

**RECEIVED**

APR 18 1996

FAIRFAX COUNTY  
PLANNING COMMISSIONMCGUIRE WOODS  
BATTLE & BOOTH, L.P.

## MEMORANDUM

Via Hand Delivery

TO: Fairfax County Planning Commission

FROM: Antonio J. Calabrese, Esquire *AXC*

RE: Reston Land Corporation and Dayton Hudson - CP 86-C-121-4

DATE: April 17, 1996

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING  
APR 18 1996  
ZONING EVALUATION DIVISION

Attached please find a black-lined delineation of several minor changes to the notes associated with the above-referenced application, scheduled for your review tomorrow evening, Thursday, April 18. At the request of Commissioner Palatiello, the Planning Staff and the Reston Citizens Associations Planning & Zoning Committee ("P&Z"), the Applicant has agreed to amend the notes as reflected. I have also attached the plan which reflects these revised notes - there have been no changes to the plan, other than the minor modifications to the notes.

With regard to these minor changes to the notes, these modifications may be summarized as follows:

Note 11. Commissioner Palatiello has requested that we reference the Sasaki Master Landscape Plan for the Reston Town Center District.

Note 22. Clarifying language requested today by the Office of Transportation.

Note 23. Clarifying language requested today by the Office of Transportation.

Note 24. Commissioner Palatiello has requested that the Applicant provide a bus stop/shelter if requested by OT or VDOT.

Note 27. Commissioner Palatiello has asked us to specifically allude to the fact that the smaller, stand-alone building is designated for "retail" use, as such use is defined by the Fairfax County Zoning Ordinance.

Note 28. Commissioner Palatiello and P&Z are desirous of reviewing the details associated with the smaller, stand-alone building. Consequently, the Applicant has agreed to return the site plan for this building to the Commission and P&Z for review and comment prior to final approval

by DEM.

Note 29. Commissioner Palatiello and P&Z have requested that we reconfirm that the uses reflected on the north side of Sunset Hills Road are the subject of separate Town Center Concept Plan applications, subject to review and approval by the Planning Commission. These separate Town Center Concept Plan applications will be forthcoming to the Commission later this summer or early Fall.

I apologize for the late distribution of these materials; however, these minor modifications to the notes have been implemented at the request of Commissioner Palatiello and P&Z, and I believe help clarify the application before you. Please do not hesitate to call me (712-5411) or our Staff Coordinator Regina Murray (324-1290) with any questions or if you require any additional information prior to the hearing. Thank you very much for your time and attention to this matter.

AJC:jmw  
attachment

cc: Ms. Joan Dubois  
Ms. Regina Murray, OCP  
Mr. William Keefe, P&Z  
David R. Schultz, Esquire, RLC  
Mr. Greg Hamm, RLC  
Meaghan S. Kiefer, Planner, MWB&B

## RESTON TOWN CENTER CONCEPT PLAN - SECTION 937

April 2, 1996

## GENERAL

1. The parcels subject to this Town Center Concept Plan are known as Section 937, Reston.
2. The properties which are subject of this application shall be developed in accordance with this Town Center Concept Plan, dated April 2, 1996 (consisting of seven (7) sheets), prepared by Davis-Carter-Scott and Urban Engineering; 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 Environmental Management ("DEM").
3. The Tax Map reference for the existing parcels is 17-3 ((1)), parcels 33 and 33A. The Applicants shall be resubdividing the land and Dayton-Hudson (Target) is the owner of the parcel of land (as depicted) consisting of approximately 17 acres. Reston Land Corporation ("RLC") is the owner of the small parcel (as depicted) consisting of approximately 2.1 acres. Dayton-Hudson and RLC may be referred to herein individually or cumulatively as the "Applicants".
4. The application properties together consist of approximately 19.06 acres.
5. The proposed Target retail building shall consist of a maximum of 135,000 gross square feet. The proposed RLC retail building shall consist of a maximum of 10,000 square feet. The maximum FAR for the entire site shall be .1747.
6. Parking shall be provided pursuant to Zoning Ordinance Section 11-104(20)(B)(shopping center of 100,000-400,000 square feet), as determined by DEM.
7. The Applicants shall provide a minimum of 50% open space on the entire site.
8. The Applicants shall provide a minimum of 7.5% interior parking lot landscaping on the entire site.
9. The Applicants shall provide a minimum of 15% tree cover on the entire site.
10. The maximum building height for the Target retail building shall be 45'. The maximum building height for the RLC building shall be 40'.

