

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: August 30, 2000

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

THROUGH: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: Leslie Johnson, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

SUBJECT: Staff Analysis of Conceptual Plan CP 86-C-121-13
Tysons Study Center, Inc.

INTRODUCTION

This memorandum contains the Staff Analysis of the above-referenced Conceptual Plan which has been submitted on 2.62 acres located within the Reston Town Center. A locator map of the subject property, reduction of the plan and an 8 ½ x 11" copy of the Plan notes are provided immediately following this analysis as Attachments 1 and 2.

DESCRIPTION OF THE APPLICATION

Tysons Study Center, Inc., the applicant, is requesting approval of a Conceptual Plan for a Group 3 institutional use, to include a school of special education and monastery on a total of 2.62 acres zoned PRC. The property is located on the east side of Old Reston Avenue, approximately 275 feet south of Temporary Road and is further identified as Reston Section 83, Block 5 located at Tax Map 17-2 ((1)) 11I. CP 86-C-121-13 proposes construction of a three story, 17,000 square foot study center which will have a resident staff of up to twelve (12) Catholic priests and laymen who will offer supplementary education programs, including instruction in Catholic doctrine and spirituality, to high school and college age students as well as conducting conferences and seminars and spiritual counseling for adults. Classes are offered on weeknights between 7:30 PM and 9:30 PM and on weekends. Classes will be limited to approximately 25 to 30 students. The site is currently undeveloped except for a portion of an existing stormwater management facility which is located along the eastern property boundary. The applicant's Statement of Justification is contained in Attachment 3.

SURROUNDING AREA DESCRIPTION:

CP 86-C-121-13			
Direction	Use	Zoning	Plan
North	Child care center	PRC	Planned Residential Community -Town Center
South	Residential - Multiple Family (Sycamore Apartments)	PRC	Planned Residential Community-High Density Residential
East	Child Care Center and Stormwater Management Facility (Tax Map 17-2 ((1)) 11H) Community Park (Tax Map 17-2 ((1)) 11G)	PRC	Planned Residential Community-Town Center and High Density Residential
West	Residential - Multiple Family (Stratford at Town Center)	PRC	Planned Residential Community – Town Center
Northwest	Office	C-3	Office
Southwest	Office (Prison Fellowship Ministries)	PDC	Office

BACKGROUND

The 2.62 acre application property was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of rezoning application RZ 86-C-121, one of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings" and identified as Property B. Each of the four (4) applications was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but which do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. The proffers approved in conjunction with RZ 86-C-121 require the review and approval by the Planning Commission of a Conceptual Plan for each property developed within the Town Center. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by staff

and review and approval by the Planning Commission would show more details to include traffic circulation, landscaping and screening, building location and parking lot location.

The approved Development Plan (DP) for the Tysons Study Center site is designated as Part 13 of RZ 86-C-121. The approved DP for Part 13 permits, in addition to those uses permitted by right within a PRC high density residential category, Group 3 institutional uses such as churches, temples and other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students, private schools of general or special education which have an enrollment of less than 100 students. By letter dated November 7, 1996, from the Zoning Administration Division, Department of Planning and Zoning, it was determined that the educational component of the Opus Dei Study Center (now known as the Tysons Study Center) was most similar to a private school of special education and the residential component most similar to a convent, monastery, seminary and nunnery use. It was further determined that these uses were permitted on the approved DP. It should be noted that no maximum FAR or building height is stipulated on the approved DP. A copy of the approved proffers and Development Plan (DP) for Part 13 of RZ 86-C-121 is set forth as Attachments 4 and 5.

COMPREHENSIVE PLAN PROVISIONS (Attachment 6)

Plan Area:	Area III
Planning Sector:	Reston-Herndon Suburban Center of the Upper Potomac Planning District
Reston Master Plan:	High Density Residential Use

The property is located within the Reston Community Planning Sector of the Upper Potomac Planning District in Area III. The Reston Master Plan is incorporated by reference into the County's Comprehensive Plan. The Reston Master Plan shows this area planned for high density residential uses.

ANALYSIS

Description of the Conceptual Plan (CP)

Title of CP:	Reston Study Center
Prepared by:	Davis • Carter • Scott
Dates:	August 4, 2000

The CP consists of seven sheets. Sheet 1 contains a Vicinity Map, the Plan Notes and Site Tabulations. Sheet 2 depicts the approved Development Plan for

Part 13 of RZ 86-C-121. Sheet 3 depicts the proposed development in context with surrounding development along Old Reston Avenue. Sheet 4 depicts the proposed site layout for the 2.62 acre site, including proposed landscaping, other office projects to the north, east and southeast; also included is an overall pedestrian circulation map for the vicinity. Sheet 5 depicts a perspective of the proposed building elevation from Old Reston Avenue. Sheets 6 and 7 provide a tree survey and condition analysis of existing trees on the property as well as identification of those trees designated for preservation.

The application proposes construction of a three story 17,000 square foot residential facility with classroom and office space on 2.62 acres located on Old Reston Avenue opposite the Stratford at Town Center residential community which is currently under construction. The facility is oriented to Old Reston Avenue with two points of access. The main entrance is located south of the building, opposite the entrance to the Stratford Development. The access drive extends southward to a parking area which accommodates 24 parking spaces. A secondary access point is provided via an interparcel connection through the Kindercare Child care center. An additional six spaces are provided to the north of the building via the interparcel connection. Tree preservation areas have been identified along the Old Reston Avenue frontage as well as to the rear of the building. A portion of the existing stormwater management facility which serves Kindercare, the community park and the application site is located along the eastern property boundary. A portion of an existing 8 foot wide asphalt trail which extends from the community park, westward through the application property, will be relocated south of the proposed parking area and will connect to the existing trail located across Old Reston Avenue within the Stratford residential development.

The overall gross floor area proposed for the study center is 17,000 square feet which equates to a FAR of 0.14. A minimum of 40% of the 2.62 acre site will be provided as open space.

Conformance With Proffers & Development Plan

The approved development plan (DP) for RZ 86-C-121 permits residential use not to exceed 100 single family attached and/or multi-family dwelling units, as well as certain special permit and special exception uses to include Group 3 institutional uses. No maximum FAR or building height is specified for the site. As noted previously the Tysons Study Center has been deemed to be most similar to a School of Special Education and a convent, monastery or nunnery. These uses are Group 3 institutional uses which are permitted uses per the approved DP.

In addition, as stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 86-C-121 require the review and

approval by the Planning Commission of a Conceptual Plan. The proffers list a number of elements that are required components of the Conceptual Plan including:

- 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 Hub (Mass Transit Facility)
- Floor Area Ratios
- General Location of Office and Commercial Buildings
- Height Limits
- General Location and Type of Housing Units

A summary of how the above elements are addressed is set forth below.

Vehicular traffic circulation plan including approximate location of entrances:

A total of two entrances serve the site. The main entrance will be located opposite the existing entrance for the Stratford at Town Center residential development. This entrance provides access to the main parking area which accommodates 24 spaces. A second entrance is provided through an interparcel connection with the Kindercare development to the north. A small six space parking area with loading space is provided via this interparcel connection. It is anticipated that the housekeeping staff will utilize this parking area.

The applicant has committed to construct frontage improvements to include curb and gutter and sidewalk along the site frontage in accordance with County Road Project # 64195.

Minor Streets

There are no minor streets proposed with this Conceptual Plan.

