

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division, OCP

DATE: February 26, 1998

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

SUBJECT: Planning Commission Action RE: **Conceptual Plan 86-C-121-5,
Westerra Reston L.L.C., Hunter Mill District**

On Wednesday, February 25, 1998, the Planning Commission voted unanimously to approve Conceptual Plan 86-C-121-5 as submitted and shown in the staff report dated February 11, 1998. The application proposes construction of four freestanding commercial buildings on 5.18 acres on the north side of Sunset Hills Road about 1500 feet east of the Fairfax County Parkway (Tax Map 17-3((1)) pt.1, 2C and 5K).

For your information, the transcript of the Commission's comments on this item is attached.

Attachment (a/s)

cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Leslie Johnson, Staff Coordinator, ZED, OCP
Christine Kropat, Planner, McGuire, Woods, Battle & Boothe, Applicant's Rep.
February 25, 1998 Date File
Y-1(c) File

Planning Commission Meeting
February 25, 1998
Verbatim Excerpts

CP-86-C-121-5 - RESTON LAND CORPORATION

During Commission Matters

Commissioner Palatiello: Thank you, Mr. Chairman. We also have an administrative item this evening. This was distributed to the Commission dated February 11th, 1998 in a memorandum from Ms. Byron to Chairman Murphy. And the subject is "Staff Analysis of Conceptual Plan 86-C-121-5." The concept plan is by Westerra Reston, L. L. C. As the Commission is aware, under the Reston Town Center rezoning, there was a proffer to bring back Town Center conceptual plans to the Planning Commission for review and approval preceded by consultation with the Reston Community through the Planning and Zoning Committee. This particular concept plan has been before the Planning and Zoning Committee for 18 months, if not longer. It has gone through significant redesign. It was the subject of a considerable amount of concern with regard to aspects of the use, the layout, the design, traffic flow, pedestrian access and internal pedestrian network and through these many months, the applicant has very patiently worked with the Planning and Zoning Committee and I think all parties concerned believe that the concept plan that is before us this evening is a much better plan, a vastly improved plan than what was originally proposed. What is proposed are four free standing commercial buildings. The applicant has agreed that not more than one of those will be a fast food restaurant with a drive-through and a second drive-through would be limited to a financial institution or a retail use such as a pharmacy. There were discussions with the adjoining property owner, an office development known as the Reston Executive Center, with their attorney and with the owners of that property. Once the number of issues were worked through with that owner, the one remaining issue was the fact that there is a stub road at the Reston Executive Center that was anticipated for inter-parcel access. The owners of Reston Executive Center very strongly believed that that was neither warranted nor desirable and they felt that their property and the adjoining properties would be much better developed and used if there was a traffic signal at the entrance of the Reston Executive Center. While that in and of itself was not part of this application, it did become a relevant topic of discussion. I have two letters from Mr. Robert Flinn, the attorney representing the Reston Executive Center, regarding that traffic signal and I would enter them into the record. They commit to financing the cost of installing that traffic signal should it be approved by VDOT. And we will certainly work with VDOT for that. They have data that shows that the warrants for the signal are indeed met. There is a note Number 14 in here that indicates that this applicant will certainly cooperate with the Reston Executive Center and the terms of that are, as I said, outlined in note Number 14. There was one last minute issue that I raised. It is my understanding that the applicant has agreed that when it files site plan, that it will bury the above ground power line. This is one of the rare locations in Reston where there are still power lines up on what I call telephone poles and they're buried in the rest of Reston. We're working on making sure that that will be the case on other portions of this parcel that have already been before us, but my understanding is, in discussions with the applicant, that they are agreeing that those lines will, of course, be buried on the

frontage of this particular site. With that Mr. Chairman, I would thank the applicant for its cooperation with the Planning and Zoning Committee, thank and commend the Planning and Zoning Committee for their hard work and I think their very constructive contribution to this application, and thank Ms. Johnson for all of her efforts in facilitating this and her review and analysis. And I would MOVE, Mr. Chairman, THAT THE PLANNING COMMISSION APPROVE CONCEPTUAL PLAN 86-C-121-5 BY WESTERRA RESTON, L. L. C.

