



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

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V I R G I N I A

December 13, 1996

Ms. Meaghan S. Kiefer
McGuire Woods Battle & Boothe
8280 Greensboro Drive
McLean, Virginia 22102-3892

Re: PI 9606 0056, Interpretation for The Spectrum at Reston Town Center, CP 86-C-121-2, Removal of Decorative Screening Walls

Dear Ms. Kiefer:

This is in response to your letters of May 21, 1996, and July 12, 1996, and subsequent conversations with staff, requesting an interpretation of Conceptual Plan CP 86-C-121-2 approved by the Planning Commission on July 14, 1994. As I understand it, the question is whether the provision of additional landscaping and berming along the Reston Parkway frontage of the Spectrum in lieu of constructing decorative screening walls is in substantial conformance with the Conceptual Plan. This determination is based on the plan attached to your letter of May 21, 1996, entitled "Site Section" and prepared by Davis, Carter and Scott, which is dated May 13, 1996, and "The Spectrum at Reston Town Center Planting Additions" prepared by Lewis, Scully and Gionet, dated October 1, 1996. Copies of the above referenced letters and reductions of the plans are attached.

In your letter of May 21, 1996, you set forth the reasons why you feel that the walls should be deleted as approved on the Conceptual Plan. However, the walls were an integral design element shown on the approved Conceptual Plan. Therefore, it is my determination that the removal of the decorative screening walls is not in substantial conformance with the approved Conceptual Plan and that approval of an amended Conceptual Plan is necessary to remove them. This determination has 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 Lisa Feibelman at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

Attachments: A/S

cc: Robert B. Dix, Supervisor, Hunter Mill District
John M. Palatiello, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator, OCP
Edward J. Jankiewicz, Director, Design Review Division, DEM
Angela Rodeheaver, Section Chief for Site Analysis, OT
Bonds and Agreements Branch, DRD, DEM
File: CP 86-C-121-2

McGUIRE WOODS
BATTLE & BOOTHE LLP

8280 Greensboro Drive
Suite 900, Tysons Corner
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Meaghan E. Kiefer, Planner
Direct Dial: 703-712-5388
E-Mail: mekiefer@mwbb.com

May 21, 1996

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

MAY 21 1996

ZONING EVALUATION DIVISION

VIA COURIER

Ms. Barbara A. Byron
Division Director
Zoning Evaluation Division
Office of Comprehensive Planning
12055 Government Center Parkway
Eighth Floor
Fairfax, VA 22035

Re: Reston Spectrum Limited Partnership - Request for Interpretation

Dear Ms. Byron:

This letter is a request for your interpretation regarding the landscaped berming and decorative screening walls which were proposed to be constructed on the Reston Parkway frontage of The Spectrum at Reston Town Center. At the time the screen walls were proposed, it was the general consensus of those working on the site plan that such screen walls would be revisited after the berming and landscaping were implemented to determine the need for and the effectiveness of the screen walls. The screen walls were placed originally in the locations shown on the Conceptual Plan because of utility easements and VDOT requirements. We are seeking your confirmation that the provision of substantial berms and landscaping berms will satisfy the goal of the developer, Staff and the Planning Commission to adequately screen the parking areas from motorists and pedestrians traveling along Reston Parkway.

Note #26 on the approved Town Center Concept Plan states:

Applicant to construct a series of landscaped berms and decorative screening walls along its frontage of Reston Parkway (as generally depicted in the Town Center Conceptual Plan and as finally approved by the Reston Town Center Design Review Board) in order to reasonably screen the Reston Parkway street-level view of surface parking areas (emphasis added).

Ms. Barbara A. Byron

May 21, 1996

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I have attached a copy of the approved Conceptual Plan which shows the screening walls for your use (Exhibit 1). I have also attached a site section (Exhibit 2) which demonstrates that the existing and proposed landscaping fulfills completely the intent of note #26, by providing an effective screen from the street-level view from Reston Parkway. In addition, this exhibit demonstrates that the existing topography renders the proposed screening walls totally ineffective for the purpose for which they were originally intended.

