

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**DATE:** April 16, 1997

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

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

**SUBJECT:** Staff Analysis of Conceptual Plan 86-C-121-7: Kindercare Learning Centers, Inc.

**INTRODUCTION**

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

**DESCRIPTION OF THE APPLICATION**

Kindercare Learning Centers Inc., the applicant, is requesting approval of a Conceptual Plan to permit a child care center on Section 83, Block 4 of the Reston Town Center, also identified as Tax Map Parcel 17-2 ((1)) pt. 11. The 3.05 acre property was rezoned to the Planned Residential Community (PRC) District in 1987, pursuant to the approval of rezoning application RZ 86-C-121, one (1) of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings". Proffer D1 of the Reston Town Center proffers requires that, prior to the submission of a PRC Plan (formerly referred to as a preliminary site plan) for any portion of the site rezoned pursuant to RZ 86-C-121, the applicant will prepare and submit a "conceptual plan" to include the general location of the proposed buildings, a vehicular traffic circulation plan (including location of entrances and minor streets), landscaping and screening, pedestrian walkways and trails, open space, FAR, height limits and any proposed recreation or community facilities. The Conceptual Plan must be submitted for review by the Office of Comprehensive Planning and for review and approval by the Fairfax County Planning Commission. A copy of Proffer D1 is presented as Attachment 4.

**CP 86-C-121-7** proposes construction of a one story child care center with a gross floor area of 10,500 square feet (an FAR of 0.07) on 3.05 acres located in the southeast quadrant of the intersection of Old Reston Avenue and Temporary Road. The proposed hours of operation are Monday - Friday 6:30 AM - 6:30 PM with a maximum daily enrollment of 180 children, including before and after school care. The applicant's Statement of Justification is contained in Attachment 3.

## **BACKGROUND**

On March 9, 1987, the Board of Supervisors approved four (4) concurrent rezonings with one (1) combined set of proffers, on a total of 343 acres of land collectively known as the "Reston Town Center Rezonings": RZ 85-C-088, RZ 86-C-119, and RZ 86-C-121 to the PRC District and RZ 86-C-118 to the I-3 (Light Intensity Industrial) District. Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by OCP staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation, landscaping and screening, building location and parking lot location. To date, the Planning Commission has approved Conceptual Plans for the Reston Town Center Urban Core, Reston Corporate Center, Oak Park Condominiums, Edgewater Condominiums and Townhomes, the Spectrum Retail Center, the West Market Community of townhomes and multi-family units, the YMCA community recreation facility with associated child care center, a 116 room extended stay hotel, the Target retail center and the Oracle and BDM office developments.

The approved Development Plan (DP) for the Kindercare site is designated as Part 13 of RZ 86-C-121. The approved DP for Part 13 designates child care centers or nursery schools with a maximum daily enrollment of 100 or more students among the various land uses permitted on the application property. No maximum FAR or building height is stipulated on the approved DP.

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

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

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

**SURROUNDING AREA DESCRIPTION:**

CP 86-C-121-7			
Direction	Use	Zoning	Plan
North	Residential - Multiple Family	PRC	Town Center
South	Residential - Multiple Family	PRC	High Density Residential Town Center
Southwest	Vacant	PRC	
East	Community Park	PRC	High Density Residential
West	Office	C-3	Office

**COMPREHENSIVE PLAN PROVISIONS (Attachment 5)**

**Plan Area:** Area III  
**Planning Sector:** Reston-Herndon Suburban Center of the Upper Potomac Planning District  
**Reston Master Plan:** Town Center

The Comprehensive Plan Map shows that the property is planned for Town Center.

## ANALYSIS

### Description of the Conceptual Plan

**Title of CP:** Kindercare Learning Centers, Inc.  
**Prepared by:** Urban Engineering and Associates, Inc.  
**Dates:** October 1996, revised to April 14, 1997

The CP contains a total of four (4) sheets. **Sheet #1** contains the site notes and tabulations. **Sheet #2** shows the general layout of the proposed child care center. **Sheet #3** illustrates the proposed building elevations. **Sheet #4** is a copy of the approved Development Plan for this site (Part 13) approved pursuant to RZ 86-C-121.

The 10,500 square foot rectangular shaped building is located in the central portion of the site with its main entrance facing Old Reston Avenue. Access to the site will be provided from Old Reston Avenue. An interparcel access connection is provided to Section 83, Block 5 to the south. A tree preservation area will be provided at the corner of Old Reston Avenue and Temporary Road. A 6,618 square foot fenced play yard is shown along the Temporary Road frontage of the site which is set back a minimum of five feet from the property line. Additional play areas are provided to the east (8,538 sq. ft.) and south (5,513 sq. ft.) of the building. Existing vegetation will be preserved along the eastern and southern boundaries of the site. There is an existing stormwater management facility located in the southern half of the property which will be upgraded as part of this application. A portion of the facility is located on the adjacent parcel which is identified as Section 83 Block 5 or Tax Map 17-2 ((1)) pt. 11. A total of 1.98 acres of 65% of the site will remain as open space.

### Conformance With Proffers & Development Plan

The development of the property for use as a child care center is in conformance with the permitted uses set forth on the approved development plan for Part 13 of RZ 86-C-121. No maximum FAR or building height were specified on the approved development plan. However, on the "Land-Use, Heights, FAR" element of the three part "Master Conceptual Plan", the property is designated for residential, community, recreation and/or parking uses with a height limit of four stories and a maximum FAR of 0.50. The proposed one story child care center with an FAR of 0.07 is in conformance with both the approved development plan and the "Land-Use, Heights, FAR" element of the three part "Master Conceptual Plan". On the "Circulation" element of the "Master Conceptual Plan" no internal circulation system is shown and one entrance to the site is shown from Old Reston Avenue. Sidewalks are shown on both Old Reston Avenue and Temporary Road. The Kindercare CP provides access from Old Reston Avenue and provides a sidewalk on both the Old Reston Avenue and Temporary Road frontages of the site. On the "Open Space and Landscape" element of the Master Conceptual Plan a landscape, screening/natural buffer is shown along both Old Reston Avenue and

Temporary Road. While a natural buffer is provided along most of the Old Reston Avenue street frontage, due to the location of the play yard along the Temporary Road frontage of the site, minimal streetscaping is provided along Temporary Road.

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

## DESCRIPTION

### A vehicular traffic circulation plan including approximate location of entrances.

The CP shows one entrance to the site off of Old Reston Avenue. This entrance will lead directly to the parking area for the site. No separate drop off or pick up area has been provided; although, the Notes on the CP state that parking spaces denoted with an asterisk will be used for employee parking only and all remaining spaces will be available for pick up and drop off of children. An interparcel connection has been provided to the property to the south.

### Minor streets in approximate location.

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

### Pedestrian walkways and trails

Sidewalks are provided along both the Old Reston Avenue and Temporary Road frontages of the site. An internal sidewalk providing access from the sidewalk along Old Reston Avenue to the building entrance is also provided. An existing asphalt trail runs along the southern property boundary and provides pedestrian access from the existing community park to the east of the site from North Shore Drive to Old Reston Avenue. This existing trail also serves as the maintenance access for the existing stormwater management facility that is proposed to be upgraded with this development. No trail connection is provided from the child care center to this existing trail.

### Landscaping and Screening

Along the Old Reston Avenue frontage of the site, landscaping and screening will consist of existing vegetation ranging from 20 - 60 feet in width. Some supplemental plantings have been provided at the site entrance. Very little landscaping is shown along the

Temporary Road frontage of the site. The open space area provided along Temporary Road ranges from approximately 25 feet in width adjacent to the parking area to as little as five (5) feet in width between the fenced play area and the edge of the right-of-way line for Temporary Road. One row of deciduous trees is shown at the edge of the right-of-way line supplemented with evergreen trees and with low lying shrubs around the outside perimeter of the play yard fence. Additional landscaping is shown around the building and within and around the play areas.

#### Open Space

The Reston Town Center proffers specify that the approximately 449-acre Town Center Study Area shall contain at least 15% open space including walkways, pedestrian plazas, parks, and ponds. A note on the CP states that 65% open space will be provided on the site which includes a substantial area of tree preservation.

#### Recreation and Community Facilities

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

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

The circulation element of the Master Conceptual Plan shows future transit facilities to encourage the use of mass transit facilities throughout the Reston Town Center Study Area. No such facility is shown on the "Circulation" element of the Master Conceptual Plan for this site.

#### Floor Area Ratios

No maximum FAR is specified on the approved Development Plan. However, on the "Land Use, Heights, FAR" element of the Master Conceptual Plan, the maximum permitted FAR for this site is 0.50. The proposed FAR for this development is 0.08 which is in conformance with the Master Conceptual Plan.

#### Height Limits

As with the FAR limitation, no maximum height is specified on the approved development plan for this site. However, on the "Land Use, Heights, FAR" element of the Master Conceptual Plan, the maximum building height is limited to four (4) stories. The proposed height of the child care center is one story and is therefore in conformance with the Master Conceptual Plan.

#### General Location and Type of Housing Units

No housing units are proposed with this application.

### General Location of Office and Commercial Buildings

The proposed child care center is located in the central portion of the site with the main entrance and parking oriented to Old Reston Avenue. Fenced play areas are provided along the northern, eastern and southern perimeters of the building. The total area devoted to the outside play areas is 20,669 square feet.

