



# FAIRFAX COUNTY

APPLICATION FILED: April 15, 1996  
PLANNING COMMISSION: July 11, 1996  
BOARD OF SUPERVISORS: Not Applicable

V I R G I N I A

July 5, 1996

## STAFF REPORT

APPLICATION CPA 89-C-025-2

HUNTER MILL DISTRICT

<b>APPLICANT:</b>	Reston Land Corporation
<b>PRESENT ZONING:</b>	PRC
<b>PARCEL:</b>	17-1 ((1)) 3 pt
<b>ACREAGE:</b>	49.5 acres
<b>DENSITY:</b>	9.2 du/ac (maximum) 7.6 du/ac (minimum)
<b>OPEN SPACE:</b>	30% (minimum)
<b>PLAN MAP:</b>	Residential Planned Community - Town Center
<b>PROPOSAL:</b>	Conceptual Plan amendment approval for "Section 933", a residential development of between 375-455 single family attached and multi-family dwelling units

### STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission approve CPA 89-C-025-2, titled "Section 933 Conceptual Plan", Sheets 1-4, prepared by Urban Engineering & Assoc., Inc. revised through July 2, 1996.

It should be noted that it is not the intent of the staff to recommend that the Board of Supervisors, in adopting any conditions offered by the

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Office of Comprehensive Planning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035, (703) 324-1290.



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

# CONCEPTUAL PLAN AMENDMENT APPLICATION

## CPA 89-C-025-2

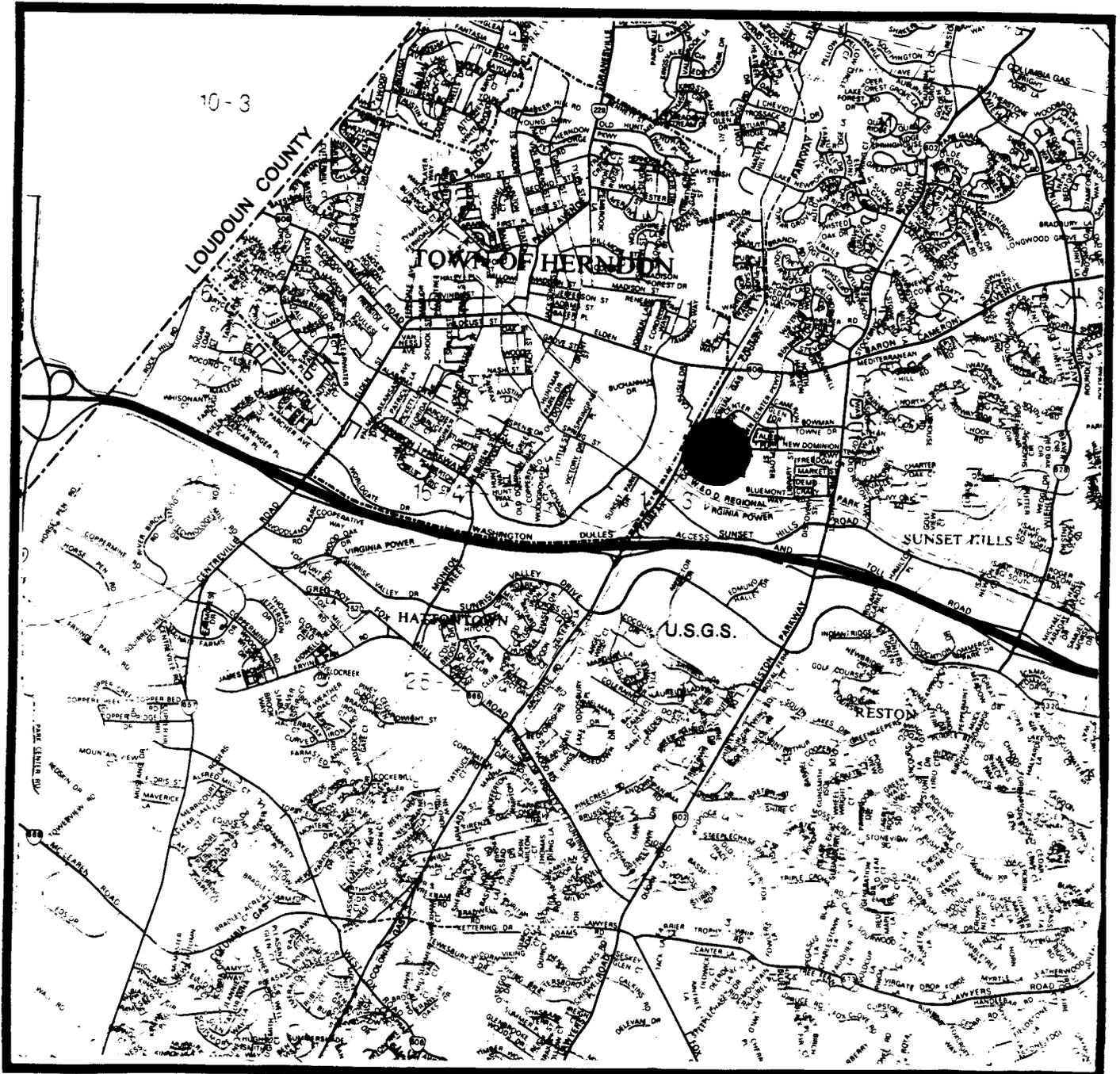
CPA 89-C-025-2  
FILED 04/15/96

RESTON LAND CORPORATION  
RESIDENTIAL USE

49.51 ACRES OF LAND; DISTRICT - HUNTER MILL  
LOCATED: N. OF SUNSET HILLS RD., IMMEDIATELY S. OF THE RESTON  
HOSPITAL CENTER, W. OF BLUEMONT WAY AND TOWN CENTER  
PKWY. AND E. OF THE FUTURE FAIRFAX COUNTY PKWY.

ZONED: PRC  
OVERLAY DISTRICT(S):  
17-1 ((1)) pt. 3

TAX MAP



# CONCEPTUAL PLAN AMENDMENT APPLICATION

## CPA 89-C-025-2

CPA 89-C-025-2  
FILED 04/15/96

RESTON LAND CORPORATION  
RESIDENTIAL USE

49.51 ACRES OF LAND; DISTRICT - HUNTER MILL

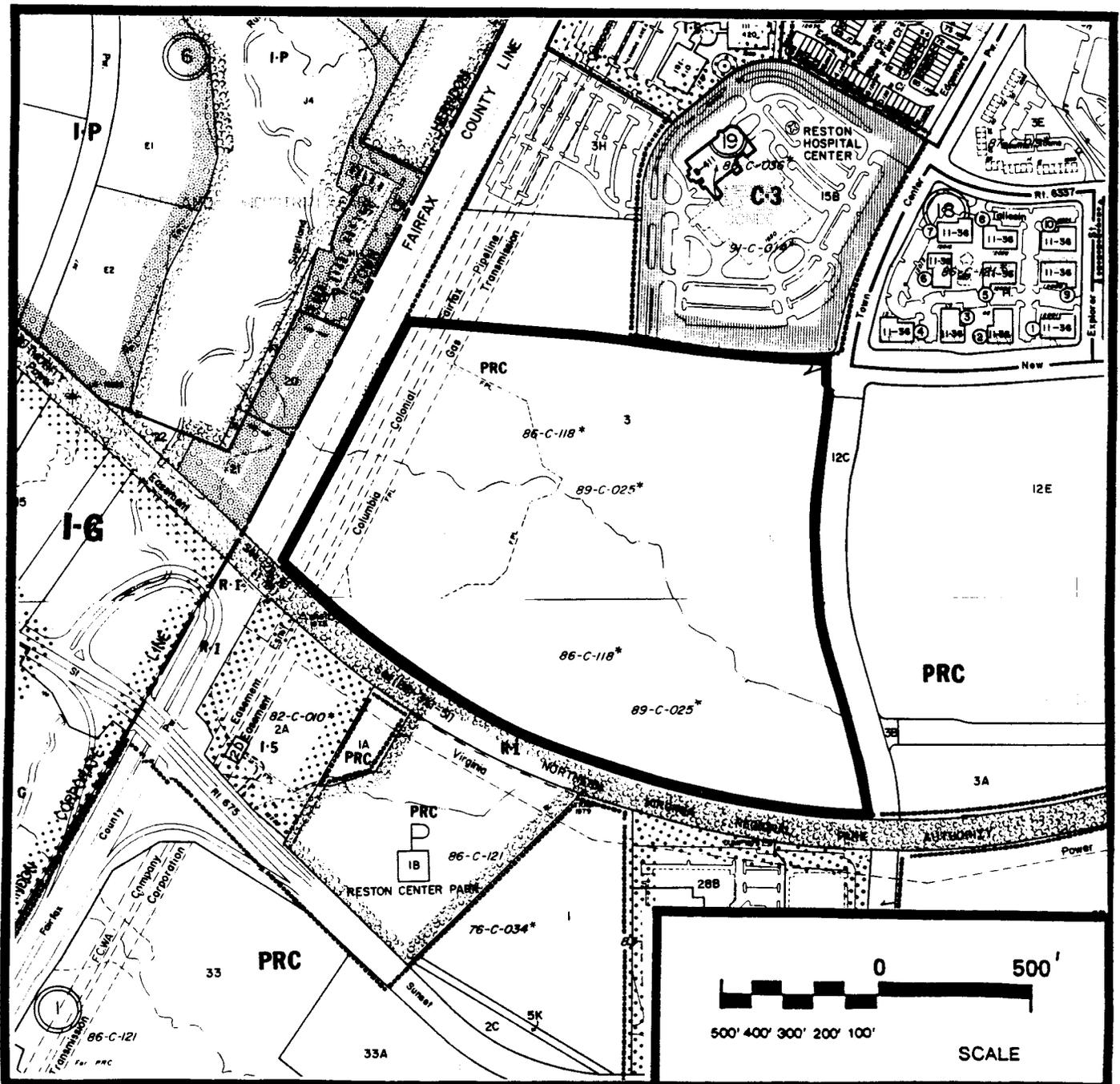
LOCATED: N. OF SUNSET HILLS RD., IMMEDIATELY S. OF THE RESTON HOSPITAL CENTER, W. OF BLUEMONT WAY AND TOWN CENTER PKWY. AND E. OF THE FUTURE FAIRFAX COUNTY PKWY.

ZONED: PRC

OVERLAY DISTRICT(S):

17-1 ((1)) pt. 3

TAX MAP





TOWN CENTER CONCEPTUAL PLAN  
RESTON LAND CORPORATION - SECTION 933 (WEST MARKET) - NOTES

**GENERAL**

1. This site is known as Section 933, Reston, and consists of approximately 49 acres.
2. The Tax Map Reference for this site is a portion of 17-1-((1))-3J.
3. The property which is the subject of this application shall be developed in accordance with Sheet 1 of this Town Center Conceptual Plan, dated 6-14-96 (consisting of four sheets prepared by Urban Engineering, Lewis Scully Gionet and Reston Land Corporation; subject to these notes and provided that minor modifications may be permitted where necessitated by sound engineering or which may become necessary as part of the final site engineering, as determined by the Department of Environmental Management ("DEM").
  - A. Sheet 2 depicts a proposed townhouse and multi-family development which is consistent with the Town Center Concept Plan - Sheet 1. The property shall be developed in general conformance with Sheet 2, which is reflective of the character, density, lay-out, general orientation and streetscaping of the West Market community, subject to final approval by the Reston Town Center Design Review Board. Applicant shall submit PRC plans for the individual land bays to the Office of Comprehensive Planning for review and comment prior to PRC plan approval.
  - B. Sheet 3 consists of various illustrative concepts of portions of the Section 933 plan. Where possible and as approved by the Reston Town Center Design Review Board, Applicant shall develop these portions of the plan in substantial conformance with Sheet 3.
  - C. Sheet 4 consists of a general delineation of the surrounding road network as well as the roads which shall be constructed as part of Section 933 development, consistent with the transportation notes listed herein.
4. The minimum parking provided shall be as required by the Fairfax County Zoning Ordinance.
5. Construction of this development is anticipated to begin during the Summer or Fall of 1996, subject to market and financing conditions. The project may be developed in phases.
6. There are no known burial sites on the property. Except for the existing storm water management pond and protected drainage way, there are no scenic or natural features on site deserving protection.

**CONCEPT PLAN**

7. The Housing Program for the West Market Community shall consist of the following:

<u>Unit Type</u>	<u>Number of Units</u>
A. Townhomes	185 - 225
B. Condominiums	96 - 122
C. Stacked Townhomes	<u>94 - 108</u>
D. Total	375 - 455

8. Applicant reserves the right to provide for on-street parking, surface parking, garages within the townhomes and underground/in-unit garage parking within the multi-family buildings.
9. Subject to approval by Fairfax County and the Virginia Department of Transportation ("VDOT"), the Applicant reserves the right to provide for parallel parking along Town Center Parkway.
10. The overall minimum open space for the site shall be 30%.

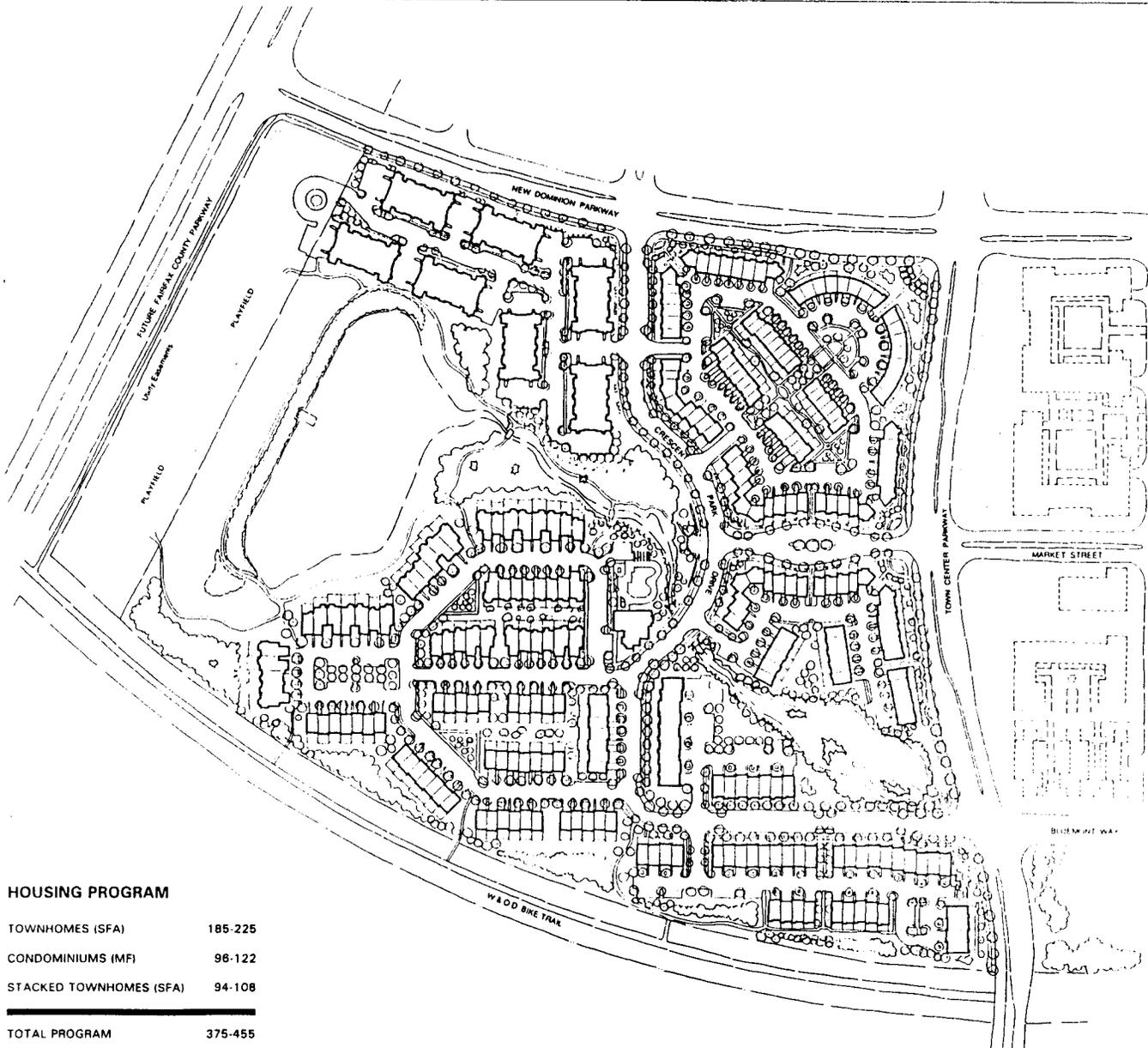
11. The Applicant is requesting a waiver of the privacy yard and privacy fence/wall requirements, in accordance with Fairfax County Zoning Ordinance Section 6-306(2).
12. Applicant shall not locate any building within 50' of the existing, underground transmission/pipeline(s) (located within the easement area along the western boundary of the site). Applicant may include recreational facilities, surface parking lot(s), landscaping and all other facilities otherwise permitted by the Public Facilities Manual ("PFM") and other applicable County ordinances within said easement area. Applicant shall construct such facilities in accordance with the PFM and other applicable County ordinances. Applicant shall not construct such facilities without first consulting and coordinate with the Colonial Pipeline operator (and any other applicable pipeline operator) prior to commencing any construction within the easement area, as required by applicable County ordinances. Furthermore, Applicant shall provide its own Construction Supervisor on-site during any construction activities conducted within the easement area to coordinate with its contractors, and County and pipeline operating personnel.
13. Architectural details are subject to final approval by the Reston Town Center Design Review Board.