The Applicant has proffered substantial landscaping along Reston Parkway in order to shield the center from passing motorists and pedestrians. As of today, approximately 50% of the planned landscaping has been planted. A total of over \$500,000 in landscaping for the Center will be planted as part of this development. All landscaping should be completed within the next 30 days. The result of this significant landscaping will be a very effective screen along Reston Parkway.

Existing utilities have severely limited the potential locations for the screen walls. Due to the width of the utility easements and their varying locations, the walls would not line up evenly along Reston Parkway, and would not, therefore, provide the continuity of screening which they were designed to provide.

In order for the screen walls to be effective, they would need to be located within the VDOT right-of-way. VDOT will not allow us to place these structural walls within the VDOT right-of-way, for obvious safety reasons (cars running off the road into these walls, and sight distance issues).

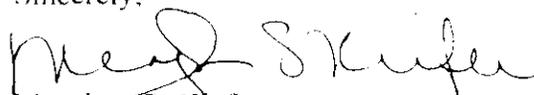
Finally, Note 26 specifically states that the screen walls would need to be approved by the Town Center Design Review Board. The Town Center Design Review Board is opposed to the construction of these screening walls in any location. In response, and in coordination with the Town Center Design Review Board, the Applicant has provided a Landscape Plan which achieves the screening of the street-level view which was the goal of Note #26.

On behalf of Reston Spectrum Limited Partnership, I respectfully request your interpretation that the proposed screening walls would not serve the purpose for which they were intended, and that the Center remains in substantial conformance with the Plat approved by the Planning Commission as part of the above-referenced application.

Ms. Barbara A. Byron
May 21, 1996
Page 3

If I may provide you with additional information, please call me directly. Thank you for considering our request.

