

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: March 31, 1993

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

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

SUBJECT: Staff Analysis of the "Edgewater Conceptual Plan" -
CP 89-C-025

FILE NO: CC/86

INTRODUCTION

Proffer E1 of the Reston Town Center proffers (excerpted in Attachment 1) requires that, prior to submission of a preliminary site plan for any portion of the property rezoned pursuant to RZ 89-C-025, the Office of Comprehensive Planning review and the Planning Commission review and approve a "Conceptual Plan". This memorandum contains the staff analysis of the "Edgewater Conceptual Plan" submitted by the Hazel/Peterson Companies on a portion of property rezoned pursuant to RZ 89-C-025. A locator map of the subject property, a reduction of the plan, and a letter of submittal are Attachments 2, 3 and 4, respectively.

LOCATION AND CHARACTER OF THE AREA

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

BACKGROUND

In March of 1987, the Board of Supervisors approved four (4) concurrent rezonings collectively known as the "Reston Town Center 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 District. In October of 1989, the Board approved RZ 89-C-025, and concurrent Proffered Condition Amendments, that rezoned the I-3 zoned property (RZ 86-C-118) to the PRC District, while leaving the Reston Town Center proffers unchanged. One (1) comprehensive set of proffers, dated February 27, 1987 and amended through October 4, 1990, was executed for the four (4) applications.

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According to these proffers, development in the 450-acre Town Center Study Area is limited to a maximum of 8,415,000 square feet of commercial space (an overall floor area ratio of 0.43), to include 7,100,000 square feet of office, 315,000 square feet of retail, 1,000,000 square feet of hotel, a minimum of 1,400 residential dwelling units and a hospital with a minimum of 127 beds.

As stated above, the proffers specify a minimum but no maximum number of dwelling units to be constructed in the Reston Town Center. The goal of the proffers is to encourage the development of housing within the Town Center in order to create a viable mixed-use development. The proffers state that the applicant "...will use its best efforts to encourage and promote the development of residential dwelling units"... within the Town Center. The proffers further state that a minimum of 500 dwelling units are to be under construction by the end of 1993 or by the completion of 5,500,000 million square feet of office and/or R&D space. Currently within the Town Center, 188 residential units are under construction (the Oak Park Condominiums) and the "Edgewater Conceptual Plan" proposes 254 additional dwelling units.

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

With the Reston Town Center proffers (excerpted in Appendix 1), the applicant committed to prepare conceptual plans for properties rezoned pursuant to RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025 (formerly RZ 86-C-118) to include such items as traffic circulation, conceptual landscaping and screening and general building and parking location. These conceptual plans are to be a refinement of the proffered development plans. The applicant further proffered to submit these conceptual plans to the Reston Community Associations's Planning and Zoning Committee and the Fairfax County staff for review and the Fairfax County Planning Commission for review and approval. (Architectural elevations, final landscape plans, lighting plans and sign plans are proffered to be submitted to the Reston Town Center Design Review Board.) Once the conceptual plan is approved by the Planning Commission, the applicant is required to submit a preliminary and final site plan to Fairfax County in accordance with Zoning Ordinance requirements. The conceptual plan was intended to bridge the gap between the general Development Plans and the preliminary and final site plans, to establish the general design parameters for

development projects within the Town Center and to provide sufficient detail to evaluate conformance with the Reston Town Center proffers. To date, the Planning Commission has approved conceptual plans for the Reston Town Center Urban Core, the Reston Corporate Center and the Oak Park Condominiums.

A major feature of the Reston Town Center proffers is the phasing of development and the proffered road improvements to ensure that development does not exceed the available road capacity. The proffers require that certain road improvements must be completed before specified thresholds of development may be exceeded. In addition, the applicant proffered to implement a Traffic Systems Management (TSM) program which is intended to reduce vehicular trips by approximately twenty-five (25) percent. The proffers require that traffic studies be completed as each phase of development occurs. If the trip reduction goals are not met, subsequent phases of development may not proceed until additional TSM measures are implemented or the capacity of the roadway network is increased. These transportation proffers apply to all properties rezoned as the Reston Town Center.

ANALYSIS

In accordance with the Reston Town Center proffers, the Hazel/Peterson Companies has submitted the "Edgewater Conceptual Plan " on a portion of the property rezoned pursuant to RZ 89-C-025. The 23.85 acre subject property, zoned PRC, is located on the southwest corner of the intersection of Baron Cameron Avenue and Town Center Parkway. An existing stormwater management wet pond, which is owned and maintained by the Reston Land Corporation, is located on the eastern portion of the property. A small parcel of land located between the pond and the Baron Cameron Avenue/Town Center Parkway intersection, which is not part of the application property, is owned by the Board of Supervisors. This parcel was originally part of the property on which the North Reston Governmental Center is constructed. The parcel was created when Town Center Parkway was platted and constructed. A number of utility easements, including VEPCO, Colonial Gas and Columbia Gas, are located on the western 200 feet of the property. The center portion of the property is undeveloped and is wooded. Surrounding zoning and land-use is as follows:

North: Baron Cameron Avenue; Undeveloped land, PRC
South: Reston Hospital Center; C-3, Medical Office Buildings; I-5
East: Single Family Attached, North County Governmental Center; PRC
West: Future Fairfax County Parkway (extended)

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In the Reston Town Center proffers, the subject property is identified as Part 1 of RZ 89-C-025. The proffers (excerpted in Attachment 1) state that the property will be developed in accordance with the Development Plan dated November 1986 and revised January 1987. The Plan (refer to Attachment 1) is a "blob" plan which defines the property boundaries but shows no development details such as building type and location, vehicular and pedestrian circulation system, landscaping and open space. Notes on the Plan state that the maximum gross floor for commercial use on Part 1 shall not exceed 520,000 square feet or a 0.5 floor area ratio (FAR). No residential density is specified on the Plan. The proffers for RZ 89-C-025 state that, prior to the submission of a preliminary site plan, the applicant will prepare a conceptual plan for review and approval by the Planning Commission.

On April 2, 1992 the Planning Commission approved a series of "Master Conceptual Plans" (refer to Appendix 5) for the Reston Town Center. The subject property is identified as Section 931 Block 4 on these plans. On the "Land-Use, Heights, F.A.R." element of the "Master Conceptual Plan" the subject property is shown as "Office, Retail, Residential, Community and/or Parking" with a maximum building height of 125 feet and a maximum non-residential FAR of 0.5. No residential density or maximum number of residential units is specified on the master plan. On the "Circulation" element of the "Master Conceptual Plan" a regional trail along the Fairfax County Parkway, a pathway along Baron Cameron Avenue and a pathway through the application property connecting Town Center Parkway and Baron Cameron Avenue are shown.

The applicant proposes to develop the 23.85 acre site with 174 condominium units, contained in nine (9) 3-story (maximum 40-foot height) and 80 single family attached (townhouse) units. The total number of units proposed on the site is 254 and the residential density is 10.6 dwelling units per acre (du/ac). One (1) point of access is proposed from Town Center Parkway in a location opposite the existing intersection of Cameron Glen Drive and Town Center Parkway. A total of 463 parking spaces, which is the number required by the Zoning Ordinance, is shown on the Conceptual Plan. Approximately 45 percent of the property is proposed as open space. (The open space calculation includes the utility easements.) A swimming pool and clubhouse are shown in the center of the proposed development. Pedestrian trails are shown along the site's Baron Cameron frontage and within the site to connect buildings, parking lots and the pool/clubhouse. A continuous pedestrian trail that connects the existing trail on Town Center Parkway to Baron Cameron Avenue is also shown on the plan. Note Number 13 on the plan states that stormwater management for the site is to be provided in Pond #1 "Town Center Parkway Stormwater Management Facility 5734-PI-01", a regional facility which is planned to serve the Reston Town Center.