#### **LANDSCAPING AND ENVIRONMENTAL**

14. Landscape plan(s) shall be submitted with the PRC and site plans for each phase of development. Landscaping details are subject to final approval by the Reston Town Center Design Review Board.
15. Applicant shall provide streetscaping according to the Sasaki Urban Design Principles for Town Center, as may be modified by the Reston Town Center Design Review Board.
16. Applicant shall endeavor to preserve existing trees and vegetation to the extent reasonably possible within undisturbed open space areas (such as the noted drainage way), with preference being given to the preservation area adjacent to the drainage way. Supplemental landscaping will be provided along the drainage way as required by the Reston Town Center Design Review Board.
17. Storm water management for this community shall be provided in the designated storm water management pond shown on this Concept Plan, which is part of a regional storm water management system.
18. Erosion and sediment control measures, including regular silt fencing, shall be installed where necessary, as determined by DEM, prior to any construction activity on the site, and will be maintained until the site has been stabilized or until external construction of the units has been completed, whichever occurs later.

#### **RECREATION FACILITIES AND TRAILS**

19. The Applicant shall provide active recreation facilities, which shall include some combination of the following: a clubhouse, pool, tennis court(s), soccer, general play or volleyball field(s), tot lot(s), etc. Applicant shall also provide passive recreation facilities, which shall include some combination of the following: landscaped courtyards, open spaces, walkways or trails, etc.
20. The internal pedestrian circulation system shall consist of sidewalks (pursuant to the PFM) and 4'-8' walks/trails. The pedestrian circulation system shall be reflected on the PRC and site plans for each phase of development, and shall be designed to interconnect the residential units, parking lots and community amenities (all as generally depicted on Sheet 2).
21. Applicant shall provide one or two connections to the W&OD Regional Trail at the potential locations shown on the plan. Any trail connections to the W&OD Regional Trail shall be coordinated with the Northern Virginia Regional Park Authority (which controls the W&OD Regional Trail). Applicant shall establish a buffer between its development and the W&OD Regional Trail, generally as depicted on Sheet 2 and subject to these notes.



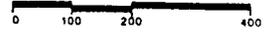
**HOUSING PROGRAM**

TOWNHOMES (SFA)	185-225
CONDOMINIUMS (MF)	96-122
STACKED TOWNHOMES (SFA)	94-108
<b>TOTAL PROGRAM</b>	<b>375-455</b>



**RESTON TOWN CENTER**

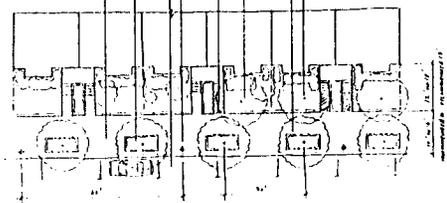
SECTION 933  
 RESTON LAND CORPORATION



Illustrative Plan

JUN 2 1976  
 JUN 14 1976  
 MAY 1 1976  
 MAR 20 1976  
 Sheet 2 of 4

ornamental post top lights  
 parallel parking zone  
 street trees  
 concrete sidewalks  
 brick or concrete walks  
 entry gardens  
 possible brick borders  
 alternative street tree location



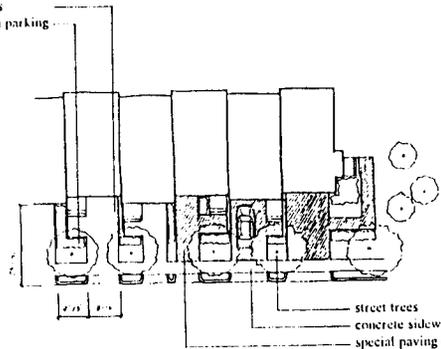
Conceptual Plan at Market Street

ornamental post top lights  
 street trees  
 sidewalk  
 entry garden with fence,  
 wall or landscaping  
 alternative street tree  
 location  
 two moving lanes  
 parallel parking both sides

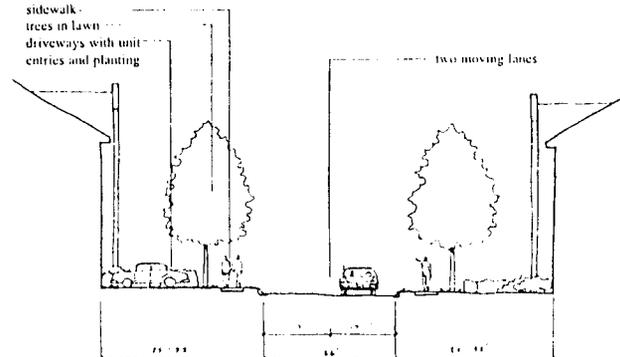


Section at Market Street

driveways at garages  
 low shrubs to screen parking



Townhouse Plan with Garages at Front



Townhouse Street Section with Garage at Front

street trees  
 concrete sidewalk  
 special paving optional



Typical Townhouse Elevation



Typical Multi-Family Elevation



Typical Stacked Townhouse Elevation



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

**DESCRIPTION OF THE APPLICATION**

**Proposal**

Reston Land Corporation, the applicant, requests approval of a Conceptual Plan Amendment (CPA) for Section 933 of the Reston Town Center, a 49.5-acre parcel of land that is located on the western boundary of the Reston Town Center in the Hunter Mill District. The property was zoned to the PRC (Planned Residential Community) District in 1989 pursuant to RZ 89-C-025. Proffer E1 of the Reston Town Center proffers (excerpted in Appendix 1) requires that, prior to the submission of a preliminary site plan (now known as a PRC 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". The original "Section 933 Conceptual Plan" was approved by the Planning Commission on April 27, 1995 and allowed a residential development consisting of 150-180 single family attached (townhouse) units and 225-275 multi-family units, for a total of 375-455 units on the 49-acre site. The approved density ranges from 7.6 to 9.2 dwelling units per acre.

This amendment application proposes to change the mix of residential units to allow 185-220 traditional townhouse units, 94-108 stacked townhouse units, and 96-122 multi-family units. The previously approved density (7.6 to 9.2 du/ac) and open space (30%) are proposed to remain unchanged. The proposed statement of justification is contained in Appendix 3.

**Location**

The planned extensions of New Dominion Parkway, Town Center Parkway and the Fairfax County Parkway will border the site on the north, east and west, respectively. Bordering the western boundary of the site is a Columbia Gas Transmission Corporation line (natural gas), a Colonial Pipeline Company line (petroleum) and a VEPCO power line easement. The Washington and Old Dominion (W&OD) Regional Trail borders the site on the south. The site is surrounded on the north, east and south by property that is part of the Reston Town Center. These surrounding properties, as well as the application property, are zoned PRC and are planned for town center uses, including a mix of residential, commercial, community/public and park uses. The Reston Hospital

is located to the north of the site, the Oak Park residential development is located to the northeast, and Phase 2 of the Town Center Urban Core is planned on property located to the east. Property across the planned extension of the Fairfax County Parkway, which is not within the community of Reston, is planned for office use and public parkland associated with Sugarland Run.

<b>Density</b>	7.6 to 9.2 dwelling units per acre (No Change)
<b>Open Space</b>	Minimum - 30% (No Change)
<b>Associated Applications</b>	None

## **BACKGROUND**

On March 9, 1987, the Board of Supervisors approved four (4) concurrent rezonings with one (1) combined set of proffers, on a total of 343 acres of land (Refer to Appendix 4 for the location of the properties), collectively known as the "Reston Town Center Rezonings": RZ 85-C-088, RZ 86-C-119, and RZ 86-C-121 to the PRC (Planned Residential Community) District and RZ 86-C-118 to the I-3 (Light Intensity Industrial) District. On October 2, 1989, the Board approved RZ 89-C-025, that rezoned the I-3 zoned property (RZ 86-C-118) to the PRC District, along with concurrent Proffered Condition Amendments (PCAs) on the other three (3) Town Center rezonings. On October 15, 1990, the Board approved proffered condition amendments on RZ 85-C-088, RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025 to expedite construction of the Fairfax County Parkway 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 amended through October 4, 1990, currently governs the four (4) "Reston Town Center Rezonings".

The Reston Town Center proffers specify a maximum development potential within the 450-acre "Town Center Study Area" that is based on the amount of office development permitted in the study area. (The "Town Center Study Area" refers to 450-acres of land within the Reston Town Center District that is comprised of the 343 acres of land that was the subject of the 4-part Town Center rezonings and approximately 110 acres of land that had previously been zoned to the PRC or I-5 Districts.) The maximum development that is permitted is 8,415,000 square feet of commercial development (an overall floor area ratio of 0.43), to include 7,100,000 square feet of office, 315,000 square feet of retail and 1,000,000 square feet of hotel uses. The proffers specify a minimum number of residential dwelling units of at least 1,400 and a minimum hospital size of 127 beds. The proffers further specify that if retail space in the "Town Center Study Area" exceeds 315,000 square feet, the amount of office and/or hotel use shall be reduced by a comparable amount so as to maintain the maximum 8,415,000 square foot total.

The "Reston Town Center Core Area" (84.25 acres of land in the center of the Town Center District) is planned to be the high intensity, mixed-use core of the Reston Town Center District; as such, the permitted FAR is higher within the core area. The proffers state that the total FAR for non-residential uses in the core shall not exceed 0.95, or 3,465,000 square feet, to include 315,000 square feet of retail; 2,150,000 square feet of office; and 1,000,000 square feet of hotel uses. The number of dwelling units in the core area is proffered to be a minimum of 600.

The proffers specify a minimum (600 units within the core and 800 units outside of the core) 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 later of 1993 or by the completion of 5,500,000 million square feet of office and/or R&D space. Currently, residential development within the Town Center and outside of the core area consists of 30 units of Fairfax County assisted housing, 174 condominium units at Oak Park and 254 townhouse and condominium units at Edgewater. With the approval of the original "Section 933 Conceptual Plan", the proffered minimum of 800 residential units within the Town Center and outside of the core area was achieved. This amendment application does not propose to reduce the number of units, therefore the minimum threshold of 800 units outside of the core area will continue to be realized with build-out of Section 933. No residential units have been approved within the core to date.

As required by the Zoning Ordinance, a Development Plan (DP) was submitted with each of the four (4) Reston Town Center rezonings. (A revised DP which showed residential as a permitted use on the application property was approved by the Board in conjunction with the approval of RZ 89-C-025.) The proffered DPs of each of the four (4) rezonings are general plans known as "blob" plans that set forth permitted land uses, the major streets, 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 type and location, internal pedestrian and vehicular circulation, parking, open space or landscaping.

The DP for **Section 933**, which was shown as part of Part 2 on the DP submitted with and approved pursuant to RZ 89-C-025 (refer to Appendix 5), states that the maximum gross floor area in this section shall not exceed 1,359,000 square feet of gross floor area of commercial space, a maximum non-residential FAR of 0.5 and a maximum building height of 6 stories or 75 feet. Uses approved in this section include all uses permitted by-right in the PRC District in the Town Center, as well as certain other special exception and special permit uses.

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 86-C-118 (subsequently rezoned as RZ 89-C-025) to include such items as traffic circulation, conceptual landscaping and screening and general building and parking location. Because the Town

Center District covers a large area (450 acres), it was anticipated that development of the District would occur in phases and that "Conceptual Plans" would be submitted to Fairfax County on sections, or phases, of the Town Center property. 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 Association'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 PRC Plan and site plan to Fairfax County in accordance with Zoning Ordinance requirements. To date, the Planning Commission has approved conceptual plans for the Reston Town Center Urban Core, Reston Corporate Center, Oak Park Condominiums, Edgewater Townhouses and Condominiums and the Spectrum Retail Center, the YMCA, the Target Site, and the original West Market (Section 933) site design.

On April 2, 1992, the Planning Commission approved a three (3) part "Master Conceptual Plan" (refer to Attachment 5) 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 plan sheets. As with the approved DPs, the "Master Conceptual Plan" continued to depict the various portions of the Town Center as "blobs", and did not show specific layouts. The "Master Conceptual Plan" did establish the street system and the major streetscape/open space parameters of the Town Center. Notes on the 3-part "Master Conceptual Plan" require the submission of a "Conceptual Plan" for "individual blocks or sites" as required to satisfy the original Reston Town Center proffers.

On the "Land-Use, Heights, F.A.R." element of the 3-part "Master Conceptual Plan", **Section 933** is designated as "Office, Retail, Residential, Community, Recreation, and/or Parking" with a building height limit of 175 feet and a non-residential FAR of 0.50. No residential density is specified. On the "Circulation" element of the "Master Conceptual Plan", the internal circulation system within Section 933 consists of a loop road with intersections at New Dominion Parkway and Bluemont Way and an extension of Market Street into the site. A note on the "Circulation" plan states that entrance locations are approximate, to be finalized during the site plan process. On the "Open Space and Landscape" element of the "Master Conceptual Plan" an open space corridor is shown along the western boundary of Section 933 and a pond is shown generally in the center of the site. Note #5 on the "Open Space and Landscape" element states that "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".

On April 27, 1995, the Planning Commission voted to approve CP 89-C-025-2 for the West Market residential community. The CP allowed the development of between 375-455 units at a density of 7.6 to 9.2 dwelling units per acre with a minimum of 30% open space. The mix of unit types consisted of between 150-180 townhouse units and between 225-275 multi-family units.