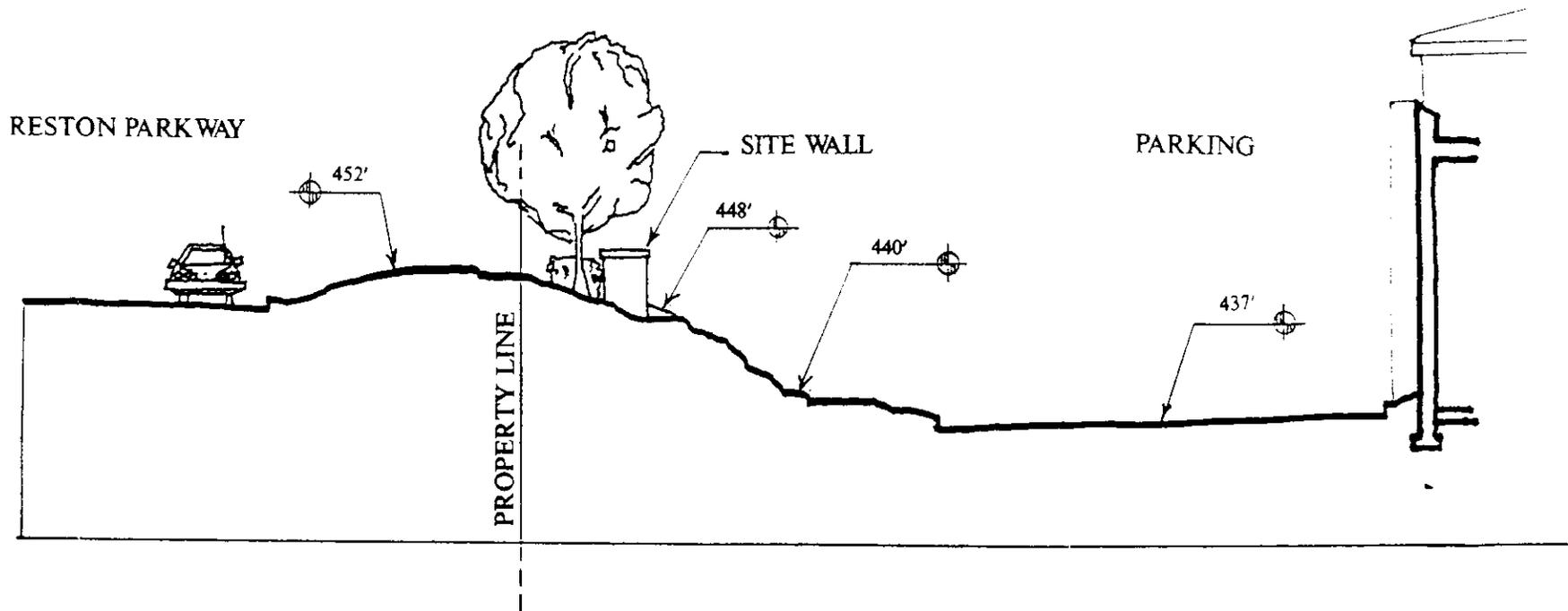
Sincerely,



Meaghan S. Klefer

cc: Arthur N. Fuccillo, Esquire
Mr. Doug Carter, AIA
Antonio J. Calabrese, Esquire

5388\spectrum\interp.1



SITE SECTION

MAY 13, 1996

THE SPECTRUM @ RTC

DAVIS ■ CARTER ■ SCOTT

1/16"

3.93.972.00

**MCGUIRE WOODS
BATTLE & BOOTHE LLP**

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Meaghan S. Kiefer, Planner
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July 12, 1996

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JUL 16 1996

ZONING EVALUATION DIVISION

Lisa Feibelman, Staff Coordinator
Office of Comprehensive Planning
12055 Government Center Parkway
Eighth Floor
Fairfax, VA 22035

Re: The Spectrum at Reston Town Center
Interpretation Regarding Screen Walls

Dear Lisa:

Pursuant to your request, enclosed please find a copy of the approved Town Center Concept Plan for The Spectrum at Reston Town Center. I am also enclosing a copy of a letter to Art Fuccillo, general counsel of Lerner Enterprises, from the Reston Town Center Design Review Board stating their opposition to the proposed screen walls. At your request, we are revising the site section exhibit prepared by Davis, Carter, Scott to show the location of the right-of-way line adjacent to Reston Parkway. As soon as that is available, I will forward that to you.

Please call me if you have any questions regarding these materials, or if I may provide you with additional information. Thank you for your assistance with this request.

Sincerely,



Meaghan S. Kiefer
Planner

MSK/bjl
Enclosures

cc: Arthur N. Fuccillo, Esquire
Antonio J. Calabrese, Esquire

Design Review Board

Reston

Town Cent

Joint

Committee

November 21, 1994

Arthur N. Fuccillo, Esquire
Lerner Enterprises
11501 Huff Court
N. Bethesda, Maryland 20895-1094

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

NOV 16 1996

ZONING EVALUATION DIVISION

Re: Spectrum, Reston Sections 87 and 91

Dear Art:

At the October 31 meeting, the Town Center Design Review Board reviewed Doug Carter's presentation of the site plan and architectural elevations. Board comments generated by this meeting as well as relevant comments from previous meetings are summarized as follows:

General

- 1) The revised illustrative site plan (Oct. 30, 1994) is conceptually approved. Please submit the engineered site plan for final review and approval.
- 2) Architectural elevations, including colors, materials and details are conceptually approved. Specific color samples (brick, tile, drivet, etc.) must be submitted for approval as well as signage, lights, awnings, etc., for each building.

The Board commends the outstanding job that Davis & Carter have done in providing a consistent design character and attention to detail for all buildings.

- 3) Although no specific problems were identified, it is important to screen all rooftop mechanical equipment from public view. Please show how other utilities such as transformers will be hidden or screened.
- 4) The conceptual landscape plan looks fine. The Board will need to review the types and sizes of materials at their next meeting. As noted previously, deciduous trees planted within parking lot islands should be a minimum of 3-1/2" to 4" in caliper in order to relate to the overall landscape quality of Town Center.

