

**TOWN CENTER CONCEPTUAL DEVELOPMENT PLAN**  
**RESTON LAND CORPORATION - SECTION 933 (WEST MARKET) - NOTES**

**GENERAL**

1. This site is known as Section 933, Reston, and consists of approximately 49 acres.
2. The Tax Map Reference for this site is a portion of 17-1-((1))-3J.
3. The property which is the subject of this application shall be developed in accordance with Sheet 1 of this Town Center Conceptual Plan, dated 4-05-95 (consisting of four sheets), prepared by Urban Engineering and Sasaki Associates, Inc.; subject to these notes and provided that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of the final site engineering, as determined by the Department of Environmental Management ("DEM").
  - A. Sheet 2 depicts a proposed townhouse and multi-family development which is consistent with the Town Center Concept Plan - Sheet 1. The property shall develop in general conformance with Sheet 2, which is reflective of the character, density, lay-out, general orientation and streetscaping of the West Market community, subject to final approval by the Reston Town Center Design Review Board. Applicant shall submit PRC plans for the individual land bays to the Office of Comprehensive Planning ("OCP") for review and comment prior to PRC plan approval.
  - B. Sheet 3 consists of various illustrative concepts of portions of the Section 933 plan. Where possible and as approved by the Reston Town Center Design Review Board, Applicant shall develop these portions of the plan in substantial conformance with Sheet 3.
  - C. Sheet 4 consists of a general delineation of the surrounding road network as well as the roads which shall be constructed as part of Section 933 development, consistent with the transportation notes listed herein.
4. The minimum parking provided shall be as required by the Fairfax County Zoning Ordinance.
5. Construction of this development is anticipated to begin during the Summer or Fall of 1996, subject to market and financing conditions. The project may be developed in phases.

6. There are no known burial sites on the property. Except for the existing storm water management pond and protected drainage way, there are no scenic or natural features on this site deserving protection.

**CONCEPT PLAN**

7. The Housing Program for the West Market Community shall consist of the following:

<u>Unit Type</u>	<u>Number of Units</u>
A. Townhomes	150 - 180
B. Multi-Family	<u>225 - 275</u>
C. Total	375 - 455

8. Applicant reserves the right to provide for on-street parking, surface parking, garages within the townhomes and underground\in-unit garage parking within the multi-family buildings.
9. Subject to approval by Fairfax County and the Virginia Department of Transportation ("VDOT"), the Applicant reserves the right to provide for parallel parking along Town Center Parkway.
10. The overall minimum open space for the site shall be 30%.
11. The Applicant is requesting a waiver of the privacy yard and privacy fence\wall requirements, in accordance with Fairfax County Zoning Ordinance Section 6-306(2).
12. Applicant shall not locate any building within 50' of the existing, underground transmission\pipeline(s)(located within the easement area along the western boundary of the site). Applicant may include recreational facilities, surface parking lot(s), landscaping and all other facilities otherwise permitted by the Public Facilities Manual ("PFM") and other applicable County ordinances within said easement area. Applicant shall construct such facilities in accordance with the PFM and other applicable County ordinances. Applicant shall notify and coordinate with the Colonial Pipeline operator (and any other applicable pipeline operator) prior to commencing any construction within the easement area, as required by applicable County ordinances. Furthermore, Applicant shall provide its own Construction Supervisor on-site during any construction activities conducted within the easement area, to coordinate with its contractors, and County and pipeline operating personnel.
13. Architectural details are subject to final approval by the Reston Town Center Design Review Board. Applicant shall develop and complete Design Guidelines for the Reston Town Center Design Review Board which govern Section 933 prior to approval of the first site plan for the property.

## **LANDSCAPING AND ENVIRONMENTAL**

14. Landscape plan(s) shall be submitted with the PRC and site plans for each phase of development. Landscaping details are subject to final approval by the Reston Town Center Design Review Board.
15. Applicant shall provide streetscaping for the project according to the Sasaki Urban Design Principles for the Town Center District, as may be modified by the Reston Town Center Design Review Board.
16. Applicant shall endeavor to preserve existing trees and vegetation on the site within undisturbed open space areas (such as the noted drainage way).
17. Storm water management for this community shall be provided in the designated storm water management pond shown on this Concept Plan, which is part of a regional storm water management system.