On May 1, 1995, the Board of Supervisors approved DPA 89-C-025 to permit a waiver of the privacy yard requirement for single family attached dwelling units within the West market Community. This previously approved waiver will be carried forward with the proposed townhouses on the revised site design. A copy of the PC verbatim, a reduction of the CP, and the Board of Supervisors resolution is contained in Appendix 6 of this report.

**LOCATION AND CHARACTER OF THE AREA**

**Site Description**

The 49-acre application site is undeveloped. Portions of the site have been previously cleared in conjunction with utility easements on the western property boundary and the existing stormwater management wet pond that is located on the western portion of the site. The remainder of the site is wooded.

**Surrounding Area Description:**

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
North	Reston Hospital Vacant	C-3 PRC	public facilities Town Center
South	W&OD Trail Vacant*	R-1 PRC	public park Town Center
East	Vacant (Phase II Urban Core)	PRC	Town Center
West	Vacant	Herndon	office/park

\* A conceptual plan for the construction of a YMCA facility on Parcel 1B was approved by the Planning Commission on February 22, 1996. A conceptual plan concurrent with a special exception for an extended stay hotel on the northern portion of Parcel 1 is scheduled for a public hearing before the Planning Commission on July 25, 1996. A conceptual plan for five (5) freestanding pad sites on the southern portion of Parcel 1 is scheduled for a public hearing before the Planning Commission on October 3, 1996.

**DESCRIPTION OF THE CONCEPTUAL PLAN**

A reduction of the "Section 933 Conceptual Plan", prepared by Urban Engineering & Assoc., Inc. and dated December 20, 1995 and revised through June 14, 1995 consisting of Sheets 1-4, can be found at the front of this report. Sheet 1 is the Conceptual Plan layout and Notes; Sheet 2 is the Illustrative Development Plan; Sheet 3 is the Illustrative Concepts; and Sheet 4 is the Proposed Road Construction.

Sheet 1 is the Conceptual Plan layout which is a "blob" plan that depicts the location, but not specific layout, of the proposed land uses on the site. Section 933 is proposed to be developed with a mix of single family attached (townhouse) and multiple family (condominium) units. The range of traditional single family attached units is 185-220 and the range of multiple family units and stacked townhouses is 190-235, for an overall range of 375-455 dwelling units on the 49-acre site. The proposed density ranges from 7.6 to 9.2 dwelling units per acre as previously approved. Five (5) land bays are designated for single family attached units at a maximum height of 5-stories; one (1) land bay is designated for multiple family residential units at a maximum building height of 5-stories; and, the remainder of the site is designated for open space and recreation facilities.

A minimum of thirty percent (30%) open space continues to be proposed on-site. As shown on Sheet 1, the open space consists primarily of a wetlands area and associated drainage way on the eastern portion of the site, a 5-acre regional stormwater management pond generally in the center of the site, a community facility and recreation area also in the center of the site and an open space and recreation area along the entire western boundary of the site.

Access to the site is planned from New Dominion Parkway (1 entrance opposite an existing entrance into the Reston Hospital site) and Town Center Parkway (2 entrances, 1 opposite Market Street and 1 opposite Bluemont Way). Sheet 4 depicts the extent of the perimeter road improvements that are planned as part of the development. Internal site access is provided via a network of private streets.

Sheet 2 of the CP is the "Illustrative Development Plan" which depicts a proposed townhouse and multi-family development that is consistent with Sheet 1 in terms of land-use, access, internal circulation, landscaping and open space. The plan shows a total of 252 single family attached (townhouse) units and seven (7) structures of multi-family (condominium) units. Due to the fact that the property is planned to be developed in phases and by various builders, Reston Land desires to retain flexibility in the layout, within the parameters of development conditions as articulated in the Notes on Sheet 1.

A note states that the property shall develop "in general conformance with Sheet 2 which is reflective of the character, density, lay-out, general orientation and streetscaping of the West Market community, subject to final approval by the Reston Town Center Design Review Board." Notes also state that PRC plans shall be submitted to the Hunter Mill District Planning Commissioner, the Office of Comprehensive Planning and the Reston Citizens Association's Planning and Zoning Committee for review and comment prior to plan approval by Fairfax County.

Sheet 3 of the CP consists of various illustrative development concepts, including a streetscape design for Market Street and elevations of three of the proposed unit types including a typical stacked townhouse, a typical multi-family, and a traditional townhouse elevation. Sheet 4 of the CP depicts perimeter roads that are proposed to be constructed as part of the development of Section 933. A note on the CP states that the applicant shall:

Extend **New Dominion Parkway** to the main entrance of the development. The remainder of New Dominion Parkway to the Fairfax County Parkway will be constructed upon development of the contiguous parcel to the north or when the adjacent segment of the Parkway is constructed, whichever occurs first.

Construct **Town Center Parkway** from New Dominion Parkway to Bluemont Way. The extension of Town Center Parkway south to Sunset Hills Road is currently under construction.

Extend **Bluemont Way** from its present terminus at the Town Center Urban Core west to the Section 933 site entrance.

Reaffirm the existing Reston Town Center Proffer obligation to dedicate right-of-way and easements for the planned extension of the **Fairfax County Parkway** along the western edge of the Section 933 site.

#### **Land Use Analysis (Appendix 7)**

The proposed conceptual plan continues to propose residential use at a density of 7.6 to 9.2 dwelling units per acre as previously approved. The proposed use and density are in conformance with the recommendations of the Comprehensive Plan. The detailed land use analysis contained in Appendix 7 identified the need for supplemental landscaping along the New Dominion Parkway frontage of the site and a more clear delineation of the play fields located in the western portion of the site. The CP has been revised to show street trees along the New Dominion Parkway frontage of the site and to clearly delineate the two (2) play fields located in the western portion of the site. Therefore, these issues have been addressed.

#### **Transportation Analysis (Appendix 8)**

Previous Commitment/New Dominion Parkway. All transportation commitments associated with the original rezoning and the previously approved CP are proposed to be carried forward with this application. However, the transportation analysis notes that the extension of New Dominion Parkway to the future extension of Fairfax County Parkway should occur at such time as Fairfax County Parkway is constructed in the area of this site. As previously approved, the applicant proposes to extend New Dominion Parkway from the site entrance to Fairfax County Parkway at such time as the adjacent parcel to the north develops or at such time as an entrance for New Dominion Parkway is provided with the extension of Fairfax County Parkway, whichever first occurs. Therefore, this issue has been addressed.

Parking. Adequate parking should be provided to serve the athletic fields. A note on the CP has been included to provide parking in accordance with the Zoning Ordinance.

#### **Environmental Analysis (Appendix 9)**

Tree Preservation. The previously approved CP showed a tree preservation area west of Crescent Park Drive approximately 90,000 square feet in size. This area

is shown on the proposed amended CP as approximately 65,000 square feet. Staff recommends that the applicant revise the proposed CP to preserve the stream valley where it crosses Crescent Park Drive to compensate for the reduction in tree preservation. In addition staff recommends a revision to the notes on the CP to ensure the preservation of existing vegetation to the greatest extent possible with preference to those areas adjacent to the stream valley. The CP as revised through July 2, 1996 has extended the limits of clearing and grading to incorporate the areas of the stream valley near Crescent Park Drive which were not identified for preservation on the previously approved CP. Further, Note #16 has been revised to specify preservation of existing vegetation will occur to the greatest extent possible within undisturbed areas with preference to drainage ways and supplemental vegetation will be provided adjacent to the drainage way as required by the Town Center Design Review Board. Therefore, these issues have been addressed.

### **Proffer Analysis**

As stated previously in the Background section of this report, proffers accepted by the Board pursuant to RZ 89-C-025 require the review and approval by the Planning Commission of Reston Town Center "Conceptual Plans". This section contains the Staff's analysis of "The Reston Town Center - Section 933 Conceptual Plan" for each of the elements listed in the proffer as components of Reston Town Center conceptual plans. (Each of the elements is underlined and staff's analysis follows.) Because development of the entire Town Center Study Area (450 acres) was anticipated to occur in phases, the proffers do not require that only one (1) conceptual plan necessarily be submitted for each of the four (4) rezoning cases or that each conceptual plan would necessarily contain all of the elements listed in the proffer. The 530-acre Town Center District, as a whole, is planned to be mixed-use; however, there is no requirement that each parcel within the District be developed as mixed-use.

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

As previously discussed, Sheet 4 of the CP depicts the improvements to New Dominion Parkway, Town Center Parkway and Bluemont Way that are planned with the development of Section 933. These proposed improvements, along with the applicant's reaffirmation to dedicate right-of-way and easements for the Fairfax County parkway along the site's frontage, and a commitment to extend New Dominion Parkway to the Fairfax County Parkway upon the earlier of the development of the property to the north or when the adjacent segment of the Parkway is constructed, address the comments of the Office of Transportation that are contained in Appendix 8.

The Office of Transportation further comments that all previous proffered transportation commitments associated with RZ 89-C-025 be reaffirmed. This application proposes no change to the Reston Town Center transportation proffers, including required improvements, the phasing plan and the TSM program. A review of the Town Center transportation proffers indicates that while existing office development within the Town Center district has not yet reached the 2.3 million square foot threshold of Phase 1-A, five (5) of the six (6) required transportation improvements have been completed.

### Minor streets in approximate location

The roads internal to Section 933 will be constructed and maintained as private roads. The major internal road system consists of a loop road with planned access points at New Dominion Parkway, Town Center Parkway and Bluemont Way. The location and configuration of this loop road is in general conformance with the "Circulation" element of the 3-part "Master Conceptual Plan".

### Pedestrian walkways and trails

A Note on the CP states that a system of sidewalks and trails is to be provided to "interconnect the residential units, parking lots and community facilities (all as generally depicted on Sheet 2)." The proposed sidewalk system is in general conformance with the Circulation element of the 3-part "Master Conceptual Plan".

### Landscaping and Screening

The Sasaki document recommends a design treatment, in the form of typical street cross-sections, for the major streets and parkways within the Town Center District. The cross-sections show walkways on public streets that are separated from the street by green space that, in some instances, are planted with street trees. Notes on the CP state that streetscape improvements shall be provided in accordance with the Sasaki Urban Design Principles, as may be modified by the Reston Town Center Design Review Board and streetscaping improvements shall be provided as generally depicted on Sheet 2. Regarding internal site landscaping, a note states that a landscape plan shall be submitted with the PRC plan and site plan for each phase of development.

### Open Space

The Reston Town Center proffers specify that the Town Center Study Area shall contain at least fifteen (15) percent open space "which shall include walkways, pedestrian plazas, parks and ponds". A note on the CP states that the overall minimum open space for the site shall be thirty percent (30%). This open space primarily consists of a five (5) acre regional stormwater management pond and associated drainage way, an open space and recreation buffer along the western property boundary and a community facility and recreation area.

### Recreation and community facilities

A note on the CP states that active recreation facilities shall be provided "which shall include some combination of a clubhouse, pool tennis courts(s), soccer, general play or volley ball field(s), tot lot(s), etc.". The CP shows a community facility/recreation area and an open space/recreation area in the central open space area generally at the terminus of the extension of Market Street and an open space/recreation area within the designated open space buffer on the western portion of the property. An additional note states that passive recreation facilities shall be provided "which shall include some combination of the following: landscaped courtyards, open spaces, walkways, or trails, etc."

### Location of a time-transfer transit hub

The Circulation element of the "Master Conceptual Plan" shows future transit facilities, including a time transfer bus transit hub, on the three (3) parcels of land located at the Discovery Street/Sunset Hills Road intersection, which is south of the Town Center Urban Core and off-site of the Section 933 site. To encourage bus ridership in the Town Center, a note on the CP states that up to two (2) on or off-site bus shelters shall be provided prior to the issuance of the first Residential Use Permit within Section 933.

### Floor Area Ratios

The non-residential FAR specified on the "Land Use, Heights, FAR" element of the 3-part Master Conceptual Plan for Section 933 is 0.50. No residential density is specified. The "Section 933 Conceptual Plan" proposes no office or commercial development. The proposed residential density is 7.6 to 9.2 du/ac. The applicant has calculated that the net density, when the stormwater management pond and associated drainageway are excluded, is approximately 17 du/ac.

### Height Limits

The height limit specified on the "Land Use, Heights, FAR" element of the 3-part Master Conceptual Plan for Section 933 is 175 feet. As shown on the "Section 933 Conceptual Plan", the maximum height of the single family attached (townhouse) units is 5-stories and the maximum height of the multiple family units is 5-stories.

### General location and type of housing units

As depicted on Sheet 1 of the CP, Reston Land proposes to develop the 49-acre site with a mix of townhouses and multi-family units. The proposed land bays are organized around a private loop road system and open space network. Notes on the CP state that no building (recreation facilities, parking lots, landscaping and all other facilities otherwise permitted by the PFM and other applicable County regulations, may be located within the easement) will be located within 50 feet of the existing, underground Colonial Pipeline located along the western boundary of the site and that a buffer, generally as depicted on Sheet 2, will be provided between the development and the W&OD Trail.

### General location office and commercial buildings

No office or commercial development is proposed on the application property.

### General location of parking structures

No free-standing parking structures are proposed on the application property. A note states that parking will be provided in accordance with the Zoning Ordinance.

### **Public Facilities Analysis (Appendices 10 - 14)**

The Park Authority Analysis notes that the proportional cost to provide recreation facilities for the proposed development is \$277,195.00 and that neighborhood park facilities to include multi-purpose courts, tot lots, open play areas, picnic facilities and a trail system should be provided at the site. The proposed swimming pool is also a preferred amenity at the site. The applicant proposes to continue the previous commitment to provide active recreation facilities which may include a swimming pool, club house, tennis, soccer, volleyball, or general play fields, and/or tot lots. The proposed trail system continues to provide pedestrian connections to the recreation facilities. In addition, up to two (2) trail connections will be provided to the Washington & Old Dominion (W&OD) trail system subject to final approval of the Northern Virginia Regional Park Authority. There are no other public facility concerns.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Conclusions**

This application is a request for approval of an amendment to the conceptual plan for the West Market community (Section 933) of the Reston Town Center. West Market was previously approved as a residential community of 375-455 residential units at a density of 7.6 to 9.2 dwelling units per acre and thirty percent (30%) open space. This application proposes to change the mix of multi-family and townhouse units while retaining the previously approved density. The application proposes to change the range of townhouse units from 150-180 townhouse units to 185-225 traditional townhouse units and 94-108 stacked townhouse units and to change the mix of multi-family units from 225-275 units to 96-122 multi-family units. As discussed in this report, the application is in conformance with both the Comprehensive Plan Map which shows that the application property is planned Residential Planned Community and the Reston Master Plan which shows that the property is planned for Town Center uses. The conceptual plan is in accordance with the DP and proffers approved pursuant to RZ 89-C-025 and the 3-part Reston Town Center "Master Conceptual Plan".

### **Recommendations**

Staff recommends that the Planning Commission approve CPA 89-C-025-2, titled "Section 933 Conceptual Plan", Sheets 1-4, prepared by Urban Engineering & Assoc., Inc. Revised through July 2, 1996.

