 addresses the impacts of the proposed development, however there are several development criteria concerning landscaping, architectural schematics and signage that should be addressed as indicated in the following commentary.

Text:

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

Analysis:

The application and development plan should provide the following: 1) increase perimeter landscaping along the northern and eastern boundaries including understory plantings; 2) architectural schematics of the proposed developments including building materials; and 3) a signage plan.

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:

Refer to the memorandum from the Office of Transportation 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 should provide architectural schematics which address design, siting, scale and materials for the proposed development in order for this development criterion to be evaluated.

Text:

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

Analysis:

The applicant should address this development criterion.

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 has provided parking lot landscaping for the proposed development.

Text:

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

Analysis:

Refer to the memorandum from the Office of Transportation concerning this development criterion.

Text:

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

Analysis:

Refer to the environmental memorandum concerning this development criterion.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela K. Rodeheaver, Chief *AKR/RLM*
Site Analysis Section, OT

FILE: 3-4 (RZ 86-C-121)/homstd.doc
3-5 (SE 96-H-016)

SUBJECT: Transportation Impact

REFERENCE: CP 86-C-121-6 and SE 96-H-016: Reston Land Corporation
Land Identification Map: 17-3 ((1)) pt. 1

DATE: July 2, 1996

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced applications. These comments are based on the conceptual plan/special exception plat made available to this office dated February, 1996 as revised through March 15, 1996.

The referenced application(s) is a request for construction of a 150 unit extended stay hotel on a 4.8106 acre piece of land referred to as Section 935, Block 2 within the Reston Town Center.

This office has reviewed the conceptual plan/special exception plat submitted by the applicant and offers the following comments:

- Access to the subject site is primarily afforded via a connection to Sunset Hills Road through the proposed retail uses to be located on the southern portion of parcel 1. An interparcel connection is also depicted to the proposed YMCA facility located immediately to the west of the subject site. The VDOT has, in correspondence dated June 11, 1996, requested an interparcel connection to parcel 28C located east of the subject property in order to facilitate access to a median break on Sunset Hills Road. However, the entrance to parcel 28C is located at an existing median break on Sunset Hills Road and no access modifications are anticipated at this break; therefore, it is the opinion of this office that such an interparcel connection is not necessary.

Barbara A. Byron
July 2, 1996
Page Two

- In addition, Reston Land Corporation, in conjunction with the development of sections 935 and 937, has committed to the provision of a number of off-site improvements. These improvements consist of additional pavement widening on the south side of Sunset Hills Road, the construction of a consolidated median break with protected turn bays, the installation of a traffic signal at the entrance to section 935, and the construction of the interparcel connection referenced above to the proposed YMCA facility. It is anticipated that all of the aforementioned improvements would be in place, and available for use by the public, coincident with the issuance of any non-rups for the proposed uses in sections 935 or 937.

AKR/RLA:rla

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE

FAIRFAX, VA 22033

(703) 934-7300

June 11, 1996

DAVID R. GEHR
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

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

Re: CP 86-C-121-6/SE 96-H-016, Homestead Village
Tax Map No.: 017-3 ((1)) pt.1 017-3 /01/ /0001-P

Dear Ms. Byron:

This office has reviewed the concept plan/special exception plat relative to conceptual plan application 86-C-121-6/special exception application 96-H-016 and offer the following comments.

The Fairfax County Comprehensive Plan recommends this section of Sunset Hills Road be reconstructed to a six lane divided facility. The applicant should dedicate right-of-way along the site's frontage and should construct the additional travel lane. An additional 12 feet of right-of-way may be necessary for the construction of right turn deceleration lane. The applicant is responsible for closing the existing median crossover and relocating it as shown on the submitted plan opposing Target.

The applicant should proffer to contribute to a traffic signal at the median break.

The right turn in/right turn out located west of the relocated median break should be closed due to the close proximity to the proposed interchange.

Interparcel access to parcel 28C should be provided.

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

Sincerely,

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

Noreen H. Maloney
Transportation Engineer

NHM:trb

cc: Mr. S. K. Pant

**FAIRFAX COUNTY, VIRGINIA
MEMORANDUM**

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: CP 86-C-121-6
Homestead Village, Reston Section 935, Block 2 SE 96-H-016

DATE: 27 June 1996

This memorandum, prepared by Cecilia Lammers, 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 March 15, 1996. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

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

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

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

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

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

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

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

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

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

- All 100 year flood plains as defined by the Zoning Ordinance;

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

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

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

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

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

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

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

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

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

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

On page 90 of the 1990 Policy Plan under the heading "Environmental Hazards", the Comprehensive Plan states:

"Objective 7: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils. . . ."

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards."

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Environmental Quality Corridor

Concern:

A stream flowing in a well defined channel crosses the property from the east to west. The stream appears to collect drainage from an area greater than 70 acres in size. As such, by Zoning Ordinance definition, there is a 100-year floodplain associated with this stream. The boundaries of the floodplain have not been provided on the development

plan. At the time of site plan review, the applicant will be required to demonstrate to the satisfaction of the Department of Environmental Management (DEM) that Zoning Ordinance requirements regarding uses in floodplains will either not be applicable or will be satisfied. The development plan displays the location of a wetlands area along each side of the stream.

The Plan recommends that "all 100 year flood plains as defined by the Zoning Ordinance" be included within Environmental Quality Corridors (EQCs), as well as all wetlands connected to stream valleys and minimum buffer areas measured back from streams. The development plan displays "limits of clearing and grading" that will result in avoidance of direct impacts to the wetlands and in the provision of a significant buffer area within a largely cleared area to the north of the stream. The development plan defines a buffer area within the wooded area to the north of the stream. Under the proposed development plan, the buffer area to the south of the stream is minimal to nonexistent.

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

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

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

Suggested Solution:

The applicant should attempt to preserve a wider buffer area to the south of the stream in areas where the proposed buffer area will be narrow (along the northern limits of clearing and grading). The limits of clearing established on the YMCA site should be continued onto the subject property.

Tree Preservation

Concern:

The area to the south of the stream is generally characterized by young to mature hardwoods. The area to the north of the stream is characterized by a mixture of pines and young hardwoods. "Limits of clearing and grading" have been provided in order to preserve existing vegetation along the stream. In light of the intensity of the proposed use, it is not likely that additional tree preservation will be feasible. Nonetheless, attempts should be made to maximize tree preservation where feasible and desirable.

Suggested Solution:

Ideally, the applicant should commit to maximizing tree preservation, where feasible and desirable. At a minimum, the applicant should continue the limits of clearing and grading adjacent to the stream established for the YMCA site and provide additional tree preservation south of the stream and existing wetlands.

Stormwater Management/Best Management Practices

Concern:

The development plan does not display the location of a proposed stormwater management/best management practice facility. No indication has been made on the development plan as to how stormwater runoff will be accommodated or how best management practices requirements will be met.

Suggested Solution

If the applicant intends to utilize the facility to be constructed on the YMCA site, a note should be provided on the plan that states this intent. The note should also include a statement regarding the capacity of the proposed facility and its ability to accommodate off-site stormwater. At the time of site plan review, the applicant will be required to demonstrate to DEM's satisfaction that stormwater management and BMP requirements have been adequately addressed.

Soil Constraints

Concern:

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

TRAILS PLAN:

No trails are planned on this property.

BGD:CAL

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		