



APPLICATION ACCEPTED: November 6, 2009
PLANNING COMMISSION: June 24, 2010
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

June 10, 2010

STAFF REPORT

APPLICATION PRC 86-C-121-03

HUNTER MILL DISTRICT

APPLICANT: Reston Excelsior, LLC

ZONING: PRC

PARCEL(S): 17-4 ((1)) 7B

ACREAGE: 5.0 acres

DENSITY: 20.55 du/ac (457 multifamily units)
(Overall 22.24-acre Oracle campus)

OPEN SPACE: 20%

PLAN MAP: Planned Residential Community

PROPOSAL: The applicant seeks PRC Plan approval to redevelop a 5-acre portion of the 22.24-acre Oracle office campus containing an existing surface parking lot with two multifamily residential buildings containing a maximum of 457 residential units.

STAFF RECOMMENDATIONS:

Staff recommends denial of PRC 86-C-121-03. However, should the Board of Supervisors approve PRC 86-C-121-03, staff recommends that the approval be subject to the development conditions consistent with those contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

St. Clair Williams

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

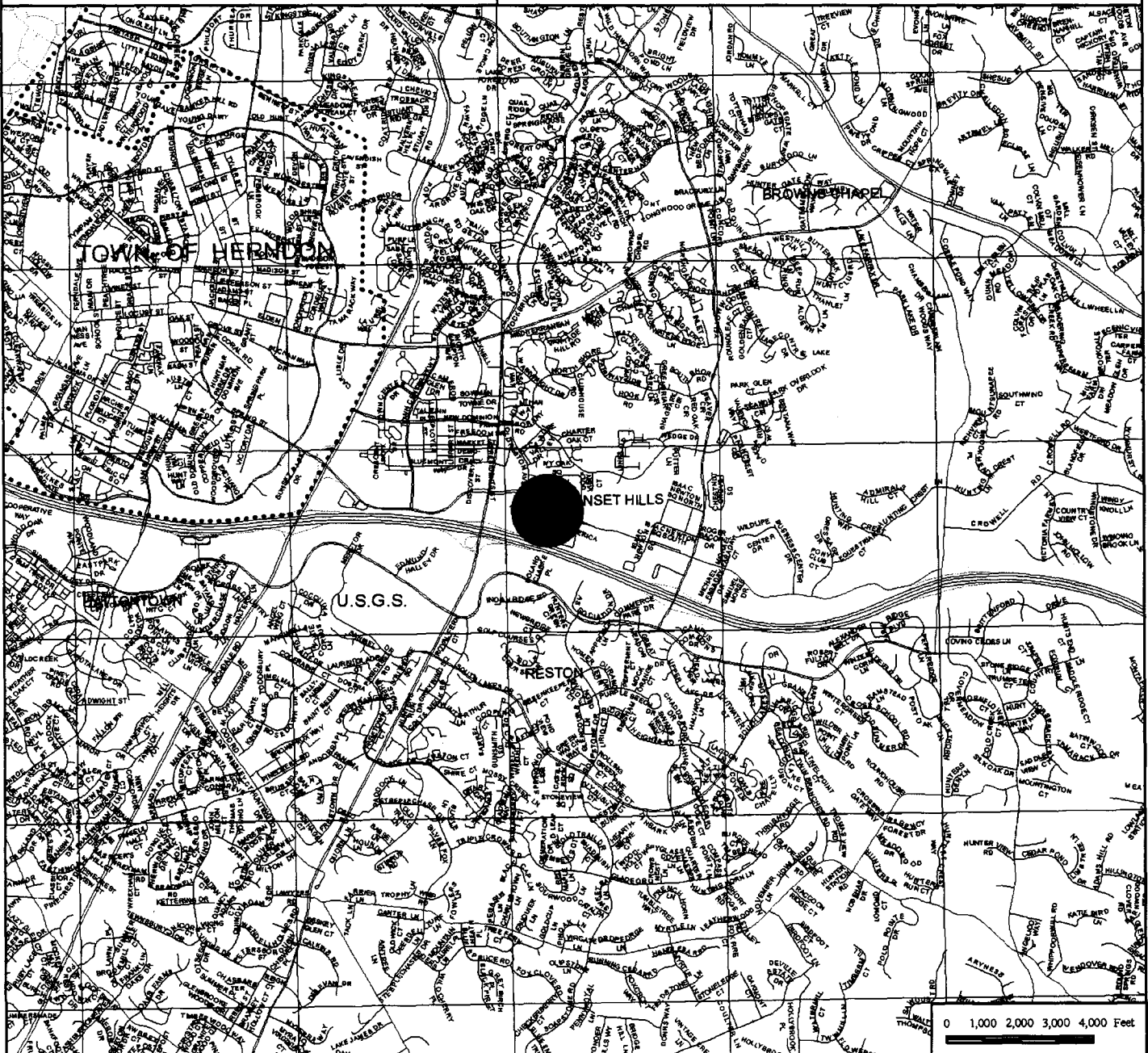
Planned Residential Community

PRC 86-C-121-03

Applicant: RESTON EXCELSIOR LLC
Accepted: 11/06/2009
Proposed: PRC TOWN CENTER
Area: 5 AC OF LAND; DISTRICT - HUNTER MILL



Zoning Dist Sect:
Located: NORTHEASTERN QUADRANT OF INTERSECTION
OF THE DULLES TOLL ROAD AND RESTON PARKWAY
Map Ref Num: 017-4 /01/ /0007B



SITE TABULATIONS

1. PRC SITE AREA: PARCEL 7B - 217,842 SF (5.001 AC)
 PRC ZONE: PRC
 3. PROPOSED USE: MULTI-FAMILY
 4. NUMBER OF UNITS: ALLOWED: 457 MULTI-FAMILY RESIDENTIAL UNITS
