FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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FEB 27 1996
ZONING EVALUATION DIVISION

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

DATE: February 27, 1996

FROM: Barbara J. Lippa, Deputy Director
Planning Commission Office

BJL

SUBJECT: Planning Commission Action on Conceptual Plan for YMCA of Metropolitan Washington (CP-86-C-121-3), Hunter Mill District

On Thursday, February 22, l996, the Planning Commission voted 10-0-1 (Commissioner Kelso abstaining) to approve the conceptual plan for the YMCA of Metropolitan Washington, CP-86-C-121-3, as presented.

For your information, a copy of the verbatim excerpts from the Commission's action on this matter is attached. Should you need any additional information, please do not hesitate to contact me at 324-2865.

Attachment (a/s)

cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Regina Murray, Staff Coordinator, ZED, OCP
February 22, 1996 Date File
Y-1(c) File

TOWN CENTER CONCEPT PLAN
YMCA – SECTION 935

GENERAL

1. THIS SITE IS KNOWN AS SECTION 935 BLOCK 3, RESTON, PARCEL 1-B AND CONSISTS OF APPROXIMATELY 9 ACRES OR 392,040 SQUARE FEET.

2. THE TAX MAP REFERENCE FOR THIS SITE IS 17-3-((1))-1B AND THE PROPERTY IS ZONED PRC.

3. THIS PROPERTY SHALL BE DEVELOPED CONSISTENT WITH THE TOWN CENTER CONCEPT PLAN, DATED NOVEMBER, 1986 AS REVISED JANUARY, 1987. THIS SUBJECT PROPERTY PLAN IS A CONCEPTUAL PLAN AND IS SUBJECT TO THESE NOTES AND MINOR MODIFICATIONS THAT MAY BE PERMITTED WHEN NECESSARY AS PART OF THE FINAL SITE ENGINEERING, AS DETERMINED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM). THE PROPOSED DEVELOPMENT, AS SHOWN ON SHEET 2, REFLECTS THE LAYOUT, LOCATION OF ENVIRONMENTAL FEATURES, LANDSCAPING, PEDESTRIAN CIRCULATION, TRAFFIC CIRCULATION AND RECREATION AREAS. THIS PLAN ALSO DEMONSTRATES THE PROPOSED PROGRAMS OF THE YMCA WHICH INCLUDES THE TEEN CENTER AND CHILD CARE CENTER.

4. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCE REQUIREMENTS. 170-180 SPACES ARE REQUIRED. 190 REGULAR AND 4 HANDICAP (WHICH INCLUDES 2 VAN SPACES) ARE CURRENTLY PROVIDED. THE DIRECTOR OF DEM TO DETERMINE FINAL REQUIRED PARKING BASED ON PROGRAM REVIEW. THE APPLICANT RESERVES THE OPTION TO REDUCE PROPOSED PARKING TO MEET FINAL DETERMINATION.

5. CONSTRUCTION OF THIS DEVELOPMENT IS ANTICIPATED TO BEGIN LATE SPRING OF 1996 SUBJECT TO MARKET AND FINANCING CONDITIONS.

6. THERE ARE NO KNOWN BURIAL SITES ON THE PROPERTY. WETLANDS EXIST ON SITE AS SHOWN ON SHEET 2.

CONCEPT PLAN

7. THE PROGRAM FOR THE BUILDING SHALL CONSIST OF:
   - A. THE YMCA
   - B. THE TEEN CENTER - 10,000 SF MIN. ~~WHICH~~ INCLUDES AN APPROX. 5,000 SF. GYM
   - C. THE CHILD CARE CENTER WITH MAXIMUM ENROLLMENT OF 99 CHILDREN

8. THE OVERALL MINIMUM OPEN SPACE FOR THE SITE SHALL BE 60%.

9. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 45 FEET. THE MAXIMUM PAVILION HEIGHT SHALL NOT EXCEED 20 FEET.

10. THE MAXIMUM GROSS FLOOR AREA SHALL NOT EXCEED 66,000 SQUARE FEET. THE ANTICIPATED RANGE FOR THIS PROJECT WILL BE 60,000 SQUARE FEET – 66,000 SQUARE FEET.

11. THE MAXIMUM FLOOR AREA RATIO SHALL NOT EXCEED 0.17 FAR. (66,000/392,040)

12 THE APPLICANT RESERVES THE RIGHT TO REVISE THE BUILDING LAYOUT DURING FINAL SITE ENGINEERING SUBJECT TO CONTINUING DETAILED ANALYSIS OF PROGRAM REQUIREMENTS, BUT WILL REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN. SETBACKS AS SHOWN ON THE CONCEPT PLAN SHALL BE HONORED.