The issues of highway noise mitigation and building setback from existing utility transmission lines which are raised in the environmental comments, Attachment 6, have been satisfactorily addressed by the applicant. Note Number 11 states that highway noise mitigation will be provided to ensure that interior noise levels will not exceed 45 dBA Ldn and exterior noise levels in privacy yards will not exceed 65 dBA Ldn. As shown on the plan, proposed buildings #4 and #8 are set back a minimum of 50 feet from the closest utility transmission line, a distance which is a staff recommended guideline. Regarding tree preservation, tree save areas are shown on the concept plan. However, Note Number 15 states that the tree save areas shown on the plan are conceptual and subject to adjustment during the final engineering process. To tighten the commitment to tree save on the property, staff recommends that approval of the Conceptual Plan be contingent upon the provision of the tree save areas as shown on the Plan.

The Office of Transportation, Attachment 7, recommends that all transportation commitments associated with RZ 89-C-025 be reaffirmed. The Office also recommends that necessary easements and/or right-of-way dedication for construction of the Fairfax County Parkway and the Parkway/Baron Cameron Avenue interchange be provided by the applicant. As stated previously in this memorandum, this application for conceptual plan approval proposes no change to the Reston Town Center transportation proffers, including required improvements, the phasing plan and the TSM program.

Regarding easement and/or right-of-way dedication, the applicant has submitted a preliminary site plan to the Department of Environmental Management (DEM) for review simultaneously with submission of the conceptual plan. The specific location of the easements and/or right-of-way dedication is being determined as part of the site plan process. The Conceptual Plan shows an area along the northwestern portion of the site within which the easements and/or dedications could be accommodated without intruding on proposed buildings, landscaping or parking. Staff recommends that approval of the Conceptual Plan be contingent upon the dedication of easements and/or right-of-way for the planned Parkway improvements, as determined by DEM and VDOT, at the time of final site plan approval.

The design issues raised by the Planning Division (Attachment 8) have been satisfactorily addressed by the applicant:

Note Number 14 on the Conceptual Plan states that a landscape plan will be submitted with the Preliminary and Final Site Plans that meets the tree cover requirements, as specified in the Zoning Ordinance, and is consistent with the "Reston Town Center Urban

Design Principles". The Reston Town Center proffers require approval of all landscape plans by the County Urban Forester and the Reston Town Center Architectural Review Board. Staff recommends that on the final site plan, particular emphasis be placed upon the provision of landscaping along the property boundaries.

The setback between proposed building #7 and Baron Cameron Avenue has been increased to 35 feet. Note #16 states that ten (10) 18-22 foot tall Leyland Cypress trees will be installed in the setback area. The setback between proposed building #4 and #8 to the closest existing utility pipeline has been increased to fifty (50) feet, a setback recommended by staff.

The revised plan shows parking for the pool/clubhouse located to the east of the facility.

In staff's analysis, the "Conceptual Plan for Edgewater" is in conformance with both the Comprehensive Plan Map which shows that the subject property is planned Residential Planned Community and the Reston Master Plan which shows that the property is planned for Town Center uses. In addition the Conceptual Plan is in accordance with the Development Plan approved pursuant to RZ 89-C-025 and with the Reston Town Center "Master Conceptual Plans". The plan is of sufficient detail to evaluate for conformance with the Town Center proffers: an entrance location is shown on Town Center Parkway; a walkway system is shown on the property's public street frontage and within the proposed development; conceptual landscaping is shown; open space is provided in excess of the fifteen (15) percent minimum proffered in the Town Center rezonings; and a pool/clubhouse is shown on the plan. Construction of 254 residential units on the Edgewater site fullfills an important goal of providing housing within the Reston Town Center.

Recommendations

Staff recommends that the "Conceptual Plan for Edgewater", dated February 23, 1993 and revised March 24, 1993 be approved subject to the following:

dedication of necessary right-of-way and/or easements for the Fairfax County Parkway at the time of final site plan approval, or upon demand by Fairfax County

preservation of tree save areas as shown on the Conceptual Plan, or preservation of acceptable alternative tree save areas as determined by the Urban Forester

submission of a final landscape plan which provides for effective year round screening along all property boundaries subject to the approval of the Urban Forester.

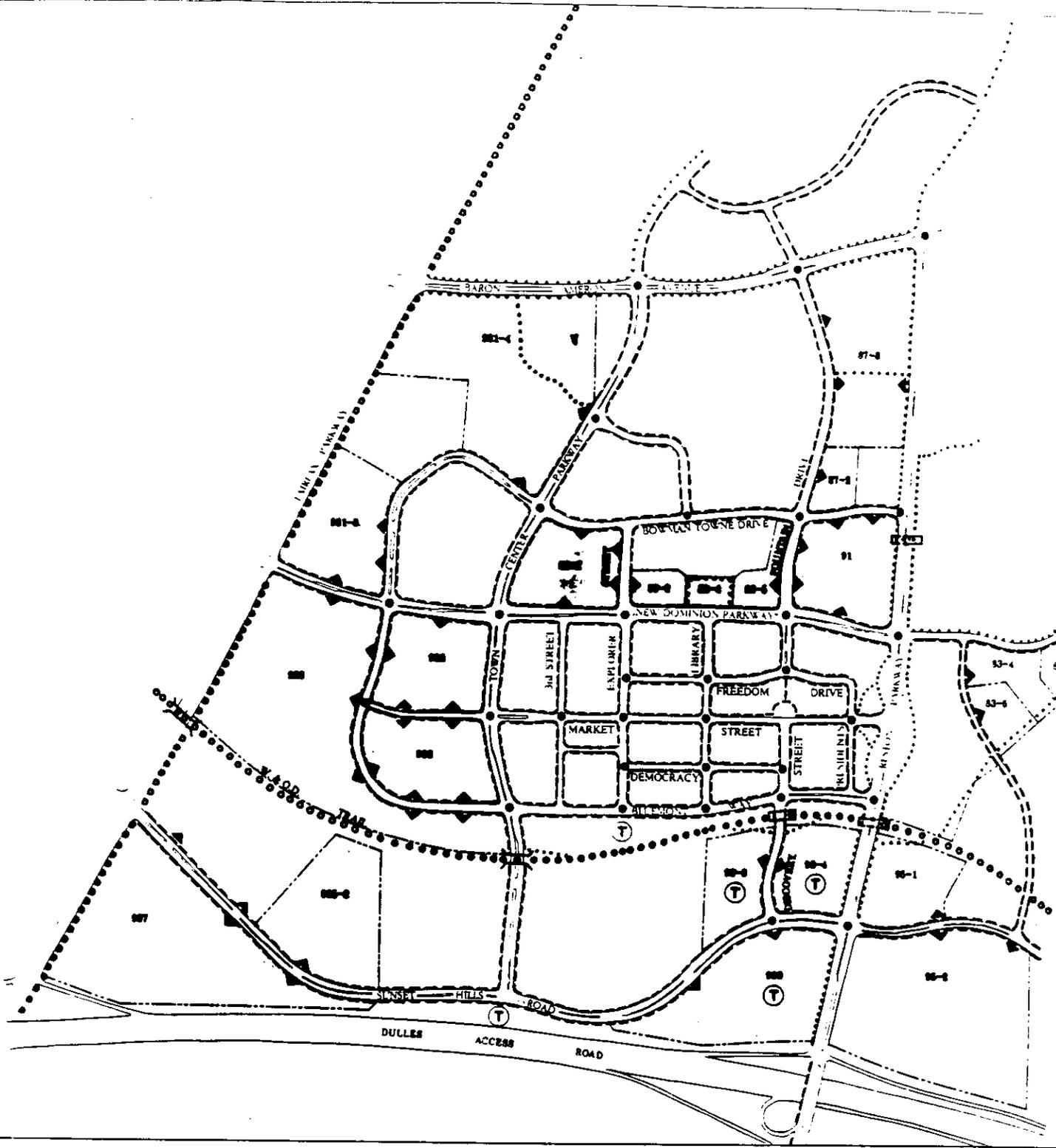
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ATTACHMENTS

1. Excerpt from Proffers executed with RZ 89-C-025 (formerly RZ 86-C-118) & Development Plan
2. Locator Map
3. "Edgewater Conceptual Plan"
4. Letter of Submittal
5. Reston Town Center "Master Conceptual Plans"
6. Environmental Analysis
7. Transportation Analysis
8. Comprehensive Plan Analysis

GENERAL NOTES

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



-  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. REFER TO SUBDIVISION PLANS OF THIS SITE PLAN DEVELOPMENT PHASE.