## LANDSCAPING

11. The Applicants shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan and the Sasaki Master Landscape Plan for the Reston Town Center District. Said landscaping plan, including the delineated tree save areas, shall be coordinated with and subject to final review and approval by the Urban Forester.

12. The Applicants shall buttress and supplement the on-site landscaping depicted along the Dulles Toll Road, subject to existing and proposed easements in this area. Assuming approval by the Virginia Department of Transportation ("VDOT"), the Applicants shall place additional landscaping off-site, along the Dulles Toll Road within the VDOT right-of-way, in order to supplement the existing evergreen trees. Said additional and/or larger plantings shall be included within the submitted landscape plan, subject to final review and approval by the Urban Forester.
13. The Applicants shall include foundation plantings, planters or similar and additional landscaping elements around all four sides of their respective buildings, subject to engineering constraints. Said additional plantings shall be included within the landscape plan, subject to final review and approval by the Urban Forester.
14. The Applicants shall provide a landscaped berm (up to approximately six feet (6') in height) along Sunset Hills Road, as reflected on this Town Center Concept Plan.
15. All supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") rights-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicants shall relocate the trees within their respective properties, subject to review and approval by the Urban Forester.
16. All supplemental landscaping located within or adjacent to easements (such as the Columbia, Colonial and Fairfax County Water Authority easements) shall be provided, subject to appropriate approval(s). If not permitted, the Applicants shall relocate said plantings to other portions of the site, subject to review and approval by the Urban Forester.
17. The Applicants have proposed a tree save area within the storm water management pond located in the southwest corner of the site. If said trees do not survive as a result of the changes in water surface and inundation, the Applicants shall submit a replanting plan to the Urban Forestry Branch, for its review and approval. The Applicants shall proceed with the implementation of said plan expeditiously and with their good faith and best efforts. The Applicants shall provide additional plantings in and around the storm water management pond that are well suited to the hydrological conditions in this area; said plantings subject to approval by DEM, the Urban Forester and the Department of Public Works ("DPW").

#### PEDESTRIAN CIRCULATION, TRAILS AND SIDEWALKS

18. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

## TRANSPORTATION

### A. Improvements

19. The Applicants shall construct a continuous right-turn lane\thru-lane across the frontage of Sunset Hills Road to the easternmost entrance to the site, as depicted. The Applicants shall complete construction of said improvements prior to the issuance of a non-Residential Use Permit ("non-RUP") for either retail building.
20. The existing median breaks along the frontage of the site shall be closed at the expense of the Applicants. The Applicants shall construct a consolidated median break, with left-turning movements, as shown on the Plan. The Applicants shall complete construction of said improvements prior to the issuance of a non-RUP for either retail building.
21. The Applicants shall install a traffic signal at the primary entrance, assuming said signal is warranted and approved by VDOT. Subject to timely approval by VDOT, the Applicants shall complete installation of said traffic signal prior to the issuance of a non-RUP for the proposed Target retail building.

### B. Reservation of Rights-of-Way

22. The Applicants shall reserve right-of-way along the frontage of the RLC parcel, from the end of the eastern-most entrance to the end of the eastern property line, for a third, eastbound lane along Sunset Hills Road, as shown on the Plan. This reserved area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at such time as ~~the contract~~ funding to construct this improvement has been ~~let by~~ identified\appropriated by either the Commonwealth of Virginia and/or Fairfax County; concurrently, the Applicants shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of said third, eastbound lane along Sunset Hills Road.
23. The Applicants shall reserve right-of-way for an additional right-turn lane into the primary entrance of the site, as shown on the Plan. This reserved area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at such time as ~~the contract~~ funding to construct this improvement has been ~~let by~~ identified\appropriated by either the Commonwealth of Virginia and/or Fairfax County; concurrently, the Applicants shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of said additional right-turn lane into the primary entrance of the site.