Pedestrian Walkways and Trails

A four foot wide sidewalk will be constructed along the Old Reston Avenue frontage of the site and will connect to the sidewalk constructed by Kindercare to the north. It should be noted that the applicant has committed in the Plan Notes to construct an eight foot wide trail in lieu of a four foot sidewalk, if requested by VDOT or Fairfax County Department of Transportation (DOT) at the time of site plan approval. In addition, the asphalt trail which extends eastward through the

site from the community park will be relocated south of the parking lot and will connect to the 8 foot wide trail located adjacent to the Stratford residential development. This trail ultimately connects to the W&OD Trail south of the Stratford development.

Landscaping and Screening

Tree cover on the site consists of climax stage, upland hardwood forest. Overstory species include white oak, red oak, chestnut oak, hickory and tulip poplar. The understory consists primarily of tulip poplar. The applicant has identified several tree preservation areas on the site. A number of trees north and south of the main entrance will be preserved, as well as a group of mature trees to the rear of the building. In addition to the individual trees designated for preservation, the applicant is proposing extensive landscaping around the site, including the planting of seedlings along the edge of the Stormwater Management Facility. The Plan notes commit to a minimum of 25% tree cover on the site.

Open Space

A minimum of 40% open space will be provided. The Master Conceptual Plans approved for the Town Center require a minimum of 15% open space.

Recreation and Community Facilities

None proposed with this application.

Location of a Time Transfer Hub (Mass Transit Facility)

None provided with this application.

Floor Area Ratios

The proposed FAR is 0.14. No maximum FAR is designated for the site.

General Location of Office and Commercial Buildings.

The proposed building is oriented to Old Reston Avenue with a 35 foot minimum setback from the roadway in an effort to preserve a number of trees located to the rear of the building.

Height Limits

There is no height limit specified on the approved development plan; but the maximum proposed height is 45 feet.

General Location and Type of Housing Units

Twelve residential units are provided in conjunction with the proposed use. These single occupancy units will share common dining and living spaces within the facility.

STAFF ANALYSIS

Environmental Analysis (Attachment 7)

The only environmental issue noted concerned tree preservation. The applicant has identified a number of trees to be preserved on site. Initially, the Urban Forestry staff expressed reservation regarding the condition of a number of the trees shown to be preserved, especially to the rear of the site. Staff believed that a number of these trees would not survive construction due to their already fragile condition. After a number of discussions, the applicant committed to remove several of the larger trees already in deteriorating condition from the preservation plan and to include for preservation a number of younger trees located along the Old Reston Avenue frontage of the site. In addition, the applicant committed to construct a retaining wall at the north edge of the southern parking lot to help the survivability of several trees designated to be preserved. A sanitary sewer and storm sewer line were also relocated to minimize impact to the trees designated for preservation. The applicant has committed to prepare a tree preservation plan to be submitted concurrent with the site plan submission. Tree protection fencing will also be provided to protect the trees identified for preservation during construction. Staff believes the applicant through the Plan Notes has satisfactorily addressed all of staff's concerns with regard to tree preservation issues.

Transportation Analysis (Attachment 8)

Old Reston Avenue: The applicant has committed to construct frontage improvements along Old Reston Avenue to include construction of curb, gutter and sidewalk in accordance with the design plans for County Project #64195. No additional right-of-way is required.

All transportation issues have been satisfied.

Land Use Analysis (Attachment 6)

The application property is located within the Planned Residential Community of Reston and is designated for high density residential uses on the Reston Master Plan. Uses along Old Reston Avenue include a mix of residential, institutional and office uses at varying development intensities. The proposed study center

with 12 residences and classroom space has been designed to be residential in character and complements the adjacent residential and institutional developments. Classes will be held in the evening hours and on weekends and therefore will not add any significant peak hour trips onto Old Reston Avenue. Staff believes the proposed use and intensity of development is in harmony with the Comprehensive Plan and provides for the high quality design within and around the Town Center.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The proposed Conceptual Plan on 2.62 acres zoned PRC, is in conformance with the approved Development Plan and proffers approved by the Board of Supervisors in conjunction with RZ 86-C-121. The proposal is also in conformance with the Comprehensive Plan recommendations for the site and presents a development consistent with the high quality development planned for development in and around the Town Center.

Staff Recommendations

Staff recommends approval of CP 86-C-121-13, subject to the Plan Notes dated August 18, 2000.

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

ATTACHMENTS

1. Locator Map
2. Conceptual Plan Reduction and Notes
3. Statement of Justification
4. Approved Proffers for RZ 86-C-121
5. Approved Development Plan for RZ 86-C-121
6. Plan Citations and Land Use Analysis
7. Environmental Analysis
8. Transportation Analysis
9. Glossary of Terms