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

County (at cost exclusive of land costs) for exhibition art and artifacts. This room may or may not be part of 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

a site plan for review to DEM for any part of Property C (86.27 acres included in RZ-C-118) 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 plans to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the conceptual plan is approved, Applicant will submit site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.

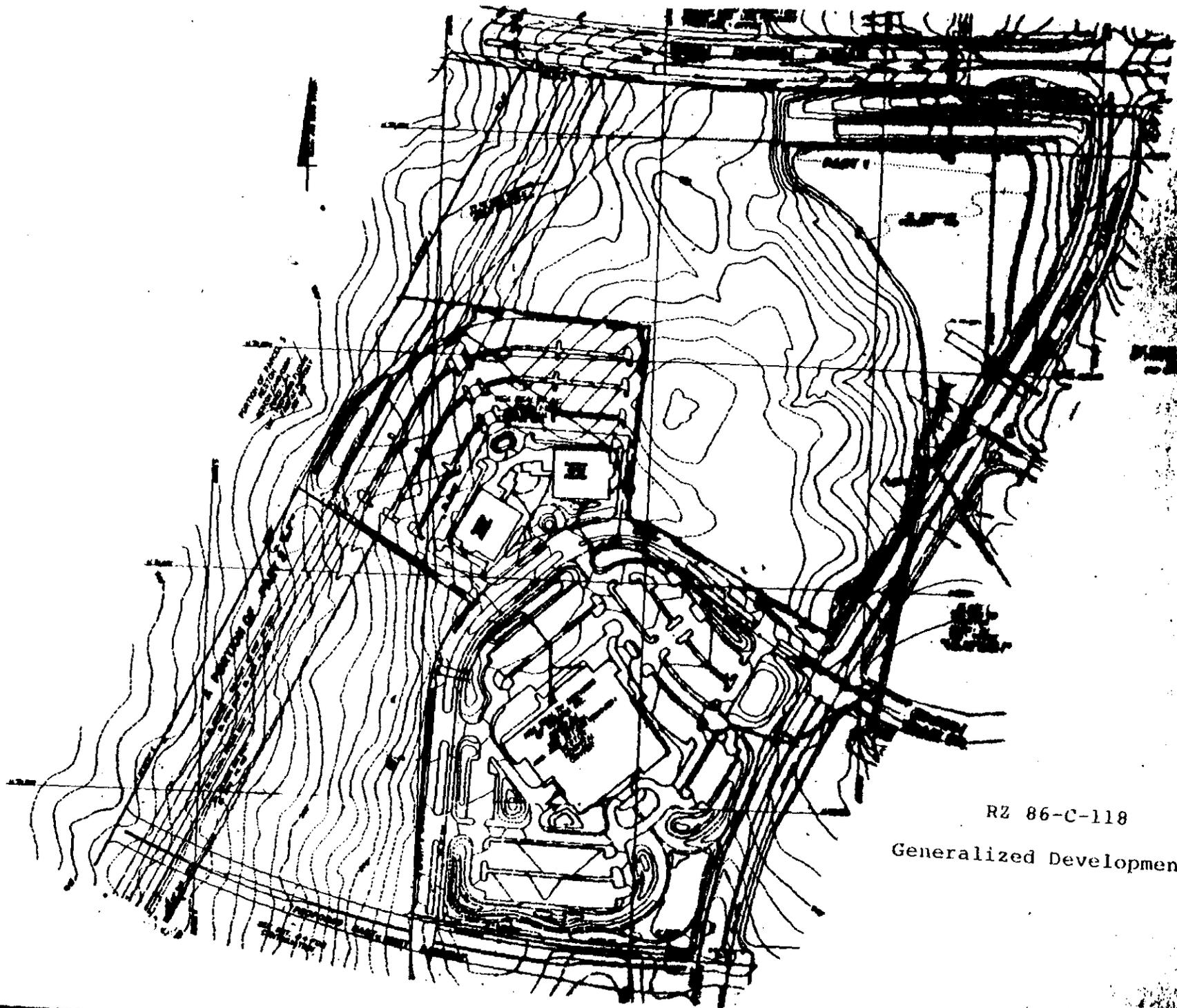
F. DEVELOPMENT PLANS FOR ALL CASES
(RZ-85-C-088, RZ-86-C-121, RZ-86-C-118)

1) The total floor area ratio for office and commercial buildings in the Town Center Study Area shall not exceed .43 floor area ratio (calculated on the basis of 448.96 gross acres) or 8,415,000 square feet of the total commercial space of which approximately 315,000 square feet shall be retail commercial, approximately 7,105,000 square feet shall be office space, and approximately 1,000,000 square feet shall be hotels. The amount of retail in the Town Center Core Area shall be a minimum of 250,000 square feet. Should Applicant elect to increase the retail space in the Town Center Study Area in excess of 315,000 square feet, the amount of office and/or hotel shall be reduced by like amounts so as to maintain the maximum 8,415,000 square foot total. Applicant reserves the right to elect to consider ground floor retail in the hotel as either hotel or retail space.

2) The number of dwelling units in the Town Center Study Area (excluding Jonathan's Keep and Part 13 of RZ 86-C-121) shall not be fewer than 1400. The 600 dwelling units in such core area shall be part of the commitment by Applicant to include at least 1400 dwelling units in the Town Center Study Area. Such dwelling units may be on both a for-sale and rental basis but shall not be included as part of any FAR calculations.

3) Applicant will use its best efforts to encourage and promote the development of residential dwelling units in the Town Center Study Area. Applicant anticipates that 150 dwelling units will be developed concurrent with the first 1,100,000 square feet of commercial space in the Town Center Core Area; 150 additional dwelling units with the next 1,100,000 square feet of commercial space in the Core Area; and 300 additional dwelling units with the buildout of the Core Area. Applicant will commit subject to obtaining building permits and all necessary governmental approvals, that a minimum of 500 dwelling units in addition to Jonathan's Keep will be under construction by the later of 1993 or the completion of 5,500,000 million square feet of office and/or R&D space provided such commitment will not require such residential construction to be greater than 25% of the annual rate of residential construction in Reston after 1990. When Applicant has developed 5,500,000 square feet of office and/or R&D space Applicant will, prior to commencing any additional office/R&D, identify and designate sites for the balance of the minimum 1400 dwelling units uncommitted and proceed with diligence to plan and market the additional dwelling sites, all of which shall be offered for sale within 5 years from the date Applicant has completed 5,500,000 million square feet of office/R&D space.