### C. Bus Stop

24. The Applicants shall, if requested by the Office of Transportation ~~and or~~ VDOT, construct one (1) bus shelter (open, typical type) and pull-over area. Said bus stop shall be located east of the primary entrance\exit to the site, along the RLC parcel. The final location of this bus stop shall be determined by the Office of Transportation. The final location of this bus stop shall be determined prior to final site plan approval for the RLC parcel.

25. The Applicants shall install a covered trash receptacle within the bus shelter. The owner of the RLC parcel shall be responsible for providing trash removal and pick-up services for the bus shelter.

#### LAND USES

26. Retail sales establishments shall be the predominate use on the Target site. Target also reserves the right to place any zoning ordinance permitted ancillary and/or accessory uses (including, but not limited to, a pharmacy and customer-oriented cafeteria/food service area) within this building. There shall be no separate entrance for any said ancillary and/or accessory use.
27. The RLC building shall be developed for a retail use: only for retail sales establishment(s), as such term is defined by Article 20 (Ordinance Structure, Interpretations and Definitions) of the Fairfax County Zoning Ordinance.
28. The Applicant shall submit the site plan and all of the associated details of the RLC building (including the location of the proposed bus stop/pull-over and bus shelter and its integration within the RLC site, the proposed landscaping, building footprint and configuration, and other similar elements of the plan) to the Reston Citizens Association's Planning and Zoning Committee ("P&Z") and to the Fairfax County Planning Commission for review and comment prior to building permit issuance for the RLC building. This note will not impede in any way the processing or County approval of the site plan(s) and building permit(s) for the rest of the Section 937 site and the Target building. Should RLC elect to proceed with any use other than retail on the RLC building, the Applicant shall be required to file and process a Town Center Concept Plan Amendment.
29. This Town Center Concept Plan governs only that property south of Sunset Hills Road known as Reston, Section 937. Sheet 2 of this Town Center Concept Plan (entitled "Area Wide Illustrative Plan") is illustrative only. Approval of this Town Center Concept Plan by the County has no legal effect on the parcels north of Sunset Hills Road, including but not limited to those sites known as Section 935, Block 2 (owned by RLC) or Section 935, Block 3 (owned by Fairfax County). Sheet 3 (the approved Development Plan for a portion of RZ 86-C-121) is submitted for information purposes only.

#### SIGNAGE RESTRICTIONS

- ~~28~~ 30. Target shall not place any building-mounted signage on the north, south or west elevations of its building. Target shall be permitted no more than two (2), building-mounted advertising signs, with a combined total maximum of 200 square feet.

- ~~29~~ 31. RLC shall place no more than 25 square feet of building-mounted signage on its south (Dulles Toll Road facing) elevation and no more than 50 square feet of building-mounted signage on its north (Sunset Hills Road facing) elevation. The RLC building shall contain no more than two (2) building mounted signs and a total maximum of 75 square feet of building-mounted signage.
- ~~30~~ 32. The Applicants shall be permitted no more than one (1), free-standing, ground-mounted (not pole mounted) sign. The sign shall be attractive, landscaped (with shrubs and hedges around the base) and consistent with the architecture of the Target building. The sign may be no greater than 10' in height and no larger than 60 square feet. The individual letters shall not exceed 2' in height. The sign may only be located along Sunset Hills Road, which includes the off-ramp area leading from the Fairfax County Parkway to Sunset Hills Road.