Commissioners Byers and Thomas: Second.

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Seconded by Mr. Byers and Thomas. Is there a discussion of the motion? Mr. Alcorn.

Commissioner Alcorn: Yeah, I have a question for staff. In the environmental analysis, there's discussion of tree preservation efforts. Was there any progress made with the applicant on getting a tree preservation plan in place for this, or -- what was the response?

Ms. Leslie Johnson: There's really not much, given the layout and the number of pad sites in the development. I mean there's not much tree preservation that can be done. I don't know that there was all that much that was real desirable on the site. I think the focus was on the northern part where the YMCA was and there was a lot of preservation done in that area. It's all part of the same section of Reston.

Commissioner Alcorn: Okay. And my second question is for Commissioner Palatiello. Jog my memory -- I don't think we've gotten any other correspondence other than you said you had some correspondence relating to the traffic signal. I don't believe we've gotten any other correspondence on this matter.

Commissioner Palatiello: I am aware of no opposition to this application in the Reston community. As I said, it has gone through a long review and consultation with the Planning and Zoning Committee and ultimately did receive their favorable recommendation.

Commissioner Alcorn: Okay. Thank you.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to approve CP-86-C-121-5, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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Commissioner Palatiello, Thank you, Mr. Chairman.

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(The motion carried unanimously)

LBG

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

RESTON TOWN CENTER CONCEPT PLAN -
SECTION 935, BLOCK 2
Village Commons
February 10, 1998

FEB 11 1998

ZONING EVALUATION DIVISION

GENERAL

1. The parcels subject to this Town Center Concept Plan are known as Reston, Section 935, part of Block 2.
2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan (the "Plan"), dated December 5, 1997, 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 references for the existing parcels are 17-3 ((1)), Parcel 2C, Parcel 5K, and part of Parcel 1. Westerra Reston, L.L.C., its successors or assigns (the "Applicant"), may develop the southern portion of Section 935, Block 2 with up to four (4) stand-alone buildings.
4. The total gross square footage for the buildings shall not exceed 50,000 square feet. The Applicant reserves the right to alter individual building footprints within the building envelope (shown as a dotted line on the Plan) and vary individual building sizes, provided the total overall square footage does not exceed 50,000 square feet. The building square footages shown on the plan are the area of the first floor elevation only. The Applicant reserves the right to construct any of the buildings as two-story buildings.
5. The maximum building height shall not exceed 45 feet.
6. The application properties together consist of approximately 5.18 acres.

LANDSCAPING

7. The Applicant shall provide landscaping on the application property as shown on Sheet 1 of the Town Center Concept Plan. In order to create a visually unified development, the Applicant shall include consistent and complementary foundation plantings, planters and/or landscaped outdoor dining areas. The exact location of the provided plants may be modified as necessary for the installation of utilities, VDOT requirements and tenant requirements, in coordination with DEM but shall, at a minimum, provide the quality and quantity of plantings depicted on the Town Center Concept Plan.

8. 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 Applicant shall relocate the trees within the application property, subject to review and approval by DEM.

PEDESTRIAN CIRCULATION AND SIDEWALKS

9. The internal street along which the buildings are facing shall be designed with a pedestrian orientation and scale. The streetscape shall be designed as shown in the perspective illustrations and site features drawings contained on Sheets 4 & 5 of the Town Center Concept Plan. Sidewalks shall be located along both sides of the internal street and all buildings shall be located adjacent to the street and easily accessed from the sidewalks. All pedestrian crossings of the internal streets shall be clearly delineated.
10. The Applicant shall provide a pedestrian connection with the adjacent Reston Executive Center property subject to Reston Executive Center's approval.