## **STAFF ANALYSIS**

### **Environmental Analysis (Attachment 6)**

The only environmental issue identified by staff concerned tree preservation within the area designated for the Stormwater Management Facility. The existing facility was designed as an embankment only facility which allowed for the preservation of trees in the area. On the revised CP dated April 14, 1997, a note was added to the Plan which states that the existing facility will be upgraded to satisfy the County's current SWM requirements. According to the applicant, this will require excavation and expansion of the existing facility to that shown on the CP. As a result, the existing vegetation in that area will be removed as evidenced by the clearing limits on the revised CP. Although it would be desirable to design the SWM facility to minimize disturbance of the existing tree cover in the area, the most appropriate means of providing SWM/BMPs will be determined at the time of site plan approval.

### **Transportation Analysis (Attachment 7)**

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

1. Site Access: The proposed access to the site is from Old Reston Avenue which has been designated as a Virginia Byway. As a Byway, the road should be protected from improvements which will significantly change its aesthetic and cultural value. Staff believes that access to Old Reston Avenue should be granted only if alternative access to the site is not available. This site does have an alternate point of access from Temporary Road. However, due to topographic constraints, the applicant has not pursued providing access from Temporary Road. Regardless of the point of access, to accommodate the proposed child care use, a left turn lane and possibly a right turn lane will be required, if the entrance remains on Old Reston Avenue, it should be aligned with the entrance to parcel 20C across Old Reston Avenue.

The revised Concept Plan dated April 11, 1997, shows the provision of a 50 foot long left turn lane which can be accommodated within the existing right-of-way for Old Reston Avenue. In the CP notes the applicant has committed to providing this left turn lane through pavement restriping. No separate right turn lane will be provided into the site. The entrance has also been aligned with the entrance to the office building located on Parcel 20C. In general, staff believes these improvements are adequate to serve the site and will not significantly alter the aesthetic and cultural

value of the road as a scenic byway. Further, in an effort to minimize the number of entrances along Old Reston Avenue and to address staff's concerns regarding access from Old Reston Avenue, the revised CP shows interparcel access to the adjacent property to the south. This interparcel access will permit access to Old Reston Avenue through the Kindercare site for the property identified as Block 5 Section 83 and thereby reduces the number of access points along Old Reston Avenue. Staff has been advised that a Concept Plan for this site will be filed in the near future for use as a monastery and school of special education to be known as the Reston Study Center. The monastery will house 12 individuals and the school of special education will provide evening theology classes for 30-50 students. It should be noted that the applicant has conditioned the provision of this interparcel access on the filing of a Concept Plan for Block 5 for use as a monastery and school of special education. The applicant is willing to provide interparcel access only for this particular use because the peak hours of operation for the proposed monastery and school of special education will not be in conflict with the child care use. If the Reston Study Center is not established or ceases operation, the applicant in this application reserves the right to delete the interparcel access and the issue of direct access to Old Reston Avenue for Block 5 would have to be reevaluated. While staff would prefer an unconditional interparcel connection, staff believes the applicant has adequately addressed the site access issue.

2. **Internal Circulation:** Staff raised concerns regarding the internal circulation of the site and conflicting traffic movements which may result due to the lack of designated spaces for pick-up and drop-off children. Staff was also concerned that the location of several of the parking spaces close to the entrance would create conflicting traffic movements and cause a queuing problem along Old Reston Avenue. The revised CP deleted three spaces closest to the entrance and has designated those spaces located farthest from the building for employees only, with the remainder of the spaces available for pick-up and drop-off. If interparcel access is provided, an additional four spaces adjacent to the entrance will be removed, thereby further minimizing the potential for conflicts with the pick-up and drop-off of children. It should be noted that even with the loss of four additional spaces to provide for the interparcel connection, the parking requirements for the child care center are still satisfied. Pedestrian access along Old Reston Avenue and into the site has been provided.

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

#### **Land Use Analysis (Attachment 5)**

The proposed child care center is located in an area designated as Town Center under the Reston Master Plan which guides development in Reston as referenced in the Comprehensive Plan. The use of this site for a child care center at an FAR of 0.07 is in conformance with the use and intensity recommendations of the Comprehensive Plan and with the approved development plan for the site. However, staff is concerned with

the location of play area along Temporary Road. The edge of the play area which will be enclosed by a six foot tall fence is located within five (5) to fifteen (15) feet from the edge of the right-of-way line along Temporary Road. Landscaping consisting of deciduous trees, evergreen trees and shrubs along the fence line has been provided between the fence and the edge of the right-of-way. The play area is located within the front yard created by Temporary Road. Although there are no minimum setback requirements within the PRC District, the additional standards for child care centers which require special exception approval set forth in Article 9 of the Zoning Ordinance state that usable outdoor recreation areas shall be limited to an area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only. The PRC District regulations state that the provisions of Articles 8 and 9 for uses being considered for approval on a development plan shall be used as a guide. While there is no minimum required front yard in the PRC District, staff believes that the location of a fenced play area 5 to 15 feet from the edge of the right-of-way is not desirable. While the revised Concept Plan does show additional plantings between the fence and the edge of the right-of-way line, staff believes the play area should be redesigned to provide a greater setback from Temporary Road. The applicant has not addressed this issue. In addition it should be noted that the proposed six foot tall fence along Temporary Road will require the approval of a variance from the Board of Zoning Appeals. Under the Zoning Ordinance the maximum fence height permitted in a front yard is four (4) feet. A note has been included on the Concept Plan that the height of the fence may be increased to six feet subject to the approval of a variance.

#### **Public Facilities (Attachments 8 - 11)**

There are no public facilities issues associated with these applications.

### **CONCLUSIONS AND RECOMMENDATION**

CP 86-C-121-7 proposes a child care center with a maximum enrollment of 180 children and a gross floor area of 10,500 square feet at an FAR of 0.07. The proposed conceptual plan includes the applicable elements of a Conceptual Plan specified in the approved proffers. The only outstanding issue concerns the location of the Play Area along Temporary Road. Staff believes it would be desirable to redesign this play area to provide a greater setback from Temporary Road. All other issues have been adequately addressed through the Notes provided on the Concept Plan. Therefore, staff recommends approval of Conceptual Plan CP 86-C-121-7.

**ATTACHMENTS**

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

# CONCEPTUAL PLAN APPLICATION

## CP 86-C-121-7

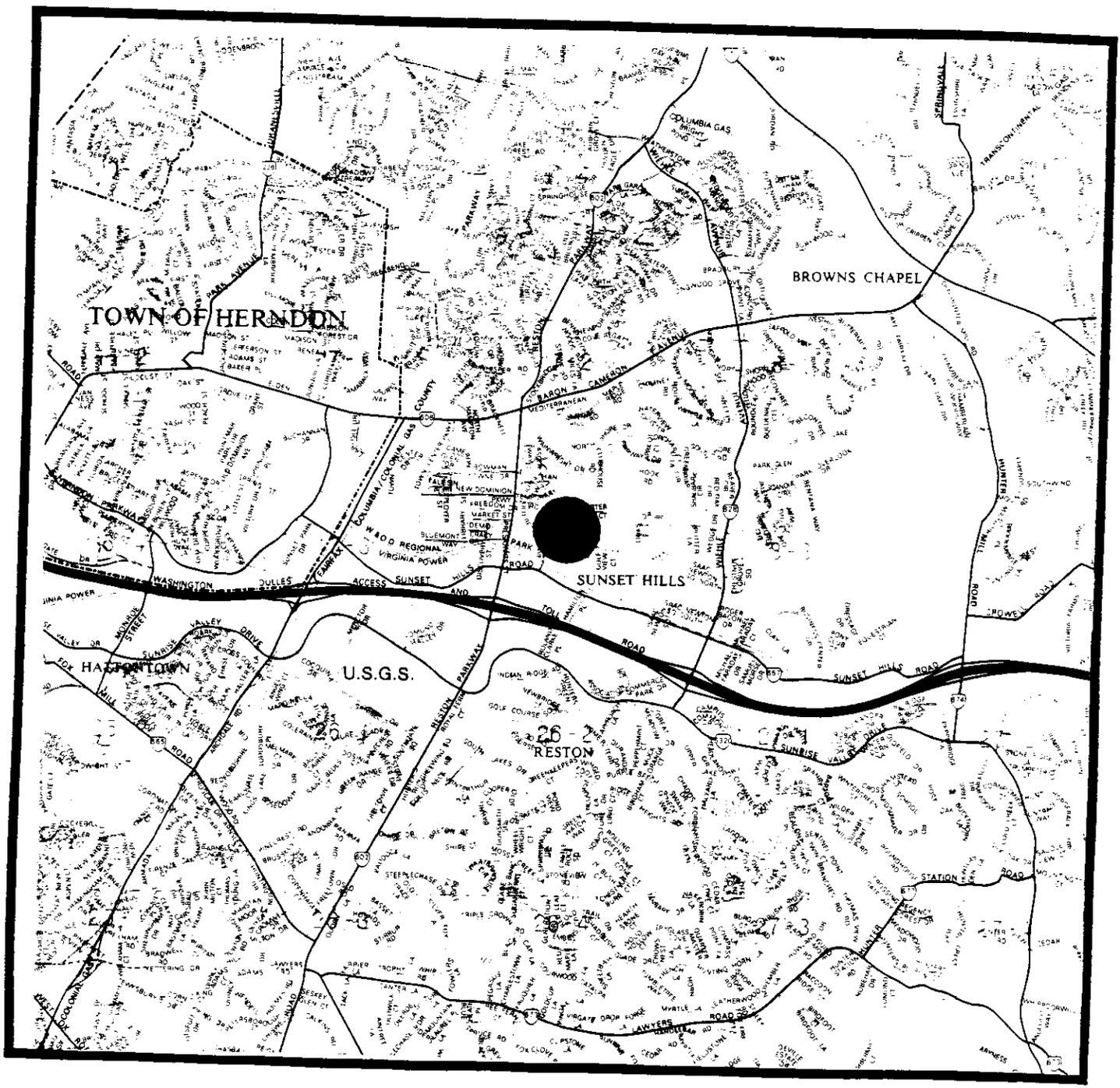
CP 86-C-121-7  
FILED 11/07/96

KINDERCARE LEARNING CENTERS, INC.  
CHILD CARE CENTER

3.05 ACRES OF LAND; DISTRICT - HUNTER MILL  
LOCATED: S. OF TEMPORARY RD., E. OF OLD RESTON AVE. AND W. OF  
NORTH SHORE DR.