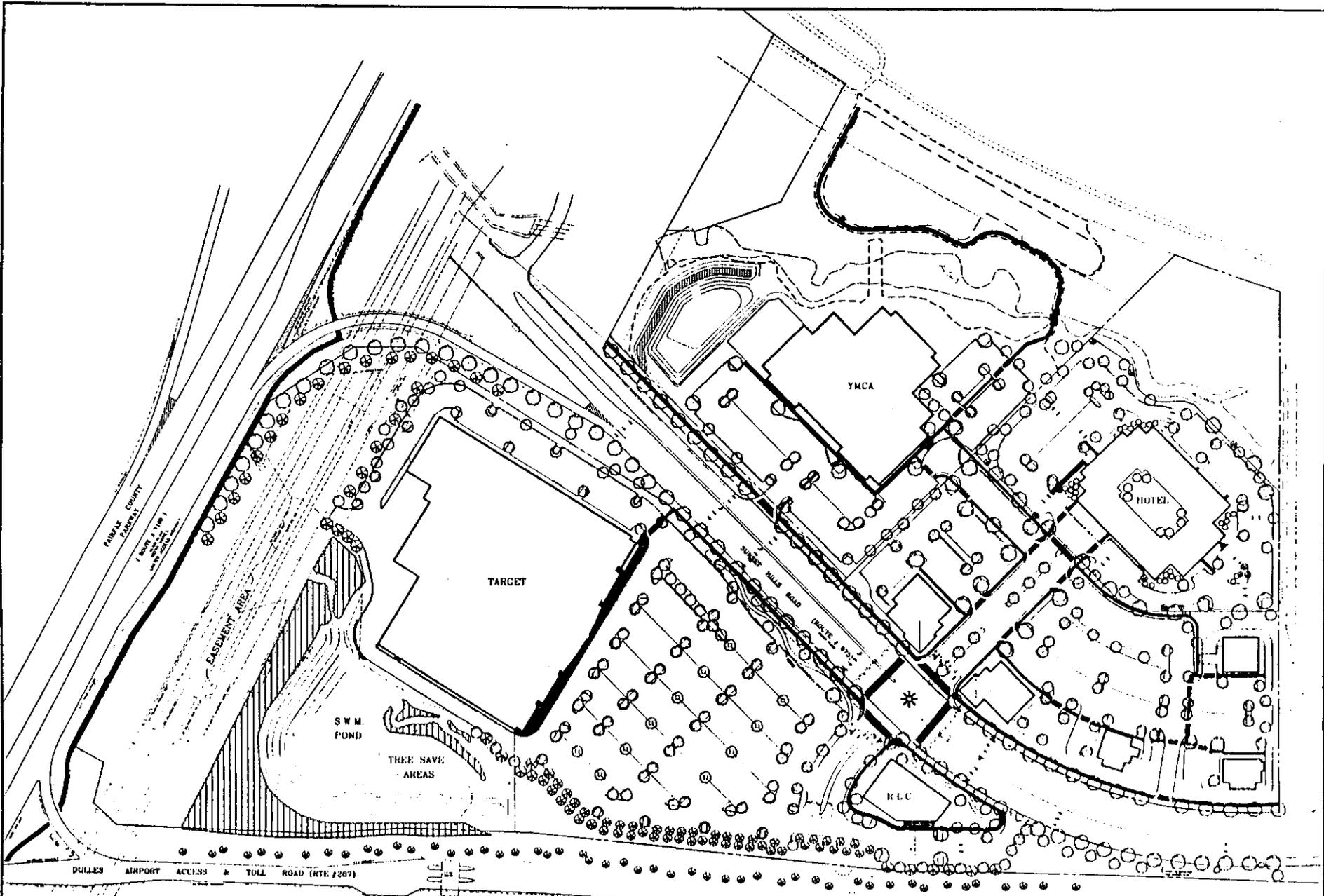
#### SITE DESIGN

- ~~34~~ 33. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").
- ~~32~~ 34. Parking lot and building lighting shall be directed inward and/or downward to avoid glare onto adjacent properties.
- ~~33~~ 35. The Applicants shall screen the loading areas of the buildings, so that these facilities will not be visible from the street level of the Dulles Toll Road, the Fairfax County Parkway or Sunset Hills Road. The Applicants may employ any or all of the following screening measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. The Applicants may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.
- ~~34~~ 36. Applicants shall enclose trash receptacles and screen transformers, as required by the Town Center Design Review Board.
- ~~35~~ 37. In order to provide a consistent architectural treatment to the Target building, Target shall construct the architectural components (as reflected on Sheet 7) as follows:
- a. The buildings (front, side and rear) shall be designed in substantial conformance with the submitted conceptual elevations, subject to final approval by the Reston Town Center Design Review Board.
  - b. Target shall construct and install rooftop parapet screens, walls or similar features designed to screen rooftop equipment from the adjoining areas, at street level.