~~4) W&OD Trail Crossings - Subject to the approval of the Northern Virginia Regional Park Authority, the Applicant will construct at Applicant's expense grade-separated street crossings of the W&OD Trail at Reston Avenue, Town Center Parkway and South First Street. (South First Street only if Applicant develops Phase III per Table 3.) Applicant proffers to tunnel the W&OD Trail under Reston Avenue subject to Northern Virginia Regional Park Authority approval. Applicant understands and expects that VDOT and Fairfax County shall use their best efforts to assist in obtaining the necessary Park Authority approvals, but acknowledges and understands that it shall~~

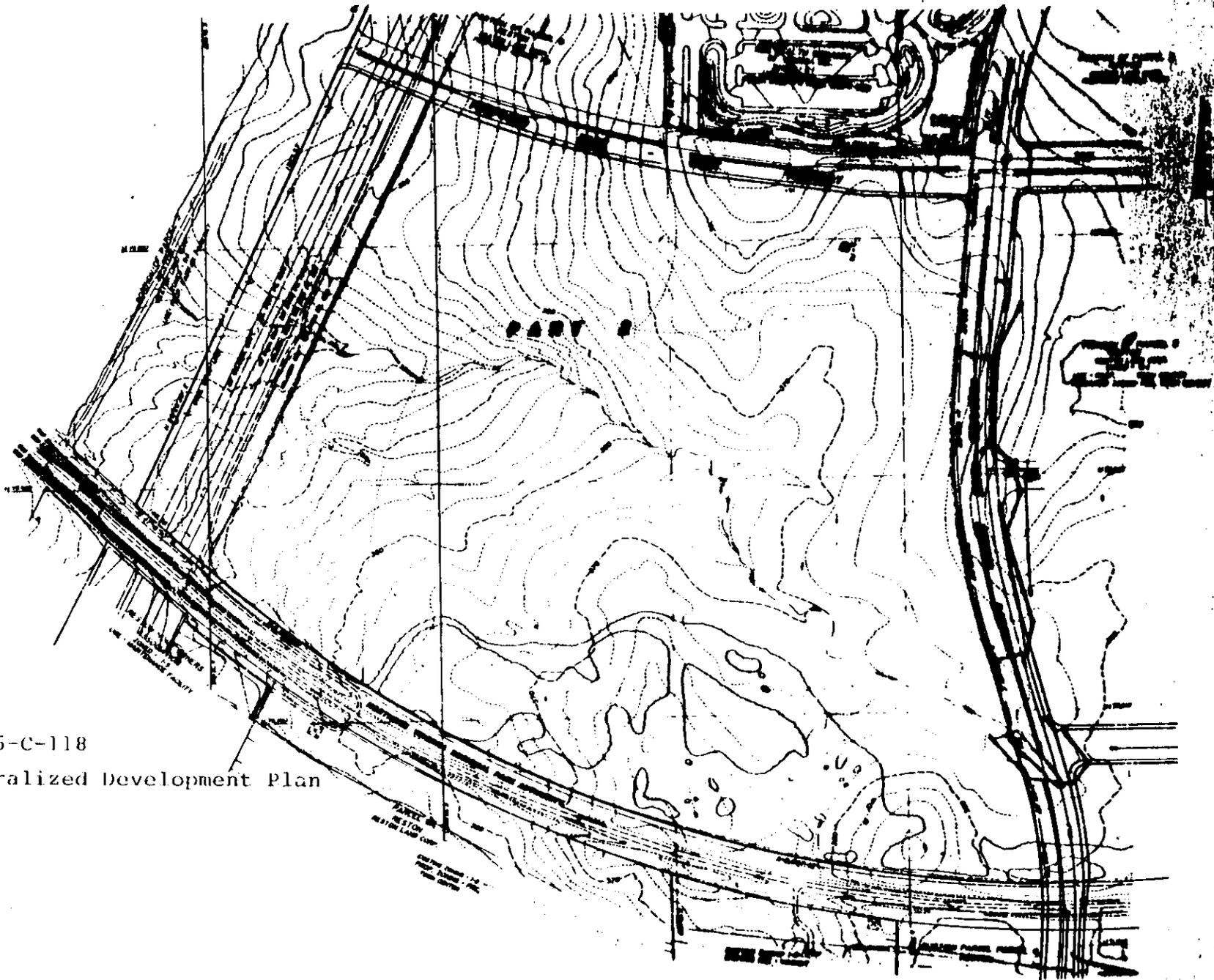


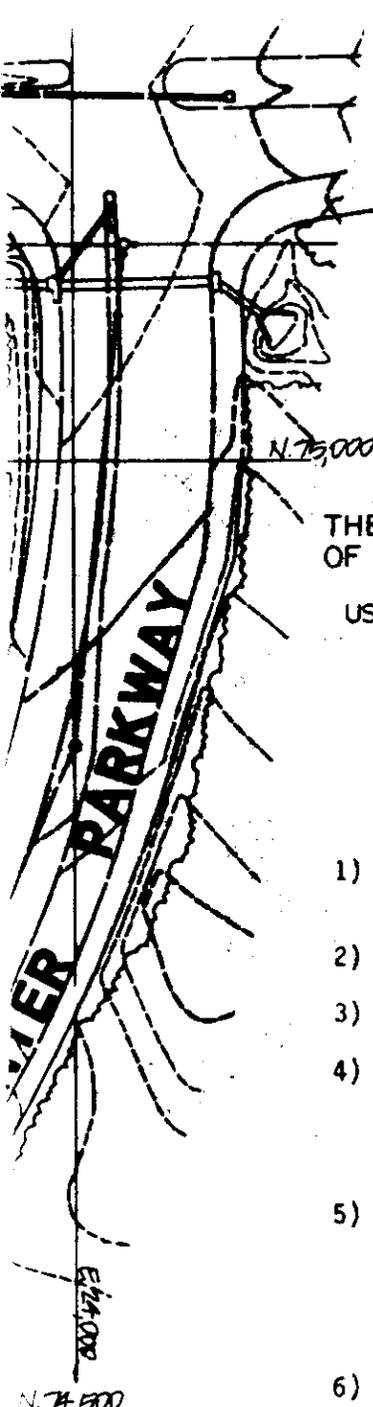
RZ 86-C-118

Generalized Development Plan

RZ 86-C-118

Generalized Development Plan





THE BOARD OF SUPERVISORS
 OF FAIRFAX COUNTY, VIRGINIA
 ZONED: PRC
 USE: GOVERNMENT CENTER

NOTES

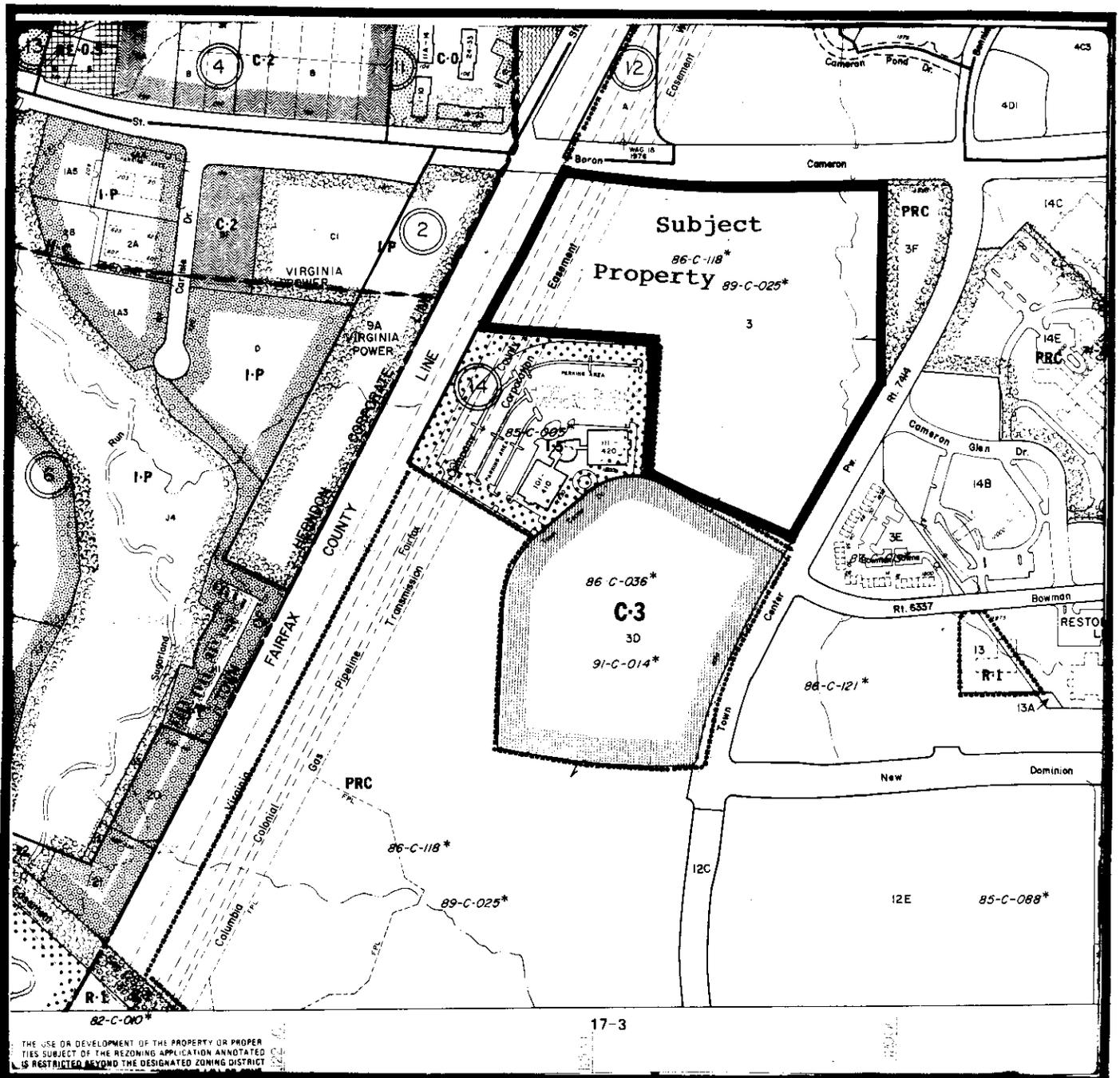
Part 1

- 1) The maximum gross floor area of commercial space shall not exceed 520,000 square feet.
- 2) Maximum overall non-residential FAR shall not exceed .5.