 PROJECTED PROPOSED: 457 MULTI-FAMILY RESIDENTIAL UNITS
 5. CORRESPONDING POPULATION: 457 MULTI-FAMILY UNITS * 2.1 PERSONS/UNIT = 960 PERSONS
 6. DENSITY:
 OVERALL PRC DISTRICT MAX = 13 PERSONS / ACRE OF GROSS RESIDENTIAL & ASSOC. COMMERCIAL AREAS
 PROPOSED: SEE OVERALL COMPUTATION THIS SHEET
 PRC HIGH DENSITY DISTRICT OVERALL MAX = 40 PERSONS PER ACRE GROSS RESIDENTIAL AREA
 PROPOSED: SEE COMPUTATION THIS SHEET (S. 85 B2)
 PRC SITE SINGLE AREA MAX = 20.55 DU / ACRE (PER APPROVED CPA)
 PROPOSED: 457 DU / 22.24 AC = 20.55 DU / AC
 MAXIMUM F.A.R. = 0.70*
 (F.A.R. REQUIREMENT NOT APPLICABLE TO RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT IS CONTROLLED BY NUMBER OF UNITS ALLOWED. F.A.R. MAY EXCEED 0.70 WITH DENSITY CREDIT FOR PREVIOUS ROAD DEDICATIONS)

7. MAXIMUM HEIGHT: 180' FOR PHASE IV RESIDENTIAL BUILDINGS (PER CPA 86-C-121-B-3, NOTE 40A - SEE SHEET 18 OF THIS PRC PLAN)
 PROPOSED HEIGHT: WEST TOWER: 180' (15 STORIES)
 EAST TOWER: 160' (14 STORIES)
 8. OPEN SPACE:
 REQUIRED OPEN SPACE: 20% = 0.20 * 217,842 SF = 43,568.4 SF
 APPROXIMATE OPEN SPACE PROVIDED: 463,000 SF (SEE SHEET #9 FOR OPEN SPACE EXHIBIT)
 NOTE: OPEN SPACE MAY VARY WITH FINAL DESIGN AS LONG AS AT LEAST 20% IS PROVIDED.
 9. TREE COVER CALCULATION:
 REQUIRED TREE COVER:
 SITE AREA = 217,842 SF (5.001 AC)
 LESS BUILDING FOOTPRINTS = 40,000 SF
 NET SITE AREA = 177,842 SF.
 % COVER REQUIRED = 10%
 COVER REQUIRED = 17,784.2 SF.
 PROVIDED TREE COVER:
 THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. A PRELIMINARY LANDSCAPE PLAN IS PROVIDED ON SHEET 6.