It should be noted that it is not the intent of the staff to recommend that the Board of Supervisors, in adopting any conditions offered by the

It should be noted that it is not the intent of the staff to recommend that the Board of Supervisors, in adopting any conditions offered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

1. Excerpt from Proffers executed with RZ 89-C-025 (formerly RZ 86-C-118)
2. Affidavit
3. Statement of Justification
4. Location Map of combined Reston Town Center zoning applications
5. Reduction of DP 89-C-025 & the Master Conceptual Plan
6. BOS Resolution DPA 89-C-025, PC Verbatim, & Reduction of CP 89-C-025-2
7. Land Use Analysis
8. Transportation Analysis
9. Environmental Analysis
10. Department of Public Works Comments
11. Fire & Rescue Analysis
12. Water Service Analysis
13. Sewer Service Analysis
14. Park Authority Comments
15. Glossary of Terms

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

D. DEVELOPMENT PLAN FOR RZ 86-C-121

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

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

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

E. DEVELOPMENT PLAN FOR RZ 86-C-118

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

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.

1. IN CENTER CONCEPT PLAN AMENDMENT  
~~REZONING~~ AFFIDAVIT

APPENDIX 2

DATE: March 7, 1996  
(enter date affidavit is notarized)

MAR 22 1996

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

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

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

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relation- ships listed in BOLD above)
Reston Land Corporation Agents: David R. Schultz, Esquire William Steiner Al H. Hagelis Gregory F. Hamm	11911 Freedom Drive Suite 300 Reston, V 22090	<b>Applicant/Property Owner</b> TM 17-((1))-3
Urban Engineering & Associates, Inc. Agents: Barry B. Smith Eric S. Siegel	7712 Little River Turnpike Annandale, VA 22003	<b>Engineers</b>
McGuire, Woods, Battle & Boothe Agents: Antonio J. Calabrese, Esquire John J. Bellaschi, Esquire Meaghan S. Kiefer	8280 Greensboro Drive McLean, VA 22102	<b>Attorneys/Agents</b>

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

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



**REZONING AFFIDAVIT**

DATE: March 7, 1996  
 (enter date affidavit is notarized)

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

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

**PARTNERSHIP INFORMATION**

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

McGuire, Woods, Battle & Boothe LLP  
 8280 Greensboro Drive, Ste. 900  
 McLean, VA 22102

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

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

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

Adams, Robert T.	Broaddus, William G.
Alexander, Fred C., Jr.	Brown, Brickford Y.
Ames, W. Allen, Jr.	Brown, Thomas C., Jr.
Anderson, Arthur E., II	Burke, Donald F.
Anderson, Donald D.	Burke, John W., III
Anderson, John F.	Burkholder, Evan A.
Appler, Thomas L.	Burrus, Robert L., Jr.
Armstrong, C. Torrence	Busch, Stephen D.
Bagley, Terrence M.	Cabaniss, Thomas E.
Ballowe, James E., Jr.	Cairns, Scott S.
Bates, John W., III	Calabrese, Antonio J.
Battle, John S., Jr.	Carter, Joseph C., III
Belcher, Dennis I.	Cason, Alan C.
Bergan, Ann R.	Cogbill, John V., III
Berkley, Waverly Lee, III	Colangelo, Stephen M.
Blaine, Steven W.	Comey, James B.
Boland, J. William	Corson, J. Jay, IV
Bond, Calhoun	Coward, Curtis M.
Bowie, C. Keating	Cranford, Page D.
Bracey, Lucius H., Jr.	Cullen, Richard
Bradshaw, Michael T.	Dabney, H. Slayton, Jr.
Brame, J. Robert, III	Daniel, John W., II
Bridgeman, James D.	Dawes, Michael F.
Briskin, Robert K.	Dean, Thomas F.
Brittin, Jocelyn W.	Den Hartog, Grace R.

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

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

XXXXXXXXXX  
**REZONING AFFIDAVIT**  
TOWN CENTER CONCEPT PLAN AMENDMENT

DATE: March 7, 1996  
(enter date affidavit is notarized)

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

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

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

None

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

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

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

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

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

WITNESS the following signature:

AJ CALABRESE

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

Antonio J. Calabrese, Applicant's Agent  
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 7<sup>th</sup> day of March, 19 96, in the state of Virginia.

My commission expires: 3/31/99.

Samuel P. Fenwick  
Notary Public

DATE: March 7, 1996  
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Urban Engineering & Associates, Inc. 7712 Little River Turnpike  
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
Barry B. Smith  
J. Edgar Sears  
Brian P. Sears

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

=====

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

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

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

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

DATE: March 7, 1996  
(enter date affidavit is notarized)

for Application No(s): \_\_\_\_\_  
(enter County-assigned application number(s)) <sup>Reston Town Center Conceptual Plan</sup>

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

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

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

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

DIRECTORS:

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

DATE: March 7, 1996  
(enter date affidavit is notarized)

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

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

Mobil Corporation 3225 Gallows Road  
Fairfax, Virginia 22037

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Publicly traded

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

Directors:

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

Officers:

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

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

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

DATE: March 7, 1996  
(enter date affidavit is notarized)

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

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

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

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

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

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

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

DATE: March 7, 1996  
 (enter date affidavit is notarized)

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

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

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

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

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

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

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

DATE: March 7, 1996  
(enter date affidavit is notarized)

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

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

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

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

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

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

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

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING  
MAY 3 1996

ZONING EVALUATION DIVISION

TOWN CENTER CONCEPT PLAN AMENDMENT  
RESTON LAND CORPORATION - SECTION 933 (WEST MARKET)  
STATEMENT OF JUSTIFICATION

I. INTRODUCTION AND OVERVIEW.

Reston Land Corporation ("RLC") seeks minor amendments to its previously approved Town Center Concept Plan ("CP 89-C-025-2") for Section 933 ("West Market") by replacing a number of proposed condominium buildings with urban-style townhomes. To implement these changes, RLC has filed this Town Center Concept Plan Amendment.

RLC received approval for CP 89-C-025-2 on a 49 acre site (the "West Market Site") on April 27, 1995. The West Market Site is located west of the existing Town Center Urban Core. The West Market Site is bounded on the north by New Dominion Parkway, on the south by the W&OD Trail, on the east by Town Center Parkway, and to the west by the future Fairfax County Parkway.

Under CP 89-C-025-2, West Market currently is planned to include 150-180 townhomes and 225-275 condominium units, which totals 375-455 new homes, and a minimum of thirty percent (30%) open space. CP 89-C-025-2 was approved in conjunction with DPA 89-C-025, which waived the 200 square foot minimum privacy yard requirement [Sect. 6-306 (2) of the Zoning Ordinance].

RLC has filed this Town Center Concept Plan Amendment to amend CP 89-C-025-2's plan for West Market by replacing a number of condominium buildings with urban-style townhomes. Under this Town Center Concept Plan Amendment, West Market will include 185-225 townhomes, 96-122 condominiums, and 94-108 stacked townhomes, which also totals 375-455 new homes, and a minimum of thirty percent (30%) open space. Therefore, the Town Center Concept Plan Amendment replaces 129-153 previously planned condominiums with 35-45 currently proposed townhomes and 94-108 currently proposed stacked townhomes.

In conjunction with the existing housing in the Town Center District (Edgewater, Oak Park, and the affordable housing project), West Market will ensure that over 800 homes are located within the Town Center District, outside of the Core. West Market will be an urban neighborhood with a community/recreational center in proximity to the W&OD Trail and the Reston Town Center. West Market is a natural progression in the development of residential uses within the Town Center District.

II. BACKGROUND.

The West Market Site has been planned for residential development since 1989 when the Fairfax County Board of Supervisors approved RZ 89-C-025, which rezoned the approximately 86 acres known as Sections 931 and 933 from the I-3 (Light Intensity

Industrial) District to PRC-Town Center. The Town Center proffers require a minimum of 1,400 residential units, with at least 600 residential units within the Core and a minimum of 800 residential units within the Town Center District, outside of the Core. Although no residential units currently exist within the Core, RLC has been planning for such development and is actively marketing appropriate sites.

The following is a list of existing Town Center District residential developments:

1.	Oak Park Condominiums	180 units
2.	Edgewater Condominiums	174 units
3.	Edgewater Townhomes	80 units
4.	County - assisted housing	<u>30 units</u>
	Total	464 units

The following is the proposed composition for West Market:

1.	Townhomes	185-225 units
2.	Condominium units	96-122 units
3.	Stacked Townhomes	<u>94-108 units</u>
	Total	375-455 units

Consequently, RLC will achieve the 800 proffered residential units for sites outside of the Core with development of West Market. RLC will continue to actively market Town Center Core sites for residential development.

### III. WEST MARKET LAYOUT AND DESIGN.

At the western end of Section 933, there is an existing 5 acre regional stormwater management pond, fed by a distinct drainage way. This drainage way includes a protected wetlands area, which RLC is required to preserve by a regional wetlands mitigation plan approved and permitted by the Army Corps of Engineers and Virginia's Department of Environmental Quality ("DEQ"). These features are major elements of the design program for the West Market community.

One of the most unique elements of West Market is the significant number of townhomes which will front on the major streets, with garage parking designated in the rear. The internal streets will be private and allow for parallel parking. RLC has designed this community in order to create a unique and urban-like neighborhood. As previously mentioned, RLC already has received

approval of a waiver of the privacy yard requirement (DPA 89-C-025). This waiver will allow RLC to provide urban-style, rather than suburban, townhomes and further create an urban atmosphere within West Market.

The townhomes are expected to be up to 5 levels, with garage parking for most of the units. The parallel street parking will serve as guest parking. Working within the constraints of the stormwater management pond, wetlands and Colonial Pipeline, RLC has created an urban pattern and intensity of development. Netting out the significant environmental constraints, the project will contain approximately 17 dwelling units per acre. Although the development is fairly intense, there will be a minimum of 30% open space.

RLC contemplates five builders for West Market. By encouraging a variety of builders, RLC will achieve the goals of allowing for diversity of style, minimizing the construction period, and an accelerated creation of a new and diverse neighborhood to complement the Town Center District and Town Center Core.

There will be a central recreation/community center. This center is likely to include a small swimming pool, bathhouse, community/recreational facility and similar amenities. West Market will be a single, cohesive neighborhood, with all neighbors sharing ownership of the parkland, amenities, pool and clubhouse.

RLC has prepared Design Guidelines to control the architectural treatment, lighting, landscaping, building materials, and all aspects of development for West Market. The architectural guidelines will be enforced by the Reston Town Center Design Review Board.

#### IV. WEST MARKET ROAD NETWORK.

The roads internal to West Market will be constructed by RLC and maintained as private roads. The major east-west road will be Market Street extended westerly into the site, terminating at Crescent Park Drive, which is designed in a graceful arch bordering the open space and recreational center. On the southern portion of the site, Bluemont Way will also be extended into the site to allow easy access to the major roads and the Town Center.

The roads are designed to include parallel parking to extend the urban character of the Town Center Core into the West Market community. The community will also have a series of sidewalks and trails to allow easy pedestrian access to all surrounding parcels, including the Town Center Core to the east.

#### V. CONCLUSION.

RLC seeks minor amendments to its previously approved Town Center Concept Plan for West Market by replacing a number of proposed condominium units with urban-style townhomes. To

accomplish these changes, RLC has filed this Town Center Concept Plan Amendment.

The proposed West Market residential development achieves a Town Center proffer goal of a minimum of 800 residential units within the Town Center District (outside of the Core). RLC has designed an urban-like neighborhood, with street-fronting townhomes, parallel parking, an integrated trail and pedestrian system, and centralized recreational facilities. The net density of this development will be approximately 17 dwelling units per acre. The Town Center Design Review Board will carefully review the site plans, architectural treatment, landscaping, building materials, lighting, signage, and all similar elements of this plan.

RLC has selected five builders in order to create a unique and diverse West Market neighborhood. This residential development has been contemplated since 1989, helps fulfill the Town Center proffer goal of creating more residential development within the Town Center District, and will further complement and strengthen the Town Center Core.

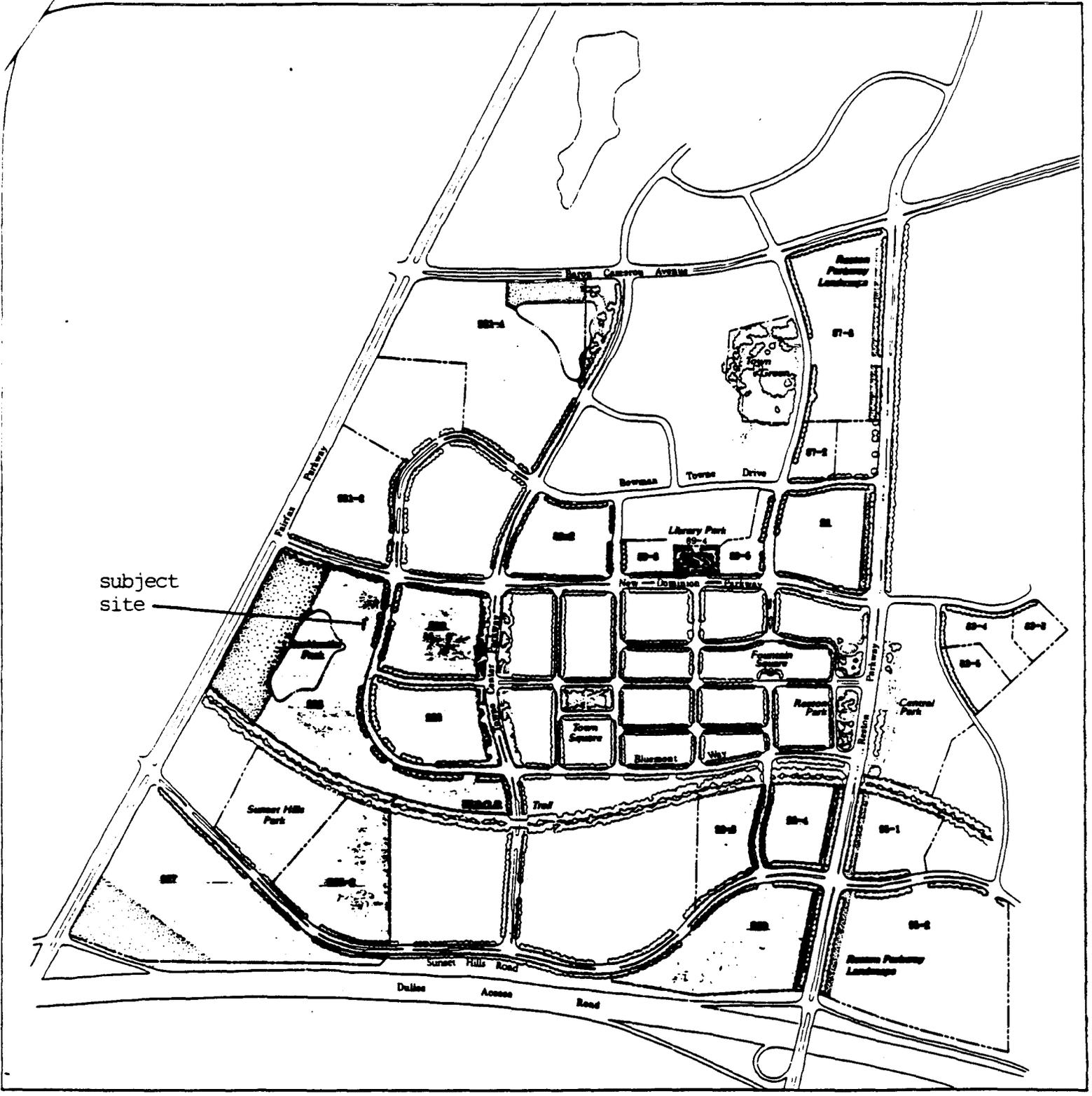
For all of these reasons, the Applicant respectfully requests the support of the Office of Comprehensive Planning and the approval of the submitted Town Center Concept Plan Amendment by the Fairfax County Planning Commission.

