



County of Fairfax, Virginia

MEMORANDUM

DATE: January 6, 2009

TO: John Friedman, Chief
Code Analysis Division, DPWES

FROM: Kevin J. Guinaw, Chief *Kevin J. Guinaw*
Special Projects/Applications Management Branch
Zoning Evaluation Division, DPZ

SUBJECT: Request for a Reduction from Required Parking for Reston Town Center Phase I,
Tax Map 17-1 ((16)) 5A, 9A and 17-3 ((10)) 8A1, Hunter Mill District

REFERENCE: Letter of Request with Plan and Parking Study dated November 10, 2008,
prepared by Wells and Associates; Parking Study 7067-PKS-006-2

This is in response to your request for comments regarding a parking reduction application for Reston Town Center Phase I, Tax Map 17-1 ((16)) 5A, 9a and 17-3 ((10)) 8A1.

The proposed parking reduction is based on Site Plan 7067-SP-014-2 submitted to DPWES for a mixed-use development consisting of 781,653 GSF of office use, 127,816 GSF of retail use, 2,678 restaurant seats, 515 hotel rooms, 24,500 GSF of hotel function area and a 2,918 seat multiplex cinema. This request would amend the previously approved parking reduction for build out parking conditions at the Reston Town Center granted by the Board of Supervisors on Oct. 31, 1994.

The property is zoned PRC and is governed by proffers accepted by the Board of Supervisors with rezoning applications RZ 85-C-088, RZ 86-C-121 and RZ 86-C-118, originally approved on March 9, 1987, and subsequent amendments. The proffers generally require that parking be provided in accordance with the Fairfax County Zoning Ordinance; however they also recognize that parking reductions may be requested consistent with the Zoning Ordinance, the Reston Town Center TSM (Transportation Systems Management) program, subject to approval by the Board of Supervisors.

Complete files on the above-referenced applications are maintained by the Zoning Evaluation Division, DPZ, and are available for review. If you have any questions or require additional information, please feel free to contact me or Lisa Feibelman at 703-324-1290.

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cc: Regina C. Coyle, Director, Zoning Evaluation Division, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Service, DPWES
Angela Rodeheaver, Chief, Site Analysis, DOT
File: RZ 85-C-088, RZ 86-C-121 and RZ 86-C-118, MIS 0812 019, Imaging, Reading



County of Fairfax, Virginia

MEMORANDUM

RECEIVED
Department of Planning & Zoning
DEC 05 2008
Zoning Evaluation Division

DATE: December 1, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM:  John Friedman, Chief
Code Analysis Division
Department of Public Works and Environmental Services

PARKING STUDY NO: 7067-PKS-006-2

SUBJECT: Request for a Reduction from Required Parking for Reston Town Center Phase I, Tax Map #17-1((16)) Parcel 5A+9A, and 17-3((10)) Parcel 8A1, Hunter Mill District

REFERENCE: Letter of Request with Plan and Parking Study Dated November 10, 2008, to Richard Hayes, Code Analysis Division, DPWES, from Wells and Associates (attached)

The referenced request has been submitted for action and will require approval of the Board of Supervisors. Therefore, to meet scheduling of Board meetings in a timely manner, we will need your comments no later than thirty days from receipt of the memorandum.

If you have any questions or need assistance, please contact Richard B. Hayes at 703-324-1720.

JF/cm

Attachment

cc: Richard B. Hayes, Engineer III, Code Analysis Division, Department of Public Works and Environmental Services

Department of Public Works and Environmental Services
Land Development Services, Code Analysis Division
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