## TOWN CENTER CONCEPT PLAN AMENDMENTS

- 36 38.** By securing approval of this Town Center Concept Plan, the Applicants are not limiting or waiving any of their rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicants reserve the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) to revise uses, increase heights and density and to pursue any and all modifications as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.
- 37 39.** Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit 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.





- SYMBOLS**
- TRAILS/OVERSPILLS/SIDEWALKS
  - DECIDUOUS TREES
  - EVERGREEN TREES
  - SHRUBS
  - PLANNED TRAFFIC SIGNAL
  - TREE SAVE AREAS



AREA WIDE ILLUSTRATIVE PLAN

**DAVIS • CARTER • SCOTT**  
ARCHITECTS AND INTERIOR ARCHITECTS

PROJECT TITLE  
**REST LANE SECTION**  
936/037

SCALE 1" = 50'

DATE 4-27-81

BY [Signature]

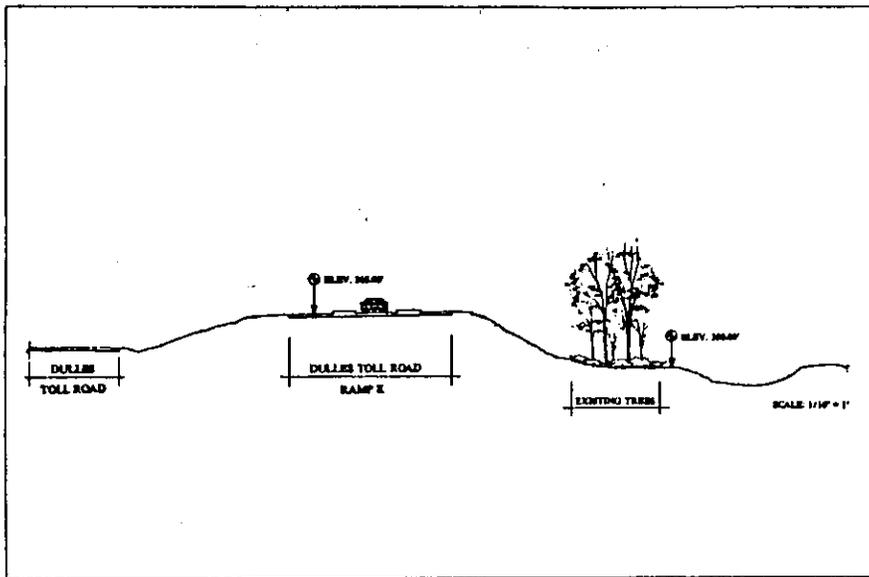
PROJECT NO.

SHEET NO.