- 3) Maximum building height shall not exceed 6 stories (75 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:

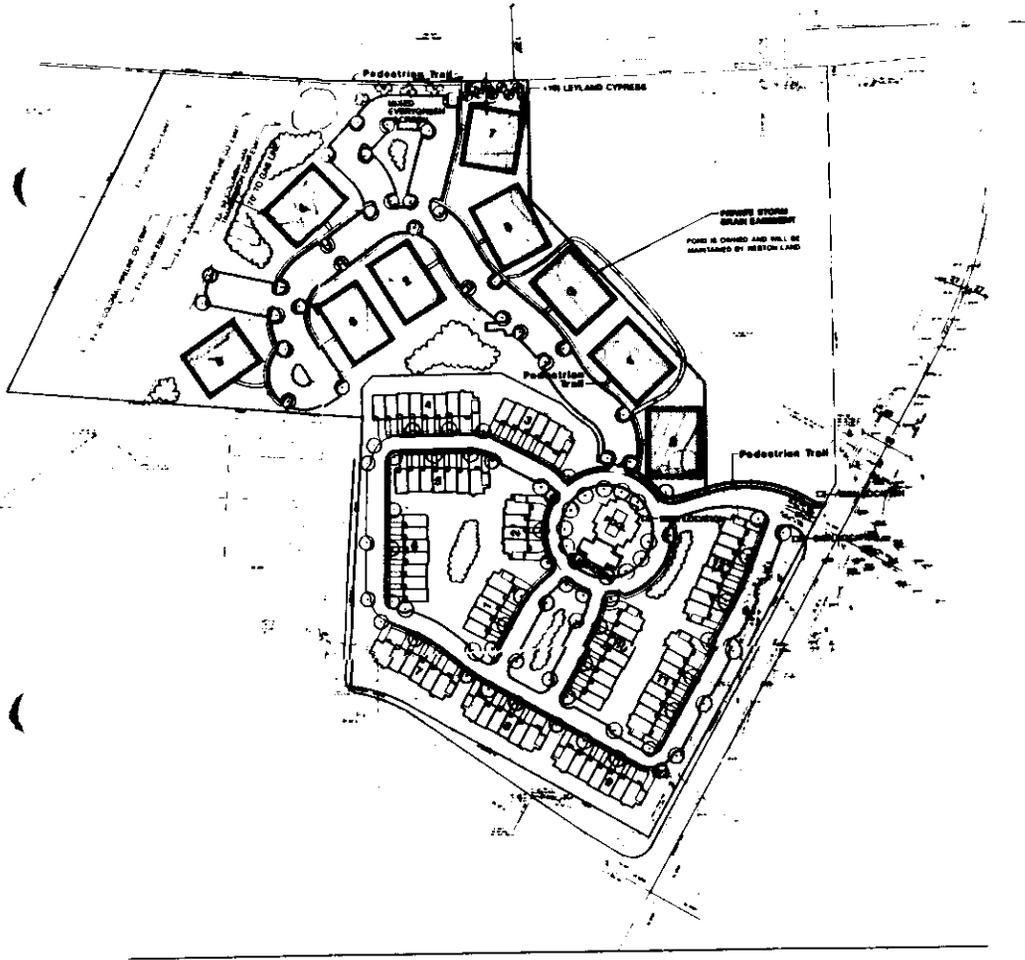
East West Parkway	90'
Town Center Parkway	90'
Vail Avenue	60'
Sunset Hills Road	90'

Edgewater Conceptual Plan

Parcel 17-1((1))3

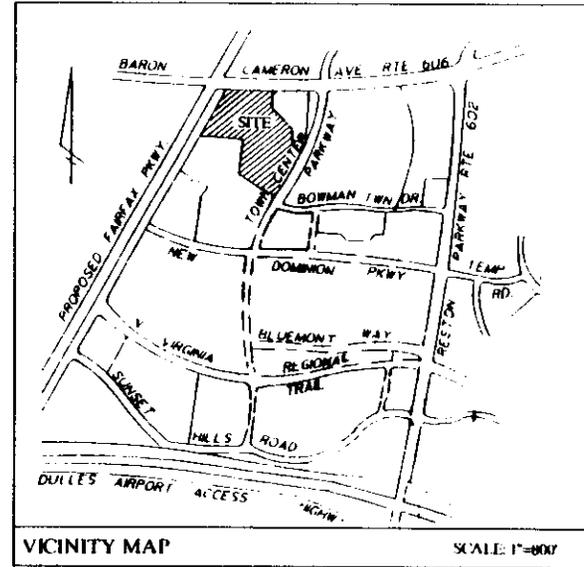


THE USE OR DEVELOPMENT OF THE PROPERTY OR PROPERTIES SUBJECT OF THE REZONING APPLICATION ANNOTATED IS RESTRICTED BEYOND THE DESIGNATED ZONING DISTRICT



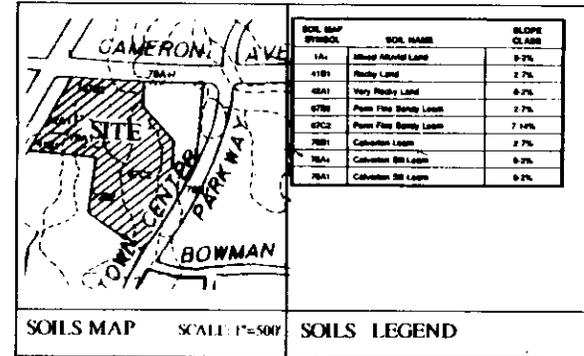
Number of Multi-family Units Proposed	174	Multi-family Parking Pads	
Number of Townhomes Proposed	80	Number of Multi-family Parking Spaces Required	
TOTAL UNITS PROPOSED	254	Number of Multi-family Parking Spaces Proposed	
TOTAL SITE AREA	23.85 ACRES	Townhome Parking Pads	
Multi-family Maximum Building Height Proposed	35 Feet	Number of Townhome Parking Spaces Required	
Townhome Building Height Proposed	45 Feet	Number of Townhome Parking Spaces Proposed (includes terraces and garage spaces)	
<small>Calculated according to Loudoun County Zoning Ordinance</small>		TOTAL PARKING PROPOSED	