## **RECREATION FACILITIES AND TRAILS**

18. The Applicant shall provide active recreation facilities, which shall include some combination of the following: a clubhouse, pool, tennis court(s), soccer, general play or volleyball field(s), tot lot(s), etc. Applicant shall also provide passive recreation facilities, which shall include some combination of the following: landscaped courtyards, open spaces, walkways, or trails, etc.
19. The internal pedestrian circulation system shall consist of sidewalks (pursuant to the PFM) and 4'-8' walks/trails. The pedestrian circulation system shall be reflected on the PRC and site plans for each phase of development, and shall be designed to interconnect the residential units, parking lots and community amenities (all as generally depicted on Sheet 2).
20. Applicant shall coordinate any trail connections to the W&OD Regional Trail with the Northern Virginia Regional Park Authority (which controls the W&OD Regional Trail). Applicant shall establish a buffer between its development and the W&OD Regional Trail, generally as depicted on Sheet 2 and subject to these notes.

## TRANSPORTATION

21. Applicant shall, if requested by the Office of Transportation ("OT"), construct up to two (2) on or off-site bus shelters (covered, open, typical type, with trash receptacle) at appropriate location(s) within or near the project. The location(s) of such shelter shall be determined by Applicant (subject to approval by OT) prior to site plan approval of the first phase of development. The bus shelter(s) shall be provided prior to the issuance of the first Residential Use Permit within Section 933.
22. Applicant reserves the right to provide for private internal streets throughout this development, consistent with PFM standards, as determined by DEM.
23. As part of this development, the Applicant shall construct traffic signal(s) where warranted and/or required by VDOT.
24. As generally shown on Sheet 4, Applicant shall construct the following road improvements. Applicant reserves the right to phase road construction as necessary to serve development within Section 933, as approved by VDOT and OT.
  - A. New Dominion Parkway. Applicant shall extend New Dominion Parkway to the main entrance on Section 933. Applicant does hereby request a waiver of the frontage improvements for New Dominion Parkway from its main entrance to the future Fairfax County Parkway. Applicant shall construct said portion of New Dominion Parkway at the earlier of (i) development of the contiguous property to the north (Reston Section 931, Block 5), or (ii) upon the opening of the New Dominion Parkway entrance onto the Fairfax County Parkway.
  - B. - Town Center Parkway. Applicant shall construct Town Center Parkway from New Dominion Parkway to Bluemont Way as necessary for the development of Section 933.
  - C. Bluemont Way. Applicant shall extend Bluemont Way from the current terminus in the Reston Town Center Urban Core to the Section 933 site entrance.
  - D. Fairfax County Parkway. Applicant reconfirms its existing Town Center Proffer obligation(s) to provide necessary dedication/right(s)-of-way and easement(s) for construction of the Fairfax County Parkway contiguous to the Section 933 property.

## **RESTON COMMUNITY**

25. The PRC plans shall be submitted to the Reston Citizens Association's Planning and Zoning Committee for review and comment prior to site plan approval.
26. The PRC plans shall be submitted to the Hunter Mill District Planning Commissioner for review and comment prior to site plan approval.
27. Applicant shall contribute \$5,000 to the Reston Streetlight Fund at site plan approval for the first phase of development.

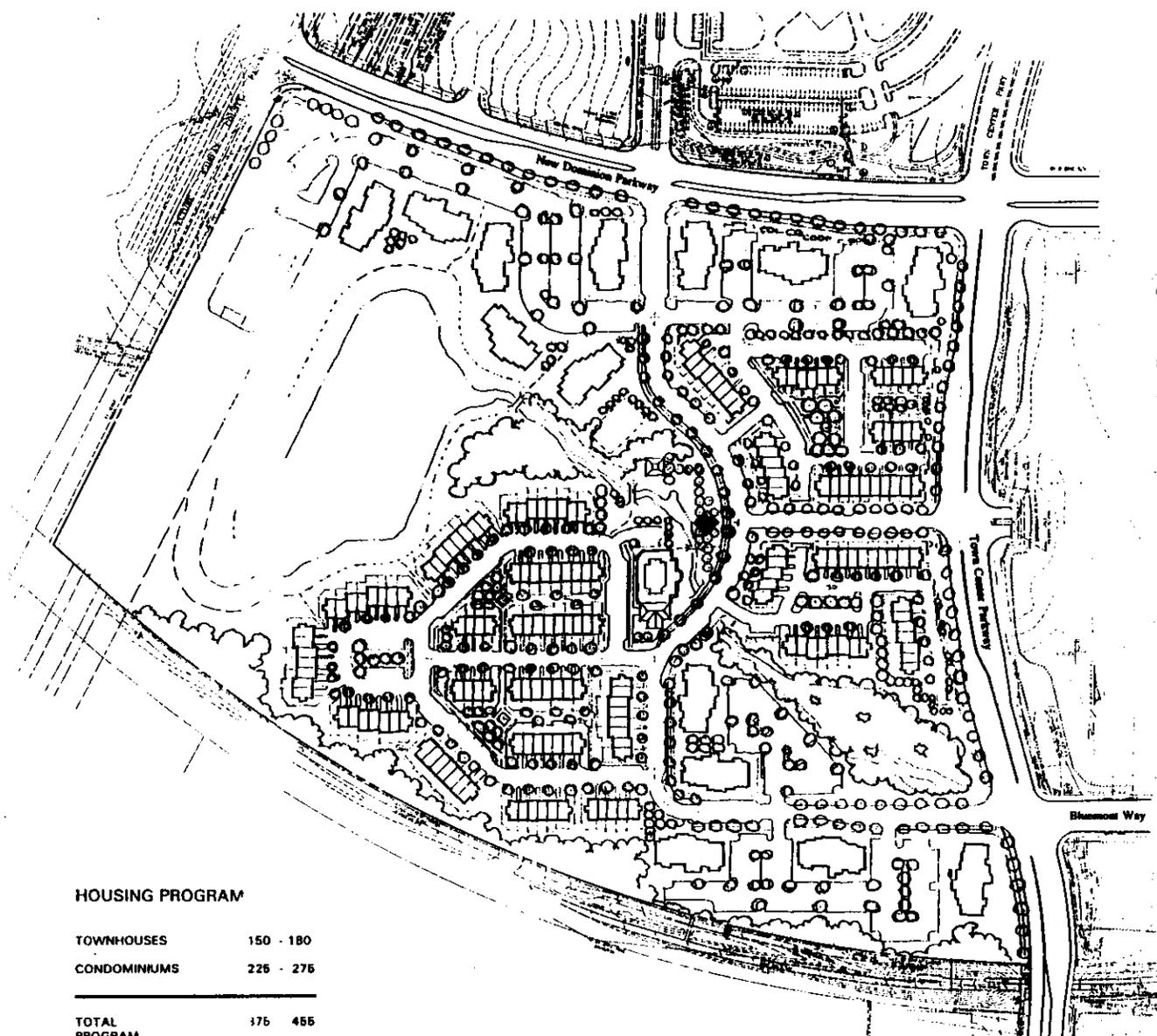
## **TOWN CENTER CONCEPTUAL PLAN AMENDMENTS**

28. Any portion of the site may be the subject of a Town Center Conceptual Plan Amendment application without joinder and/or consent of the owners of the other land areas, provided that such Amendment 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 subject to such an Amendment shall otherwise remain in full force and effect.

Dated: April 27, 1995

u:5411\reston\933\notes.7





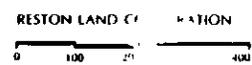
**HOUSING PROGRAM**

TOWNHOUSES	150 - 180
CONDOMINIUMS	225 - 275
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TOTAL PROGRAM	375 - 455

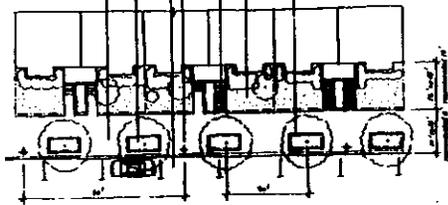


**RESTON TOWN CENTER**

PARCEL 933

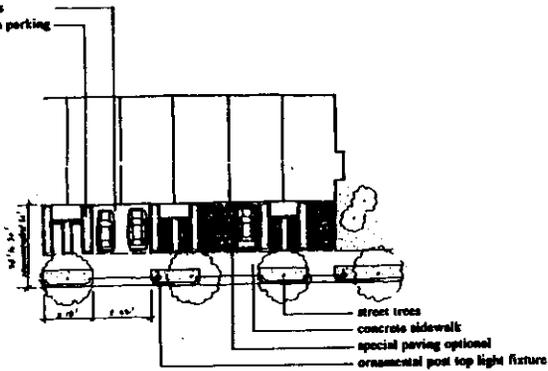


ornamental post top lights  
 parallel parking zone  
 street trees  
 concrete sidewalks  
 brick or concrete walks  
 entry gardens  
 possible brick borders