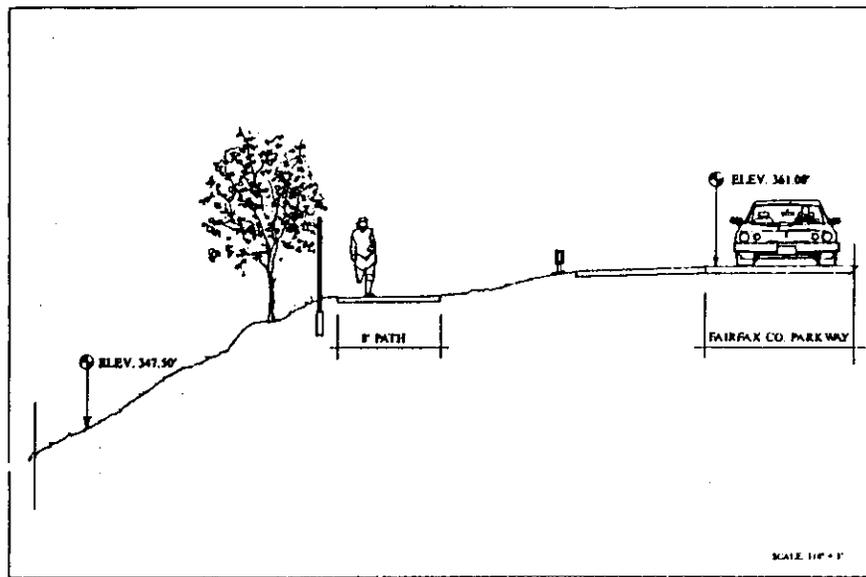
DATE

CP-2

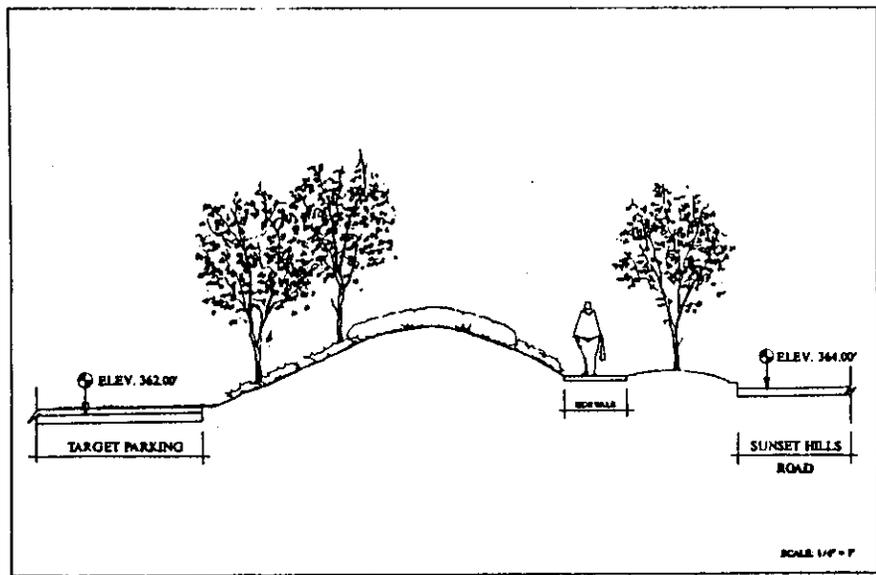




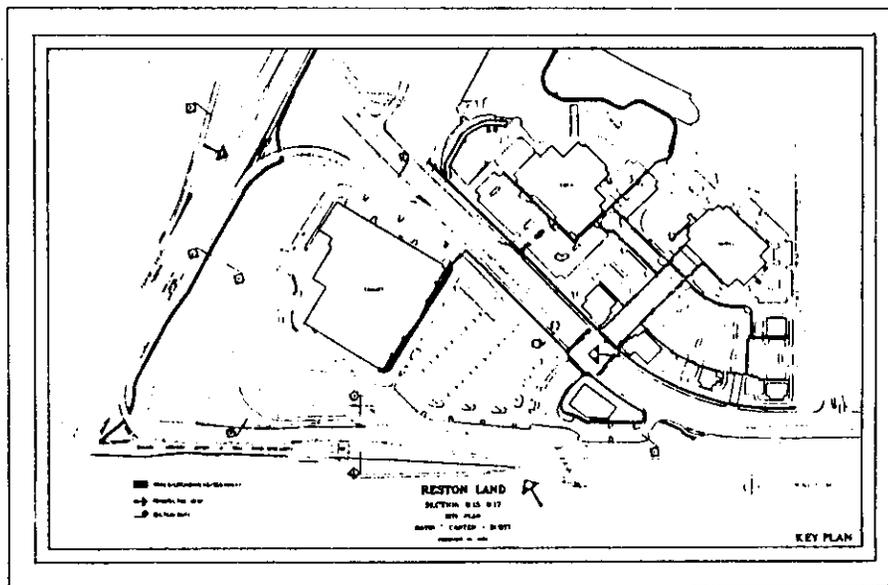
**SECTION A**  
Davis Carter Scott



**SECTION B**  
Davis Carter Scott



**SECTION C**  
Davis Carter Scott



DAVIS • CARTER • SCOTT  
 ARCHITECTS AND ENGINEERS

APPENDIX

PROJECT FILE  
**RESTON LAND SECTION 937**

SHEET NAME

**SECTIONS**

SCALE AS SHOWN  
 DATE 4-2-86  
 DRAWN BY  
 CHECKED BY

PROJECT NUMBER  
**CP-4**

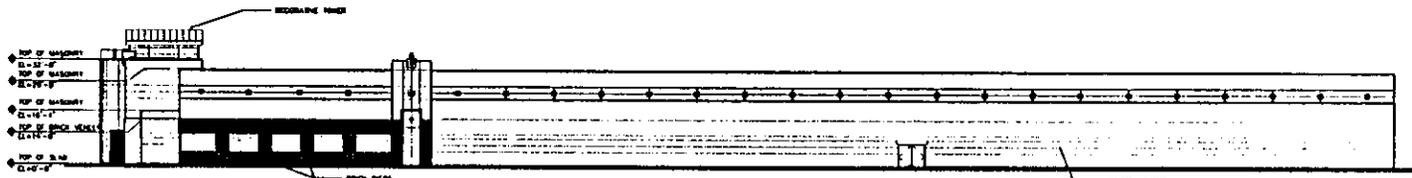




