



10-12-99A10:02 RCVD



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

VIRGINIA

October 11, 1999

Ms. Christine G. Kropat
Planner
McGuire Woods Battle & Boothe LLP
8280 Greensboro Drive, Suite 900
McLean, Virginia 22102

Post-It* Fax Note 7671
Date 10/12 # of pages 8
To KRIS KROPAT From LEBLIE JOHNSON
Co./Dept. Co. ZED
Phone # Phone # 324-1290
Fax # 712-5050 Fax # 324-3924

Re: Interpretation for Reston Town Center, Section 91A, RZ 85-C-088
Residential Density, Open Space, Ancillary Uses

Dear Ms. Kropat:

This is in response to your letter of July 30, 1999 as well as Mr. Calabrese's follow up letter dated August 17, 1999, requesting an interpretation of several issues related to the development of the residential land bays within the Reston Town Center Core Area. Based on your letter, you are requesting an interpretation of the following issues.

- 1) Whether, the residential density proposed within the designated residential landbays as shown on the approved development plan may be calculated on the entire 84.25 acres subject to RZ 85-C-088.
2) Whether, the open space areas associated with the proposed residential development as shown on the illustrative site plan entitled "The Legacy at Town Center" prepared by Land Design Inc. and The Lessard Architectural Group Inc., dated August 2, 1999, is in substantial-conformance with the approved Development Plan. A copy of this Plan is presented as Attachment 1.
3) Whether, ancillary retail and commercial uses, up to a maximum of 30,000 square feet, may be located on the ground floor of the two proposed residential buildings.

Each of these questions will be addressed individually below.

By way of background, the proposed residential development is subject to Development Plan Amendment DPA 85-C-088 approved by the Board of Supervisors on October 15, 1990. This amendment to the Development Plan which was approved with the initial rezoning of the Reston

Ms. Christine G. Kropat
October 11, 1999
Page 2

Town Center Core area, facilitated a design change on the western 44 acres of the Town Center Core Area to extend Market Street from east to west with the commercial and residential development reoriented along this street. A copy of the approved Development Plan is presented as Attachment 2.

Residential Density. It is my understanding that approximately 710 dwelling units are being proposed for development in the two most western blocks of the Town Center Urban Core, immediately adjacent to Town Center Parkway as depicted on the approved development plan. The Zoning Ordinance specifies that within the PRC District, the overall density may not exceed 13 persons/acre and that each residential area within the PRC District shall be designated as either low, medium or high density residential. Although no residential density was designated on the approved development plan associated with RZ 85-C-088, the Town Center Core Area was approved as a high intensity mixed use development and, as such, any residential development within the Core should be designated as High Density development. This is evidenced with the recent approval of DPA 85-C-088-2 for The Stratford at Town Center residential development located on the west side of Reston Parkway, which was designated as high density residential. Therefore, it is my determination that the proposed residential development at the western end of the Town Center Core Area shall be designated as high density residential.

The maximum density, as set forth in the Zoning Ordinance, in areas designated as high density development, is limited to a maximum of 60 persons/acre of gross residential area based on all of the areas within the PRC District designated as high density residential and a maximum of 50 du/ac for in any one high density area. For purposes of calculating density for the Town Center Core Area, it is my determination that the density should be based on the entire land area subject to RZ 85-C-088 (84.25 acres) which would include the Stratford development currently under construction. Based on the density calculations provided in the chart attached to your letter of July 30, 1999, the addition of 1,054 dwelling units within the Core Area (710 proposed plus the 344 approved as part of the Stratford Development) would not exceed 60 persons/acre of gross residential area for all high density areas within the Reston PRC District. Further the development of 1,054 dwelling units on the 84.25 acres subject to RZ 85-C-088, would result in a density of 12.51 du/ac, which is significantly less than the 50 du/ac maximum for any one high density area. The density calculations as noted above must be provided with the submission of the site plan for the proposed residential development. In addition, the approved site plan for the Stratford development should be amended to reflect the revised density calculations based on the entire 84.25 acres subject to RZ 85-C-088.

Open Space. You are requesting a determination that the open space treatment proposed with the illustrative site plan for the residential component, is in substantial conformance with the approved Development Plan. The Pedestrian Circulation and Landscape Plan component of the approved Development Plan shows the bulk of open space associated

Ms. Christine G. Kropat

October 11, 1999

Page 3

with the residential block provided along the Town Center Parkway frontage of the site as a linear park. The illustrative site plan provides for a narrower landscaped pedestrian corridor along the Town Center Parkway

frontage with the buildings located closer to the street frontage. This streetscape plan complements the streetscaping provided along the west side of Town Center Parkway with the West Market Development which was zoned for residential development after the approval of the Town Center Core Area. To compensate for the reduction in open space along Town Center Parkway, the illustrative site plan provides for two public courtyards within the residential blocks which are accessed from the linear park provided along Town Center Parkway or through the ground. You have indicated that the overall amount of open space contemplated will not be reduced with this configuration. It is my determination that the revised open space proposal continues to provide for a highly integrated pedestrian circulation pattern with a series of urban style parks and extensive streetscaping as depicted on the approved Development Plan. Therefore, it is my determination that the open space treatment shown on the illustrative site plan submitted with this request, entitled "The Legacy at Town Center," dated August 2, 1999, is in substantial conformance with the approved Development Plan.

Ancillary Commercial and Retail Uses within the Residential Buildings. The approved Development Plan designates the two westernmost blocks of the Town Center Core Area for residential development and parking up to 15 stories in height. You have requested a determination as to whether the provision of up to 30,000 square feet of commercial uses, including retail, eating establishments and cultural center uses would be permitted within the first floor of the residential buildings. Note 15 on the Development Plan lists the uses permitted within the Town Center which include all uses permitted by right within the Town Center Zoning Category, all special permit and special exception uses specifically designated on the Conceptual Plan and certain special permit and special exception uses which are not defined as to location, to include such uses as eating establishments, places of worship, child care centers, cultural centers, museums, private schools, and the like. Based on this note it is clear that eating establishments and cultural centers could be located within the Town Center Core Area and therefore, staff believes these uses to be appropriate within the residential component. However, of concern is the nature of the general retail to be provided. The approved Development Plan specifically designates areas within the Town Center for development as retail. However, no such designation is reserved for the residential component. Based on our discussions, it is my understanding that the type of retail to be provided within the 30,000 square feet set aside for commercial uses will be limited to those uses generally found accessory to residential development as set forth in Section 10-202 of the Zoning Ordinance which include personal service establishments such as dry cleaning establishments and hair salons; quick service food stores and retail sales of convenience merchandise. Therefore, it is my determination that commercial uses to include eating establishments, cultural center and accessory service uses as set forth in the Section 10-202, not to exceed a total of 30,000 square feet, may be permitted within the residential buildings.

Ms. Christine G. Kropat
October 11, 1999
Page 4

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Leslie Johnson at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

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Attachments: A/S

cc: Robert B. Dix, Jr., Supervisor, Hunter Mill District
John Palatiello, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Michelle Brickner, Acting Director, Office of Site Development Services, DPWES
Angela Rodcheaver, Section Chief for Site Analysis, DOT
Bonds and Agreements Branch, Office of Site Development Services, DPWES
File: RZ 85-C-088; PI 9908 087