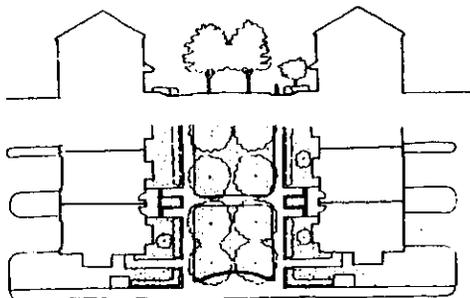


Conceptual Plan at Market Street

driveways at garages  
 low shrubs to screen parking

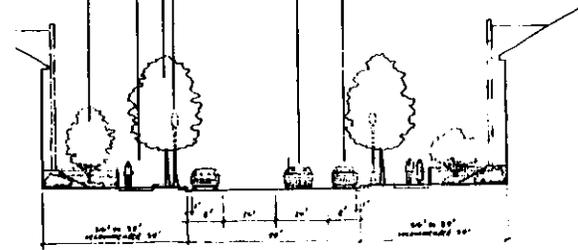


Townhouse Plan with Garages at Front



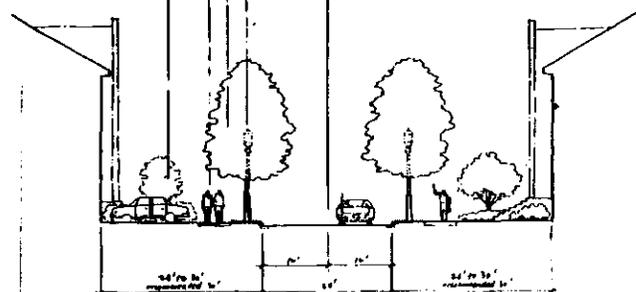
Townhouse Mews Concept

ornamental post top lights  
 street trees  
 sidewalk  
 entry garden with fence,  
 wall or landscaping  
 two moving lanes  
 parallel parking both sides



Section at Market Street

ornamental post top lights  
 trees in lawn  
 sidewalk  
 driveways with unit  
 entries and planting  
 two moving lanes