10. PARKING:
 PARKING REQUIRED:
 MULTIFAMILY: 1.6 SPACES/UNIT * 457 UNITS = 732 SPACES
 PROPOSED:
 PROP. STRUCTURED SPACES = 420 SPACES
 PROP. SURFACE SPACES = 10 SPACES
 TOTAL = 430 SPACES
 HANDICAPPED PARKING REQUIRED: 17 SPACES (INCLUDING 3 VAN ACCESSIBLE)
 HANDICAPPED PARKING PROVIDED: 20 STRUCTURED SPACES (INCLUDING 3 VAN ACCESSIBLE) + 2 SURFACE SPACES
 TOTAL 22 SPACES (INCLUDING 3 VAN ACCESSIBLE)
 LOADING REQUIRED:
 = 1 SP / 1ST 25,000 SF
 + 1 SP / 100,000 SF (MAX 250,000 SF)
 = 7 SPACES (5 MAX REQ'D) PER ZONING ORDINANCE ARTICLE 11-202.15
 LOADING PROVIDED:
 = 2 STRUCTURE SPACES
 + 3 SURFACE SPACES
 5 TOTAL SPACES

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT THE TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR ANY SUBSEQUENT PARKING REDUCTION THE APPLICANT MAY SEEK.

YARDS	REQ'D	PROVIDED
FRONT SUNSET HILLS ROAD	NONE	35' BUILDING STRUCTURE*
FRONT RESTON PARKWAY	NONE	28' BUILDING STRUCTURE*
FRONT DULLES AIRPORT ACCESS HWY	NONE	180' COMMERCIAL BUILDING + 145' RESIDENTIAL BUILDINGS
REAR	NONE	30' BUILDING + 30' PARKING STRUCTURE

*THESE SETBACKS ARE RELATED TO BUILDINGS NOT ASSOCIATED WITH THIS PRC APPLICATION

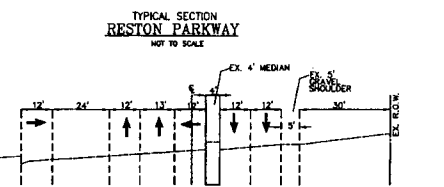
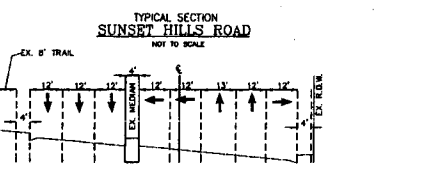
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011.2 & 3.2), Special Exceptions (8-011.2 J & 3.2), Cluster Subdivision (8-016.1 G & 11g), Commercial Reutilization Districts (8-022.2A (1) & (14)), Development Plans PRC District (8-302.3 & 4.1), PRC Plan (10-302.1 E & 10), FDP P Districts (except PRC) (10-302.1 F & 10), Amendments (10-302.10 F & 10)

1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet # 7.
3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (sf)	Height (ft)	If correct, diam.
DRY POND	0.48 AC	0.1 AC	6.48 AC	15,645 SF	102,822 CF		
RET. POND	18.18 AC	.69 AC	15.03 AC	44,913 SF	226,400 CF		
Totals							
4. Create drainage channels, outlets and pipe systems as shown on Sheet # 7. Pond inlet and outlet pipe systems are shown on Sheet # 7.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet # 7. Type of maintenance access road surface noted on the plan - ASPHALT, gravel, cement, gravel, etc.
6. Landscaping and tree preservation shown in and near the stormwater management facility as shown on Sheet # 7.
7. A stormwater management narrative which contains a description of how detention and best management practices required herein will be met is provided on Sheet # 7.
8. A description of the existing conditions of each numbered outlet outfall downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet # 7.
9. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet # 7.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets # 1 & 2.
11. A submission/waiver is requested for: N/A
12. Stormwater management is not required because: N/A



PHASING

PHASE
 PHASE I (OFFICE BUILDING)
 PHASE II (OFFICE BUILDING)
 PHASE III (PARKING GARAGE)
 PHASE IV (OFFICE BUILDING)
 PHASE V (RESIDENTIAL)