CONCEPTUAL PLAN APPLICATION

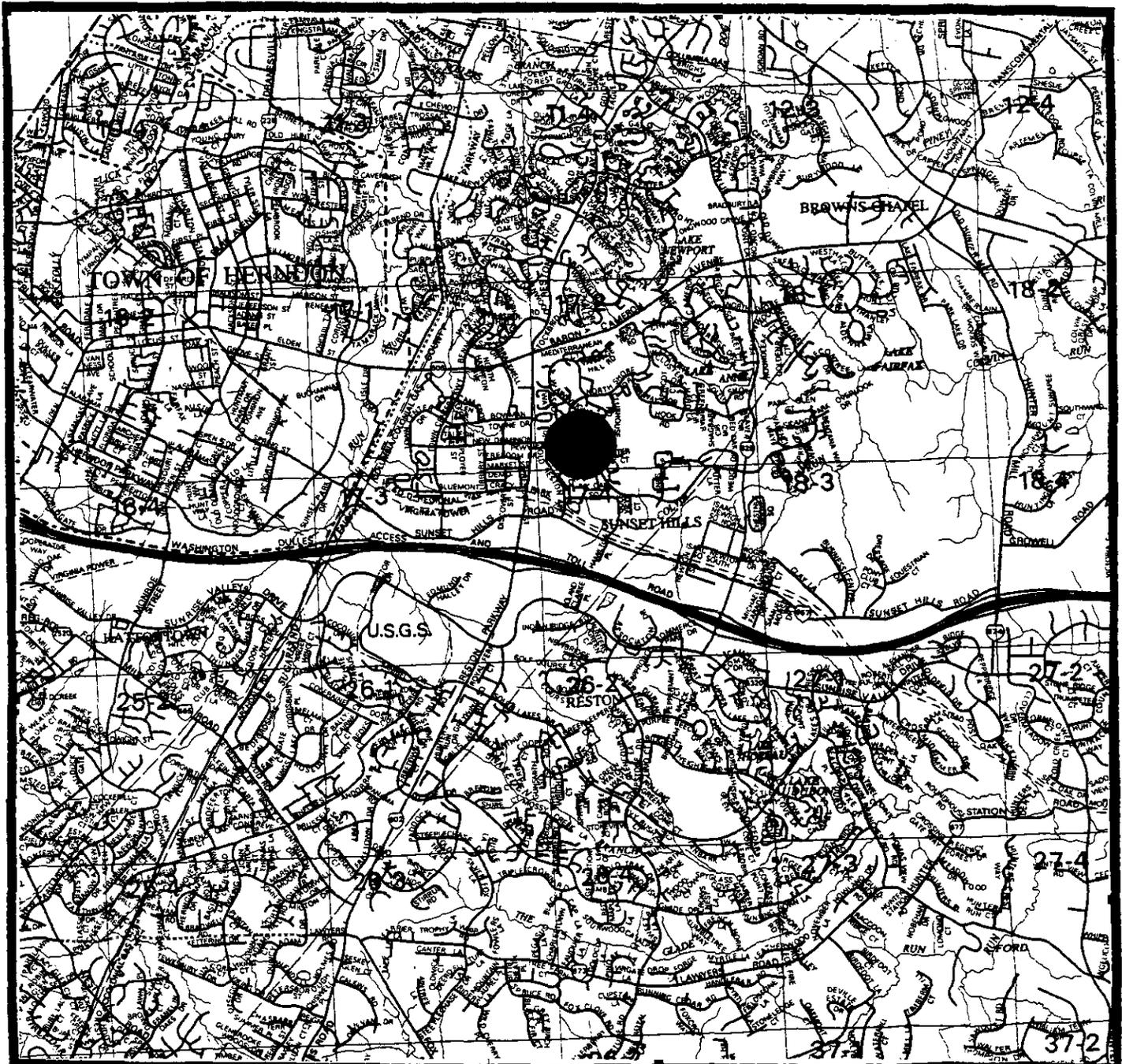
CP 86-C-121-13

CP 86-C-121-13
FILED 04/24/00

TYSONS STUDY CENTER, INC.
TO APPROVE THE CONCEPTUAL PLAN FOR RZ 86-C-121 TO
PERMIT A PRIVATE SCHOOL OF SPECIAL EDUCATION WITH AN
ENROLLMENT OF LESS THAN 100 STUDENTS DAILY; CONVENT,
MONASTERY, SEMINARY AND NUNNERY
2.62 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: E. OF OLD RESTON AVE., APPROX. 275
FT. S. OF TEMPORARY RD.

ZONED: PRC
OVERLAY DISTRICT(S):
017-2- /01/ /00111 PT.

TAX MAP



**Concept Plan Notes
Reston Study Center,
Tax Map 17-2 ((1)) 11I
Reston Town Center
Section 83, Block 5
August 18, 2000**

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 83, Block 5, Reston. The Tax Map reference for the parcel is 17-2 ((1)) 11I. The property is zoned PRC and located within the Reston Town Center (Planned Residential Community).
2. The property which is the subject of this application shall be developed in accordance with this Town Center Concept Plan prepared by Davis, Carter, Scott Ltd; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").
3. The application property consists of approximately 114,308 SF (2.62 AC). Reston Study Center, Inc. is the owner of the property and shall hereinafter be referred to as the "Applicant".
4. The proposed institutional building shall consist of a maximum of 17,000 square feet. The Applicant reserves the right to request revisions to this proposal pursuant to, and consistent with, rezoning application RZ 86-C-121, and subject to approval of an amendment to the TCCP.
5. The applicant shall construct frontage improvements along the property's Old Reston Avenue frontage in accordance with Fairfax County Project #64195, which is in effect as of the date of approval of this Concept Plan, to include a four (4) foot wide sidewalk.
6. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

If, at the time of site plan approval, the County Department of Transportation (DOT) and/or Virginia Department of Transportation (VDOT) determine that an eight (8) foot wide trail should be constructed along Old Reston Avenue, in lieu of the four (4) foot wide sidewalk as shown per Fairfax County Project #64195, the applicant agrees to construct an eight (8) foot wide trail as part of the frontage improvements set forth in Note 5 above. The applicant reserves the right to utilize funds previously proffered, by others, for improvements to Old Reston Avenue per Fairfax County Project #64195, to cover the additional cost to construct an eight (8) foot wide trail in lieu of the four (4) foot wide sidewalk. The cost to be credited from Project #64195 shall be determined by DPWES in accordance with established procedures.

In the event no agreement is reached between the County and VDOT prior to Site Plan approval, the applicant shall dedicate, in fee simple to the Board of Supervisors, additional right-of-way along Old Reston Avenue and provide temporary construction easements to permit the future construction, by others, of an eight (8) foot wide asphalt trail along Old Reston Avenue. In no event shall such additional dedication exceed eight (8) feet from that shown on the Concept Plan. To the extent possible, construction of such a trail should not encroach upon tree preservation areas as depicted on the Concept Plan.

7. The maximum building height shall not exceed 3 stories or 45' (feet).
8. Upon build-out, a minimum of 70% open space shall be provided for Reston Section 83, Block 5.
9. Upon build-out, a minimum of 25% tree cover shall be provided for Reston Section 83, Block 5.
10. Boundary is from existing records.
11. To the best of our knowledge and belief, there are no known cemeteries or burial grounds on this site.
12. To the best of our knowledge and belief, there are no structures existing on this site.
13. The proposed development will use public water and sewer.
14. Storm water management ("SWM") and Best Management Practices ("BMP") shall be provided in the existing SWM pond located to the rear of the site, subject to approval by DPWES. The Applicant shall plant seedlings within the SWM//BMP facility, in accordance with the County policy for planting within these areas, and in conformance with the Public Facilities Manual (PFM 12-0808.7).
15. Topography is from a field run survey by Charles P. Johnson and Associates, Inc., in December 1995. Contour is 2'.
16. The proposed use conforms to the provisions of all applicable ordinances, regulations, and adopted standards.
17. To the best of our knowledge there are no hazardous or toxic substances as set forth in the Title 40, Code of Federal Regulations part 115.4, 302.4, and 355; hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management VR 672-10-1 Virginia hazardous waste management regulation; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 250; to generated, utilized, stored, and/or disposed of on site.

18. Boundary information is based on a plat prepared by Charles P. Johnson and Associates, Inc.
19. There are no scenic assets on the site that deserve preservation.

LANDSCAPING/TREE PRESERVATION

20. The Applicant shall implement a landscaping plan consistent with this Town Center Concept Plan. Said landscaping plan shall be coordinated with, and subject to final review and approval by, the Reston Town Center Design Review Board ("DRB") and by the Urban Forester in conjunction with review and approval of the Site Plan.
21. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by the DRB and DPWES.
22. Tree Preservation
 - A. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division of Fairfax County as part of the first site plan submission. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition ratio percentage of all trees shown to be preserved on the approved Concept Plan. The condition analysis shall be prepared using methods outlined in the latest edition of Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided; which shall include the construction of a retaining wall at the northeast corner of the southern parking lot, in order to minimize construction impacts to Tree #148, as depicted on the Concept Plan. Other tree preservation activities shall include, but are not limited to crown pruning, root pruning, mulching, and fertilization. In addition, notes specifying methods for the removal of invasive vegetation and the preservation of noninvasive understory vegetation within the tree preservation areas shall be provided.
 - B. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence during construction. Tree protection fencing shall be erected at the limits of clearing and grading adjacent to all tree preservation areas as shown on the Phase I and II erosion and sediment control sheets. Tree protection fencing shall consist of four foot high, 14 gauge welded wire attached to 6-foot steel T-posts driven 18 inches into the ground and placed no further than 10 feet apart.
 - C. Silt fence shall be installed in conjunction with the tree protection fence wherever it is needed, as determined by DPWES, to prevent silt from depositing within the designated tree preservation areas.

- D. Ground cover and additional plantings to be planted within the limits of clearing, as shown on the landscape plan, shall be installed in such a manner that insures that the installation activity does not negatively impact the existing vegetation, as determined by the Urban Forester.
- E. In order to minimize impacts to the trees within the Limits of Clearing and Grading, the sanitary lateral and stormwater sewer line shall be located outside of these limits as shown on the Town Center Concept Plan.

LAND USES

- 23. Residential and School of Special Education uses shall be the predominate uses on the site. The Applicant reserves the right to request approval of any accessory uses and accessory service uses which are permitted pursuant to Section 6-100 and as qualified by RZ 86-C-121. There shall be no more than 12 residents living at the facility at any one time. There shall be no more than 30 students on site at any given time except for occasional special events for which adequate parking will be provided.
- 24. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center DRB.
- 25. Hours of instruction shall generally be limited to "off-peak" traffic hours. The hours of instruction shall occur generally between 7:30 p.m. and 11:30 p.m. on weeknights, and on weekends. Occasionally, instruction will occur outside of these hours, but every effort will be made to limit this hours to "off-peak" traffic hours.