See Master Use Zoning Plan (includes height and FAR) Town Center District Plan (Rev. March 1994)



VICINITY MAP

SCALE: 1"=800'



SOILS MAP

SCALE: 1"=500'

SOILS LEGEND

- The site is a portion of Parcel 5 (204600, P02000 - It is located on Tax Map (P17) (111)-2
- Existing contours are based upon aerial topography provided by Reston I and Corporation. The contour interval is one foot.
- The internal parking circulation system shall consist of four main roads. The roads represented on the plan are consistent with those that will be shown on the Preliminary Site Plan.
- Parking shall be provided in accordance with Fairfax County Zoning Ordinance requirements.
- There are no known buried sites on this property.
- This site plan and preliminary offering shall seek to minimize disturbance to existing plants and animals in order to accommodate proposed development. Contour lines are not shown on natural features on the site directly in front of the project.
- Community amenities shall include a community building with post-landscape open spaces and shared walkways.
- Construction of the building is proposed to begin during August 1993. It will be completed as market conditions allow.
- The general requirements of development is not subject to the subsequent Capital Improvement Program.
- All site plans shall be submitted to the Reston Association's Planning and Zoning Committee for review.
- Public utilities will be provided to begin the utility lines shall not be spaced at 100' and sewer shall be provided to the site.
- A review of the 500 year maximum return period is required.
- Development shall be in accordance with the Reston Association's Planning and Zoning Committee's (P17) (111)-2 which is consistent with development of Parcel 5 (204600, P02000 - It is located on Tax Map (P17) (111)-2

CIVIL ENGINEER

LANDSCAPE ARCHITECT

Land Design Inc.

111 MARKET STREET, FARMINGTON, CT 06031 783-637-7774

EDGEWATER
CONCEPTUAL PLAN
 FAIRFAX COUNTY, VIRGINIA
 HUNTER MILL DISTRICT
 RESTON SECTION 931 BLOCK 4
 RESTON LAND CORPORATION

REVISIONS

1	1/24/93	ADD PLAN
2	2/10/93	REVISE PLAN
3	3/10/93	REVISE PLAN
4	4/10/93	REVISE PLAN

VA STATE SEAL

SCALE 1"=100'

HAND DELIVERED

Hazel/Peterson
C O M P A N I E S

February 5, 1993

Ms. Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning
12055 Government Center Parkway
8th Floor
Fairfax, Virginia 22035-5055

RE: **Reston Town Center**
RZ86-C-121

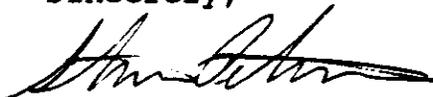
Dear Ms. Byron:

H/P Companies will be the developer of a residential section within the Reston Town Center property. The property is a portion of Tax Map 17-1-001 Parcel 3 located in the southwest corner of Baron Cameron Avenue and Reston Parkway.

The Proffers for the relevant zoning case requires that a Conceptual Plan be submitted to OCP for review and the Planning Commission for review and approval.

Attached is the Conceptual Plan for this property in accordance with that Proffer. Please assign it and schedule it for Planning Commission review and approval at your earliest convenience so that we can begin producing housing on this site during 1993. Feel free to contact me if you any questions at 631-7568.

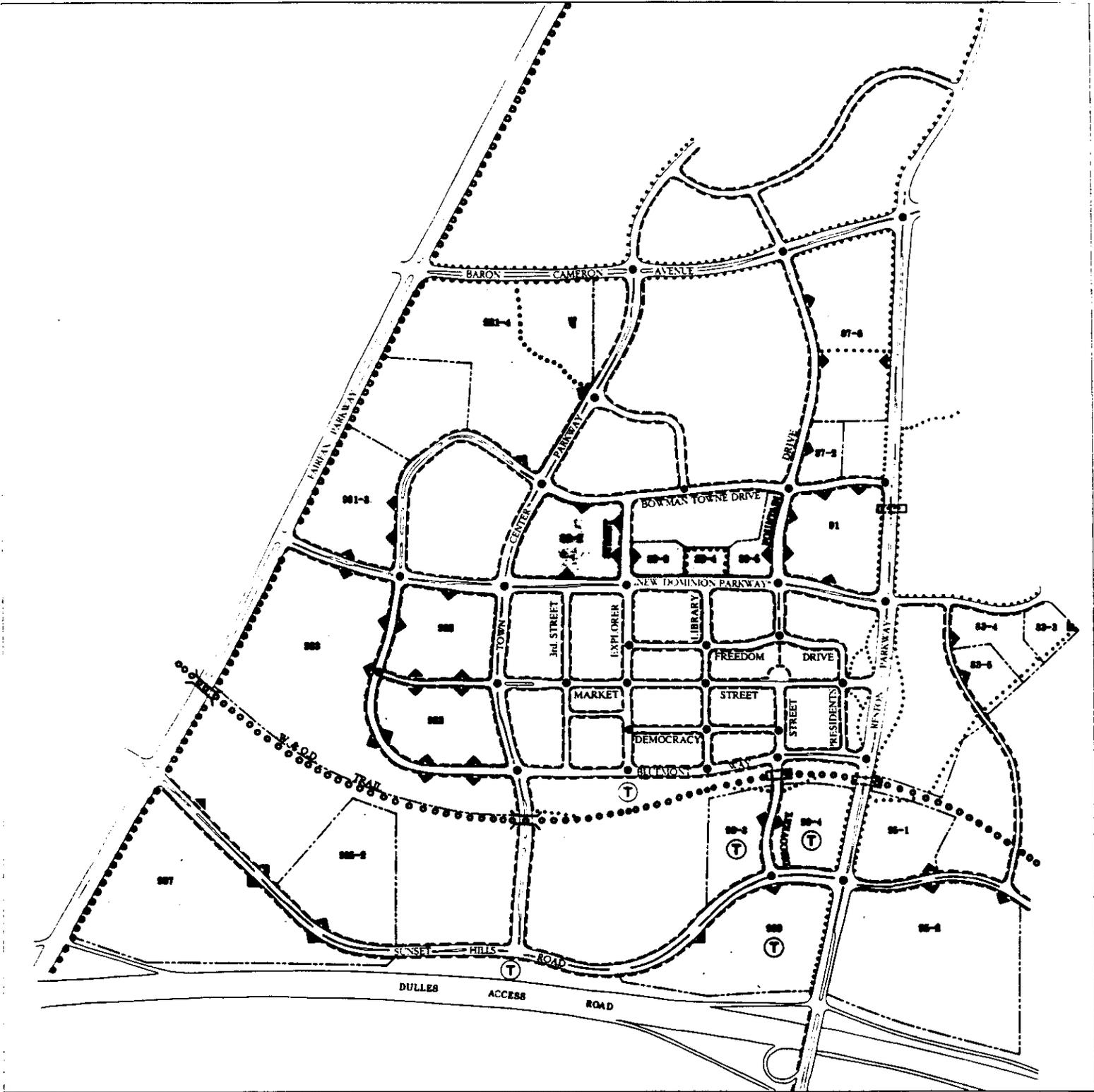
Sincerely,



Steven Peterson

attachment

cc: Catherine Chianese (w/attachment)



- CONCEPTUAL PLAN PARCELS
- - - SIDEWALK
- PATHWAY
- ○ ○ ○ REGIONAL TRAIL
- ⊕ TRANSPORT FACILITY

- ≡ BRIDGE
- ≡ UNDERPASS
- ⊕ INTERSECTIONS WITH CROWDWAYS
- ▲ ENTRANCE LOCATIONS
- TRAIL LOCATIONS ARE APPROPRIATE AND MAY BE DIFFERENT. LOCATIONS ARE SUBMITTED AS PART OF THE SITE PLAN DEVELOPMENT PROCESS.