ZONED: PRC  
OVERLAY DISTRICT(S):  
17-2 ((1)) pt. 11

TAX MAP



# CONCEPTUAL PLAN APPLICATION

## CP 86-C-121-7

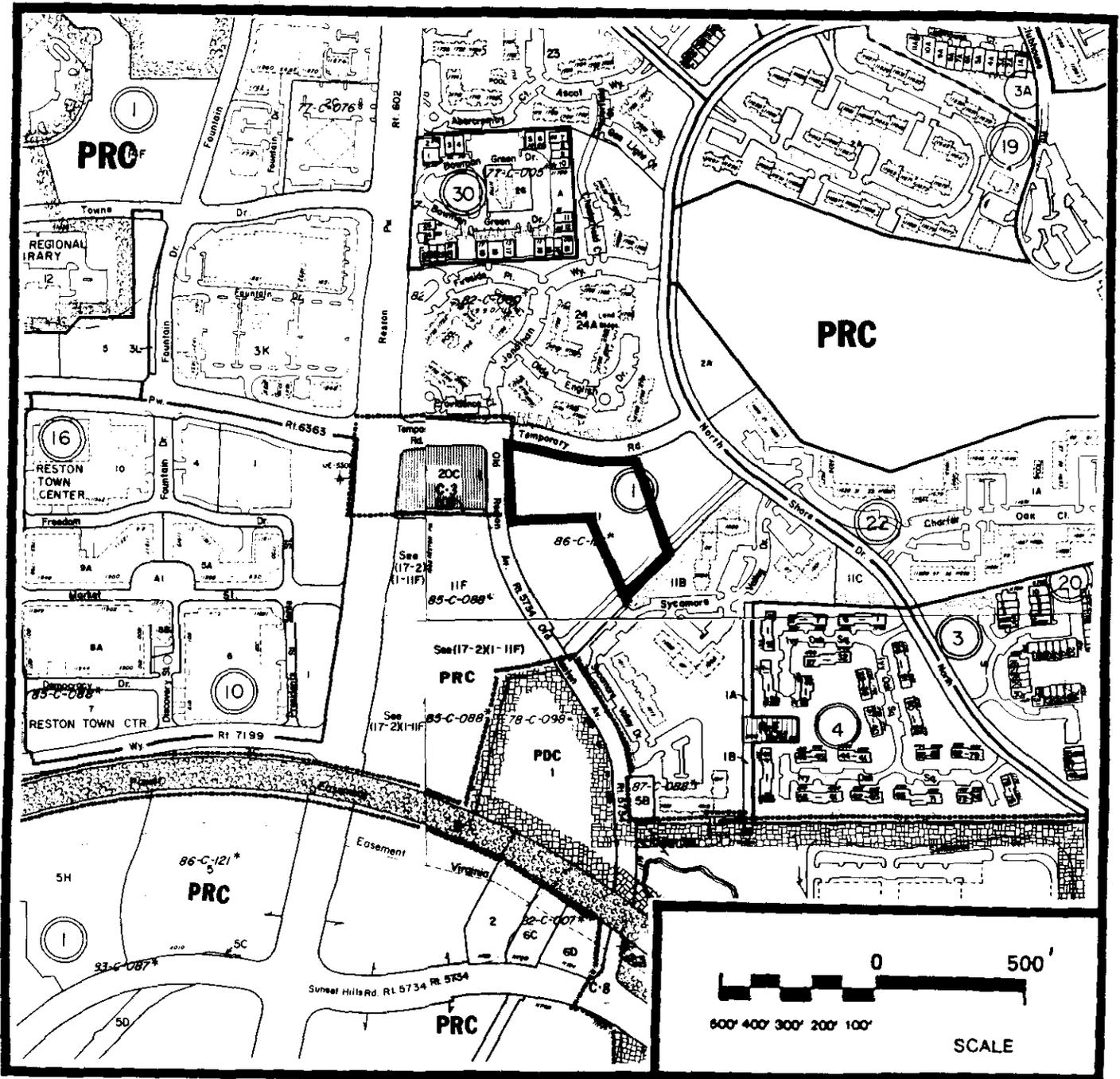
CP 86-C-121-7  
FILED 11/07/96

KINDERCARE LEARNING CENTERS, INC.  
CHILD CARE CENTER

3.05 ACRES OF LAND; DISTRICT - HUNTER MILL  
LOCATED: S. OF TEMPORARY RD., E. OF OLD RESTON AVE. AND W. OF  
NORTH SHORE DR.

ZONED: PRC  
OVERLAY DISTRICT(S):  
17-2 ((1)) pt. 11

TAX MAP

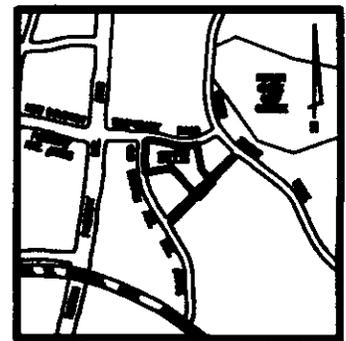


# RESTON TOWN CENTER CONCEPT PLAN KINDERCARE LEARNING CENTERS, INC. RESTON SECTION 83 BLOCK 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

**OWNER**  
KINDER CARE LEARNING CENTERS, INC.  
10000 WOODBURN ROAD  
RESTON, VIRGINIA 20190

**DEVELOPER / APPLICANT**  
KINDER CARE LEARNING CENTERS, INC.  
10000 WOODBURN ROAD  
RESTON, VIRGINIA 20190

**VICINITY MAP**  
SCALE 1" = 100'



**SOILS MAP**  
SCALE 1" = 100'



SOIL	AREA (SQ. FT.)	PERCENT	AREA (SQ. FT.)	PERCENT	AREA (SQ. FT.)	PERCENT
1	1000	10	1000	10	1000	10
2	2000	20	2000	20	2000	20
3	3000	30	3000	30	3000	30
4	4000	40	4000	40	4000	40
5	5000	50	5000	50	5000	50

**GENERAL NOTES**

1. THE PLAN IS TO BE CONSIDERED AS A CONCEPTUAL PLAN ONLY. THE FINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND ENGINEER.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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40. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

**TABULATION**

SOIL	AREA (SQ. FT.)	PERCENT
1	1000	10
2	2000	20
3	3000	30
4	4000	40
5	5000	50

**PARKING TABULATION**

TYPE OF PARKING	NUMBER OF SPACES
STREET PARKING	10
ON-SITE PARKING	20
TOTAL	30

**INDEX**

1. COVER SHEET
2. TOWN CENTER CONCEPT PLAN
3. ARCHITECTURAL FLOOR PLAN
4. TOWN CENTER DEVELOPMENT PLAN



**URBAN ENGINEERING & ASSOC., INC.**

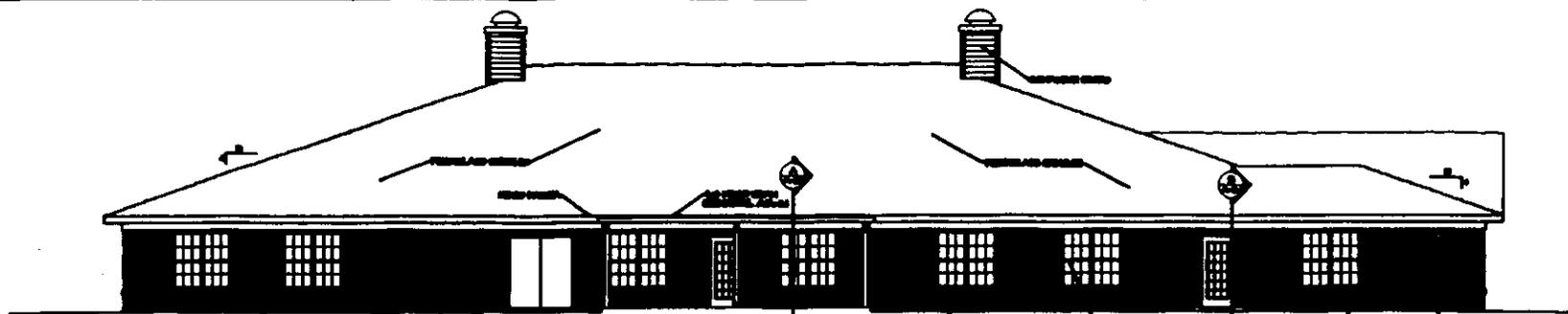
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING  
7700 LITTLE BLVD. SUITE 200  
FAIRFAX, VIRGINIA 22030 (703) 640-0000



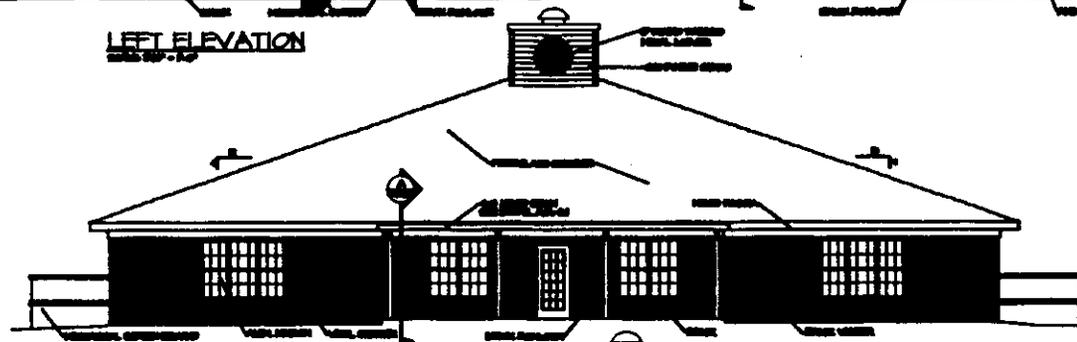
**KINDER CARE LEARNING CENTERS, INC.**  
RESTON SECTION 83 BLOCK 4

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

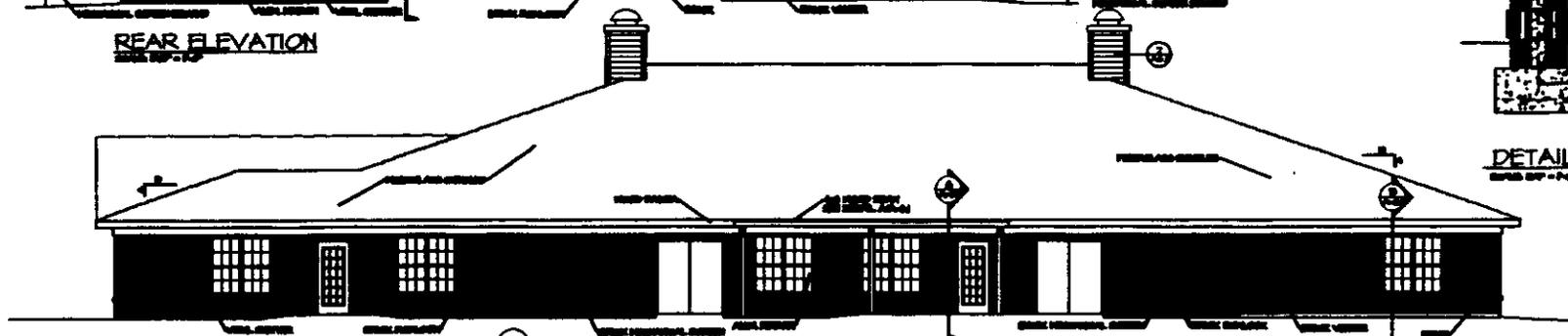




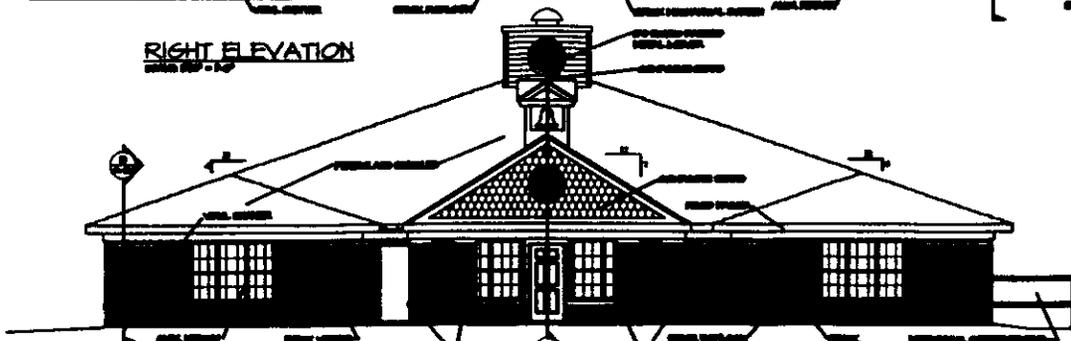
LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



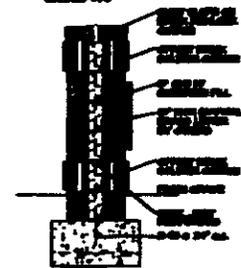
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
DETAIL  
SCALE: 1/4" = 1'-0"



DETAIL  
SCALE: 1/4" = 1'-0"

EXTERIOR COLOR SCHEDULE

PERMANENT EXTERIOR	EXTERIOR WALLS - BRICK
WOOD GRASS	WOOD SHINGLES - GRAY
CONCRETE	WOOD SHINGLES - GRAY
WOOD SHINGLES - GRAY	WOOD SHINGLES - GRAY
WOOD SHINGLES - GRAY	WOOD SHINGLES - GRAY
WOOD SHINGLES - GRAY	WOOD SHINGLES - GRAY
WOOD SHINGLES - GRAY	WOOD SHINGLES - GRAY
WOOD SHINGLES - GRAY	WOOD SHINGLES - GRAY
WOOD SHINGLES - GRAY	WOOD SHINGLES - GRAY
WOOD SHINGLES - GRAY	WOOD SHINGLES - GRAY

URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND DEVELOPMENT  
 1700 LITTLE BLVD. TORONTO, ONTARIO M5G 1S6 (416) 461-0000  
 UEA  
 ARCHITECTURAL FIRM REGISTERED IN ONTARIO  
 KINDERCARE LEARNING CENTERS, INC.  
 RESTON SECTION 03 BLOCK 4  
 10000 BAYVIEW AVE. UNIT 100  
 SCARBORA, ONTARIO M1S 5L7  
 SCALE: AS SHOWN  
 0-0-00

KINDERCARE LEARNING CENTER

4-14-97

PLAN # CP 86-C-121-7

GENERAL NOTES

1. THE PARCEL SUBJECT TO THIS TOWN CENTER CONCEPT PLAN IS KNOWN AS SECTION 83, BLOCK 4, RESTON. THE TAX MAP REFERENCE FOR THE PARCEL IS 17-2-((1)), PART OF PARCEL 11.
2. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS TOWN CENTER CONCEPT PLAN, DATED OCTOBER 1996 AND REVISED THROUGH APRIL 14, 1997 (CONSISTING OF 4 SHEETS), PREPARED BY URBAN ENGINEERING; SUBJECT, HOWEVER, TO THESE NOTES AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY SOUND ENGINEERING AND/OR WHICH MAY BECOME NECESSARY AS PART OF FINAL SITE ENGINEERING, AS DETERMINED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ("DEM").
3. THE PROPOSED BUILDING SHALL BE UTILIZED AS A CHILD CARE CENTER, WHICH IS A BY-RIGHT USE IN THE PRC TOWN CENTER DISTRICT. THE MAXIMUM DAILY ENROLLMENT SHALL BE 180 CHILDREN.
4. THE APPLICATION PROPERTY CONSISTS OF 3.048 ACRES.
5. THE PROPOSED BUILDING SHALL CONSIST OF A MAXIMUM OF 10,500 GROSS SQUARE FEET. THE MAXIMUM FAR FOR THE APPLICATION PROPERTY SHALL BE 0.076.
6. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE ARTICLE 11. SPACES DENOTED WITH \* SHALL BE SPECIFICALLY RESERVED FOR STAFF PARKING. ALL OTHER SPACES SHALL BE AVAILABLE FOR DROP OFF AND PICK UP OF CHILDREN.
7. THE MAXIMUM BUILDING HEIGHT SHALL BE 24 FEET.
8. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WESTERRA RESTON, L.L.C., BY DEED RECORDED IN DEED BOOK 9881 AT PAGE 1645 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
9. NO TITLE REPORT WAS UTILIZED.
10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
11. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO STRUCTURES EXISTING ON THIS SITE.
12. THE PROPOSED DEVELOPMENT WILL USE PUBLIC WATER AND SEWER.
13. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN THE EXISTING DETENTION POND LOCATED PARTIALLY OFF SITE ON ADJACENT BLOCK 5 (VACANT), SUBJECT TO APPROVAL BY DEM. THE EXISTING POND WILL BE IMPROVED TO COMPLY WITH COUNTY STORM WATER DETENTION SPECIFICATIONS.