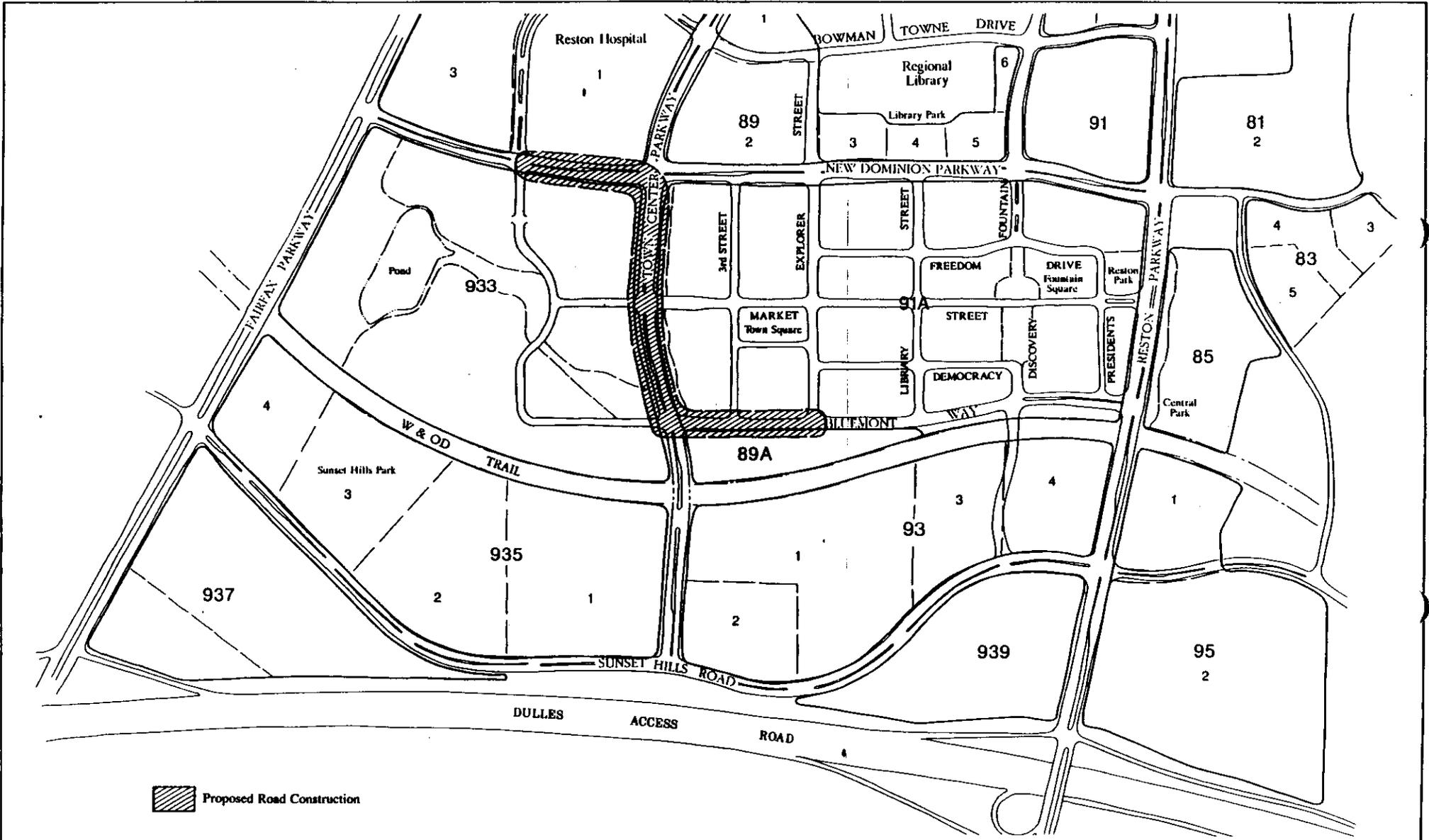


Townhouse Street Section with Garage at Front



suggested architectural features/treatments:  
 bay windows, balconies, entrance porches,  
 rear porches, walls, fences, etc.

Alternative Townhouse End Elevation



 Proposed Road Construction

**Reston Town Center - Section 933**

Conceptual Development Plan April 27, 1995



PLEASE TYPE  
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR ~~ZONING MAP AMENDMENT~~ OFFICE OF COMPREHENSIVE PLANNING  
DEVELOPMENT PLAN AMENDMENT

RECEIVED

OCT 19 1994

ZONING EVALUATION DIVISION

APPLICATION NO.

DPA 89-C-025 <sup>ok</sup>

(Assigned by Staff)

CP 89-C-025-2 PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), RESTON LAND CORPORATION, the applicant(s),  
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by  
reclassifying from the PRC District to the PRC  
District the property described below and outlined in red on the Zoning Section Sheet(s)  
accompanying and made a part of this application.

\*to delete privacy yard requirement pursuant to 6-306(2)

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION:

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
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2. TAX MAP DESCRIPTION:

<u>17-1</u>	<u>((1))</u>	<u>Part of 3</u>		<u>49.51 acres</u>
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Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)
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3. POSTAL ADDRESS OF PROPERTY: (If any)

None

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)

North of Sunset Hills Road immediately south of the Reston Hospital  
Center, west of Bluemont Way and Town Center Parkway, east of future  
Fairfax County Parkway.

5. PRESENT USE: vacant

6. PROPOSED USE: residential

7. SUPERVISOR DISTRICT: Hunter Mill

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Antonio J. Calabrese, Esquire

Type or Print Name of Applicant or Agent

AJ CALABRESE

Signature of Applicant or Agent

McGuire, Woods, Battle & Boothe, 8280 Greensboro Drive, McLean, VA 22102

Address

703-712-5411

Telephone No.

Home

Work

Please provide name and telephone number of contact person if different from above.

Meaghan S. Kiefer (703-712-5388)

DO NOT WRITE IN THIS SPACE

Date application received: \_\_\_\_\_

Application Fee Paid: \$ 1,650.00

Date application accepted: 11-22-94 V. Coffey

Form RZ (10/89)