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

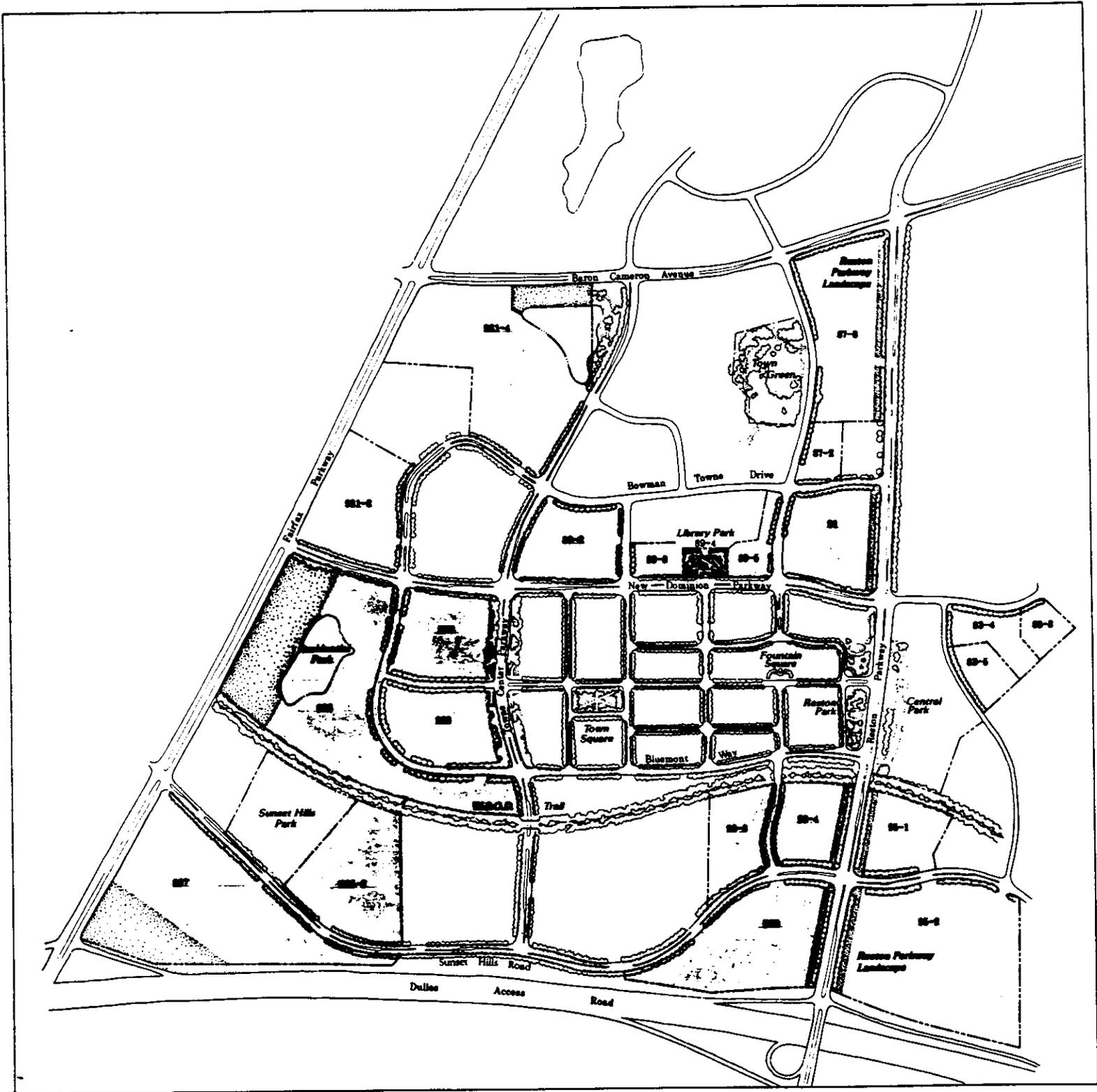
0 100 200 400 NORTH

MAY 1991

SHEET 1 OF 3

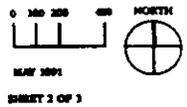
GENERAL NOTES

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



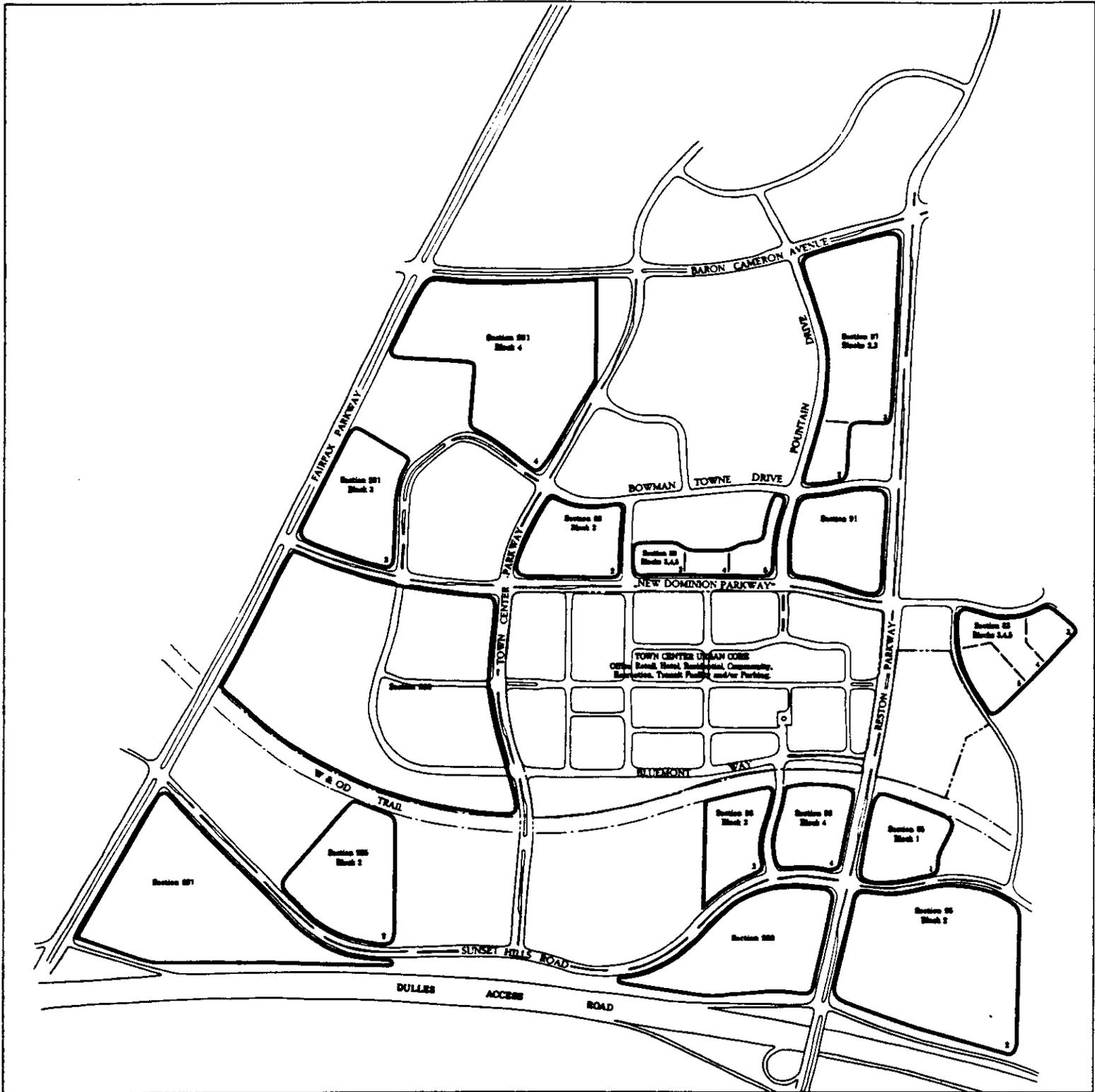
-  CONCEPTUAL PLAN PARCEL
-  OPEN SPACE
-  LANDSCAPE / SCREENING / EXISTING NATURAL BUFFER

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



GENERAL NOTES

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



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



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

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

GENERAL NOTES

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

FAIRFAX PARKWAY

Sect

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

FILE NO.: CRAWFORD 435

SUBJECT: ENVIRONMENTAL ASSESSMENT for: Edgewater Conceptual Plan
(RZ 89-C-025, Reston Town
Center)

DATE: 26 February 1993

This memorandum, prepared by Connie Chitwood Crawford, includes comments about the proposed development as depicted on the development plan dated February 5, 1993.