14. TOPOGRAPHY IS FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON AND ASSOCIATES, INC., IN DECEMBER 1995. CONTOUR IS 2'.
15. THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
16. 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 115.4, 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 250; TO GENERATED, UTILIZED, STORED, AND/OR DISPOSED OF ON SITE.
17. BOUNDARY INFORMATION IS BASED ON A PLAT PREPARED BY CHARLES P. JOHNSON AND ASSOCIATES, INC.
18. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS, SIDEWALKS, AND CROSSWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS TOWN CENTER CONCEPT PLAN.
19. THERE ARE NO SCENIC ASSETS DESERVING PRESERVATION. THERE IS AN EXISTING WETLANDS AREA AS SHOWN THAT SHALL BE PRESERVED EXCEPT WHERE UTILITY CROSSINGS MAY BE WARRANTED, AS DETERMINED BY DEM.
20. SUBJECT TO APPROVAL OF A VARIANCE BY THE BOARD OF ZONING APPEALS, THE HEIGHT OF THE FENCE SURROUNDING PLAY AREA 1 MAY BE INCREASED TO SIX FEET (6').

#### TRANSPORTATION

21. THE APPLICANT SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY ADJACENT TO TEMPORARY ROAD AS SHOWN ON THE PLAN IN ACCORDANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION.
22. IF REQUESTED BY VDOT OR FAIRFAX COUNTY, THE APPLICANT SHALL MAKE A PRO RATA CONTRIBUTION TOWARD EITHER A TRAFFIC SIGNAL AT THE INTERSECTION OF TEMPORARY ROAD AND OLD RESTON AVENUE, OR TRAFFIC SIGNAL MODIFICATION IN THE VICINITY OF THE SITE.
23. THE APPLICANT SHALL RESTRIPE OLD RESTON AVENUE TO PROVIDE A LEFT TURN LANE INTO THE SITE, AS GENERALLY SHOWN ON THIS TOWN CENTER CONCEPT PLAN.
24. INTERPARCEL ACCESS TO THE ADJACENT PROPERTY IDENTIFIED AS SECTION 83, BLOCK 5 SHALL BE PROVIDED SUBJECT TO THE FOLLOWING:
  - a. THE PROVISION OF INTERPARCEL ACCESS SHALL NOT REQUIRE APPROVAL OF A TOWN CENTER CONCEPT PLAN AMENDMENT FOR THIS SITE.
  - b. THE INTERPARCEL ACCESS SHALL BE PROVIDED GENERALLY IN THE LOCATION SHOWN. FINAL LOCATION SHALL BE DETERMINED IN COORDINATION WITH THE OWNER OF BLOCK 5, SUBJECT TO APPROVAL OF DEM.

- c. THE INTERPARCEL ACCESS SHALL BE FOR THE BENEFIT OF THE RESTON STUDY CENTER. IN THE EVENT THAT A CONCEPT PLAN FOR SECTION 83, BLOCK 5 FOR USE AS A MONASTERY AND SCHOOL FOR SPECIAL EDUCATION BY THE RESTON STUDY CENTER IS NOT APPROVED, OR IN THE EVENT THAT RESTON STUDY CENTER CEASES TO OPERATE ON SECTION 83, BLOCK 5, THE APPLICANT RESERVES THE RIGHT TO CLOSE THE INTERPARCEL ACCESS TO BLOCK 5.
  - d. THIS SITE IS DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS TOWN CENTER CONCEPT PLAN.
25. IN THE EVENT THAT INTERPARCEL ACCESS IS PROVIDED, ON-SITE PARKING MAY BE REDUCED TO 29 SPACES WITHOUT NEED FOR TOWN CONCEPT PLAN AMENDMENT.

#### LANDSCAPING

26. A MINIMUM OF 60% OPEN SPACE SHALL BE PROVIDED.
27. A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED.
28. A MINIMUM OF 30% TREE COVER SHALL BE PROVIDED.
29. THE APPLICANT SHALL ADHERE TO THE LIMITS OF CLEARING AND GRADING AS SHOWN. DURING SITE PLAN REVIEW, IF IT IS DETERMINED NECESSARY BY DEM TO REMOVE ANY TREES PREVIOUSLY DESIGNATED TO BE PRESERVED IN ORDER TO LOCATE ADDITIONAL NECESSARY UTILITY LINES, OR TRAILS, THEN AN AREA OF ADDITIONAL TREE SAVE OR EQUIVALENT VALUE AS DETERMINED BY DEM SHALL BE SUBSTITUTED AT AN ALTERNATE LOCATION ON THE PROPERTY. IF A SUITABLE ALTERNATE LOCATION CANNOT BE IDENTIFIED ON SITE, THE APPLICANT SHALL PLANT SUPPLEMENTAL TREES ACCORDING TO THE DIRECTIONS OF DEM, PURSUANT TO THE PUBLIC FACILITIES MANUAL.
30. THE APPLICANT SHALL IMPLEMENT A LANDSCAPE PLAN GENERALLY CONSISTENT WITH THE LANDSCAPING REFLECTED ON THIS TOWN CENTER CONCEPT PLAN, SUBJECT TO FINAL REVIEW AND APPROVAL BY DEM.
31. THE APPLICANT SHALL PARTICIPATE IN THE RESTON STREET LIGHT DEMONSTRATION PROGRAM.

**STATEMENT OF JUSTIFICATION**  
**KINDERCARE LEARNING CENTERS, INC.**  
**TOWN CENTER CONCEPT PLAN**

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING  
OCT 11 1996  
ZONING EVALUATION DIVISION

I. INTRODUCTION AND OVERVIEW

KinderCare Learning Centers ("KCLC") and Reston Land Corporation ("RLC") are proposing to construct a child care center on land known as Section 83, Block 4, Reston (the "Property"). The Property, which encompasses 3.04 acres, is located on Tax Map 17-2-((1)), part of parcel 11.

The Property is zoned PRC- Town Center, and is located in the southeast corner of the intersection of Temporary Road and Old Reston Avenue. It is bounded to the north and east by multi-family residential, and to the west by office development.

This project will help fulfill the child care proffers approved as part of the Town Center rezonings, which require 5,000 square feet of child care centers for every 1,000,000 square feet of office and R&D development. The proposed center is strategically and appropriately located contiguous to a well-developed road network which serves people who live and/or work in Reston.

II. KINDERCARE LEARNING CENTERS

Since its establishment in Montgomery, Alabama in 1969, KCLC has become a publicly traded company with more than 1200 sites in 40 states. KinderCare Learning Centers ("KCLC") offers quality, comprehensive child care to children ages 6 months to 12 years. The KCLC program was designed by professionals in the early childhood education, health, nutrition and physical fitness professions to encourage social, physical, emotional and intellectual growth. Age appropriate activities are designed to encourage total child development.

II. PROPOSED USE

1. Type of Operation. Child Care Center.
2. Hours of Operation. Monday through Friday, 6:30 A.M. - 6:30 P.M.
3. Estimated number of patrons. Maximum enrollment is proposed to be 180 children. Of these, approximately 130 will be full-day students and 40-50 will be at the Center for before and after school care.

4. Proposed number of employees. KinderCare expects to employ 30 people at this location. Normally, there will be 20 employees on the premises at any one time.

5. Estimate of traffic impact. According to the ITE Trip Generation Manual (5th edition), this use will generate approximately 837 vehicle trips per day. Of these, approximately 153 will occur in the peak hours.

6. Vicinity Or General Area To Be Served By The Use. This use will serve families who live in and around Reston and Herndon, as well as those who work in Reston.

7. Description of Building Facade and Architecture. Building elevations have been submitted as part of the Town Center Concept Plan.

8. Hazardous Materials Statement. To the best of the Applicant's knowledge, there are no known hazardous or toxic substances, and/or hazardous waste products presently located on the subject property. Such substances, waste and products will be treated pursuant to all applicable laws and regulations if they are found on the subject property at a later date.

9. Conformity Proposed Use. The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions. The Applicant is not requesting any waiver, exception or variance from such ordinances, regulations, standards and conditions.

#### IV. CONCLUSION

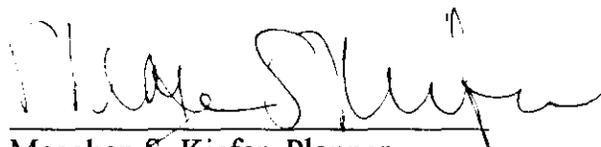
This application is a request to permit a child care center in the Town Center, as provided for in the Town Center proffers. Affordable, proximate child care is a concern to all who live and work in Fairfax County. The need for child care in Reston is particularly acute given its status as a constantly expanding, major employment center.

KCLC is an established and well-respected child care provider which has been providing quality child care in Reston and other parts of Fairfax County for 20 years. Before and after school care is provided in addition to full-day care. The Applicant hopes to open approximately 5 to 15 more centers throughout Northern Virginia, Southern Maryland and the District of Columbia, creating an excellent series of child care centers as well as many

new jobs throughout this region. This is a laudable use for which the Applicant respectfully requests the support of the Planning Staff and the Planning Commission for this use.

Respectfully submitted:

McGuire, Woods, Battle & Boothe, L.L.P.