November 21, 1994

- 5) Light poles and fixtures within the parking lots must be submitted for review (type, wattage, pole height, color, etc.). Consider using light poles and fixtures similar (or identical) to those in the adjacent Town Center parking lot. Lighting levels should be the same as for Town Center. Given the height of the fixtures in relation to Reston Parkway, it will be important to avoid glare and high intensity.

The decorative fixtures proposed for walkways are conceptually approved.

- 6) Any cart storage areas must be carefully located and well-screened. The location of cart rails or barriers must not impede pedestrian circulation along the sidewalk.
- 7) The engineered site plan should confirm the ability of grading, utilities, pathways, landscaping, etc., to be accommodated when Reston Parkway is eventually widened.
- 8) The short sections of brick piers and metal fences along Reston Parkway appear disjointed and lack integration or any meaningful design purpose. The Board recommends that these sections of fence be eliminated. However, if the applicant feels that the fences are a vital part of the design, the Board requires that:
 - The decorative bowls be removed.
 - The pier and fence sections be redesigned to provide a taller masonry base between the piers and that the fence sections tie into the piers similar to an earlier design approved by the Board.
 - The pieces of fence/pier be combined into longer, more meaningful sections and that the hedges be integrated with the fences/piers more effectively.
- 9) Retail signage could be either all white or different colors approved specifically. The issue of color should be discussed and resolved at the next meeting.
- 10) Regarding the false storefront windows, the Board is concerned that these should not appear as temporary in-fill panels.
- 11) Metal roofing was depicted as the same standing seam and the same color as used within Town Center.
- 12) The upper sections of towers could be glass with possible back-lighting for visibility and interest.

Section 91

- 1) The entry feature/wall at the corner of Reston Parkway and New Dominion Parkway should not contain signage for the pad or for the Spectrum. Signage identifying Town Center may not be necessary due to the existing sign on the opposite corner.
- 2) As noted in previous meetings, construction within Section 91 and along New Dominion Parkway must not eliminate or negatively impact the existing double row of trees. Please revise the corner pad's outdoor dining area in order to retain the existing tree that has been eliminated in this plan.

Another tree has been deleted at the entry drive on New Dominion. Has the entry drive been revised or increased in width?

- 3) Submit details for the 5' high concrete retaining wall and railing (if required) at the corner of Reston Parkway and Bowman Town Drive.
- 4) Building A - (Macaroni Grill)
The "tower" should be restudied and made larger and proportionately similar to building B, especially since the Reston Parkway elevation is so important.

The low walls connecting buildings A and B should be more solid, with a taller base and with the railings attached to the piers (as shown in an earlier perspective illustration).

Please submit a larger-scale engineered site plan for final review. The architectural elevations and the illustrative site plan seem to show discrepancies regarding some details. Also, the location and design of the outdoor dining patio must be reviewed and approved.

- 5) Building B -
This is an attractive building, particularly the proportion and design of the tower element. One concern is the lack of a dumpster/service area and the unreasonable assumption that building C's dumpster (300' away) would be used. Please restudy and examine providing a service/dumpster area to be shared with building A.

The new outdoor dining patio by the western elevation has eliminated a curved wall and a landscaped area. The patio's location, the

November 21, 1994

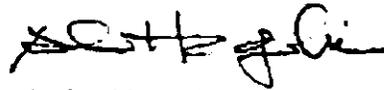
landscaping, screening and details need to be reviewed and approved.

- 6) **Building D - (Best Buy)**
Placing the yellow ticket internally at the rear of the vestibule was approved as a reasonable solution. However, the building sign should be restudied. Suggestions include lowering the sign, incorporating the sign into the canopy and reducing the size of the letters. A letter height of nearly 5 feet may not be compatible with Town Center signage.

Section 87

- 1) **Building H - (Gradys)**
The Board preferred the Davis & Carter design over the Brinker International sketch.
- 2) **Building K**
Any cart corral must be incorporated into the design of the building and must not impact convenient pedestrian access along the sidewalk in front of the building. This sidewalk should be 16 feet clear with no obstructions except approved planters.
- 3) The remaining building elevations were not reviewed in detail by the Board due to a lack of time. These should be submitted at the next meeting along with the remaining items to be reviewed.

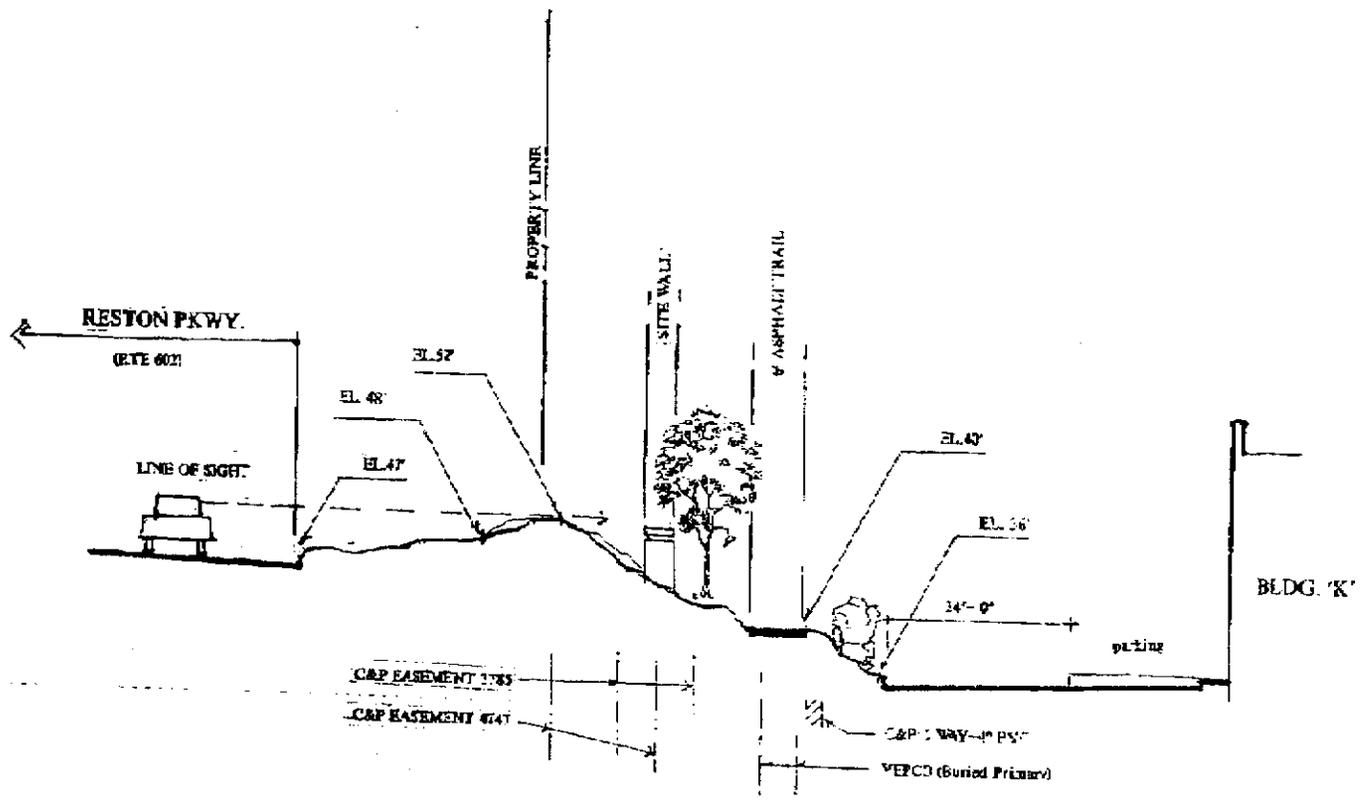
Sincerely,



A. H. Hagelis
Secretary to the Board

AHH/nmf

cc: A. D. Ayers
D. N. Carter
H. T. McDuffie, Jr.
P. P. Schmergel
P. E. Tobey
P. Henry



THE SPECTRUM - SITE SECTION

DAVIS, CARTER, SCOTT Ltd.

DCS# 3-3-972.77

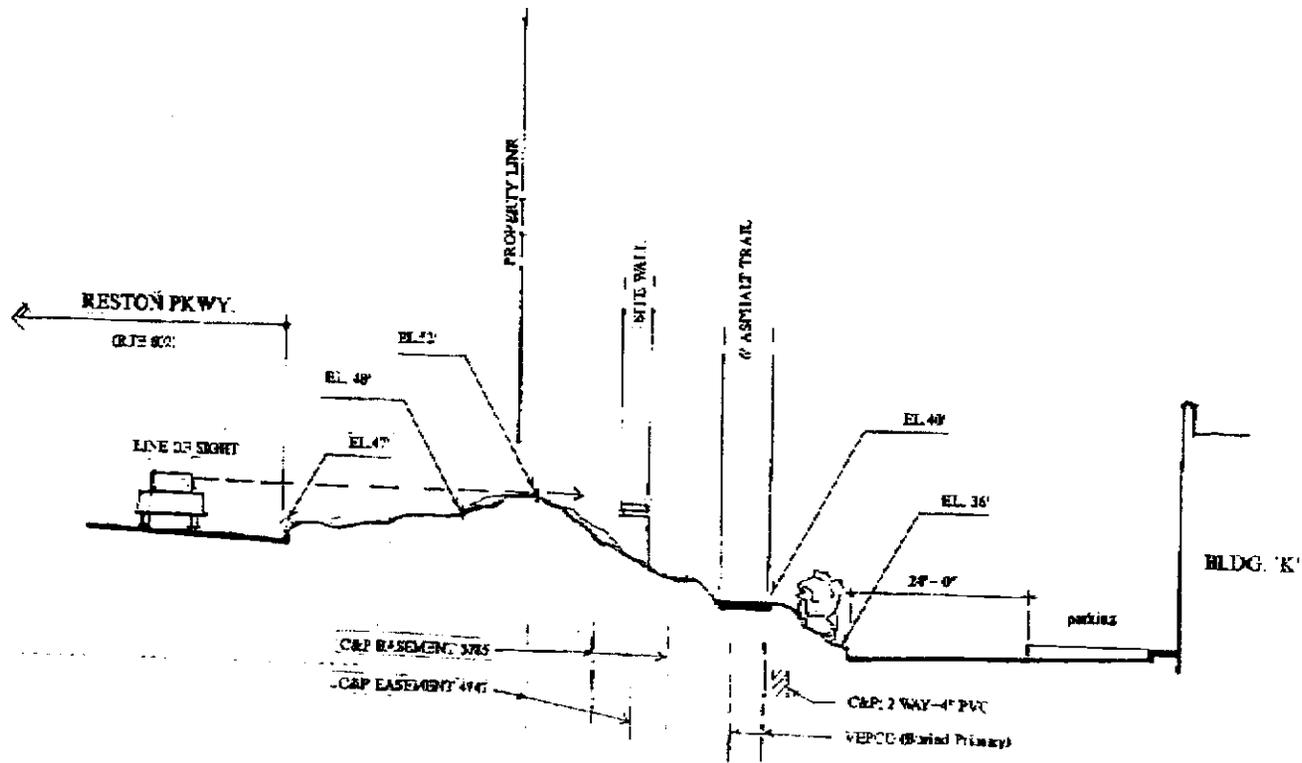
OCTOBER 28, 1996

D.C.S.

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2002-003



THE SPECTRUM - SITE SECTION

DAVIS, CARTER, SCOTT Inc.

DCS# 3-3-97277

1/8" = 1'

OCTOBER 28, 1996

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