The environmental issues associated with this conceptual plan located within the Reston Town Center include highway noise, environmental hazards, environmental resources and trails.

The proposed development plan includes residential units that will be affected by high exterior noise levels generated by traffic on Fairfax Parkway, Cameron Avenue and possibly Town Center Parkway. All units that are adjacent to and not shielded from these roadways will be impacted by highway noise. Noise mitigation should be provided to ensure that interior noise levels will not exceed 45 dBA Ldn and exterior noise levels in privacy yards not exceed 65 dBA Ldn.

The residential units along the western boundary near the Fairfax Parkway are in close proximity to a major gas transmission easement. Units 5, 7, and 9 are closest to the easement. These units should set back from the centerline of this pipeline as a precaution.

The development plan notes that 10% minimal tree cover will be provided and that tree save areas are conceptual and will be modified. This is a residential area and more tree cover should be provided to ensure that the coverage is consistent with the density recommendations of the tree cover ordinance and to restore meaningful amounts of tree cover lost to site development.

BGD:CCC

MEMORANDUM

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

DATE: March 2, 1993

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, OT *AKR*

FILE: 3-4 (RZ 89-C-025)/SITE1 187

SUBJECT: Transportation Impact

REFERENCE: Edgewater Conceptual Plan - Reston Town Center
Land Identification Map:

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

MAR 5 1993

ZONING EVALUATION DIVISION

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 5, 1993. Review of these plans indicates that the following issues should be addressed by the applicant:

o Transportation Improvements

Previous commitments for transportation improvements associates with the RZ 89-C-025 application should be continued.

o Fairfax County Parkway

The applicant should provide all easements associated with the construction of the Fairfax County Parkway.

o Fairfax County Parkway/Baron Cameron Avenue Interchange

The adopted Comprehensive Plan proposes an interchange at Fairfax County Parkway and Baron Cameron Avenue. The conceptual plan shows an area in the northwest corner of the site to be reserved for future public street right-of-way. This land area should be dedicated at the time of site plan approval or upon demand by Fairfax County whichever first occurs.

AKR:tsb

cc: John Winfield, Deputy Director, Design Review, Department of Environmental Management
Katharine D. Ichter, Chief, Project Planning Section, Highway Operations Division, Office of Transportation

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

FILE NO.: 1217 (ZONING)

SUBJECT: Land Use Analysis for: Edgewater Conceptual Plan
(RZ 89-C-025, Reston Town Center)

DATE: 15 March 1993

This memorandum, prepared by Anita L. Capps, includes citations from the Comprehensive Plan that list and explain land use and design policies for this property, and an analysis of the development plan dated February 5, 1993. The application requests review of the Edgewater Conceptual Plan which is proposed as part of the Reston Town Center. Approval of this application would result in a density of 11 dwelling units per acre. Possible solutions to address identified use and design concerns are suggested. Other solutions may be acceptable, provided they are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The 23.9-acre property is located in the Reston Community Planning Sector (UP5) of the Upper Potomac Planning District in Area III. The assessment of the proposal for conformity with the land use and design recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On page 293, 294 and 295 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading, "Recommendations, Land Use, Land Unit D," the Comprehensive Plan states:

"The general boundaries of Land Unit D are Baron Cameron Avenue on the north, the Dulles Airport Access Road on the south, and the Bowman Distillery property on the east.

Land Unit D encompasses the Reston Town Center and the Bowman Distillery site. There are presently large areas of vacant land in this land unit, but a wide variety of uses already exist as part of this planned urban mixed-use center including major retail and office uses, public housing, a regional library, a homeless shelter, a nursing home, a hospital, an emergency medical facility, medical offices, human services offices, a major hotel and conference center, the Northern County Governmental Center, and local-serving retail uses at the intersection of Sunset Hills Road and Old Reston Avenue.

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.

The proposed Town Center development will also include hospital uses and a minimum of 1,400 dwelling units, incorporating a mixture of multi-family and single-family housing unit types at up to 50 dwelling units per acre. Additional housing units are encouraged as they would contribute to and enhance the mixed-use character planned for this area.

The Town Center should include a transit center near the intersection of Town Center Road and Bluemont Road, in close proximity to the core, and should be planned for a future rail station in the Reston Parkway interchange area. Should such facilities be designated for this area, future development should assist in the provision of facilities to accommodate this need.

Development within the Reston Town Center is contingent upon the implementation of transportation improvements in the area. The intensity of development within the Reston-Herndon Suburban Center should generally taper down outside of the Town Center, in order to maintain and highlight this area as the major focal point."

On page 335 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading, "Recommendations, Land Use, Land Unit D," the Comprehensive Plan states:

- "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 140, 141 and 142) 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."

The Comprehensive Plan map shows that the property is planned for residential planned community and on the Reston Master Plan it is designated as part of the Town Center District.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant. This area is planned for mixed use and is zoned Planned Residential Community.

The area to the north, consists of retail commercial development and undeveloped land with a stormwater pond. It is zoned Planned Residential Community and planned residential planned community.

To the east, there is a single family attached residential development (public housing) and the North County Governmental Center. It is zoned Planned Residential Community and planned for mixed use.

To the south is Reston Hospital and associated medical offices. This area is planned for mixed use and is zoned Planned Residential Community. Located to the west is a utility easement. Further to the west is the Town of Herndon.

PLANNING ANALYSIS:

This section characterizes land use and design concerns raised by an evaluation of this site and the proposed use. Suggested Solutions are intended to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities to achieve compatibility with adjacent uses and to create a more attractive community.

If the applicant modifies the application, and/or accepts or proposes conditions comparable to the suggested solutions discussed below, the proposed development will be in harmony with the guidance of the Comprehensive Plan.

DESIGN

Concern:

The applicant needs to mitigate the impact of the hospital and related facilities upon the proposed townhouses to be located along the eastern portion of the western and southern boundary of the site.

Suggested Solution:

The applicant should provide better buffering and screening along the eastern portion of the western and southern boundary of the site where the proposed townhouses will be located. Plantings should include a mix of evergreen and deciduous plants.

Concern:

The first row of townhouses, along Town Center Parkway, is visually impacted by its close proximity to the proposed clubhouse.

Suggested Solution:

Provide more screening to protect the privacy yards of the first row of townhouses closest to the proposed clubhouse.

Barbara A. Byron
RZ 89-C-025
Page Four

Concern:

The proximity of the multifamily structure #5 is too close to the Baron Cameron Avenue right-of-way. Also multifamily structure #9 is too close to a future public street right-of-way (Fairfax County Parkway). There is nothing to buffer these multifamily structures from the impact of these existing and future major roadways.

Suggested Solution:

Relocate multifamily structures #5 and #9 away from the right-of-ways that abut their proposed location. Provide a buffer and screening to mitigate the impact from these existing and future roadway right-of-ways.

Concern:

The western portion of the southern boundary of the site where the multifamily structures are located is not adequately buffered and screened to mitigate the visual impact of the hospital and related offices as well as large parking areas that abut to the south.

Suggested Solution:

Provide buffering and screening along the western portion of the southern boundary of the site where the multifamily structures are located.

Concern:

No parking is provided at the clubhouse.

Suggested Solution:

Provide parking at the clubhouse for residents.

BGD:ALC