Meaghan S. Kiefer, Planner  
Agent for Applicant

October 10, 1996

5388\kcare\soj.1

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

#### D. DEVELOPMENT PLAN FOR RZ 86-C-121

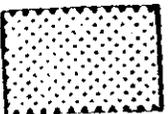
1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to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

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

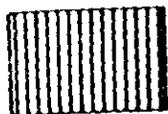
Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of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

#### E. DEVELOPMENT PLAN FOR RZ 86-C-118

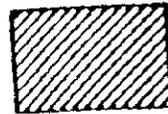
1. Property C will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission of



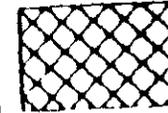
**RZ 85-C-088**  
(PROPERTY A)



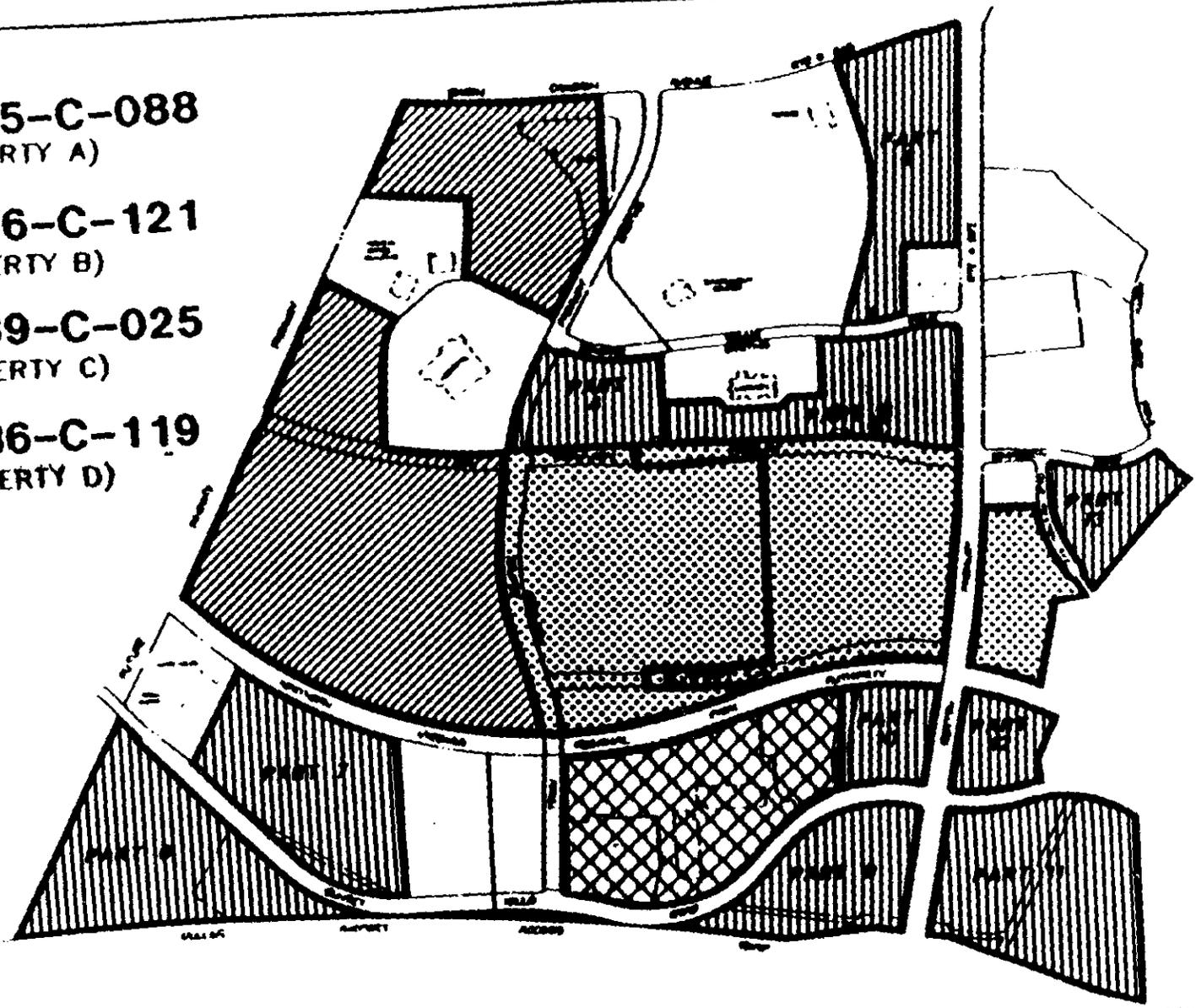
**RZ 86-C-121**  
(PROPERTY B)