TRANSPORTATION

11. All roads and road improvements shown on this plan shall be provided in accordance with the site plans for Section 937 (9153-SP-01), the YMCA site (9303-SP-01) and the Sunset Hills Road improvement plan (5468-SP-04). The Sunset Hills Road improvements included in this plan are a third through lane and an exclusive right turn lane for the entrance to the site.
12. All road improvements approved as part of the above referenced plans, including improvements to Sunset Hills Road, construction of the interparcel access road with the YMCA site, as reflected on this plat, and installation of the traffic signal at the major entrance to this site, shall be completed prior to the issuance of the first non-Residential Use Permit ("non-RUP").
13. A public access easement granting vehicular access through the site to the YMCA property will be recorded.
14. If warranted and approved by VDOT prior to August 1, 1998 and if funds are made available from the owner of Reston Executive Center (Tax Map 17-3-0001-28A, 28B & 28C) or other third parties by August 1, 1998, the Applicant shall install a traffic signal at the entrance to the Reston Executive Center. The Applicant agrees to assist and cooperate with the owners of the Reston Executive Center to obtain approval of the traffic signal from VDOT. Subject to approval by VDOT and funding of the signal by August 1, 1998, the Applicant shall complete installation of the traffic signal at the Reston Executive Center entrance prior to the issuance of a non-RUP for any of the buildings on the application property.

LAND USES

15. The Applicant reserves the right to develop any or all of the following uses: retail sales establishments, eating establishments, offices, financial institutions, personal service establishments, fast food restaurants, drive-in bank, retail uses with drive-thru facilities, and accessory uses and accessory service uses. No more than two (2) drive-thru facilities may be constructed, and no more than one (1) fast food restaurant with drive-thru will be developed. Uses with drive-thru facilities (retail, drive-in bank, drive-thru fast food restaurant) are limited to Buildings #2 and #3. More than one of these uses may occupy any of the buildings shown on the Plan.

SITE DESIGN

16. The individual buildings on the site shall be designed to create a unified and coordinated development and shall be complementary in terms of architectural style and scale. This unified development shall be accomplished through the use of coordinated building materials, color, landscaping and other similar design features and the following:
 - a. The primary building materials shall be the same as those being utilized on the adjacent Homestead Village and Target buildings. The Applicant reserves the right to use complementary building colors and materials including accent brick and/or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, and reflective and non-reflective glass.
 - b. All buildings shall be constructed with four-sided architectural treatments.
 - c. Rooftop mechanical equipment shall be screened from ground-level view.
 - d. Building colors shall be limited to four principal colors and four accent colors. The Applicant shall select one of these colors to be included on every building, thereby creating a unified, common color theme. These limitations shall not apply to banners, awnings and/or other decorative features.
 - e. The fencing materials to be used may be wrought iron, masonry, landscaping or any combination of these materials. Any illustrative drawings showing fencing of one these materials may use these materials interchangeably.
17. Landscaping, signage, lighting and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").
18. Parking lot and building lighting shall be provided in accordance with Article 14 of the Zoning Ordinance, and shall be directed inward and/or downward to avoid glare onto adjacent properties.
19. Signage shall be provided in accordance with the provisions of Article 12 of the Zoning Ordinance unless modified by the County under a Comprehensive Sign Plan. The Applicant

intends to file and pursue a separate Comprehensive Sign Plan for the site. The project identification sign located at the main entrance on Sunset Hills Road shall be a ground-mounted monument sign.

20. Trash areas shall be screened with masonry enclosures and landscaping, as approved by the DRB. The drive-thru vehicle stacking lanes and the ground-level service areas, such as loading areas, shall be screened with landscaping, fencing or a combination thereof, as approved by the DRB.

TOWN CENTER CONCEPT PLAN AMENDMENTS

21. 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 proffers. Specifically, the Applicant reserves the right to subsequently pursue Development Plan or Proffer Amendments, Town Center Concept Plan Amendment(s), Special Exception(s) 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 Development Plan, the proffers, or the Fairfax County Zoning Ordinance.
22. Any portion of the site may be the subject of a Town Center Concept 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 the subject of such an Amendment shall otherwise remain in full force and effect.