OPENING
 AUGUST, 1998 (COMPLETE)
 AUGUST, 2001 (COMPLETE)
 2010 OR THEREAFTER
 2010 OR THEREAFTER
 2010 OR THEREAFTER

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION

Random Planned Residential Community (PRC) District
 Residential Development Potential
 May 2001

Unit Type	Unit Count	Population Factor (as permitted 5/8/2007)	Number of Persons
Single family detached	4,507	2.0 persons	18,028
Single family attached	8,300	2.7 persons	22,410
Multiple family	14,839	5.1 persons	75,699
Totals			116,137

Current Population 64,874
 Current persons per acre = 16.44

Remaining Available Development Potential
 Based on maximum population calculation of 116,137 persons
 (0.834 acres @ 19 persons/acre = 15,846 persons)

94,870 maximum population - 64,874 current population = 29,996 persons of available density

15,838 persons of available density translates to a development potential of:
 6,312 single family detached units
 or
 6,863 single family attached units
 or
 7,889 multiple family units

Pending Applications*

Project	#Units	Status
JRO/Kaiser Abandon	498	PRC Plan Approved
Crede Hills	457	CPA Approved
Colts Neck Road I.C.C.	210	PCA/PA/PRC Approved
Reston/Arner	1463	CPA Approved
Aldera Renaissance/Partners**	110	PCA/PA Approved
Four Seasons	11	PRC Plan Approved
Fairway Apartments	603	Pending PRC Plan Approval
Total Number of Units	3,333	

*"Pending" applies to the fact that these units will not encroach upon the density cap until site plan approval.
 ** Coligned PRC approved for 496 units, of which 296 are in staff unit count, 416 of the 296 are existing.

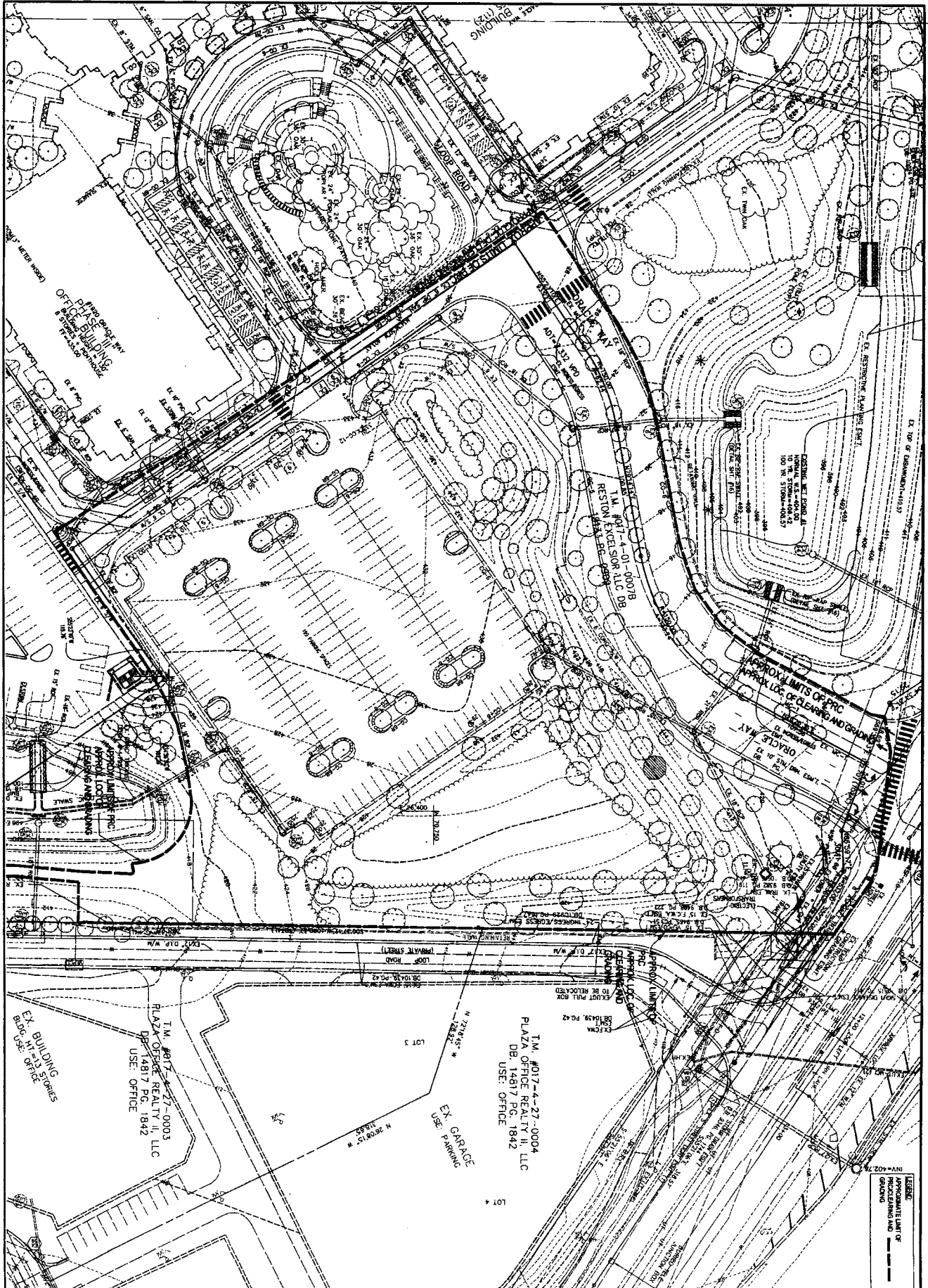
CURRENT APPLICANT
 EXISTING POPULATION: 64,874 PERSONS
 + 860 PERSONS (457 UNITS)
 65,934 PERSONS
 65,934 PERSONS / 6224 ACRES = 10.59 PERSONS/ACRE
 10.59 PERSON PER ACRE < 13 PERSONS PER ACRE.
REQUIREMENT MET