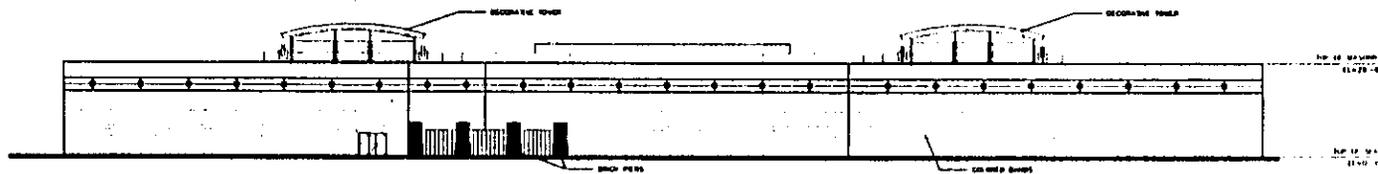


1 FRONT ELEVATION

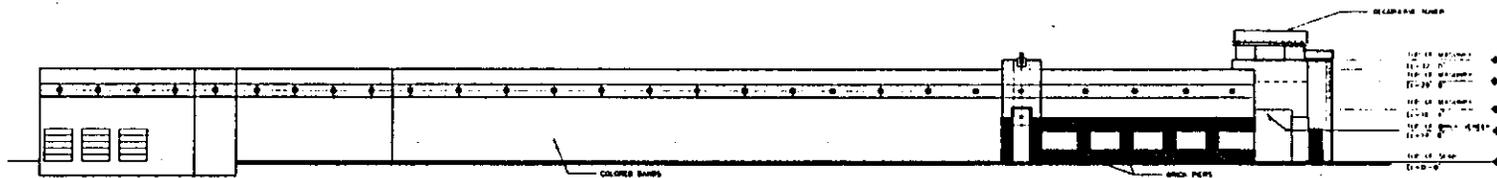
NOTE FINAL SIGN PLAN TO BE DETERMINED



2 SIDE ELEVATION AS SEEN FROM SUNSET HILLS ROAD



3 REAR ELEVATION AS SEEN FROM THE FAIRFAX COUNTY PARKWAY



4 SIDE ELEVATION AS SEEN FROM THE DULLES TOLL ROAD

DAVIS • CARTER • SCOTT  
ARCHITECTS AND INTERIOR DESIGNERS

REVISIONS

PROJECT TITLE  
**RESTO  
LAND  
SECTION  
037**

DATE  
**ELEVATIONS**

SCALE 1/8" = 1'-0"  
DATE 4-2-76  
DRAWN BY  
THURSDAY 21

PROJECT NUMBER  
**CP-7**

SHEET 1 OF 1