TOWN CENTER CONCEPT PLAN AMENDMENTS

- 26. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s), Special Permit(s), and/or variances (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.
- 27. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception, Special Permit or Variance without joinder and/or consent of the owners of the other land areas, provided that such application 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 the subject of such an application shall otherwise remain in full force and effect.

PARKING CALCULATIONS

School of Special Education: 12 Employees = 0 spaces *

Sufficient spaces for students: 30 students/2 = 15 spaces

(Note: No employee parking is calculated for this use because the residents of the facility are employees of the School of Special Education whose parking requirements are calculated under the "Dormitory" calculations below. Parking for a School of Special Education is calculated as 2 parking spaces/3 employees, plus sufficient spaces to accommodate all persons at the school at any one time.)*

Dormitory - One (1)/2 sleeping accommodations (12 accommodations/2 = 6), plus one (1) additional space for each housemother, manager or employee (1 * 4 = 4). Total of 10 spaces

Total Parking Required: 25 spaces
 Parking Provided: 27 spaces
 Loading Required: 1 space
 Loading Provided: 1 space

GROUP 3 INSTITUTIONAL USE	PRC REQUIRED	PROVIDED
MINIMUM LOT AREA	NONE	2.62 AC
MINIMUM LOT WIDTH	NONE	340'
BUILDING HEIGHT	NONE	45'
MINIMUM REQUIRED YARD		
FRONT	NONE	35'
SIDE	NONE	33'
REAR	NONE	35'
MAXIMUM GROSS FLOOR AREA	NONE	17,000 SF
MAXIMUM FLOOR AREA RATIO	NONE	.14
OPEN SPACE	NONE	40%

RESTON TOWN CENTER CONCEPT PLAN RESTON STUDY CENTER RESTON, SECTION 83, BLOCK 5 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

RESTON TOWN CENTER CONCEPT PLAN
SECTION 83, BLOCK 5
AUGUST 4, 2000

GENERAL

- The area subject to this Town Center Concept Plan is known as Section 83, Block 5, Reston. The Tax Map references for the parcel is 17-2 (11) 11E. The property is zoned PRC and located within the Reston Town Center (Planned Residential Community).
 - The property which is the subject of this application shall be developed in accordance with this Town Center Concept Plan prepared by Davis, Carter, Scott Ltd. subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").
 - The application property consists of approximately 114,308 SF (2.62 AC). Reston Study Center Inc. is the owner of the property and shall hereinafter be referred to as the "Applicant".
 - The proposed institutional building shall consist of a maximum of 17,000 square feet. The Applicant reserves the right to request rezoning to the proposed pursuant to, and consistent with, rezoning application RZ-86-C-121 and subject to approval of an amendment to the TCCP.
 - The applicant shall construct frontage improvements along the property's Old Reston Avenue frontage in accordance with Fairfax County Project #64195, which is in effect as of the date of the approval of this Concept Plan, to include a four (4) foot wide sidewalk.
 - The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.
- If, at the time of site plan approval, the County Department of Transportation (DOT) and/or Virginia Department of Transportation (VDOT) determine that on eight (8) foot wide trail should be constructed along Old Reston Avenue, in lieu of the four (4) foot wide sidewalk as shown per Fairfax County Project #64195, the applicant agrees to construct an eight (8) foot wide trail as part of the frontage improvements set forth in Note 5 above. The applicant reserves the right to utilize funds previously professed, by others, for improvements to Old Reston Avenue per Fairfax County Project #64195, to cover the additional cost to construct an eight (8) foot wide trail in lieu of the four (4) foot wide sidewalk. The cost to be credited from Project #64195 shall be determined by DPWES in accordance with established procedures.

- In the event no agreement is reached between the County and VDOT prior to Site Plan approval, the applicant shall dedicate, in fee simple to the Board of Supervisors, additional right-of-way along Old Reston Avenue and provide temporary construction easements to permit the future construction, by others, of an eight (8) foot wide asphalt trail along Old Reston Avenue. In no event shall such additional dedication exceed eight (8) feet from that shown on the Concept Plan. To the extent possible, construction of such a trail should not encroach upon tree preservation areas as depicted on the Concept Plan.
- The maximum building height shall not exceed 3 stories or 45' (feet).
- Upon build out, a minimum of 70X open space shall be provided for Reston Section 83, Block 5.
- Upon build out, a minimum of 25X tree cover shall be provided for Reston Section 83, Block 5.
- Boundary is from existing records.
- To the best of our knowledge and belief, there are no known cemeteries or burial grounds on this site.
- To the best of our knowledge and belief, there are no structures existing on this site.
- The proposed development will use public water and sewer.
- Storm Water Management ("SWM") and Best Management Practices ("BMP") will be provided in the form of a SWM pond located to the rear of the site, subject to approval by DPWES. The Applicant shall plant seedlings within the SWM/BMP facility, in accordance with the County policy for planting within these areas, and in conformance with the Public Facilities Manual (PFM 12-0806.7).
- Topography is from a field run survey by Charles P. Johnson and Associates, Inc. in December 1995. Contour is 2'.
- The proposed use conforms to the provisions of all applicable ordinances, regulations, and adopted standards.

- To the best of our knowledge there are no hazardous or toxic substances as set forth in the Title 40, Code of Federal Regulations part 115.4, 302.4, and 355; hazardous waste as set forth in Commonwealth of Virginia, Department of Waste Management, WR 872-10-1 Virginia hazardous waste management regulation; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 250; to generated, utilized, stored, and/or disposed of on site.

- Boundary information is based on a plot prepared by Charles P. Johnson and Associates, Inc.
- There are no scenic assets on the site that deserve preservation.

LANDSCAPING/TREE PRESERVATION

- The applicant shall implement a landscaping plan consistent with the Town Center Concept Plan. Said landscaping plan shall be coordinated with, and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by the Urban Forester in conjunction with review and approval of the Site Plan.
- All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approvals. If not permitted, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by the DRB and DPWES.

Tree Preservation

- The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division of Fairfax County as part of the first site plan submission. The tree preservation shall consist of a tree survey that includes the location, species, size, crown spread and condition (ratio percentage of all trees shown to be preserved on the approved Concept Plan. The condition analysis shall be prepared using methods outlined in the latest edition of Guide for Tree Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided, which shall include the construction of a retaining wall at the northeast corner of the southern parking lot, in order to minimize construction impacts in Tree #148, as depicted on the Concept Plan. Other tree preservation activities shall include, but are not limited to crown pruning, root pruning, mulching, and fertilization. In addition, notes specifying methods for the removal of invasive vegetation and the preservation of noninvasive understorey vegetation within the tree preservation areas shall be provided.

- All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence during construction. Tree protection fencing shall be erected at the limits of clearing and grading adjacent to all tree preservation areas as shown on the Phase I and II erosion and sediment control sheets. Tree protection fencing shall consist of four-foot high, 1 1/2 inch galvanized steel posts driven 18 inches into the ground placed no further than 10 feet apart.

- Silt fence shall be installed in conjunction with the tree protection fence wherever it is needed, as determined by DPWES, to prevent silt from depositing within the designated tree preservation areas.

- Ground cover and additional plantings to be planted within the limits of clearing, as shown on the landscape plan, shall be installed in such a manner that the installation activity does not negatively impact the existing vegetation, as determined by the Urban Forester.

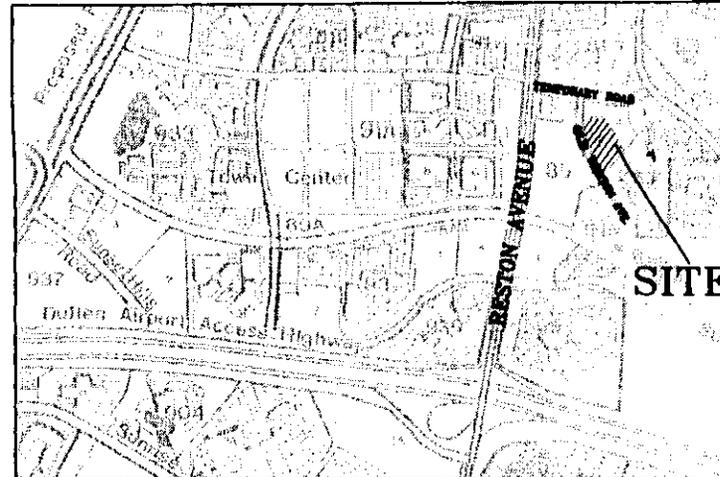
- In order to minimize impacts to the trees within the limits of Clearing and Grading, the sanitary lateral and stormwater sewer line shall be located outside these limits as shown on the Town Center Concept Plan.

LAND USES

- Residential and School of Special Education uses shall be the predominate uses on the site. The Applicant reserves the right to request approval of any accessory uses and/or service uses which are permitted pursuant to Section 6-100 and as qualified by RZ 86-C-121. There shall be no more than 12 residents living at the facility at any one time. There shall be no more than 30 students on site at any given time except for occasional special events for which adequate parking will be provided.

- Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center DRB.

- Hours of instruction shall generally be limited to "off-peak" traffic hours. The hours of instruction shall occur generally between 7:30p.m. and 11:30p.m. on weekdays, and on weekends. Occasionally, instruction will occur outside of these hours, but every effort will be made to limit this hours to "off-peak" traffic hours.



TOWN CENTER CONCEPT PLAN AMENDMENTS

- By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s), Special Permit(s), and/or variances (on the whole or any portion of the site) as permitted by the Town Center rezoning and the Fairfax County Zoning Ordinance.

- Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception, Special Permit or Variance without the consent of the owners of the other land areas, provided that such application 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 the subject of such an application shall otherwise remain in full force and effect.

PARKING TABULATION

PROPOSED USE: GROUP 3 INSTITUTIONAL

PARKING REQUIRED: School of Special Education: 12 Employees = 0 spaces

(Note: No employee parking is calculated for this use because the residents of the facility are employees of the School of Special Education whose parking requirements are calculated under the "Dormitory" calculations below. Parking for a School of Special Education is calculated as 2 parking spaces/3 employees, plus sufficient spaces to accommodate all persons of the school at any one time.)

Sufficient spaces for students: 30 students/2=15 spaces
Dormitory:
One (1) per two (2) sleeping accommodations (12 accommodations/2 = 6), plus one (1) additional space for each housemother, manager or employee (1 x 4 = 4). Total of 10 spaces.

TOTAL PARKING REQUIRED: 25 SPACES

PARKING PROVIDED: 27 SPACES
LOADING REQUIRED: 1 SPACE
LOADING PROVIDED: 1 SPACE

GROUP 3 INSTITUTIONAL USE	PRC REQUIRED	PROVIDED
MINIMUM LOT AREA	NONE	2.62 AC
MINIMUM LOT WIDTH	NONE	340'
BUILDING HEIGHT	NONE	45'
MINIMUM REQUIRED YARD		
FRONT	NONE	35'
SIDE	NONE	33'
REAR	NONE	35'
MAXIMUM GROSS FLOOR AREA	NONE	17,000 SF
MAXIMUM FLOOR AREA RATIO	NONE	14
OPEN SPACE	NONE	40%

SHEET INDEX

- COVER SHEET
- TOWN CENTER DEVELOPMENT PLAN
- TOWN CENTER VICINITY MAP
- SITE PLAN
- PERSPECTIVE ELEVATION
- EXISTING VEGETATION SHEET
- PRESERVATION DRAWING

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

Davis, Carter, Scott Ltd.
400 West 10th Street, Suite 100, Arlington, Virginia 22202
Tel: 703.576.9777
Fax: 703.576.9777
WWW.DCSA.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	8/4/00	
2	8/4/00	
3	8/4/00	
4	8/4/00	
5	8/4/00	
6	8/4/00	
7	8/4/00	

PROJECT TITLE

RESTON STUDY CENTER
Section - 83
BLOCK 5
Reston, Virgin.

PROJECT NO: 3081500

DRAWING TITLE

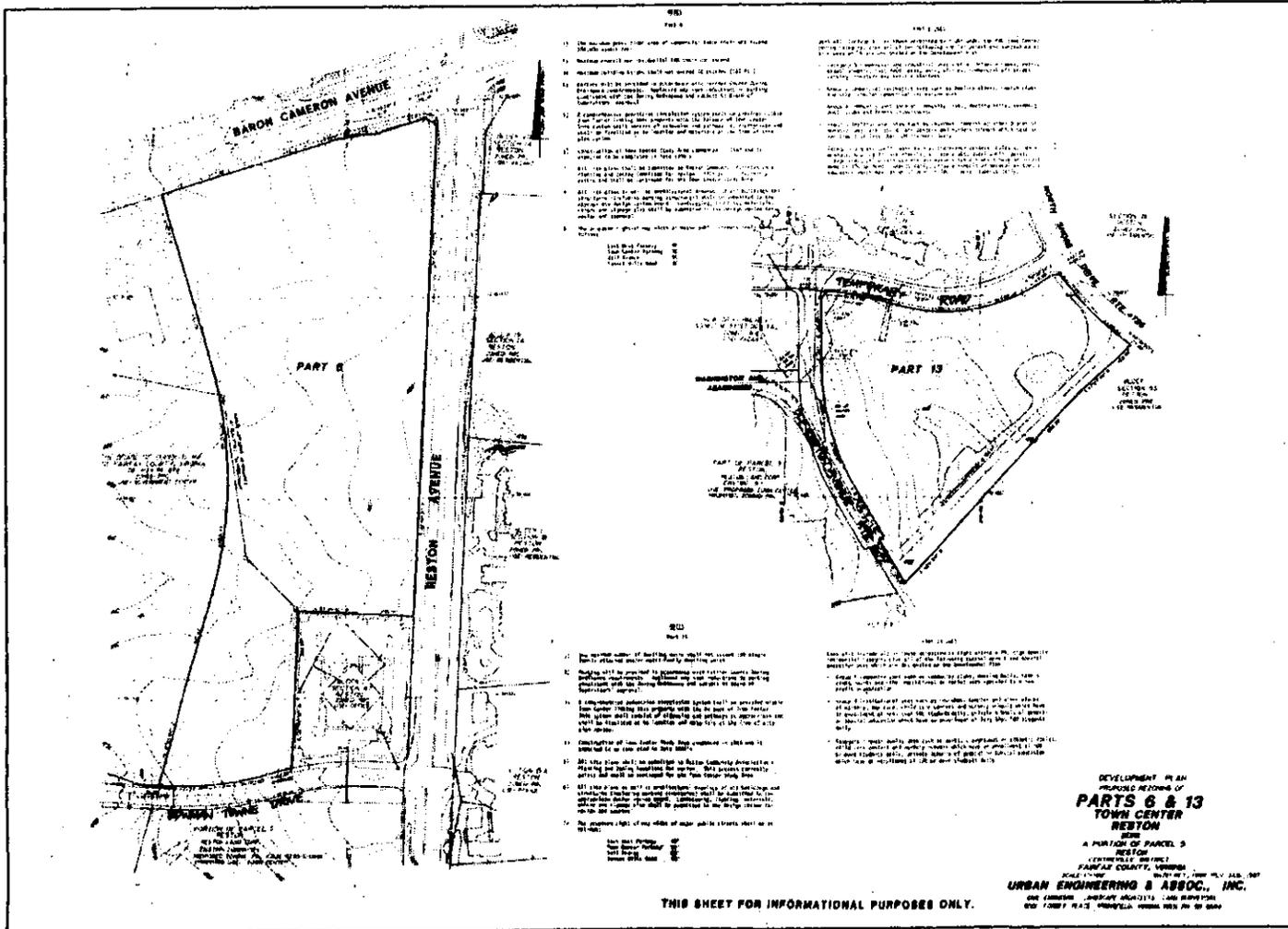
NOTES

SCALE:
DATE: 8/8/00
DRAWN BY:
CHECKED BY:

DRAWING NUMBER

CP-1

SHEET 1 OF 7



- NOTES**
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DEVELOPMENT PLAN
 PROPOSED REDENSIFICATION OF
PARTS 6 & 13
 TOWN CENTER
 RESTON
 VIRGINIA
 A PORTION OF PARCEL 5
 RESTON
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=40' (SEE SHEET 1 FOR FULL SCALE)
URBAN ENGINEERING & ASSOC., INC.
 ONE CAMDEN LANE, SUITE 200, RESTON, VA 20190
 703-767-1100

THIS SHEET FOR INFORMATIONAL PURPOSES ONLY.

DAVIS • CARTER • SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 1874 North Glebe Road, Suite 1100, Arlington, VA 22204
 703-528-1100

DEVELOPER

REVISIONS

PROJECT TITLE
RESTON STUDY CENTER
 Section - 63
 BLOCK 5
 Reston, Virginia
 PROJECT NO. 2005000

DRAWING TITLE
DEVELOPMENT PLAN

SCALE N/A
 DATE 8/16/00
 DRAWN BY
 CHECKED BY

DRAWING NUMBER
CP-2
 SHEET 2 OF 1



DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

David Carter, Scott and
Doris Davis
1275 International Drive, Suite 1100, Arlington, Virginia 22202 • 703.516.8777
1000 North 17th Street, Suite 1000, Washington, D.C. 20001 • 202.462.2100
FAX

DEVELOPER

REVISIONS

PROJECT TITLE
RESTON STUDY CENTER
Section - 83
BLOCK 5
Reston, Virginia

PROJECT NO. 20015400

DRAWING TITLE
PERSPECTIVE ELEVATION

SCALE N/A
DATE 8/8/00
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-5
SHEET 5 OF 7

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA, THIRTEENTH FLOOR

2200 CLARENDON BOULEVARD

ARLINGTON, VIRGINIA 22201-3359

(703) 528-4700

FACSIMILE (703) 525-3197

WEBSITE <http://www.wcsel.com>

Inda E. Stagg
Land Use Coordinator
(703) 528-4700 x23

PRINCE WILLIAM OFFICE

VILLAGE SQUARE

13663 OFFICE PLACE, SUITE 201
WOODBRIIDGE, VIRGINIA 22192-4216

(703) 680-4664

METRO (703) 680-4647

FACSIMILE (703) 690-2412

MANASSAS OFFICE

9324 WEST STREET, SUITE 300

MANASSAS, VIRGINIA 20110-5198

(703) 330-7400

METRO (703) 803-7474

FACSIMILE (703) 330-7430

LOUDOUN OFFICE

1 E. MARKET STREET, THIRD FLOOR

LEESBURG, VIRGINIA 20176-3014

(703) 737-3633

FACSIMILE (703) 737-3632

April 16, 2000

via hand delivery

Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5508

RE: Application for Concept Plan
Tax Map 17-2 ((1)) 111 (the "Property")
Reston, Section 83, Block 5

Dear Ms. Byron:

May this letter serve as a Statement of Justification for the above-referenced Concept Plan submission, on behalf of Tysons Study Center, Inc. (the "Center"), the owner of the Property. It is the intent of the Center to construct a study center on such Property. Such construction requires Concept Plan approval and prior review by the Reston Planning and Zoning Committee as well as by the Town Center Design Review Board.

The Property is located on the east side of Old Reston Avenue; approximately two-hundred seventy-five (275) feet south of its intersection with Temporary Road. The property is currently vacant and contains primarily deciduous vegetation which is in various states of decline. A public access easement is located along the southern portion of the site. This easement is to be relocated. To the north is a child care center (KinderCare - Recently completed and currently in operation); to the South are multi-family dwellings (Reston Garden Apartments - Long established); to the East is a park; and to the West are multi-family dwellings (The Stafford - Currently under construction).

The Property is governed by the development plan for Part 13 of the Reston Town Center, which was approved by the Board of Supervisors in conjunction with RZ 86-C-121. The approved development plan states that, "Uses will include all of those permitted by right within a PRC high density residential category plus all of the following special permit and special exception uses which are designated in the Development Plan including Group 3 institutional uses such as churches, temples and other places of worship." An interpretation of the Property's proposed use and parking requirements has been obtained from Margaret E. Stehman, Senior Assistant to the Zoning

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 18 2000
ZONING EVALUATION DIVISION

Ms. Byron
April 16, 2000
Page 2

Administrator, Fairfax County Department of Planning and Zoning. It was determined that use of the Property as a study center is most similar to a Group 3 institutional use which is permitted under the approved development plan. A copy of this letter is attached for reference.

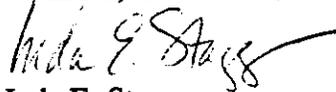
The study center will have a resident staff of up to twelve (12) Catholic priests and laymen who will offer supplementary educational programs, including instruction in Catholic doctrine and spirituality, to high school and college students. They will also offer Catholic spiritual formation to adults through conferences, seminars and individual spiritual counseling. The programs will take place primarily on weeknights between 7:30 p.m. and 9:30 p.m., and on weekends. Courses will generally have a maximum of twenty-five (25) to thirty (30) students, although the average size will be approximately ten (10) to fifteen (15) students. Program participants will not be housed at the facility.

The three (3) story facility will contain approximately 17,000 square feet. It will be constructed of light-colored stone, stone composite, or brick. The roof will be constructed of tile or masonry material. Vehicular ingress/egress will be obtained from two (2) locations on Old Reston Avenue. Approximately twenty-eight (28) parking spaces will be provided for the use in accordance with County regulations. This is a first-rate facility which will be an asset to the community.

We request approval of the Concept Plan. All application submission package elements have been included with this application. Please let me know if you require additional information.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.



Inda E. Stagg
Land Use Coordinator

IES/lmt
Enclosure

cc: John Fagan (w/attachments)
Greg Hamm (w/o attachments)
Rick Rinzi (w/o attachments)
Manoj Dalaya (w/o attachments)
Catherine Shake (w/o attachments)
Martin D. Walsh (w/o attachments)

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

D. DEVELOPMENT PLAN FOR RZ 86-C-121

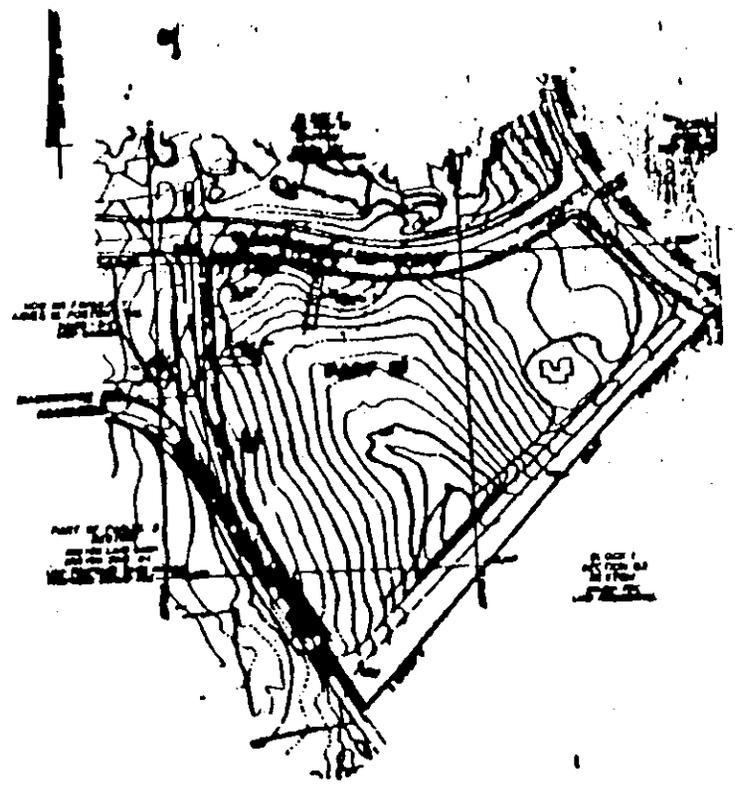
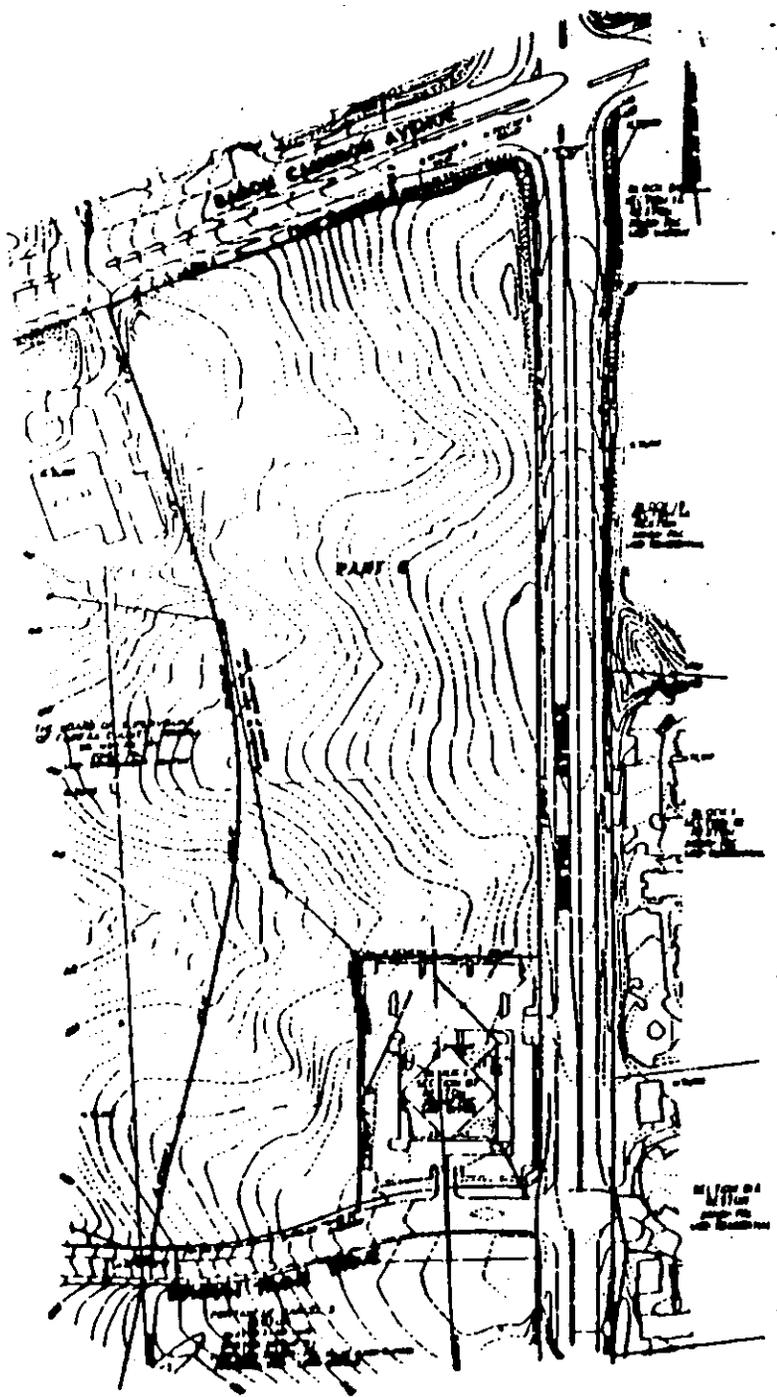
1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to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

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

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

E. DEVELOPMENT PLAN FOR RZ 86-C-118

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



COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Director
Environment and Development Review Branch, DPZ

SUBJECT: Planning Analysis for: CP 86-C-121-3
Reston Study Center, Inc.

DATE: 24 July 2000

This memorandum includes citations from the Comprehensive Plan that list and explain land use and design policies for this property and the application dated July 10, 2000. The application requests approval of a conceptual plan for RZ 86-C-121 to permit a private school of special education (with an enrollment of less than 100 students daily), a convent, a monastery, a seminary and a nunnery. Approval of this application would result in a floor area ratio (FAR) of 0.14.

CHARACTER OF THE SURROUNDING AREA:

<u>Direction</u>	<u>Use</u>	<u>Plan</u>	<u>Zoning</u>
North	child care facility	residential planned community	PRC
South	multifamily residential development	residential planned community	PRC
East	open space	residential planned community	PRC
West	multifamily residential development and conference center	residential planned community	PRC

COMPREHENSIVE PLAN CITATIONS:

The 2.62-acre property is located in the Reston Community Planning Sector (UP5) of the Upper Potomac Planning District in Area III. An assessment of the proposal for conformance with the land use recommendations of the Comprehensive Plan should be guided by the Comprehensive Plan map which shows that the subject property is planned for residential planned community. The Reston Land Use Master Plan designates the property for high intensity residential use.

PLANNING ANALYSIS:

The application and development plan have been evaluated according to the Comprehensive Plan guidance cited above. The proposed use and intensity are in harmony with the Comprehensive Plan recommendations for this site. There are no significant design or compatibility issues posed by the development plan.

BGD:ALC

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: CP-86-C-121-3
Reston Study Center

DATE: 24 July 2000

BACKGROUND:

This report, prepared by Irish Grandfield, 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 Site Plan dated April 14, 2000. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are 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:

1. **Tree Preservation** (Objective 10, p. 93, The Policy Plan)

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

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

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.

1. Tree Preservation

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. This site is predominately forested with mature Tulip Poplar and oak trees. Understory vegetation is characterized by a predominance of ivy vines that have strangled many trees especially on the western end of the site. However, in places, there are healthy, desirable trees worthy of preservation.

The Site Plan appears to show preservation of three trees. Additional tree preservation may be possible through minor adjustments to the site layout.

Suggested Solution: The Urban Forester should then review the plan and make recommendations for tree preservation and for minimizing impacts to tree save areas during construction as appropriate.