**RZ 89-C-025**  
(PROPERTY C)

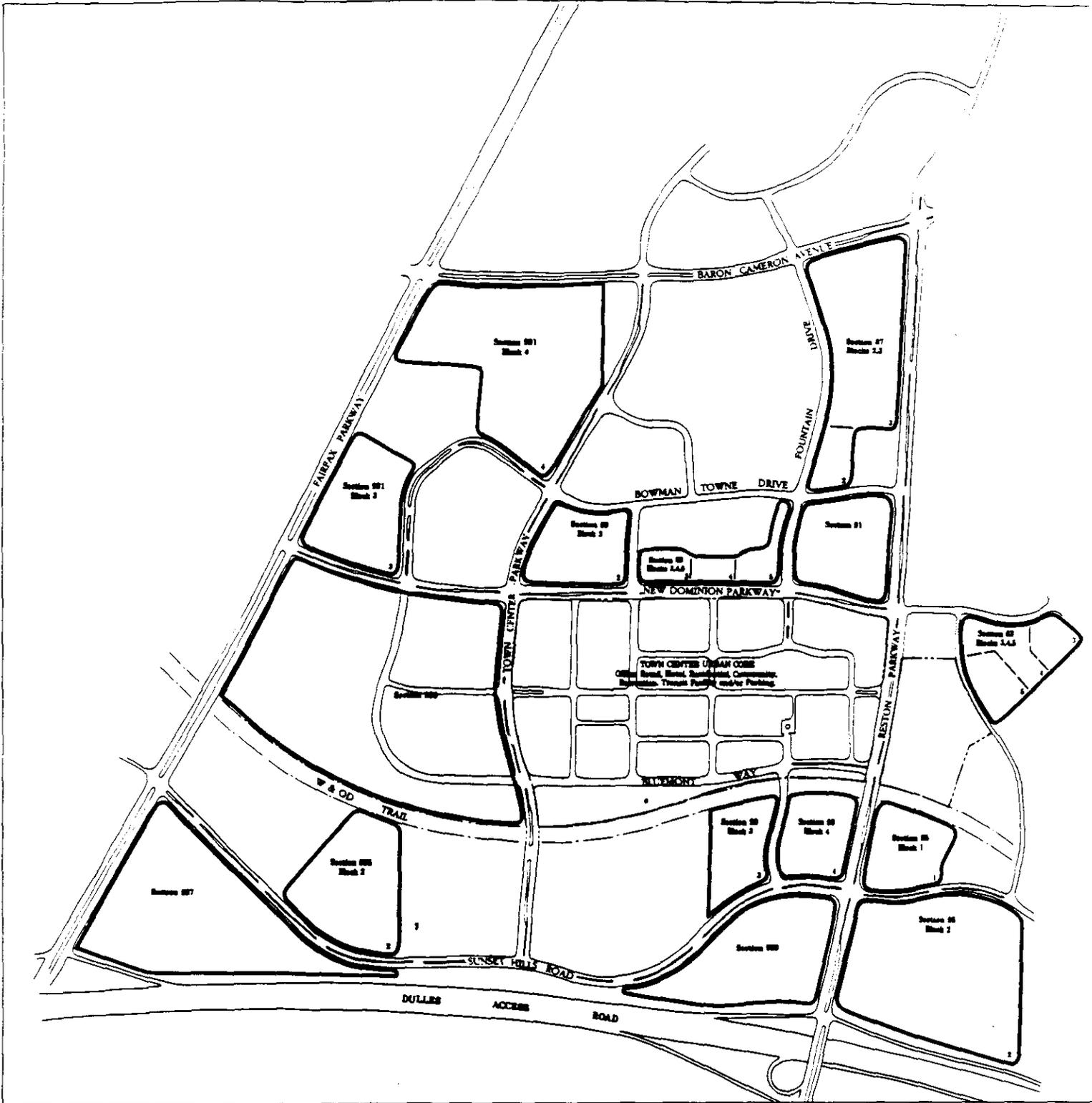


**RZ 86-C-119**  
(PROPERTY D)

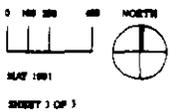


PLAT SHOWING  
**PROPERTIES A,B,C,D**  
**TOWN CENTER**  
**RESTON**

THE TOWN OF  
RESTON LAND DEVELOPMENT  
COMMISSION



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



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

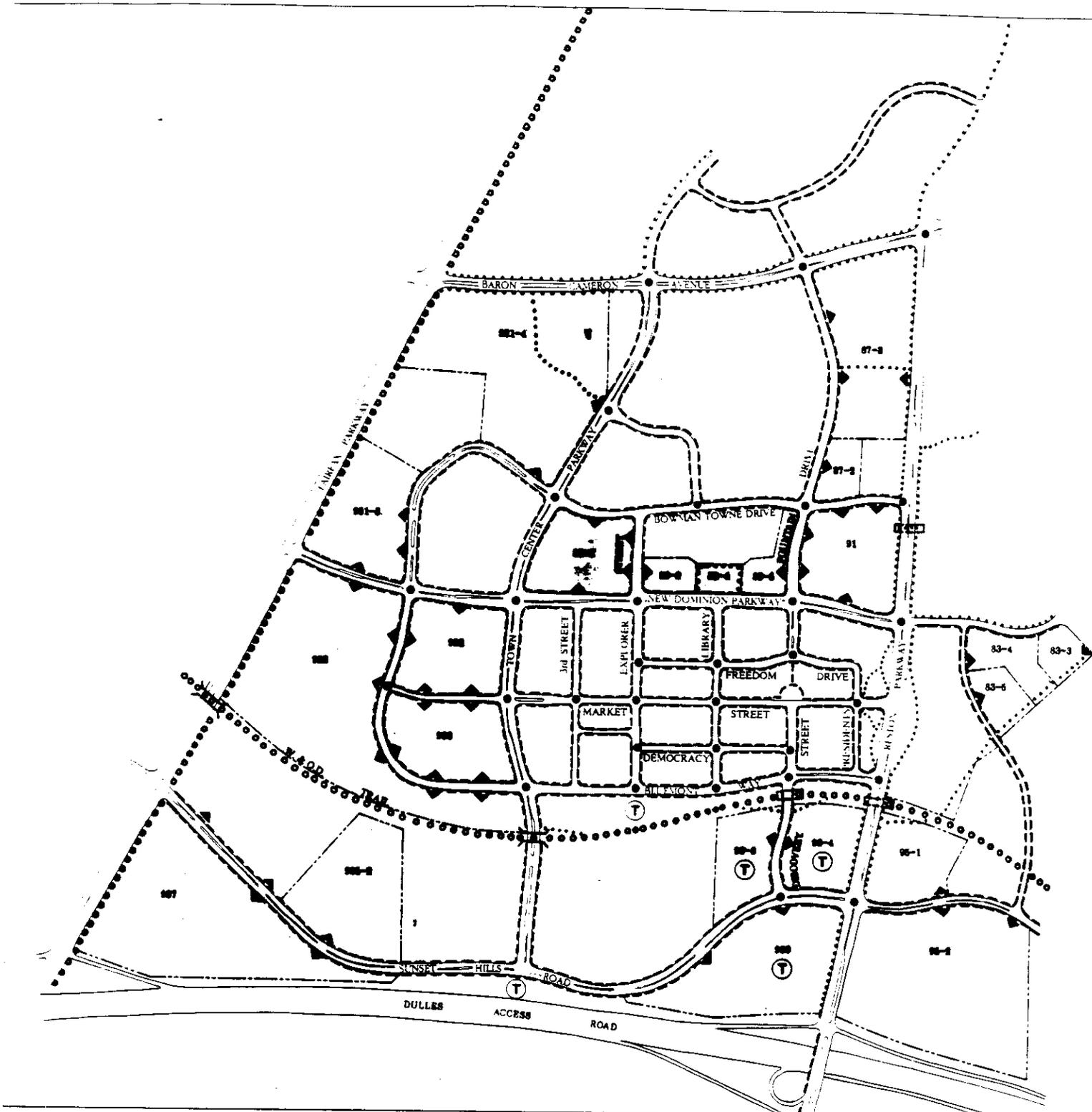
Type of residential for above parcels shall be single-family detached, attached and/or multi-family.

**GENERAL NOTES**

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

FAIRFAX PARKWAY

Sheet



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

- BRIDGE
  - UNDERPASS
  - INTERSECTIONS WITH CROSSWALKS
  - ENTRANCE LOCATIONS
- THESE LOCATIONS ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE AS REVISITED AS PART OF THE SITE PLAN DEVELOPMENT PROCESS.

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

1" = 200'

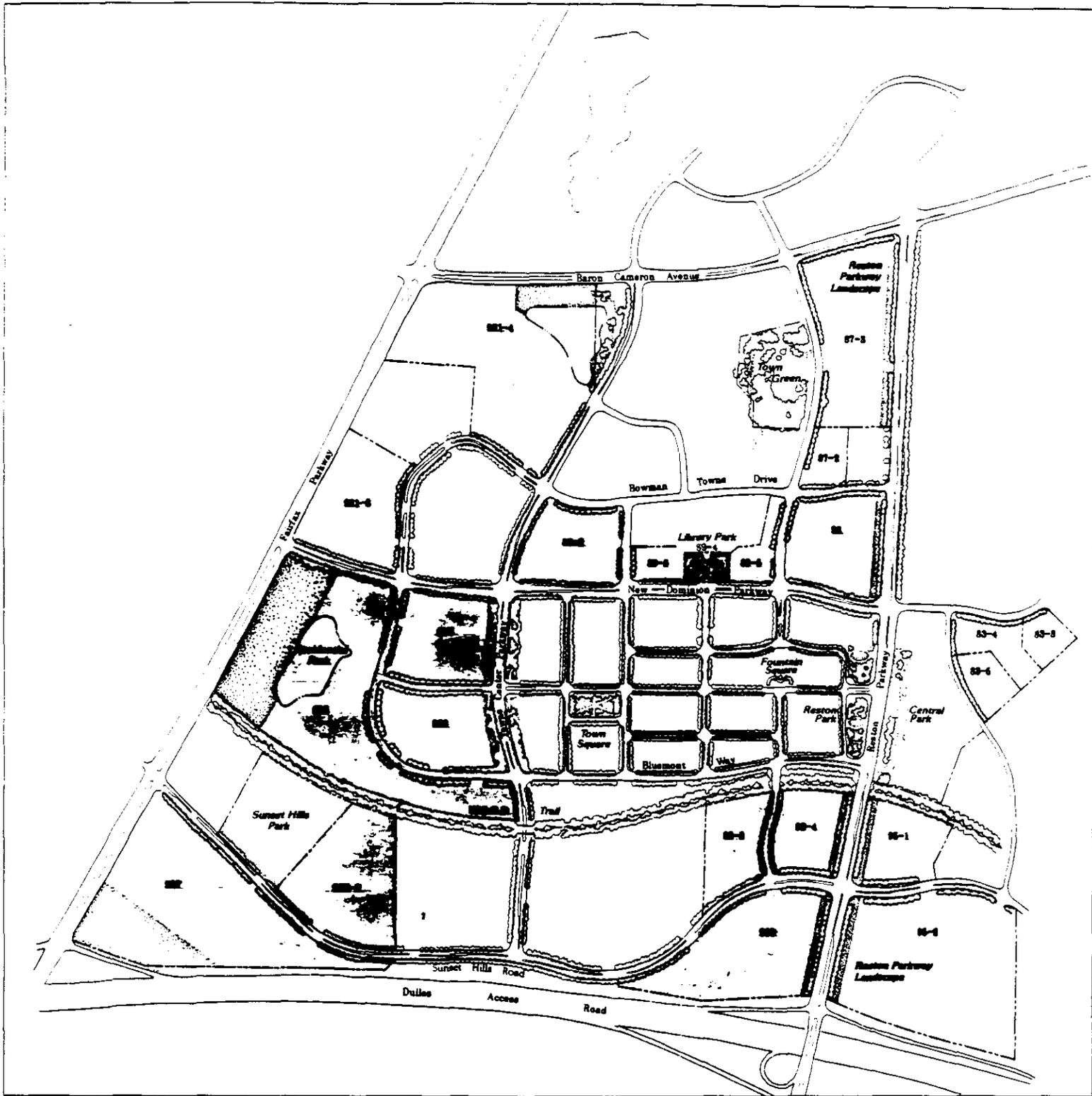
MAY 1991

SHEET 1 OF 1

NORTH

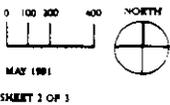
#### GENERAL NOTES

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



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

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



#### **GENERAL NOTES**

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

## 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-121-7  
Kindercare Learning Centers, Inc.

**DATE:** 5 March 1997

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated February 25, 1997. This application requests a conceptual plan for a child care facility. Approval of this application would result in a floor area ratio (F.A.R.) of .076. 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 this site for high density residential use. To the north is located an apartment complex that is planned for residential planned community and designated for high density residential use by the Reston Land Use Plan. To the east is located a park that is planned for residential planned community and designated for high density residential use by the Reston Land Use Plan. To the south is located an apartment complex which is planned for residential planned community and designated for medium density residential use by the Reston Land Use Plan. To the west are located vacant land and an office building which are planned for office use and residential planned community. The Reston Land Use Plan designates this area for Town Center use.

**COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

The 3.04-acre property is located in the Reston Community Planning Sector (UP5) of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property:

**Text:**

On page 466 of the 1991 edition of the Area Plan as amended through June 26, 1995, under the heading "Recommendations Land Use," the Plan states:

**"Land Within the Planned Community of Reston**

1. Incorporate the Reston Master Plans, (Land Use Plan, Community Facilities Plan and Transportation Plan)\*, adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map. (See Figures 139, 140 and 141) On the periphery where development is not committed by zoning, land should be developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston).

\*NOTE: The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston."

**Map:**

The Comprehensive Plan map shows that the property is planned for residential planned community. The Reston Land Use Plan designates this site for high density residential use.