13. ALL SITE PLANS SHALL BE SUBMITTED TO THE RESTON COMMUNITY ASSOCIATION FOR REVIEW.

LANDSCAPING AND ENVIRONMENTAL

14. THIS CONCEPT PLAN DEPICTS THE APPROXIMATE LOCATION OF OPEN SPACE, LANDSCAPING, SCREENING AND EXISTING SCENIC ELEMENTS AND IS SUBJECT OF FINAL ENGINEERING CONSIDERATIONS AND URBAN FORESTRY REVIEW AND APPROVAL.

15. FLOOD PLAIN STUDY AND ANALYSIS TO BE PERFORMED ON THIS SITE, PRIOR TO FINAL SITE PLAN SUBMITTAL, WITH ALL RELEVANT REGULATIONS FOLLOWED.

16. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) FACILITY TO BE DEVELOPED ON THIS SITE GENERALLY AS SHOWN ON THE CONCEPT PLAN, SIZE SUBJECT TO FINAL ENGINEERING CONDITIONS.

17. WETLANDS TO REMAIN IN THEIR NATURAL STATE WITH THE LEAST DISTURBANCE, WITH THE EXCEPTION OF UTILITY CROSSINGS AND PEDESTRIAN CROSSINGS. NO STRUCTURE OTHER THAN THOSE LISTED ABOVE SHALL BE PERMITTED IN THE DELINEATED WETLANDS. APPLICANT SHALL PROVIDE RE-VEGETATION IN THOSE WETLANDS DISTURBED IF REQUIRED AND SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.

18. IN ORDER TO REDUCE EXTERIOR NOISE LEVELS IN THE PROPOSED CHILDCARE OUTSIDE PLAY AREA, THE APPLICANT SHALL CONSTRUCT A 6' SOLID WOOD OR ARCHITECTURALLY SOLID FENCE CONTAINING NO GAPS OR OPENINGS ALONG THE SOUTH AND WEST SIDES OF THE PLAY AREA.

19. IN ORDER TO ACHIEVE A MAXIMUM INTERIOR NOISE LEVEL OF 45 dBA Ldn ALL UNITS LOCATED BETWEEN THE 65-70 dBA Ldn HIGHWAY NOISE IMPACT CONTOURS SHOULD HAVE THE FOLLOWING ACOUSTICAL ATTRIBUTES:

    1. EXTERIOR WALLS SHOULD HAVE A LABORATORY SOUND TRANSMISSION CLASS (STC) RATING OF AT LEAST 39.

    2. DOORS AND WINDOWS SHOULD HAVE A LABORATORY STC RATING OF AT LEAST 28. IF WINDOWS CONSTITUTE MORE THAN 20% OF ANY FACADE THE SHOULD HAVE THE SAME LABORATORY STC RATING AS WALLS.

    3. MEASURES TO SEAL AND CAULK BETWEEN SURFACES SHOULD FOLLOW METHODS APPROVED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS TO MINIMIZE SOUND TRANSMISSION.

20. APPLICANT TO PROVIDE PLANTING WITHIN THE RIGHT-OF-WAY UNTIL SUCH TIME AS THE ROAD IMPROVEMENTS ARE CONSTRUCTED, SUBJECT TO APPROVAL BY V.D.O.T.

21. APPLICANT TO MAXIMIZE TREE PRESERVATION WHERE FEASIBLE AND DESIRABLE, CONSISTENT WITH THE CONCEPT PLAN AS DETERMINED BY THE URBAN FORESTRY BRANCH OF D.E.M.

RECREATION FACILITIES AND TRAILS

22. PROPOSED SIDEWALKS FROM SUNSET HILLS ROAD TO THE YMCA ENTRANCE TO BE PROVIDED AS SHOWN. SIDEWALKS ACROSS REAR PARKING TO BE PROVIDED FOR ACCESS TO THE TRAILS. TRAILS TO BE PROVIDED THROUGH THE WETLANDS THROUGH THE REAR PORTION OF PROPERTY. THIS TRAIL WILL CONNECT TO THE VIRGINIA REGIONAL PARK AUTHORITY BICYCLE TRAIL GENERALLY AS INDICATED.

23. A TRAIL CONNECTION WILL BE PROVIDED TO THE ADJOINING PROPERTY (PARCEL 1A).

24. THE PEDESTRIAN SYSTEMS SHALL BE FINALIZED AS TO LOCATION AND MATERIALS AT TIME OF PRC AND FINAL SITE PLAN REVIEW.

TRANSPORTATION

25. AN INTERPARCEL CONNECTION SHALL BE PROVIDED IN A RECORDED PUBLIC ACCESS EASEMENT TO TAX MAP 17-3 ((1))-1, RESTON, SECTION 935 BLOCK 2 IN APPROXIMATELY THE LOCATION SHOWN ON THE CONCEPT PLAN SUBJECT TO APPLICANT COORDINATION WITH THE ADJOINING DEVELOPMENT.

26. THE EXISTING ACCESS EASEMENT TO PARCEL 1A, RESTON SECTION 935 BLOCK C SHALL BE RETAINED.

27. INTERNAL CIRCULATION PATTERN AS SHOWN ON THE CONCEPT PLAN SUBJECT TO FINAL ENGINEERING CONSIDERATIONS BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN.

28. 68' OF WIDTH SHALL BE RESERVED FROM THE EXISTING SUNSET HILLS CENTERLINE ALONG THE SITE FRONTAGE ON SUNSET HILLS ROAD FOR POSSIBLE FUTURE TRANSPORTATION IMPROVEMENTS

29. THE APPLICANT SHALL CONSTRUCT A RIGHT TURN LANE INTO THE SITE FROM SUNSET HILLS ROAD WITH THIS DEVELOPMENT, CONSISTENT WITH THE SUBMITTED TRAFFIC STUDY.

30. THE APPLICANT WILL CONSTRUCT A TEMPORARY BARRICADE ACROSS THE EXISTING SUNSET HILLS ROAD MEDIAN CROSSOVER ADJACENT TO THE YMCA SITE ENTRANCE. FUTURE MEDIAN RECONSTRUCTION IS ANTICIPATED WITH OTHER ADJACENT DEVELOPMENT PROJECTS.

31. A WAIVER TO CONSTRUCT THE FAIRFAX COUNTY COMPREHENSIVE PLAN TRANSPORTATION IMPROVEMENTS WILL BE SOUGHT BY THE APPLICANT.

32. APPLICANT WILL PROVIDE A BUS SHELTER AND TRASH RECEPTACLE (TO BE MAINTAINED BY THE YMCA) ALONG YMCA FRONTAGE OF SUNSET HILLS DRIVE OR ALONG THE YMCA PORTION OF THE INTERPARCEL CONNECTION, IF REQUIRED, AT SUCH TIME AS BUS SERVICE IS EXTENDED ALONG THE SUNSET HILLS ROAD FRONTAGE.

ARCHITECTURE

33. THE BUILDING SHALL BE DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTUAL ELEVATION, SUBJECT TO FINAL APPROVAL BY THE RESTON TOWN CENTER DESIGN REVIEW BOARD AND SUBJECT TO FINAL SITE DESIGN ENGINEERING.

34. PROPOSED PAVILION LOCATION AND SIZE TO BE IN SUBSTANTIAL CONFORMANCE AS SHOWN ON THE CONCEPT PLAN. THE APPLICANT PROPOSED THE PAVILION TO BE COVERED YET OPEN BUT RESERVES THE RIGHT TO MODIFY THE STRUCTURE TO ADD RESTROOMS.

35. THE APPLICANT RESERVES THE RIGHT TO PLACE MECHANICAL EQUIPMENT ON THE BUILDING ROOF WITH ADEQUATE SCREENING.

BUILDING ENERGY EFFICIENCY

36. THE PROPOSED BUILDING SHALL BE DESIGNED IN ACCORDANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, RECOMMENDATIONS OF THE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS (ASHRAE).

Planning Commission Meeting
February 22, 1996
Verbatim Excerpts

CP-86-C-121-3 - YMCA OF METROPOLITAN WASHINGTON

Administrative Review During Commission Matters

Commissioner Palatiello: First of all, let me thank Mr. Mercer from the YMCA for all of his fine help and his design team in being very cooperative in coming forward with an excellent proposal. Also, I want to thank Ms. Murray who, as usual, has done a very professional and thorough job -- made my job very easy -- and I thank her for that. This is certainly a momentous occasion for Reston and I think this is a great amenity. Great care has gone into the design and it's with pleasure that I MOVE THAT THE PLANNING COMMISSION APPROVE CONCEPTUAL PLAN 86-C-121-3.

Commissioner Hunter: Second.

Vice Chairman Byers: Seconded by Mr. Hunter. Any comments? All in favor of the motion to approve CP-86-C-121-3, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries.

Commissioner Kelso: Abstain.

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(The motion carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Murphy not present for the vote.)

GLW