By: John J. Bellaschi  
John J. Bellaschi, Esquire  
McGuire, Woods, Battle & Boothe for  
Reston Land Corporation

Dated: July 3, 1996

**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.



subject site

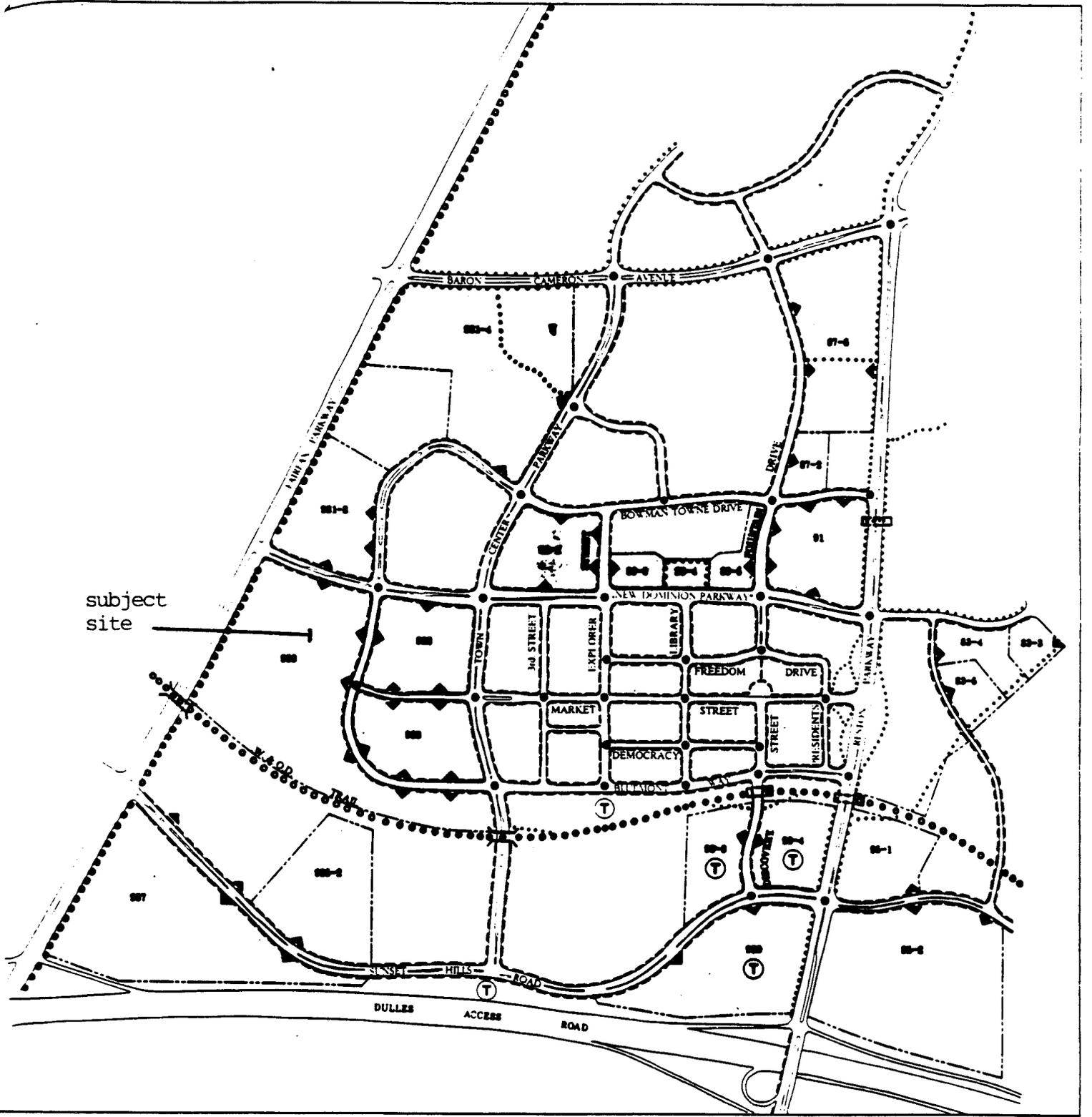
-  CONCEPTUAL PLAN PARCELS
-  OPEN SPACE
-  LANDSCAPE / SCREENING / EXISTING NATURAL BUFFER

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



**GENERAL NOTES**

1. This plan depicts the approximate location of 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.

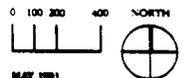


subject site

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

-  CONCEPTUAL PLAN PARCELS
  -  SIDEWALKS
  -  PATHWAYS
  -  REGIONAL TRAIL
  -  TRANSIT FACILITY
  -  BRIDGE
  -  UNDERPASS
  -  INTERSECTIONS WITH CROSSWALKS
  -  ENTRANCE LOCATIONS
- TRAIL LOCATIONS ARE APPROXIMATE AND MAY BE DIFFERENT DEPENDING ON DEVELOPMENT OF THIS SITE PLAN AND SURROUNDING AREAS.

0 100 200 400 NORTH



MAP 2001

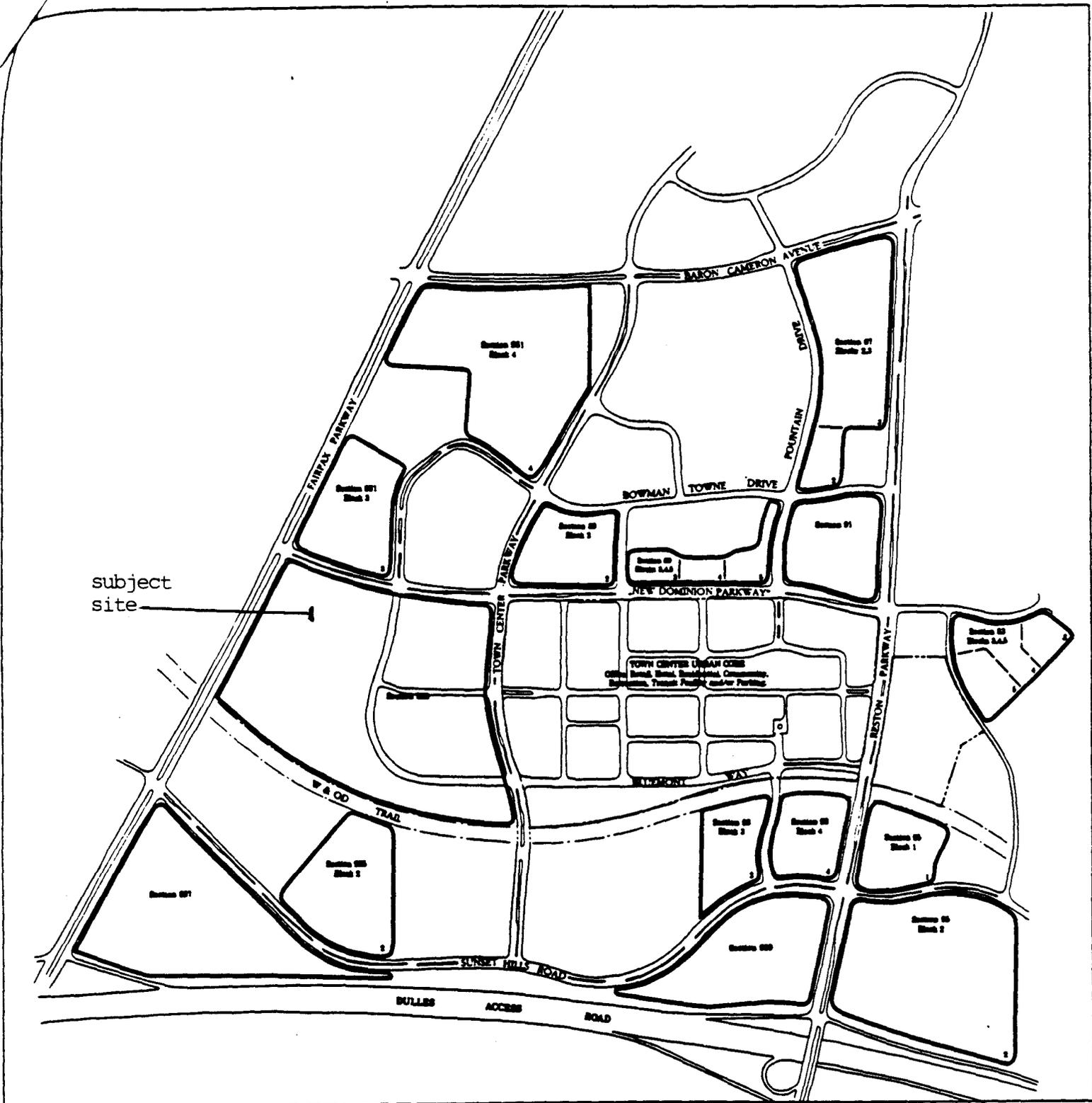
SHEET 1 OF 3

<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. 100 single family attached and/or multi-family units), Community, Recreation, and/or Parking.	175 Feet	.5
89 - 3	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
89 - 4	Community and Recreation.		.7
89 - 5	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
91	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
93 - 3	Office, Retail, Residential, Transit Facility, and/or Parking.	120 Feet	1.0
93 - 4	Office, Retail, Residential, Transit Facility, and/or Parking.	120 Feet	.7
95 - 1	Office, Retail, Residential, and/or Parking.	120 Feet	.7
95 - 2	Office, Retail, Residential, and/or Parking.	180 Feet	.7
931 - 3, 4	Office, Retail, Residential, Community and/or Parking.	125 Feet	.5
933	Office, Retail, Residential, Community, Recreation, and/or Parking.	175 Feet	.5
935 - 2	Office, Retail, Residential, and/or Parking.	120 Feet	.7
937	Office, Retail, Residential, and/or Parking.	120 Feet	.7
939	Office, Retail, Residential, Transit Facility, and/or Parking.	180 Feet	.7

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

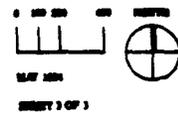
#### GENERAL NOTES

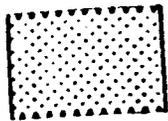
1. This plan depicts the land use, heights, and non-residential F.A.R.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffer and development plan notes associated with RE 86-C-119, RE 86-C-121 and RE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



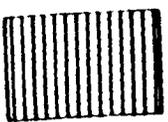
subject site

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

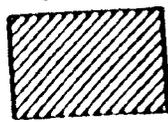




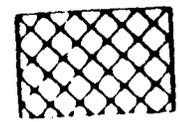
**RZ 85-C-088**  
(PROPERTY A)



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

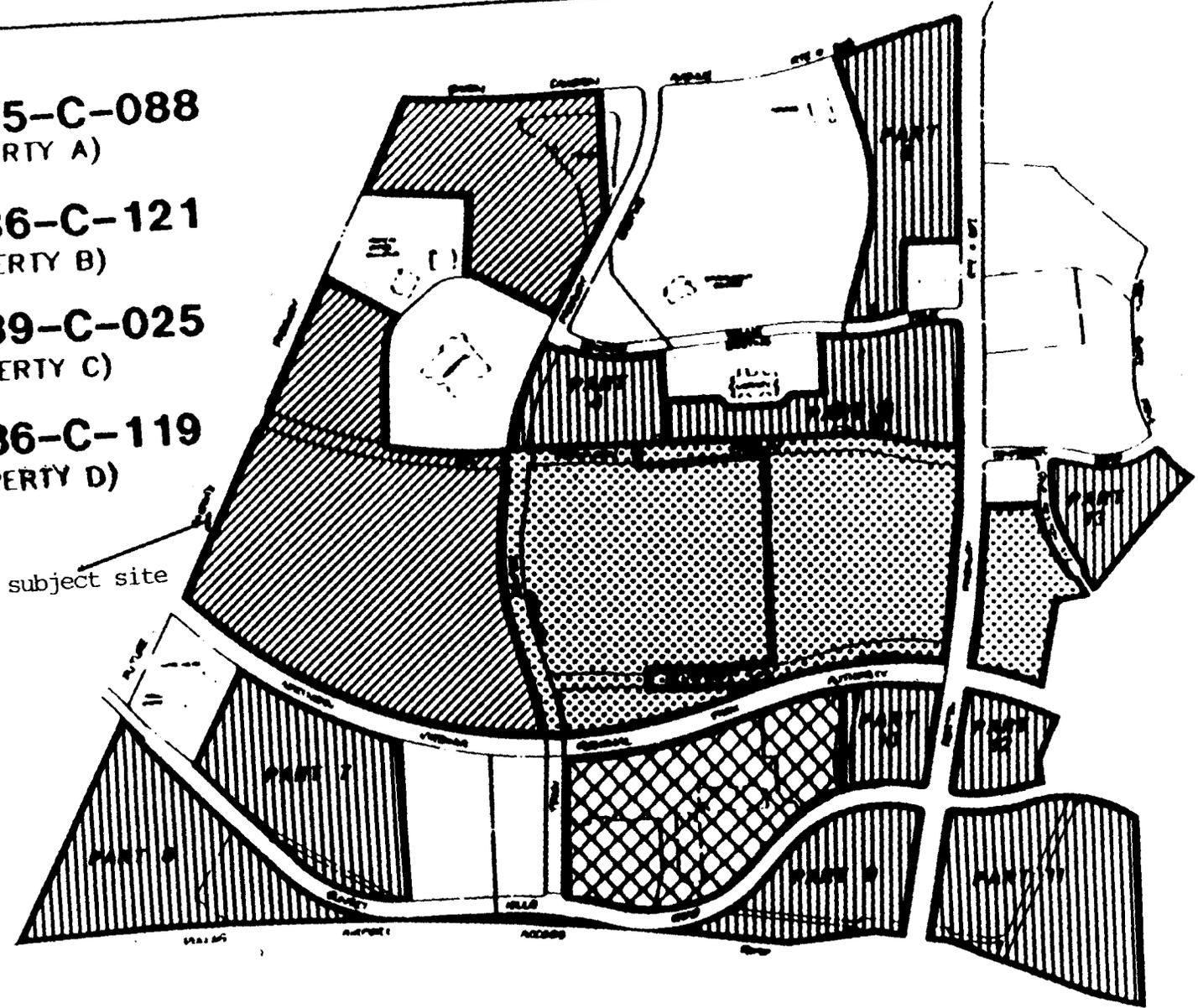


**RZ 89-C-025**  
(PROPERTY C)



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

subject site



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

PREPARED BY  
RESTON AND COUNTRY CLUB  
ENGINEERING AND SURVEYING  
RESTON, VIRGINIA

# Reston Land Corporation

11911 FREEDOM DRIVE, SUITE 300  
RESTON, VIRGINIA 22090-5604  
TELEPHONE (703) 742-6400

June 14, 1996

Ms. Regina C. Murray  
Senior Staff Coordinator  
Zoning Evaluation Division  
Office of Comprehensive Planning  
Suite 801  
12055 Government Center Parkway  
Fairfax, Virginia 22035

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING  
JUN 14 1996  
ZONING EVALUATION DIVISION

Re: Section 933 Concept Plan

Dear Regina:

As requested, I am enclosing 15 copies of the revised concept plan and an 8 1/2" X 11" reduction. Revisions in response to staff comments include the following:

Sheet 1: Specific designations for "Multiple Family" and "Single Family Attached" have been revised. The designation for stacked townhouses has been noted as "Single Family Attached" instead of "Single Family Attached and/or Multiple Family".