BGD:JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Leslie Johnson, Staff Coordinator
Zoning Evaluations Division, DPZ

DATE: June 6, 2000

FROM: Hugh C. Whitehead, Urban Forester II *HCW*
Urban Forestry Division, OSDS

SUBJECT: Reston Study Center, Section 83, Block 5
CP 86-C-121-13

RE: Your request received May 24, 1999

Site Description: A site visit was conducted on June 5, 2000. The comments in this memorandum are based on that site visit and the Conceptual Plan dated April 14, 2000, and stamped received by the Zoning Evaluation Division, April 18, 2000. The site is a climax stage, upland hardwood forest area currently zoned R-1. The average diameter of the overstory trees on the site is 24 – 30 inches. Overstory species include white oak, red oak, chestnut oak, hickory, and tulip poplar. The understory consists primarily of tulip poplar. The majority of the older trees (30 inches in diameter and larger) on the site are in very poor to good condition. Younger trees on the site are in good condition. Topography is gently sloping from Old Reston Avenue on the western boundary to an existing SWM dry pond located in the eastern portion of the property. A band of trees located between the proposed building site and Old Reston Avenue to the west and the proposed parking lot to the south present the best opportunity for tree preservation on the site. Three older trees in this recommended tree save area are in poor condition and should be removed. It appears the plan could be revised to preserve 18 to 20 of the trees included in the survey and shown on the Existing Vegetation Map (EVM).

1. **Comment:** The requirements for the EVM have not been met. The area of the site, the tree cover type, and the condition of the cover type have not been provided.

Recommendation: Provide information to satisfy the EVM requirements.

2. **Comment:** The EVM provides no information on the condition of the trees included in the tree survey. One of the three existing trees proposed to be retained (#107, a 36-inch red oak) is in very poor condition. A second tree (#132, a double-trunk tulip poplar) is a poor choice to preserve near buildings due to the potential for storm damage.

Recommendation: Provide information on the condition of the existing trees included in the tree survey and shown on the EVM. Use the method for condition analysis outlined in the latest edition of the Guide for Plant Appraisal.

3. **Comment:** The proposed relocation of the easement for vehicular maintenance traffic to the dam passes through the area having some of the best tree preservation potential on the site.

Recommendation: Revise the Conceptual Plan as follows:

- a. Show the entrance from Old Reston Avenue to be moved from its currently proposed location to an extension of the west end of the proposed parking lot.
- b. Show the proposed relocation of the maintenance easement to pass through the parking lot from the entrance.
- c. Show the proposed walkway to pass from the proposed parking lot between trees #147 and #148 and along the eastern edge of the revised limits of disturbance.

This will open up the area north of the proposed parking lot for the preservation of trees #141, #143, #145, #146, #147, #160, #161, and #162. Coordinate the limits of disturbance with these revisions. See the attached plan. Show the existing trees to be preserved on sheet CP-4 as "to be preserved" (TBP).

4. **Comment:** By shifting the proposed location of the building to the east, a significant area of existing trees could be preserved between the proposed building site and Old Reston Avenue to the west (see the attached plan).

Recommendation: Revise the Conceptual Plan to relocate the proposed building approximately 30 feet to the east and 10 feet to the south. This will provide space for the preservation of trees #101, #111, #112, #113, #114, #115, #116, #123, #125, and #126, #127. Coordinate the limits of disturbance with these revisions. See the attached plan. Show the existing trees to be preserved on sheet CP-4 as "to be preserved" (TBP).

5. **Comment:** The successful preservation of the trees identified in the previous comments will require activities designed for the protection and maintenance of these trees.

Reston Study Center, Section 83, Block 5
CP 86-C-121-13
June 6, 2000
Page 3 of 3

Recommendation: Obtain a commitment to contract a Certified Arborist to prepare a Tree Preservation Plan for the existing trees proposed for preservation on the site to be submitted as part of the first submission of the site plan. The Tree Preservation Plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of the trees shown on the revised EVM that are proposed for preservation. The condition analysis shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

Please contact me at 703-324-1770 with any questions you may have.

HCW/
UFBID #00-2325

Attachment

cc: Anita Capps, Land Use Planner, E&DRB, Planning Division, DPZ
Irish Grandfield, Environmental Planner, E&DRB, Planning Division, DPZ
RA file
DPZ file

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

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

SUBJECT: Transportation Impact

REFERENCE: CP 86-C-121-13; Tysons Study Center, INC.
Traffic Zone: 1713
Land Identification Map: 17-2 ((1)) 11I PT.

DATE: August 10, 2000

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on information made available to this Department dated July 10, 2000.

The referenced application is a concept plan for RZ 86-C-121 to permit a religious study center. It is anticipated the study center and will generate 17 VPD/161 VPH based on analysis done by the applicants traffic consultant, Wells and Associates. This Department has reviewed the subject application and offers the following comments:

Frontage Improvements

- Old Reston Avenue is planned to be widened/improved 2 lane facility. The applicant should dedicate sufficient right-of-way and construct half of a 2 lane improved section in accordance with Fairfax County Project Number 64195.

Pedestrian Access

- Pedestrian access within this development should include accommodations for sidewalks that connect into the adjacent developments and afford pedestrian access to the Reston Town Center.

Barbara Byron
August 10, 2000
Page 2

Entrance

- The entrance to the site should meet the VDOT commercial entrance standards and provide adequate site distance.

AKR/MGC:mgc

cc: Michelle Brickner, Deputy Director, Design Review, Department of Environmental Management



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033-2906
(703) 383-VDOT (8368)

May 23, 2000

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

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

Re: CP 86-C-121-03, Reston Study Center
Tax Map No.: 017-2 /01/ /0011 PT.

Dear Ms. Byron:

This office has reviewed the concept plan relative to concept plan application 86-C-121-03 and offers the following.

The application has been filed for a private school of general education with an enrollment of less than 100.

The applicant should dedicate 35 feet of right-of-way from the centerline of Old Reston Avenue to the property line and should construct a 26 foot cross section from the centerline to the face of curb. A left turn lane should be provided at the southern entrance.

As shown on the submitted plan, entrances should be located at points where they align with opposing along Old Reston Avenue.

For additional information please contact this office.

Sincerely,

Noreen H. Maloney
Transportation Engineer

cc: Mr. R. L. Moore

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 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly 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. 15.2-2303 (formerly 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&FAgricultural & Forestal District	PDPlanning Division
ADUAffordable Dwelling Unit	PDCPlanned Development Commercial
ARBArchitectural Review Board	PDHPlanned Development Housing
BMPBest Management Practices	PFMPublic Facilities Manual
BOSBoard of Supervisors	PRCPlanned Residential Community
BZABoard of Zoning Appeals	RMAResource Management Area
COGCouncil of Governments	RPAResource Protection Area
CBCCommunity Business Center	RUPResidential Use Permit
CDPConceptual Development Plan	RZ Rezoning
CRDCommercial Revitalization District	SESpecial Exception
DOTDepartment of Transportation	SPSpecial Permit
DPDevelopment Plan	TDMTransportation Demand Management
DPWESDepartment of Public Works and Environmental Services	TMATransportation Management Association
DPZDepartment of Planning and Zoning	TSATransit Station Area
DU/ACDwelling Units Per Acre	TSMTransportation System Management
EQCEnvironmental Quality Corridor	UP & DDUtilities Planning and Design Division, DPWES
FARFloor Area Ratio	UMTAUrban Mass Transit Association
FDPFinal Development Plan	VC Variance
GDGeneralized Development Plan	VDOTVirginia Dept. of Transportation
GFAGross Floor Area	VPDVehicles Per Day
HCDHousing and Community Development	VPHVehicles per Hour
LOSLevel of Service	WMATAWashington Metropolitan Area Transit Authority
Non-RUPNon-Residential Use Permit	ZADZoning Administration Division, DPZ
OSDSOffice of Site Development Services, DOT	ZEDZoning Evaluation Division, DPZ
PCAProffered Condition Amendment	ZPRBZoning Permit Review Branch