**Analysis:**

The application and development plan propose a child care facility with a floor area ratio (F.A.R.) of .076 which is compatible with the use and intensity recommendations of the Comprehensive Plan. However, the location of the play area along Temporary Road should be relocated to an area not abutted by a roadway. Landscaping should be provided along Old Reston Avenue.

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

**Text:**

On page 44 of the 1990 Policy Plan, under the heading "Appendix 3: Location Guidelines for Child Care Facilities," the Plan states:

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

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

**Analysis:**

The applicant has provided for open space and suitable play areas except for the play area located close to Temporary Road which should be relocated to an area of the site away from the impacts of dust, noise and possible traffic accidents resulting from close proximity to traffic lanes.

**Text:**

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

**Analysis:**

Refer to the previous development criterion comments.

**Text:**

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

**Analysis:**

Refer to the comments concerning the #1 development criterion.

**Text:**

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

**Analysis:**

Request guidance from the Office of Transportation concerning this development criterion.

**Text:**

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

**Analysis:**

The proposed child care facility is located on the periphery of residential development.

**Text:**

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

**Analysis:**

The proposed child care facility is located close to employment centers but is actually in a residential area.

BGD:ALC

## 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:** ENVIRONMENTAL ASSESSMENT for: CP 86-C-121-7  
Kindercare Learning Centers, Inc.

**DATE:** 25 February 1997

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property relating to the preservation or restoration of ecological resources and mitigation of highway noise. This evaluation focuses on those environmental objectives and policies which have not been resolved through the enactment of ordinances or regulations. Environmental issues addressed by ordinance or regulation, including the Public Facilities Manual will be resolved at the time of subdivision or site plan review.

Citations are followed by a discussion of environmental concerns including a description of potential impacts that may result from the proposed development as depicted on the development plan dated February 10, 1997. Possible solutions to remedy identified environmental issues 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 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.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way."

### **ENVIRONMENTAL ANALYSIS:**

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

#### **Tree Cover**

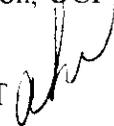
The development plan depicts an existing SWM/BMP facility on the site. The development plan also seems to indicate that trees within the area of the existing impoundment area will be removed, even though it appears that the facility was designed as an embankment-only type structure. If the existing facility can be maintained as an embankment-only facility, this would be the preferred method of meeting the detention and water quality requirements. A large number of mature trees are present in this area. It would appear that limiting any disturbance to this area could preserve existing mature trees while still meeting the site's SWM/BMP requirements. A final determination on the most appropriate means of providing SWM/BMPs will be made by DEM during site plan review.

BGD:JRB

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

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

**SUBJECT:** Transportation Impact

**REFERENCE:** CP 86-C-121-7; Kindercare Learning Center, Inc.  
Traffic Zone: 1713  
Land Identification Map: 17-2 ((1)) pt. 11

**DATE:** February 20, 1997

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans made available to this Office dated February 10, 1997.

The application is to operate a child care center with an enrollment of 180 children. It is anticipated that the child care center will generate 837 VPD/153 VPH based on Trip Generation, Fifth Edition Update: Institute of Transportation Engineers, February 1995. In order to mitigate the traffic impact that would be created by the proposed use, while providing safe and efficient access to this facility, the following transportation issues should be adequately addressed.

- The proposed site access to the site is from Old Reston Avenue. Old Reston Avenue has been designated by Virginia's Commonwealth Transportation Board as a Virginia Byway and should be protected because of its aesthetic or cultural value. To maintain the character of this facility and limiting the improvements which may impact on the Byway, access from Old Reston Avenue should be granted only if an alternative access is not available. This site has an alternative access via Temporary Road and this Office recommends access to the site be from this facility. In addition to the access relocating to Temporary Road the entrance at this location should include the construction of a left turn lane. If access is approved from Old Reston Avenue then a right and left turn lane maybe warranted.
- The applicant should designate specific parking for drop-off and pick-up of children. These spaces should be located as close as possible to the day care center.
- The site entrance, as proposed (from Old Reston Avenue) should be aligned with the entrance to parcel 20C and reconfigured to allow for vehicles entering and exiting the site not to conflict with the parking.
- Pedestrian access should be provided to the site.
- A number of undeveloped parcels front Old Reston Avenue. To address access management along Old Reston Avenue, consolidation of access points should be incorporated in any development plans submitted along this roadway.

AKR MGC:mge

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



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

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

DAVID R. GEHR  
COMMISSIONER

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

December 4, 1996

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

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING

DEC 10 1996

Re: CP 86-C-121-7, Kindercare Learning Centers, Inc. ZONING EVALUATION DIVISION  
Tax Map No.: 017-2 ((1)) pt. 11

Dear Ms. Byron:

This office has reviewed the concept plan relative to concept plan application 86-C-121-7 and offers the following comments.

The application has been filed for a child care center with an enrollment of 180 children.

As shown on the plan, access to the center will be afforded via Old Reston Avenue. This office recommends that access to the child care center be afforded via Temporary Road. The entrance should be located at a point where a left turn lane can be constructed to meet the design speed of the road.

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

Sincerely,

Noreen H. Maloney  
Transportation Engineer

NHM:dlt  
cc: Mr. S. K. Pant

DEC 16 1996

FAIRFAX COUNTY, VIRGINIA

ZONING EVALUATION DIVISION

MEMORANDUM

TO: Staff Coordinator DATE: December 12, 1996  
Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. CP 86-C-121-7

Tax Map No. 017-2- ((01)) PT 11

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

1. The application property is located in the Difficult Run (D2) Watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch pipe line located In an easement and on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other Pertinent information or comments: \_\_\_\_\_

**FAIRFAX COUNTY WATER AUTHORITY**

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

November 25, 1996

**MEMORANDUM**

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

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

**SUBJECT:** Water Service Analysis, Rezoning Application CP 86-C-121-7

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate water service is available at the site from existing 12&14-inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to accommodate water quality concerns.

Attachment



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 12/19/96  
**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING

FROM: *for* John W. Koenig, Director *Larry D. Jelle*  
Utilities Planning and Design Division  
Department of Public Works

DEC 23 1996

SUBJECT: Rezoning Application Review

ZONING EVALUATION DIVISION

Name of Applicant/Application: KINDERCAFE LEARNING CENTERS, INC.

Application Number: 86-C-121-7

Type of Application: CP

Information Provided

Application: YES

Development Plan: YES

Other: STATEMENT OF JUSTIFICATION

Date Received in UP&DD: 11-15-96

Date Due Back to OCP: 12-12-96

Site Information

o Location: 17-2-001-0011

o Area of Site: 3.05 acres

o Rezoned from: PRC to

o Watershed/Segment: DIFFICULT RUN / COLVIN

I. Drainage

o Master Drainage Plans: DF261 Streambank Stabilization is located approximately 1 mile downstream of site.

o UP&DD Ongoing County Drainage Projects: None

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

If yes, Describe: THERE ARE NO DOWNSTREAM COMPLAINTS, ON FILE WITH PSB, RELEVANT TO THIS PROPOSED SITE. PREM.

o Other Drainage Information: None

II. Trails:

Yes  No

Any Trail projects pending funding approval on this property?

If yes, Describe: \_\_\_\_\_

Yes  No

Any funded trail projects affected by this rezoning?

If yes, Describe: \_\_\_\_\_

III. School Sidewalk Program:

Yes  No

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

If yes, Describe: \_\_\_\_\_

Yes  No

Any funded sidewalk projects affected by this rezoning?

If yes, Describe: \_\_\_\_\_

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

Yes  No

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

If yes, Describe: \_\_\_\_\_

Yes  No

Any ongoing E&I projects affected by this rezoning?

If yes, Describe: \_\_\_\_\_

V. Other UP&DD Projects or Programs:

Yes  No

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

If yes, Describe: \_\_\_\_\_

Other Program Information: \_\_\_\_\_

Application Name/Number: KINDERCADE LEARNING CENTERS, DK. / CP 86-C-121-7

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

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

DRAINAGE RECOMMENDATIONS: Applicant shall ensure existing stormwater management facility (located partially off-site) is designed to accommodate this plan.

TRAILS RECOMMENDATIONS: None

SCHOOL SIDEWALK RECOMMENDATIONS: None

SANITARY SEWER E&I RECOMMENDATIONS:

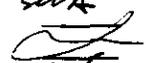
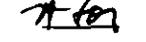
       YES  NOT REQUIRED

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

Other E&I recommendations: \_\_\_\_\_

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: None

UP&DD Internal Sign Off by:  
 Planning Support Branch (Ahmed Rayyan)  
 Public Improvements Branch (Walt Wozniak)  
 Stormwater Management Branch (Bill Henry)

*SWA*  
  


JWK/crt(1631E)  
cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (cc only if SW Recommendation made)  
cc: Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch  
cc: Bruce Douglas, Chief, Environment and Development Review Branch  
cc: David Marshall, Chief, Public Facilities and Services Branch, Office of Comprehensive Planning

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

December 10, 1996

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

**FROM:** Edie Beitzel (246-3805)   
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Conceptual Plan Application  
CP 86-C-121-7

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #25, Reston.
2. After construction programmed for FY 1997, this property will be serviced by the fire station planned for the \_\_\_\_\_ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.