Sheet 2: A townhouse unit and section of sidewalk have been dropped along the north side of the natural area and additional landscaping has been provided along both sides of the natural area.

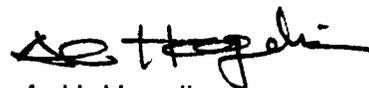
Three potential pedestrian connections to the W&OD Trail have been shown. Additional landscaping has been provided along the trail. Pathway connections have also been shown for the proposed play fields within the utility easements.

Sheet 3: Typical actual architectural elevations have been shown for townhouses, condominiums and stacked townhouse products.

Sheet 4: No revisions. Construction of Town Center Parkway is underway.

Please call me if you have any questions.

Sincerely,

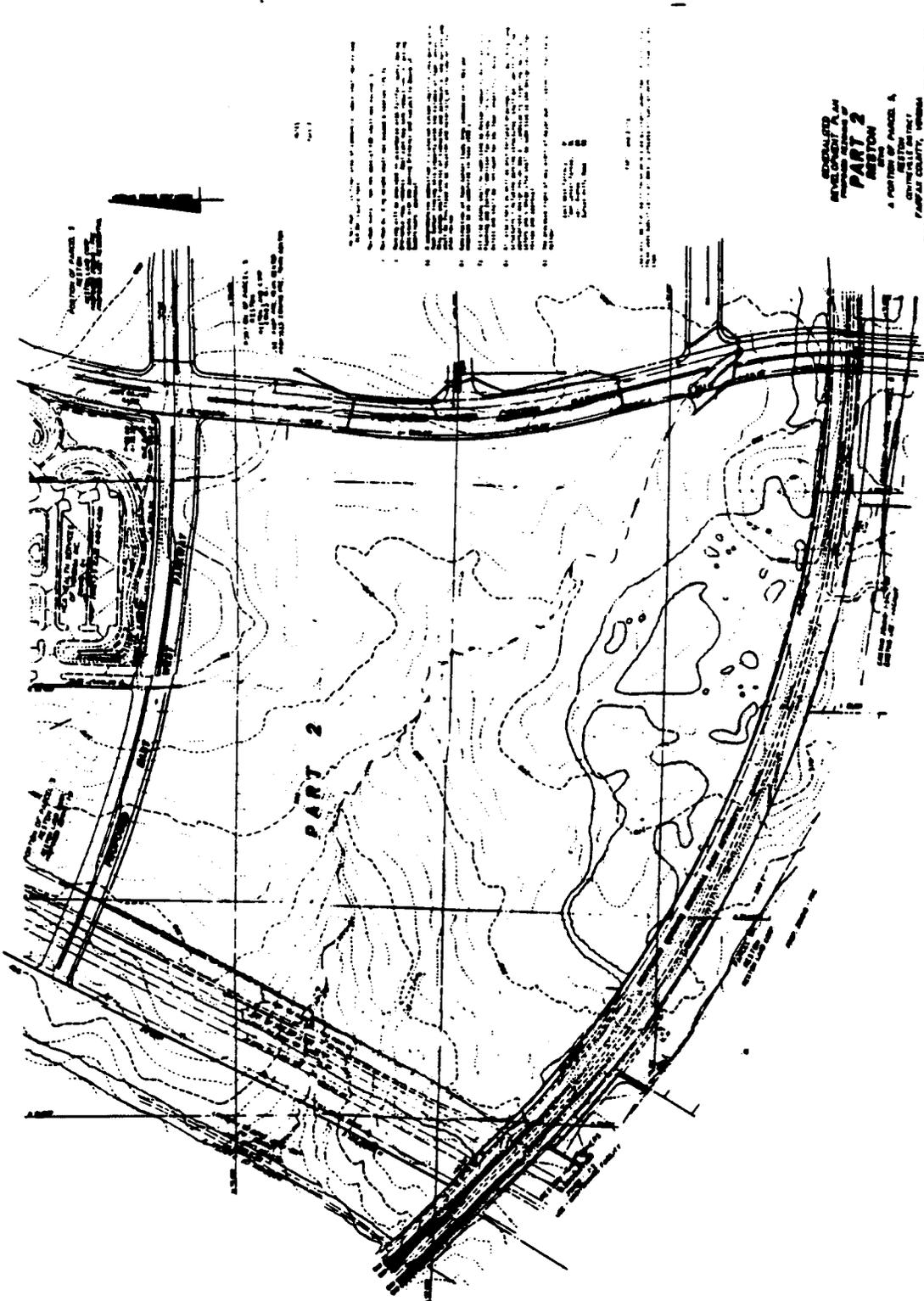


A. H. Hagelis  
Supervisor, Architecture and Design

AHH/jn

cc: John Bellaschi

a Mobil company



100'

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 6. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 7. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 8. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 9. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 10. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 11. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 12. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 13. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 14. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 15. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 16. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 17. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 18. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 19. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 20. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 21. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 22. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 23. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 24. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 25. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 26. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 27. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 28. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 29. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 30. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 31. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 32. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 33. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 34. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 35. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 36. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 37. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 38. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 39. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 40. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 41. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 42. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 43. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 44. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 45. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 46. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 47. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 48. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 49. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 50. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 51. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 52. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 53. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 54. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 55. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 56. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 57. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 58. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 59. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 60. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 61. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 62. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 63. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 64. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 65. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 66. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 67. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 68. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 69. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 70. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 71. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 72. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 73. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 74. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 75. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 76. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 77. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 78. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 79. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 80. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 81. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 82. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 83. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 84. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 85. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 86. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 87. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 88. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 89. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 90. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 91. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 92. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 93. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 94. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 95. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 96. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 97. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 98. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 99. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 100. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

COUNTY OF  
 DISTRICT OF  
 PART 2  
 BOSTON

A PROFESSIONAL ENGINEER HAS REVIEWED THIS PLAN AND FINDS IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS ENGINEERING BOARD.  
 URBAN ENGINEERING & ASSOC., INC.  
 100 STATE STREET, SUITE 200  
 BOSTON, MASSACHUSETTS 02109  
 DATE: 10/1/00

PART 2 OF 2

NOTES

Part 2

- 1) The maximum gross floor area of commercial space shall not exceed 1,359,000 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'





# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

May 26, 1995

Antonio J. Calabrese, Esquire  
McGuire, Woods, Battle and Boothe  
8280 Greensboro Drive - Suite 900  
McLean, Virginia 22102-3892

RE: Development Plan Amendment  
Number DPA 89-C-025

Dear Mr. Calabrese:

The Board of Supervisors, at a regular meeting held on May 1, 1995, approved Development Plan Amendment DPA 89-C-025, in the name of Reston Land Corporation, to permit a waiver of the privacy yard requirement for single family attached dwellings.

The Planning Commission approved CP 89-C-025-2, titled, "Section 933, Conceptual Plan, Sheets 1-4, prepared by Urban Engineering and dated April 27, 1995, on April 27, 1995.

Sincerely,

Nancy Velts  
Clerk to the Board of Supervisors

NV/ns

4:00 p.m. Item - DPA-89-C-025 - RESTON LAND CORPORATION  
CP-89-C-025-2 - RESTON LAND CORPORATION  
Hunter Mill District

On Thursday, April 27, 1995, the Planning Commission voted unanimously (Commissioner Downer not present for the vote; Commissioners Hanlon and Hartwell absent from the meeting) to recommend to the Board of Supervisors:

- 1) approval of CP-89-C-025-2, titled, "Section 933, Conceptual Plan, Sheets 1-4", prepared by Urban Engineering and dated April 27, 1995;
- 2) approval of DPA-89-C-025, to permit a waiver of the privacy yard requirement for single family attached dwellings.

MAY 1 1995

DPA 89-C-025

4:00 P.m.

(1)

activities that take place within the easement so that he can coordinate their own construction contractors with the activities of the County and the pipeline company personnel who will also be on site as a result of some other Federal, State, and local requirements. So those are some -- some extra safety provisions that we have put into that particular section. With regard to Note Number 21, we have increased from one (1) to two (2) the number of bus shelters that the applicant has agreed to provide. We felt, in a discussion in a meeting that we had in Supervisor Dix's office yesterday, that given the number of units that are allowed, or the range of the number of units that are allowed under this application, that two (2) shelters was probably necessary in order to serve the number of residents that will -- that will be residing in this area. So with that, I'd be happy to answer any questions. I know Miss Chianese is here and she has been very helpful to us; Mr. Calabrese, who represents the applicant, is here as well, and either I or they could help answer any questions that members of the Commission may have.

Commissioner Hunter: Mr. Chairman?

Chairman Murphy: Mr. Hunter.

Commissioner Hunter: I just had one (1) question about the Number 21. You said that it's -- would provide for two (2), but it says, "up to two"; seems to me as though that could be less than two (2).

Commissioner Palatiello: It could be. The original note indicated that they would construct one (1). We felt that given the population that two (2) is probably going to be necessary. We even discussed some possible locations; one (1) on the north side where a road will be constructed that will connect this project with hospital area and the second would likely, although they're not specified on the Conceptual Plan, the other would be at the end of Market Street which would make sense. But that's something that we'd work out with the Office of Transportation as well as with the Transportation Management Company in Reston -- or Transportation Management Association in Reston. But it does provide for up to two (2).

Commissioner Hunter: Okay. Thank you.

Commissioner Byers: Mr. Chairman?

Chairman Murphy: Mr. Byers.

Commissioner Byers: Mr. Palatiello, on Number 12, it says, "The applicant shall notify and coordinate with the Colonial Pipeline operator and any other applicable pipeline operator, prior to commencing a construction with the easement area." I take it that you have added that because there are other pipelines in Fairfax County.

Commissioner Sell: Mr. Chairman?

Chairman Murphy: Mr. Sell.

Commissioner Sell: Could I just focus on 18 again. It's -- the language seems a tad ambiguous to me about what's going to happen as far as recreational facilities are concerned. I don't know where, in that development, we might put a soccer field, for example. Although it is mentioned -- you'd probably get a general play, but soccer fields are pretty good size.

Commissioner Palatiello: If you will notice, Mr. Sell, on the exhibit that Mr. Calabrese has in front of him, they are showing two (2) soccer fields on the pipeline easement which is something that is not at all unusual in Reston. We have a number of soccer fields on the easement. There is -- there is not a considerable amount of grading or excavation required for a soccer field and that's actually a very efficient use of the easement. Mr. Calabrese will point out that there is also a pool and a club house that is shown. Again, this a Conceptual Plan, and as I'm sure Mr. Sell knows probably better than even I --

Commissioner Sell: Okay.

Commissioner Palatiello: -- under the Town Center rezoning, this is a process where the applicant agreed to bring a Conceptual Plan back to the Commission. This does not show a hard and set in concrete Plan but it is a concept of what they will develop. So they're committing here to certain recreational facilities and basically to be named later, but they will be part from the list that's shown in Number 18.

Commissioner Sell: Sort of like a trade in baseball with the player --

Commissioner Palatiello: -- the player to be named later. Exactly.

Chairman Murphy: And no one is on strike. All right. Thank you.

Commissioner Palatiello: I'm ready to go on verbatim now, Mr. Chairman.

Chairman Murphy: Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I think we have worked out the outstanding issues that were raised in the public hearing. And as I indicated at the public hearing, the fact that we had no speakers come and address this application, the fact that it does have the recommendation of the Reston Citizens Association Planning and Zoning Committee. And I have received numerous favorable comments from the Reston community on this application, I'm

**TOWN CENTER CONCEPTUAL DEVELOPMENT PLAN**  
**RESTON LAND CORPORATION - SECTION 933 (WEST MARKET) - NOTES**

**GENERAL**

1. This site is known as Section 933, Reston, and consists of approximately 49 acres.
2. The Tax Map Reference for this site is a portion of 17-1-((1))-3J.
3. The property which is the subject of this application shall be developed in accordance with Sheet 1 of this Town Center Conceptual Plan, dated 4-05-95 (consisting of four sheets), prepared by Urban Engineering and Sasaki Associates, Inc.; subject to these notes and provided that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of the final site engineering, as determined by the Department of Environmental Management ("DEM").
  - A. Sheet 2 depicts a proposed townhouse and multi-family development which is consistent with the Town Center Concept Plan - Sheet 1. The property shall develop in general conformance with Sheet 2, which is reflective of the character, density, lay-out, general orientation and streetscaping of the West Market community, subject to final approval by the Reston Town Center Design Review Board. Applicant shall submit PRC plans for the individual land bays to the Office of Comprehensive Planning ("OCP") for review and comment prior to PRC plan approval.
  - B. Sheet 3 consists of various illustrative concepts of portions of the Section 933 plan. Where possible and as approved by the Reston Town Center Design Review Board, Applicant shall develop these portions of the plan in substantial conformance with Sheet 3.
  - C. Sheet 4 consists of a general delineation of the surrounding road network as well as the roads which shall be constructed as part of Section 933 development, consistent with the transportation notes listed herein.
4. The minimum parking provided shall be as required by the Fairfax County Zoning Ordinance.
5. Construction of this development is anticipated to begin during the Summer or Fall of 1996, subject to market and financing conditions. The project may be developed in phases.



6. There are no known burial sites on the property. Except for the existing storm water management pond and protected drainage way, there are no scenic or natural features on this site deserving protection.

### CONCEPT PLAN

7. The Housing Program for the West Market Community shall consist of the following:

	<u>Unit Type</u>	<u>Number of Units</u>
A.	Townhomes	150 - 180
B.	Multi-Family	<u>225 - 275</u>
C.	Total	375 - 455

8. Applicant reserves the right to provide for on-street parking, surface parking, garages within the townhomes and underground\in-unit garage parking within the multi-family buildings.
9. Subject to approval by Fairfax County and the Virginia Department of Transportation ("VDOT"), the Applicant reserves the right to provide for parallel parking along Town Center Parkway.
10. The overall minimum open space for the site shall be 30%.
11. The Applicant is requesting a waiver of the privacy yard and privacy fence\wall requirements, in accordance with Fairfax County Zoning Ordinance Section 6-306(2).
12. Applicant shall not locate any building within 50' of the existing, underground transmission\pipeline(s)(located within the easement area along the western boundary of the site). Applicant may include recreational facilities, surface parking lot(s), landscaping and all other facilities otherwise permitted by the Public Facilities Manual ("PFM") and other applicable County ordinances within said easement area. Applicant shall construct such facilities in accordance with the PFM and other applicable County ordinances. Applicant shall notify and coordinate with the Colonial Pipeline operator (and any other applicable pipeline operator) prior to commencing any construction within the easement area, as required by applicable County ordinances. Furthermore, Applicant shall provide its own Construction Supervisor on-site during any construction activities conducted within the easement area, to coordinate with its contractors, and County and pipeline operating personnel.
13. Architectural details are subject to final approval by the Reston Town Center Design Review Board. Applicant shall develop and complete Design Guidelines for the Reston Town Center Design Review Board which govern Section 933 prior to approval of the first site plan for the property.