Reston PRC Density
 April 14, 2010

RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY

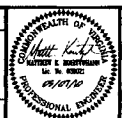
High density residential category density not to exceed 60 persons/acre

Lot	Area (Ac)	Area (Sq Ft)	Category	Density	Units	Population
1. 14.12A, 12B, 12C, 12D	17.2665	748,140	BFA	344	344	1,425
2. 14.12A	1.8668	81,600	MPD	600	600	2,400
3. 14.12A	1.2361	53,560	MPD	540	540	2,160
4. 14.12A	1.1125	48,150	MPD	476	476	1,898
5. 16A-8.2A	11.4107	497,120	MPD	1076	1076	4,302
6. 16A-8.2A	7.4108	320,000	MPD	777	777	3,003
7. 16A-8.2A	2.9796	128,800	BFA	30	30	120
8. 17.0.3	7.8881	339,000	MPD	321	321	1,248
9. 17.0.3	3.38	146,000	BFA	48	48	192
10. 17.0.3	1.1125	48,150	MPD	600	600	2,400
11. 17.0.3	1.1125	48,150	MPD	600	600	2,400
12. 17.0.3	1.1125	48,150	MPD	600	600	2,400
13. 17.0.3	1.1125	48,150	MPD	600	600	2,400
14. 17.0.3	1.1125	48,150	MPD	600	600	2,400
15. 17.0.3	1.1125	48,150	MPD	600	600	2,400
16. 17.0.3	1.1125	48,150	MPD	600	600	2,400
17. 17.0.3	1.1125	48,150	MPD	600	600	2,400
18. 17.0.3	1.1125	48,150	MPD	600	600	2,400
19. 17.0.3	1.1125	48,150	MPD	600	600	2,400
20. 17.0.3	1.1125	48,150	MPD	600	600	2,400
21. 17.0.3	1.1125	48,150	MPD	600	600	2,400
22. 17.0.3	1.1125	48,150	MPD	600	600	2,400
23. 17.0.3	1.1125	48,150	MPD	600	600	2,400
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90. 17.0.3	1.1125	48,150	MPD	600	600	2,400
91. 17.0.3	1.1125	48,150	MPD			



RESTON SECTION 95-2
 ORACLE - PHASE IV
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS
RESTON SECTION 95-2
ORACLE - PHASE IV
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=40'
 CI: 2
 DATE: FEB. 2008



urban
 Planners Engineers Landscape Architects Land Surveyors

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NO.	DATE	DESCRIPTION	REVISION APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW