

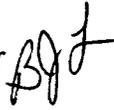
FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Dept. of Planning and Zoning

DATE: November 9, 1999

FROM: Barbara J. Lipka, Executive Director
Planning Commission Office



SUBJECT: Planning Commission Action Re: CP-86-C-121-11 and CP-86-C-119-2,
Westerra Reston, L.L.C., Hunter Mill District

On Wednesday, November 3, 1999, the Planning Commission voted unanimously (Commissioners Alcorn, Kelso, Koch and Wilson absent from the meeting) to approve Conceptual Plans 86-C-121-11 and 86-C-119-2, subject to the Plan Notes dated October 18, 1999, for office development within the Reston Town Center.

For your information, a copy of the verbatim excerpts from the Commission's action on this item is attached. Should you have any questions on this action, 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
November 3, 1999 Date File
Y-1(c) File

NOTES
 RESTON TOWN CENTER CONCEPT PLAN
 SECTION 93, BLOCKS 3&4
 October 18, 1999

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING

OCT 18 1999

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 93, Blocks 3&4, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5 and parcel 5H. The property is zoned PRC Town Center (Planned Residential Community).
2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated October 23, 1998 and revised through October 18, 1999, prepared by Gensler Architects; 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 Public Works and Environmental Services ("DPW&ES").
3. The application property consists of approximately 11.25 acres (490,050 s.f.), including the right-of-way reservation for the future proffered road connection to the Town Center Urban Core. The Applicant reserves the right to request advanced density credit consistent with the provisions of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or the Virginia Department of Transportation ("VDOT") should this right-of-way reservation be dedicated in the future. Westerra Reston L.L.C. is the owner of the property and shall hereinafter be referred to as the "Applicant."
4. The proposed office buildings shall consist of a maximum of 424,453 square feet, consistent with the Town Center rezonings (RZ 86-C-119 and RZ 86-C-121 and subsequent PCAs) and this Application. The potential eating establishment shown on the Concept Plan connected with Building 1 is included in the total maximum square feet for the site. The Applicant reserves the right to reallocate any unused floor area from Building 2 (Section 93, Block 3) to Section 93, Blocks 1 and 2, in accord with the proffers for RZ 86-C-119, which permit an overall FAR of 1.0 for Section 93, Blocks 1, 2 and 3.
5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.
6. The maximum building height shall not exceed 9 stories or 120'. The parking structures will be a maximum of four parking levels above grade on Block 4 and five parking levels above grade on Block 3.
7. Upon build out, a minimum of 25% open space shall be provided for Section 93, Blocks 3 &

4 combined.

8. Upon build out, a minimum of 15% tree cover shall be provided for Section 93, Blocks 3&4 combined.
9. Parking will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance; however, the Applicant reserves the right to provide additional spaces per the tenants' needs, provided open space is neither reduced nor encroached upon.

PHASING

10. The Applicant is proposing up to two (2) office buildings. The Applicant reserves the right to construct this project in phases. The Applicant anticipates a phasing schedule as follows (which is subject to change based on market demands):

Phase	Square Feet	Opening
Building I (Block 4)	188,920	2001
<u>Building II (Block 3)</u>	<u>235,533</u>	2002
Total	424,453	

11. The Applicant reserves the right to modify the final size, order and timing of the opening of each building, provided the overall, total, maximum gross floor area and building height are maintained. The Applicant intends to construct the parking structures associated with each building at the time of construction of each building. The Applicant reserves the right to vary the timing and implementation of structured parking, as needed. The Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking or buildings, unless and until structured parking is required or buildings are constructed.

LANDSCAPING

12. The Applicant shall maintain a 75 foot landscaped setback along Reston Parkway, which will include tree save areas and supplemental landscaping, as generally depicted on the Town Center Concept Plan. The following measures shall be taken to protect the tree save areas:
 - A. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the PRC plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees six inches or greater in diameter located within the tree preservation areas shown on the Conceptual Plan. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching,

and fertilization.

- B. All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence, which shall be installed under the supervision of the certified arborist prior to any clearing and grading activities within 10' of the drip line for the trees within the tree preservation area. The certified arborist shall verify in writing that the tree protection fence has been properly installed. The tree preservation plan shall describe the methods to be used to minimize the impact of clearing and grading activities on the trees within the preservation areas.
 - C. The Applicant's certified arborist shall determine the suitability of any on-site trees for relocation within the Property. The recommendations of the certified arborist will be submitted to the County Urban Forester for review and comment. In addition, the recommendations of the certified arborist shall include methods and specifications for the relocation of trees on-site and proposed planting locations. These recommendations shall constitute a Tree Relocation Plan, which will be submitted to the Urban Forestry Branch for review at the time of the PRC plan.
- 13. The Applicant shall implement a landscaping plan consistent with this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by DPW&ES.
 - 14. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by DRB and DPW&ES.

TRANSPORTATION

- 15. All roads and road improvements shown on this plan have been or shall be provided in accordance with the site plan 7871-SP-01.
- 16. The Applicant shall construct a right turn lane into the site entrance on Sunset Hills Road, as shown on the Plan.
- 17. The Applicant has dedicated right-of-way along the Sunset Hills Road frontage, as shown on the Plan. This area has been dedicated and conveyed to the County in fee simple, at no cost to the County with density credit reserved for such dedication.
- 18. In accord with the proffers and development plan for Reston Town Center, the Applicant has shown on the Conceptual Plan a 50' wide reservation for a public street right-of-way through the site to connect Sunset Hills Road and Bluemont Way. The right-of-way of this area will be dedicated upon written request by the County once the proffer threshold (after the

construction of 6,300,000 square feet of office and research and development space on the properties subject to the Reston Town Center transportation proffers) requiring this road has been achieved. The Applicant is not required to construct this roadway in conjunction with this Conceptual Plan approval. The Applicant will replace any landscaping shown on the Concept Plan that might be lost due to the construction of this roadway with similar type trees, shrubs or plants at new locations on the Property. The pedestrian connection through the site connecting to Bluemont Way will be retained should the potential roadway be constructed.

LAND USES

19. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance and as permitted by the Town Center rezonings and approved Development Plan, including a possible eating establishment.

SITE DESIGN

20. 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.
21. The design of the plaza area associated with each building and its amenities will be determined at the site plan review stage for each building. The plaza area will serve as the focal point of the site with a pedestrian orientation including seating and attractive plantings. The plaza area will be landscaped and designed accordingly.
22. The parking structures will incorporate architectural treatments to break up visually the horizontal expanses and will include materials compatible with the buildings.
23. The Applicant hereby reserves the right to request a waiver of the requirement for landscaping the top deck of the parking structures. If the waiver is approved, this landscaping will be offset by landscaping around the base of the parking structure, the tree save areas along Reston Parkway, and the landscaped plaza area between the two buildings. Planters for shrubs and flowering trees shall be provided at each end of the top deck of the parking structures, as shown on the Conceptual Plan.
24. The Applicant hereby reserves the right to request a waiver of the requirement to provide shade trees within the interior and peripheral parking lot landscaping within the areas of the Virginia Power overhead power line easement. This easement precludes any plantings with maximum heights greater than five to fifteen feet, depending upon the location within the Virginia Power easement, subject to Virginia Power approval. If a waiver is approved, the interior and peripheral parking lot landscaping in the easement areas will be satisfied by planting shrubs and other similar vegetation as shown on the Plan, which plantings shall be

coordinated with the Urban Forestry Branch during the site plan review process. The Applicant shall coordinate with Virginia Power and the Urban Forestry Branch to provide landscaping that will shade the parking areas within the Virginia Power easement to the greatest extent possible. All proposed landscaping within the Virginia Power easement shall be subject to review and approval by Virginia Power.

PEDESTRIAN CONNECTION AND BRIDGE

25. The Applicant will provide a pedestrian connection, consistent with the Public Facilities Manual, from the entrance at Sunset Hills Road through the site to connect with the proposed pedestrian access bridge over the W&OD Trail, as depicted on the Plan. The pedestrian connection through the Property will be a minimum six feet wide within a ten foot wide public pedestrian access easement.
26. The Applicant will construct a pedestrian access bridge across the W&OD Trail, subject to Northern Virginia Regional Park Authority ("NVRPA") approval, generally in the location reflected on this Plan. The pedestrian bridge will be a minimum ten feet wide. The construction of the surface trail through the middle of the site will be phased with the construction and will be completed prior to the issuance of the first Non-Residential Use Permit ("Non-RUP"). Assuming timely approval by the NVRPA, the construction of the pedestrian bridge across the W&OD Trail will be completed by the time of issuance of the first Non-RUP for the second office building.
27. Signalization for the pedestrian crossing at the site entrance across Sunset Hills Road will be installed by the time of issuance of the first Non-RUP for the first office building, subject to VDOT approval and timely issuance of permits by VDOT.
28. The Applicant shall provide bicycle racks for storage of bicycles on-site, and each building shall be equipped with shower stall(s).

TOWN CENTER CONCEPT PLAN AMENDMENTS

29. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves 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) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.
30. 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.

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Planning Commission Meeting
November 3, 1999
Verbatim Excerpts

CP-86-C-121-11 - WESTERRA RESTON L.L.C.
CP-86-C-119-2 - WESTERRA RESTON L.L.C.

During Commission Matters

Commissioner Palatiello: We have scheduled for this evening an administrative review of a Town Center Conceptual Plan. The applicant is Westerra Reston and the Commission received a memorandum addressed to Chairman Murphy from Ms. Byron dated October 20, 1999 indicating that we would be having this scheduled for this evening. As the Commission may recall, when Reston Town Center was created through its zoning in 1987, a conceptual plan process was created for bringing plans back before the Planning Commission on a block-by-block basis. And we have one of those plans before us this evening. This is actually two conceptual plans for office development within the Reston Town Center located at the northwest quadrant of the intersection of Reston Parkway and Sunset Hills Road. I would ask Ms. Johnson if she has a brief summation of the application, and then I have a question or two to clarify some issues.

Ms. Leslie Johnson: Thank you, Mr. Palatiello. The applicant is requesting approval of two conceptual plans for office development on a total of 11.25 acres zoned PRC located in the northwest quadrant of the intersection of Reston Parkway and Sunset Hills Road. CP-86-C-121-11 comprises 6.42 acres of the total 11.25 and CP-86-C-119-2 comprises 4.83 acres. The applicant has submitted a single conceptual plan for development of two office buildings on the combined acreage. The approved development plan for rezoning 86-C-121 permits up to a maximum of 189,000 square feet of commercial space, a maximum non-residential FAR of .7 and a maximum building height of ten stories or 120 feet. A portion of the proffered South First Street is also shown on the approved development plan and this road is proposed to be built upon completion of 6.3 million square feet of commercial space in the Town Center. And I believe there is something around 2.5 to 2.8 million square feet right now, so they have a ways to go for that. The applicant has agreed to reserve the right-of-way for that future road, but will not be constructing it with this conceptual plan. In lieu of that they will be providing a pedestrian overpass connecting this development to Bluemont and the Reston Town Center. The approved development plan for Rezoning 86-C-119 permits office and research development up to 1,234,000 square feet at a FAR of 1.0 and a maximum building height of 120 feet. Building #2 is depicted on the conceptual plan as a nine story building with a maximum height of 120 feet containing 235,535 square feet. These conceptual plans are in conformance with the approved proffers and staff recommends approval.

Commissioner Palatiello: Thank you, Ms. Johnson. Appreciate that. Let me go over three points very quickly. First, let me make sure that everyone understands the issue of this road connection. South First Street is a proffered road across this site to connect into the existing part of Reston Town Center. Rather than building it in conjunction with this project, they are

going to reserve the right-of-way, and in lieu of that, build a pedestrian connection.

Ms. Johnson: That's correct.

Commissioner Palatiello: And the pedestrian connection will go from this site. It will be a pedestrian bridge that goes over the W&OD trail and it will connect with Bluemont Way. Bluemont Way, if I'm correct, is the road behind the Hyatt Hotel. It's the road that connects with the skating rink and pavillion.

Ms. Johnson: That's correct.

Commissioner Palatiello: Okay.

Ms. Johnson: We have it on the map now.

Commissioner Palatiello: If the applicant - no, my understanding is that there was an earlier application that was different from this in which the applicant was proposing to actually amend its proffers to remove this road outright. That would require a PCA though.

Ms. Johnson: That's correct. And there were several PCA applications because this was part of the Town Center proffers and once you amend one of those four applications, you amend all of them, because it was a proffered transportation improvement and there were some issues that we were discussing with them and they came back with -- they withdrew the PCA request, decided to show the right-of-way on the plan so that if at some point they ever reach 6.3 million and above, because once they've reached that threshold, with that subsequent development that they would have to provide that road, which could be a long time from now.

Commissioner Palatiello: But if they wanted relief from the proffered commitment to actually build that road, they would have to come in with a proffered condition amendment.

Ms. Johnson: They would have to amend the development plan and that would be an application, and they would also have to amend the proffers, yes.

Commissioner Palatiello: Okay. One final issue, and just parenthetically, the idea of the pedestrian connection was very well received by the Planning and Zoning Committee and all of the citizen comments that we've had on this. Final issue -- could you outline what we're doing here with regard to tree save areas, particularly on the periphery of the site on the Reston Parkway frontage and on the Sunset Hills Road frontage?

Ms. Johnson: Most of the tree save is going to be located along Reston Parkway in the dark area. There is existing vegetation. They have about a 75 foot buffer area which will consist of the dark shaded area which is the existing trees to be preserved which are very substantial

trees and they will be supplemented with additional landscaping. They have also agreed in their notes to do some transplanting from the site. Basically, where that road runs through -- where Building 1 is is where most of the vegetation is. Where Building 2 is there's not -- it's kind of clear. They've already -- there's not a lot of good vegetation. But their commitment is to transplant some of that existing vegetation elsewhere on the site. But the primary tree save is along Reston Parkway. But they will provide extensive landscaping along Sunset Hills Road and it's hard to see from this development plan, but in front of the two buildings will be landscaped plaza areas.

Commissioner Palatiello: Thank you very much.

Commissioner Downer: I have a question, Mr. Chairman.

Chairman Murphy: Ms. Downer.

Commissioner Downer: Would you put that back up again -- on the road?

Ms. Kristen Abrahamson: It's up.

Commissioner Downer: Okay. From where I'm looking, the building on the left, is that #1?

Ms. Johnson: That's Building 2.

Commissioner Downer: That's Building 2. All right. Go to Building 1 at the upper part toward the road, the new road that isn't there. How far is the corner -- is that the parking garage that is coming right up near? How far is that from the road? It looks so close.

Ms. Johnson: It's very close. I mean we don't have an exact alignment. They've provided a 50 foot right-of-way. Their notes also commit that any landscaping and pedestrian -- because there is a trail system that runs along that plaza that will run from Sunset Hills Road all the way through the site to the pedestrian bridge, so that people from the site on the south side of Sunset Hills Road can have access to the Town Center.

Commissioner Downer: No, my question is are they going to have to go to BZA for a variance?

Commissioner Palatiello: Ms. Downer, if I may, what's shown here -- Ms. Johnson, correct me if I'm wrong -- what's shown here is the 50 foot right-of-way that's being reserved for the ultimate construction of the road. The actual width to VDOT standards of the road would be what? They'll not need the entire 50 feet, will they?

Ms. Johnson: I don't know. It would still be right-of-way. I guess that's a good question. I don't have an exact measurement. They may have to. If they are within 10 feet -- although parking structures don't count -- I mean there's no setback requirement.

Commissioner Downer: If you go to Building 2 it's very tight too. And it just occurred to me -- I don't know the setbacks in Reston. Are they the same as in the Zoning Ordinance?

Ms. Johnson: Ms. Downer, the other thing is, it is a PRC District.

Commissioner Downer: That's what I'm asking.

Ms. Johnson: And whatever is shown on the development plan is what goes. There are no minimum required setbacks, so --

Commissioner Downer: So the Zoning Ordinance wouldn't affect it?

Ms. Johnson: Correct.

Commissioner Palatiello: The other thing I would point out, Ms. Downer, is if you can visualize the existing structured parking that's in Reston Town Center. It's a very urban development, so the parking structures do go right up to the curbs of the road. And that's by design to give it that urban design feature. Again, what's being shown here though is not the road --

Commissioner Downer: It's wider. I understand.

Commissioner Palatiello -- but the right-of-way so the parking structure may not necessarily be quite as close as it appears on this plan. But you do raise a good point. Plus this is not a precise alignment. If this road were to be built and it were to be aligned to the north, the exact curvature is not as precise as what is being shown here as well. So the geometry may change a little bit.

Commissioner Downer: Okay. Thank you.

Commissioner Palatiello: Thank you, Mr. Chairman. This application has been before the Planning and Zoning Committee of the Reston Citizens Association and it does have their support. I know of no opposition in the community. As usual, we have reached out to the community for input on this through the Planning and Zoning Committee, and with that I would **MOVE THAT THE PLANNING COMMISSION APPROVE CONCEPTUAL PLAN 86-C-121-11 AND CP-86-C-119-2, SUBJECT TO THE PLAN NOTES DATED OCTOBER 18, 1999.**

Commissioners Thomas and Byers: Second.

Chairman Murphy: Seconded by Mr. Thomas and Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve CPs-86-C-121-11 and 86-C-119-2, say aye.

Planning Commission Meeting
November 3, 1999
CP-86-C-121-11 and CP-86-C-119-2

Commissioner: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried unanimously with Commissioners Alcorn, Kelso, Koch and Wilson absent from the meeting.)

LBG