## **LANDSCAPING AND ENVIRONMENTAL**

14. Landscape plan(s) shall be submitted with the PRC and site plans for each phase of development. Landscaping details are subject to final approval by the Reston Town Center Design Review Board.
15. Applicant shall provide streetscaping for the project according to the Sasaki Urban Design Principles for the Town Center District, as may be modified by the Reston Town Center Design Review Board.
16. Applicant shall endeavor to preserve existing trees and vegetation on the site within undisturbed open space areas (such as the noted drainage way).
17. Storm water management for this community shall be provided in the designated storm water management pond shown on this Concept Plan, which is part of a regional storm water management system.

## **RECREATION FACILITIES AND TRAILS**

18. The Applicant shall provide active recreation facilities, which shall include some combination of the following: a clubhouse, pool, tennis court(s), soccer, general play or volleyball field(s), tot lot(s), etc. Applicant shall also provide passive recreation facilities, which shall include some combination of the following: landscaped courtyards, open spaces, walkways, or trails, etc.
19. The internal pedestrian circulation system shall consist of sidewalks (pursuant to the PFM) and 4'-8' walks/trails. The pedestrian circulation system shall be reflected on the PRC and site plans for each phase of development, and shall be designed to interconnect the residential units, parking lots and community amenities (all as generally depicted on Sheet 2).
20. Applicant shall coordinate any trail connections to the W&OD Regional Trail with the Northern Virginia Regional Park Authority (which controls the W&OD Regional Trail). Applicant shall establish a buffer between its development and the W&OD Regional Trail, generally as depicted on Sheet 2 and subject to these notes.

## TRANSPORTATION

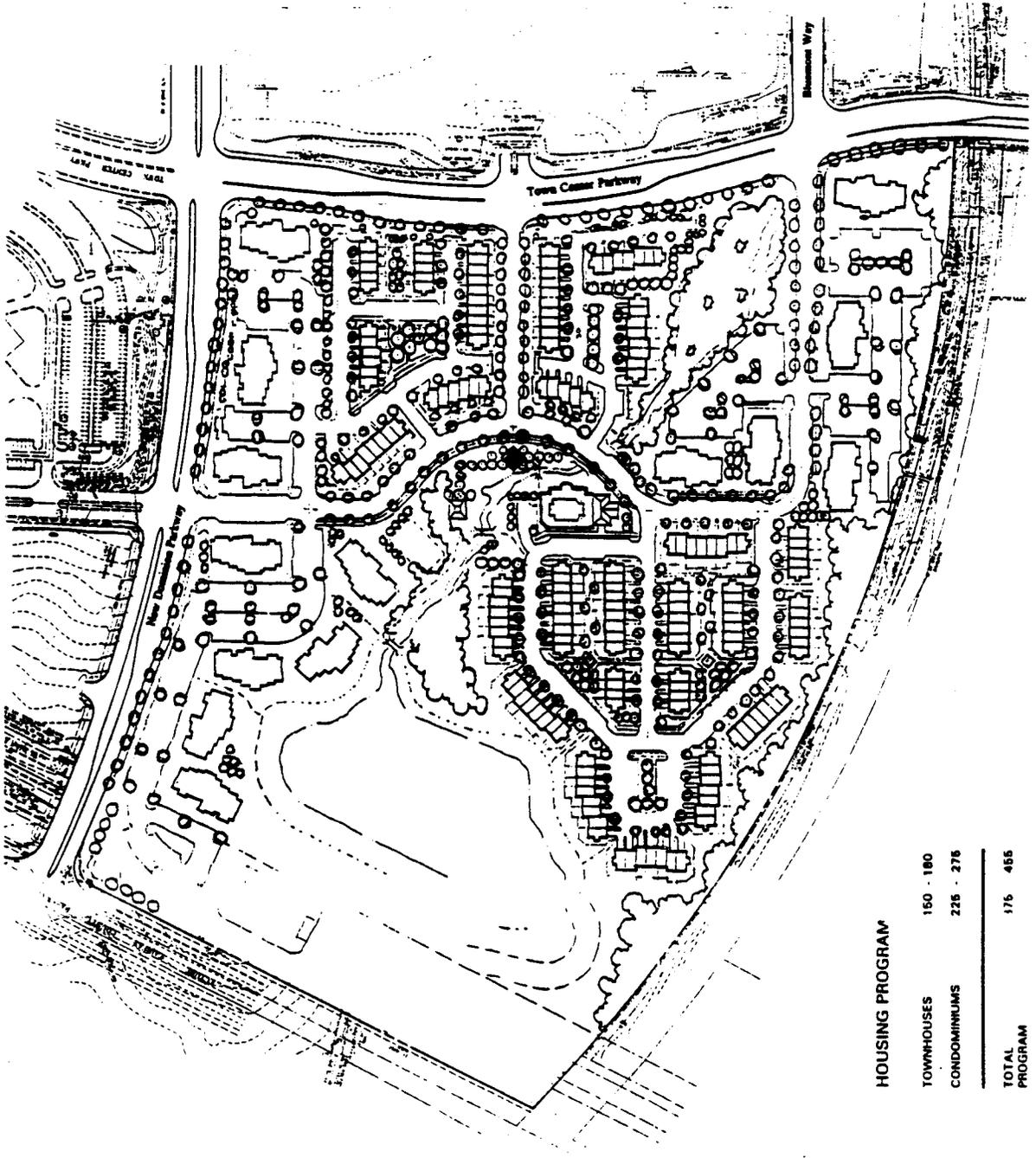
21. Applicant shall, if requested by the Office of Transportation ("OT"), construct up to two (2) on or off-site bus shelters (covered, open, typical type, with trash receptacle) at appropriate location(s) within or near the project. The location(s) of such shelter shall be determined by Applicant (subject to approval by OT) prior to site plan approval of the first phase of development. The bus shelter(s) shall be provided prior to the issuance of the first Residential Use Permit within Section 933.
22. Applicant reserves the right to provide for private internal streets throughout this development, consistent with PFM standards, as determined by DEM.
23. As part of this development, the Applicant shall construct traffic signal(s) where warranted and/or required by VDOT.
24. As generally shown on Sheet 4, Applicant shall construct the following road improvements. Applicant reserves the right to phase road construction as necessary to serve development within Section 933, as approved by VDOT and OT.
  - A. New Dominion Parkway. Applicant shall extend New Dominion Parkway to the main entrance on Section 933. Applicant does hereby request a waiver of the frontage improvements for New Dominion Parkway from its main entrance to the future Fairfax County Parkway. Applicant shall construct said portion of New Dominion Parkway at the earlier of (i) development of the contiguous property to the north (Reston Section 931, Block 5), or (ii) upon the opening of the New Dominion Parkway entrance onto the Fairfax County Parkway.
  - B. - Town Center Parkway. Applicant shall construct Town Center Parkway from New Dominion Parkway to Bluemont Way as necessary for the development of Section 933.
  - C. Bluemont Way. Applicant shall extend Bluemont Way from the current terminus in the Reston Town Center Urban Core to the Section 933 site entrance.
  - D. Fairfax County Parkway. Applicant reconfirms its existing Town Center Proffer obligation(s) to provide necessary dedication/right(s)-of-way and easement(s) for construction of the Fairfax County Parkway contiguous to the Section 933 property.

## **RESTON COMMUNITY**

25. The PRC plans shall be submitted to the Reston Citizens Association's Planning and Zoning Committee for review and comment prior to site plan approval.
26. The PRC plans shall be submitted to the Hunter Mill District Planning Commissioner for review and comment prior to site plan approval.
27. Applicant shall contribute \$5,000 to the Reston Streetlight Fund at site plan approval for the first phase of development.

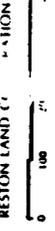
## **TOWN CENTER CONCEPTUAL PLAN AMENDMENTS**

28. Any portion of the site may be the subject of a Town Center Conceptual Plan Amendment application without joinder and/or consent of the owners of the other land areas, provided that such Amendment does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not subject to such an Amendment shall otherwise remain in full force and effect.



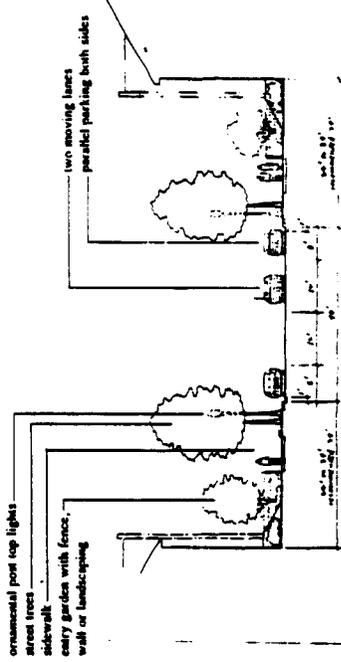
RESTON TOWN CENTER

PARCEL 933

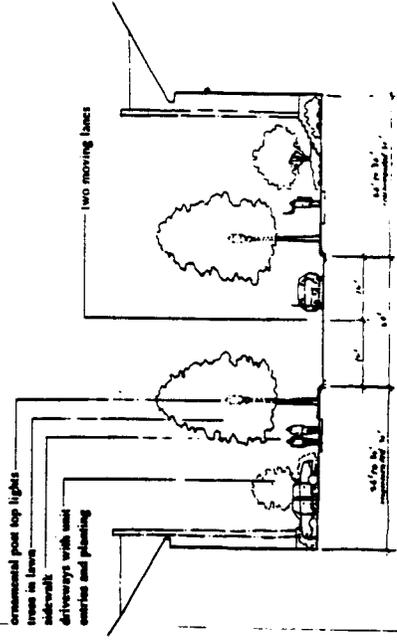


HOUSING PROGRAM

TOWNHOUSES	150 - 180
CONDOMINIUMS	225 - 278
<b>TOTAL PROGRAM</b>	<b>375 - 458</b>



Section at Market Street

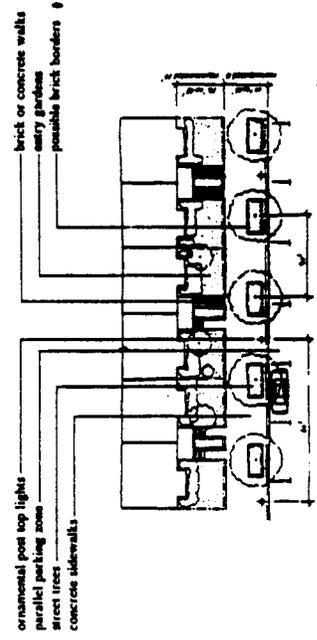


Townhouse Street Section with Garage at Front

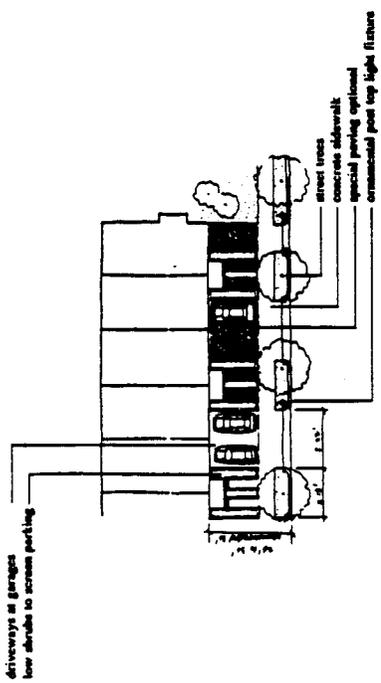


suggested architectural features/treatments:  
key windows, balconies, entrance porches,  
rear porches, walls, fences, etc.

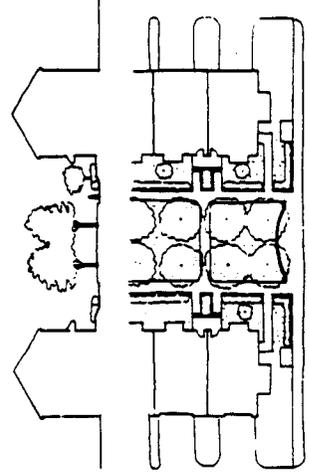
Alternative Townhouse End Elevation



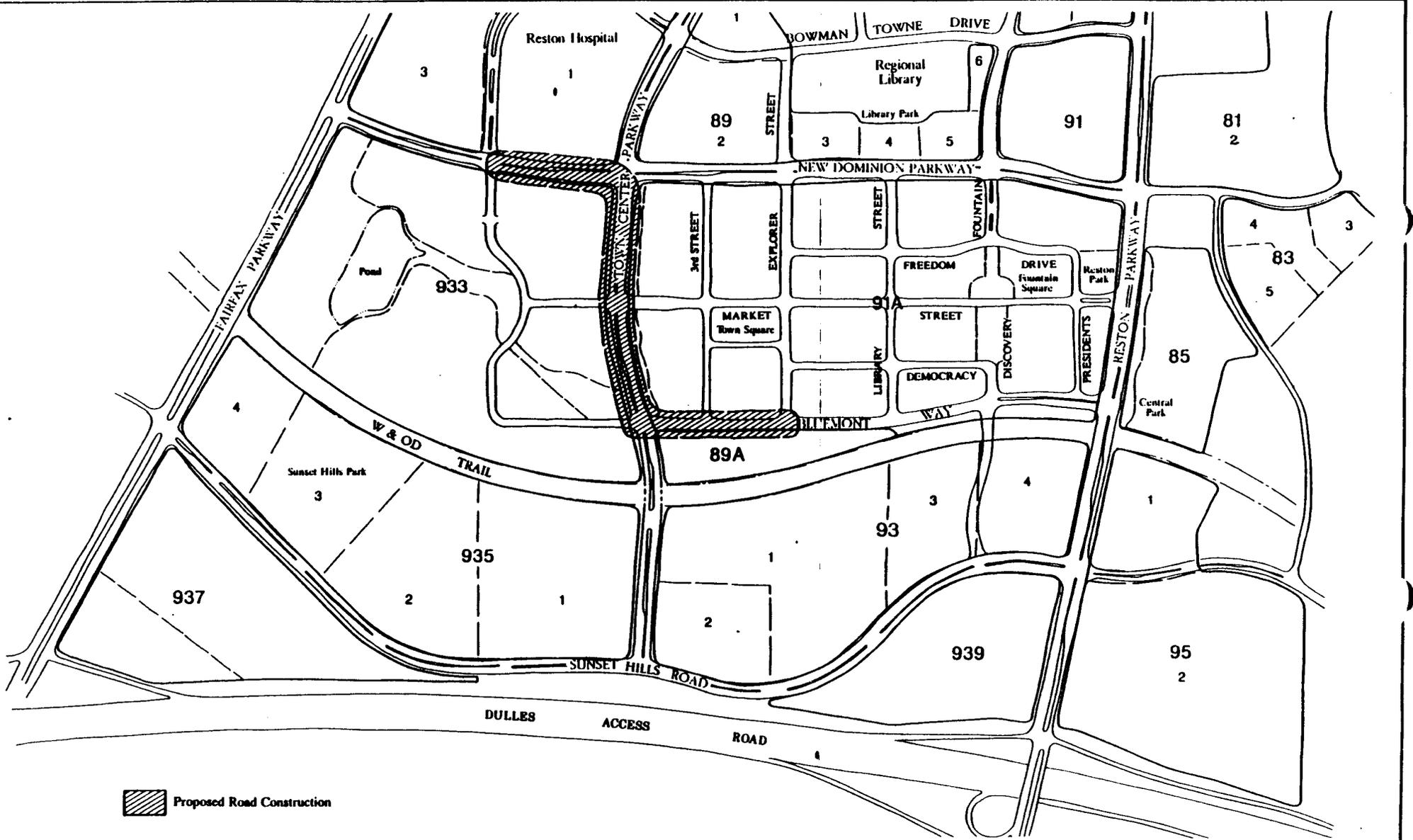
Conceptual Plan at Market Street



Townhouse Plan with Garages at Front



Townhouse Mews Concept



 Proposed Road Construction

## 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. CPA 89-C-025  
Reston Land Corporation

**DATE:** 24 May 1996

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated March 20, 1996. This application requests a conceptual plan amendment to replace 35-40 condominium units with 35-40 urban style town homes. Approval of this application would result in a residential density of 7.5-9.2 dwelling units per acre. 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 and Town Center (Reston Land Use Plan). All the surrounding areas are located in the Town Center as designated by the Reston Land Use Plan. A hospital facility (planned for public facilities) and vacant land (planned for residential planned community) are located to the north. To the east is located vacant land that is planned for residential planned community. To the south are located an office building (planned for office use), vacant land (planned for residential planned community and public park) and an industrial building (planned for industrial use).

**COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

The 49.51-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property:

**Text:**

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

"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..."

**Map:**

The Comprehensive Plan map shows that the property is planned for residential planned community use and the Reston Land Use Plan designates the subject property as planned for town center use.

**Analysis:**

The application and development plan propose residential use at 7.5-9.2 dwelling units per acre which is in conformance with the use and density recommendations of the Comprehensive Plan.

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

**Text:**

On pages 416 and 417 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," the Comprehensive Plan states:

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

1. Development applications in the area should be accompanied by a development study report which describes the impacts of the proposed development and demonstrates the proposal's conformance with the Comprehensive Plan and adopted policies.”

**Analysis:**

The application and conceptual development plan generally respond to these development criteria except as discussed in the following commentary. The proposed playing fields located along the western boundary of the subject property should be illustrated clearly on the conceptual plan.

**Text:**

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

**Analysis:**

The applicant should provide additional plantings along New Dominion Parkway to mitigate the impact of the hospital upon the proposed residential structures.

**Text:**

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

**Analysis:**

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

**Text:**

- “4. Provision of design, siting, style, scale, and materials compatible with adjacent

development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods.”

**Analysis:**

The proposed development is compatible with proposed adjacent development and the surrounding community.

**Text:**

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

**Analysis:**

The applicant should to address this development criterion.

**Text:**

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

**Analysis:**

The appropriate land area is consolidated for this development.

**Text:**

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

**Analysis:**

The applicant has provided adequate parking lot landscaping.

**Text:**

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

**Analysis:**

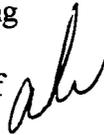
This development criterion should be reviewed by the Office of Transportation.

BGD:ALC

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

**FROM:** Angela Kadar Rodeheaver, Chief   
Site Analysis Section  
Office of Transportation

**FILE:** 3-4 (RZ 89-C-025)

**SUBJECT:** Transportation Impact

**REFERENCE:** CPA 89-C-025-2; Reston Land Corporation  
Traffic Zone: 1714  
Land Identification Map: 17-1 ((1)) pt. 3

**DATE:** May 28, 1996

Transmitted herewith are the comments of the Office of Transportation on the referenced application. These comments are based on plans dated March 1996.

- Transportation Improvement

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

- Fairfax County Parkway

The applicant should provide all easements associated with the construction of the Fairfax County Parkway. Transportation note 24D addresses this issue.

- New Dominion Parkway

A note on the Conceptual Development Plan states that the applicant will "extend New Dominion Parkway to the main entrance." In the interim, until the Fairfax County Parkway is built in this area, this construction of New Dominion Parkway is acceptable. However, at such time as the Fairfax County Parkway is constructed in the area of the site, the applicant should commit to provide the remaining link of New Dominion Parkway from the main entrance to the Fairfax County Parkway. (Note: The applicant's proffers provide for this improvement; however, it is not proffered to occur until Phase I-B of development, and

RZ 89-C-025  
May 28, 1996  
Page Two

therefore the Fairfax County Parkway construction may occur prior to that phase of development.) Transportation note 24A addresses this issue in part; however, the second trigger/event should be the completion of the Fairfax County Parkway in the area of New Dominion Parkway.

- Parking

The applicant should provide parking for the proposed athletic fields.

AKR/akr/kal/n:akr/rz89c025

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

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: CPA 89-C-025  
Reston Town Center, Section 933

**DATE:** 19 June 1996

This memorandum, prepared by Cecilia Lammers, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns including a description of potential impacts that may result from the proposed development as depicted on the development plan dated March 20, 1996. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

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

On page 93 of the Policy Plan, the Comprehensive Plan states the following:

**“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.”

**ENVIRONMENTAL ANALYSIS:**

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

**Tree Preservation**

**Concern:**

Environmental concerns relating to the development of this parcel have all been addressed in previous applications. While this development plan is similar to the previously approved development plan, the percentage of the site dedicated to tree preservation is considerably less. In addition, there are several areas on the development plan where tree preservation does not appear to be feasible due to the proximity of buildings to the tree save areas.

**Suggested Solution:**

The development plan should be revised to more closely reflect the tree preservation areas approved on the previous development plan. In addition, tree preservation areas should be shown a realistic distance from proposed buildings.

**TRAILS PLAN:**

No trails are planned on this property.

BGD:CAL

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environmental and Heritage Resources Branch, OCP

**SUBJECT:** ENVIRONMENTAL ADDENDUM for: CPA 89-C-025  
Reston Town Center, Section 933

**DATE:** 26 June 1996

This environmental addendum discusses the resolution of environmental concerns outlined in an Environmental Assessment dated 19 June 1996 that are occasioned by the revised Conceptual Plan dated June 14, 1996.

The revised plan does not adequately address concerns raised in the Environmental Assessment. The area of tree preservation in the center of the site remains smaller in size than that previously approved. On the previously approved conceptual plan the tree preservation area west of Crescent Park Drive was approximately 90,000 square feet in size. On the conceptual plan currently under review approximately 65,000 square feet is proposed for preservation in this area, a loss of 25,000 square feet or more than half an acre.

The suggested resolution of this concern includes revising the conceptual plan to reflect the preservation of the stream valley where it is crossed by Crescent Park Drive. The current conceptual plan does not depict preservation of the stream valley in this area. In addition, note #16 on the conceptual plan should be revised to state that the applicant shall commit to the preservation of existing vegetation to the greatest extent possible, with preference being given to the preservation area adjacent to the stream valley.

BGD:CAL



II. Trails:

Yes  No

Any Trail projects pending funding approval on this property?

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

\_\_\_\_\_

Yes  No

Any funded trail projects affected by this rezoning?

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

\_\_\_\_\_

III. School Sidewalk Program:

Yes  No

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

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

\_\_\_\_\_

Yes  No

Any funded sidewalk projects affected by this rezoning?

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

\_\_\_\_\_

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

Yes  No

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

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

\_\_\_\_\_

Yes  No

Any ongoing E&I projects affected by this rezoning?

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

\_\_\_\_\_

V. Other UP&DD Projects or Programs:

Yes  No

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

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

Application Name/Number: RESTON LAND CORPORATION | CPA 89-C-025

\*\*\*\*\* 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 THAT THE <sup>on-site</sup> REGIONAL FACILITY IS DESIGNED TO FULLY ALLOCATE THIS ENTIRE SITE.

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 (Fred Rose) FR  
Public Improvements Branch (Walt Wozniak) W  
Stormwater Management Branch (Bill Henry) BH

JWK/crt(1631E)

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

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

May 17, 1996

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

**FROM:** Laurie Shertzer (246-3284) *LS*  
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Conceptual Plan Amendment Application CPA 89-C-025

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #4, Herndon.
2. After construction programmed for FY 1996, this property will be serviced by the fire station planned for the \_\_\_\_\_ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

**FAIRFAX COUNTY WATER AUTHORITY**

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

**MEMORANDUM**

May 14, 1996

**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 CPA 89-C-025

---

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-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

# CONCEPTUAL PLAN AMENDMENT APPLICATION

## CPA 89-C-025

CPA 89-C-025  
FILED 04/15/96

RESTON LAND CORPORATION  
RESIDENTIAL USE

49.51 ACRES OF LAND; DISTRICT - HUNTER MILL

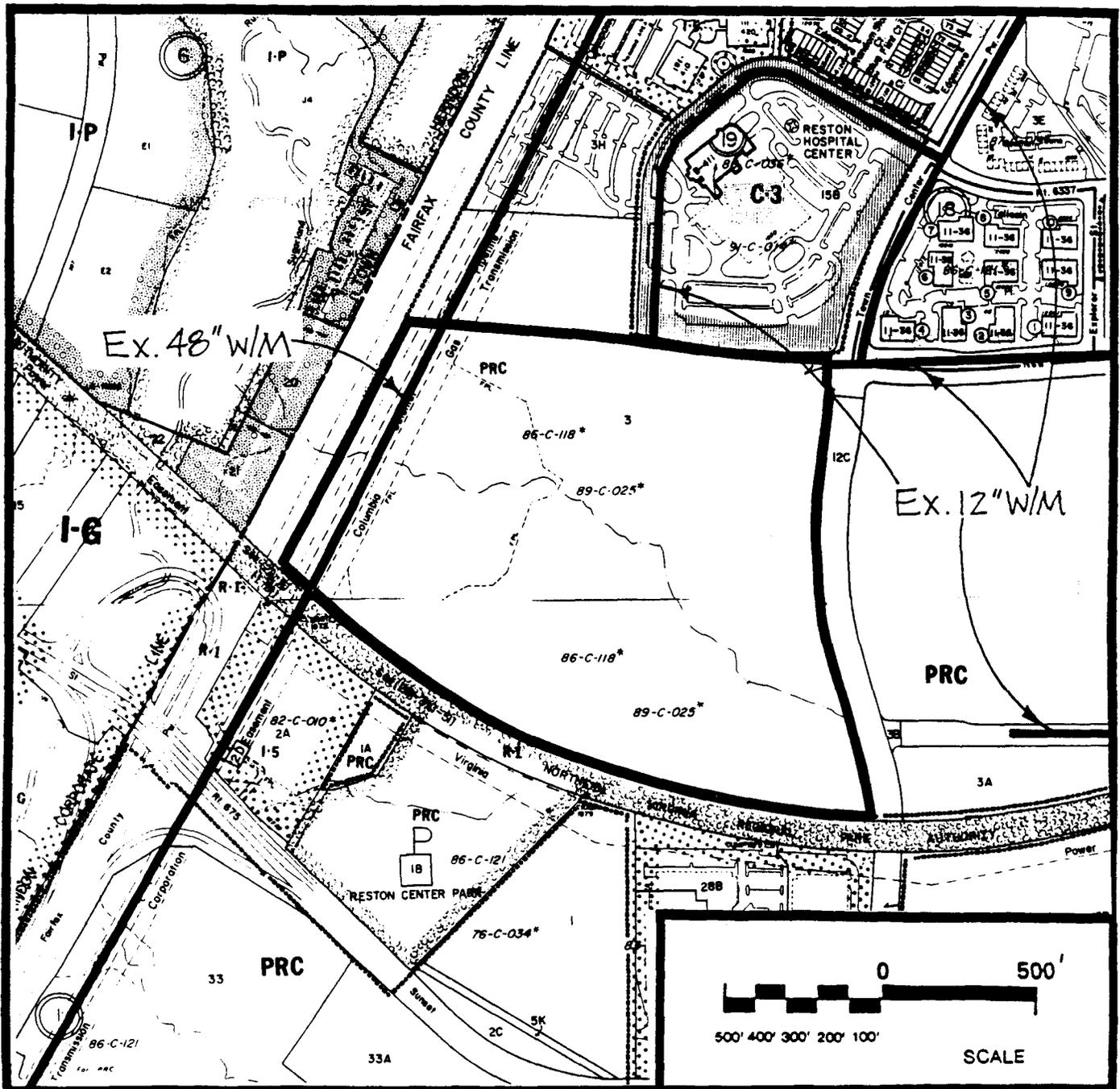
LOCATED: N. OF SUNSET HILLS RD., IMMEDIATELY S. OF THE RESTON HOSPITAL CENTER, W. OF BLUEMONT WAY AND TOWN CENTER PKWY. AND E. OF THE FUTURE FAIRFAX COUNTY PKWY.

ZONED: PRC

OVERLAY DISTRICT(S):

17-1 ((1)) pt. 3

TAX MAP



17-1- pt. 3  
49.51 Acres  
PRC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: May 7, 1996  
Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis, Rezoning Application CPA 89-C-025

The following information is submitted in response to your request for a sanitary sewer analysis for subject rezoning application:

1. The application property is located in the Sugarland Run(B2) Watershed. It would be sewerred into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing/proposed 10 inch pipe line located in easement and from the property is/ is not 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.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application + Previous Rezoning</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
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  
Park  
Authority**



**M E M O R A N D U M**

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

**FROM:** Lynn Tadlock, Director  
Planning and Development Division

**SUBJECT:** CPA 89-C-025  
Reston Center - Section 933  
Loc: 17-1((1))3 pt.

**DATE:** May 22, 1996

**RECEIVED**  
**OFFICE OF COMPREHENSIVE PLANNING**  
**MAY 28 1996**  
**ZONING EVALUATION DIVISION**

The Fairfax County Park Authority (FCPA) staff reviewed the above referenced application and provides the following comments:

The proposed development of Reston Center Section 933 will build 220 townhouses and 235 multi-family units. This development will add 1,033 people to the current population of Hunter Mill District. The developer has stated an intent to provide active recreation facilities and trails that will include, "... some combination of the following: a clubhouse, pool, tennis court(s), soccer, general play area or volleyball field(s), tot lot(s), etc." For passive recreation facilities, it is stated that, "... some combination of the following: landscaped courtyards, open spaces, walkways, or trails, etc." If the developer provides all of the above-mentioned facilities at the site, according to the Fairfax County Park Authority's standards, then it will meet the proportional demand for such facilities generated by this population.

The proportional cost to provide recreational facilities for this population is estimated to cost \$277,195. If developer selects to provide some of these facilities, then it is recommended the neighborhood park type facilities should be provided at the site. It should include multi-use courts, tot lots, open play area, picnic and a trail system to provide pedestrian connections and links to all facilities at the site. The swimming pool with related amenities is a preferred amenity at the site. This population will also demand the use of athletic fields such as baseball, soccer, lacrosse, football and softball. The demand for athletic fields can be met by providing such facilities at a nearby park. The proportional cost to provide athletic fields is \$159,051. The Fairfax County Park Authority can use these funds to acquire/develop/maintain facilities at a nearby park.

The Comprehensive Plan, Parks and Recreation, Objective 4, Policy a, states: "Provide neighborhood park facilities on private open space in quality and design consistent with County

Barbara Byron  
CPA 89-C-025  
Reston Center - Section 933  
May 22, 1996  
Page 2

standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;...".

The Comprehensive Plan, Parks and Recreation, Objective 4, Policy b, states: "Mitigate the cumulative impacts of development which exacerbates or creates deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by application of the Criteria for Assignment of Appropriate Development Intensity".

cc: G. C. Aldridge, Planning and Development, FCPA  
Dorothea L. Stefen, Plan Review, FCPA  
Mubarkia Shah, Plan Review Team, FCPA  
Gail Croke, Planning and Development, FCPA

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

**COUNTY 456 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.1-456 of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Abbreviations Commonly Used in Staff Reports

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