



APPLICATION ACCEPTED: June 22, 2009  
PLANNING COMMISSION: July 15, 2010  
BOARD OF SUPERVISORS: Not yet scheduled

# County of Fairfax, Virginia

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July 8, 2010

## STAFF REPORT

APPLICATION PRC A-502-02  
WAIVER #15797-WPFM-001-1

### HUNTER MILL DISTRICT

**APPLICANT:** Fairways I and Fairways II Residential, LLC

**ZONING:** PRC

**PARCEL(S):** 17-2 ((18)) 1 and 17-2 ((19)) 2A

**ACREAGE:** 18.82 acres

**DENSITY:** 50.53 du/ac

**OPEN SPACE:** 43%

**PLAN MAP:** Planned Residential Community

**PROPOSAL:** The applicant seeks PRC Plan approval to redevelop eighteen (18) existing 3-story apartment buildings containing 348 multifamily units with four (4) multifamily buildings and sixty-nine (69) single-family attached units for a total of 951 residential units.

### WAIVERS AND MODIFICATIONS:

Modification of the loading space requirement to allow a total of nine (9) loading spaces instead of 10.

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St. Clair Williams and Cathy Lewis

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/](http://www.fairfaxcounty.gov/dpz/)



Waiver of the Public Facilities Manual (PFM Section 6-0301.3) to allow use of an underground stormwater management (SWM) vault in a residential development.

Waiver of the PFM (Section 6-1304.2) to allow pervious pavement in a single family attached residential development.

## **STAFF RECOMMENDATIONS:**

Staff recommends denial of PRC A-502-02.

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.

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.

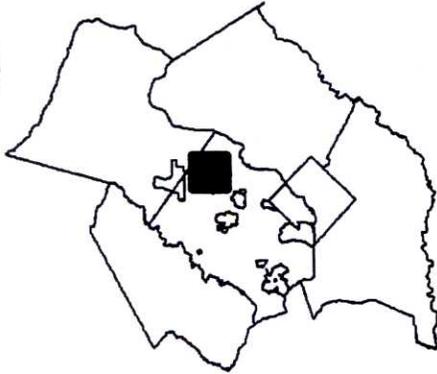
O:\SWILL\PRC\PRC A-502-2 Fairways\Staff Report\Cover.doc



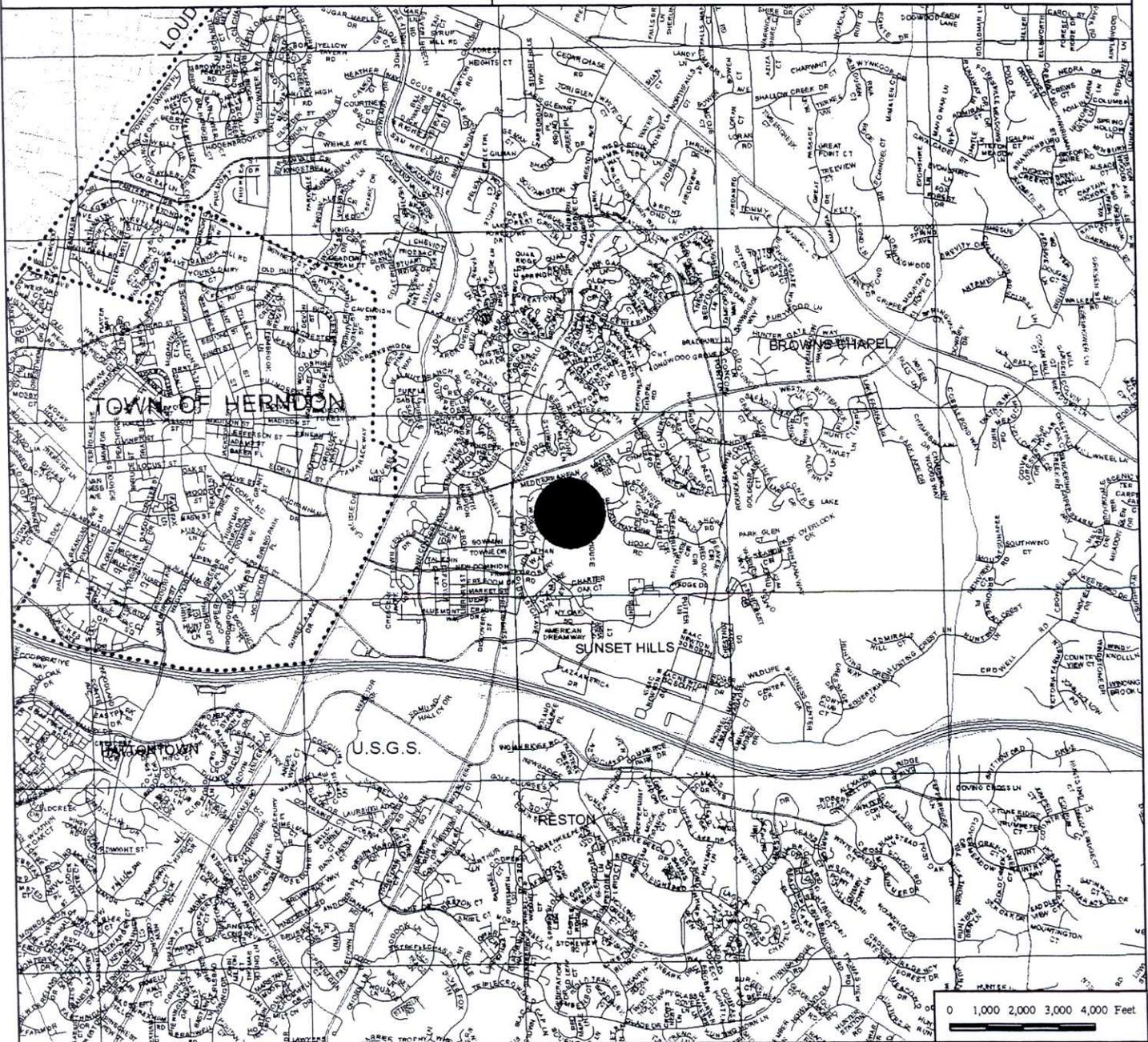
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Planned Residential Community

PRC A-502-02

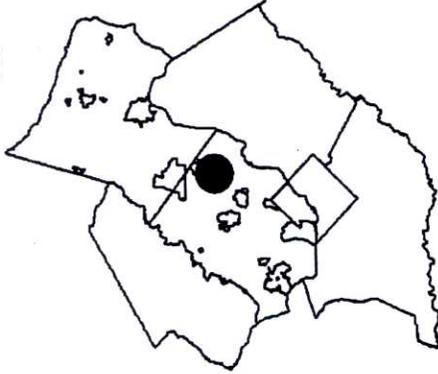


Applicant: FAIRWAYS I RESIDENTIAL, L.L.C. AND FAIRWAYS II RESIDENTIAL, L.L.C.  
Accepted: 06/22/2009  
Proposed: MULTI-FAMILY WITH SUPPORT RETAIL  
Area: 18.82 AC OF LAND; DISTRICT - HUNTER MILL  
Located: 11555 AND 11627 NORTH SHORE DRIVE  
SOUTHWEST CORNER OF NORTH SHORE DRIVE  
AND FAIRWAYS DRIVE (AS TO PARCEL 0001) AND  
EAST OF INTERSECTION OF NORTH SHORE DRIVE  
AND WAINWRIGHT DRIVE  
Zoning: PRC  
Map Ref Num: 017-2- /18/ 0001 017-2- /19/ 0002A

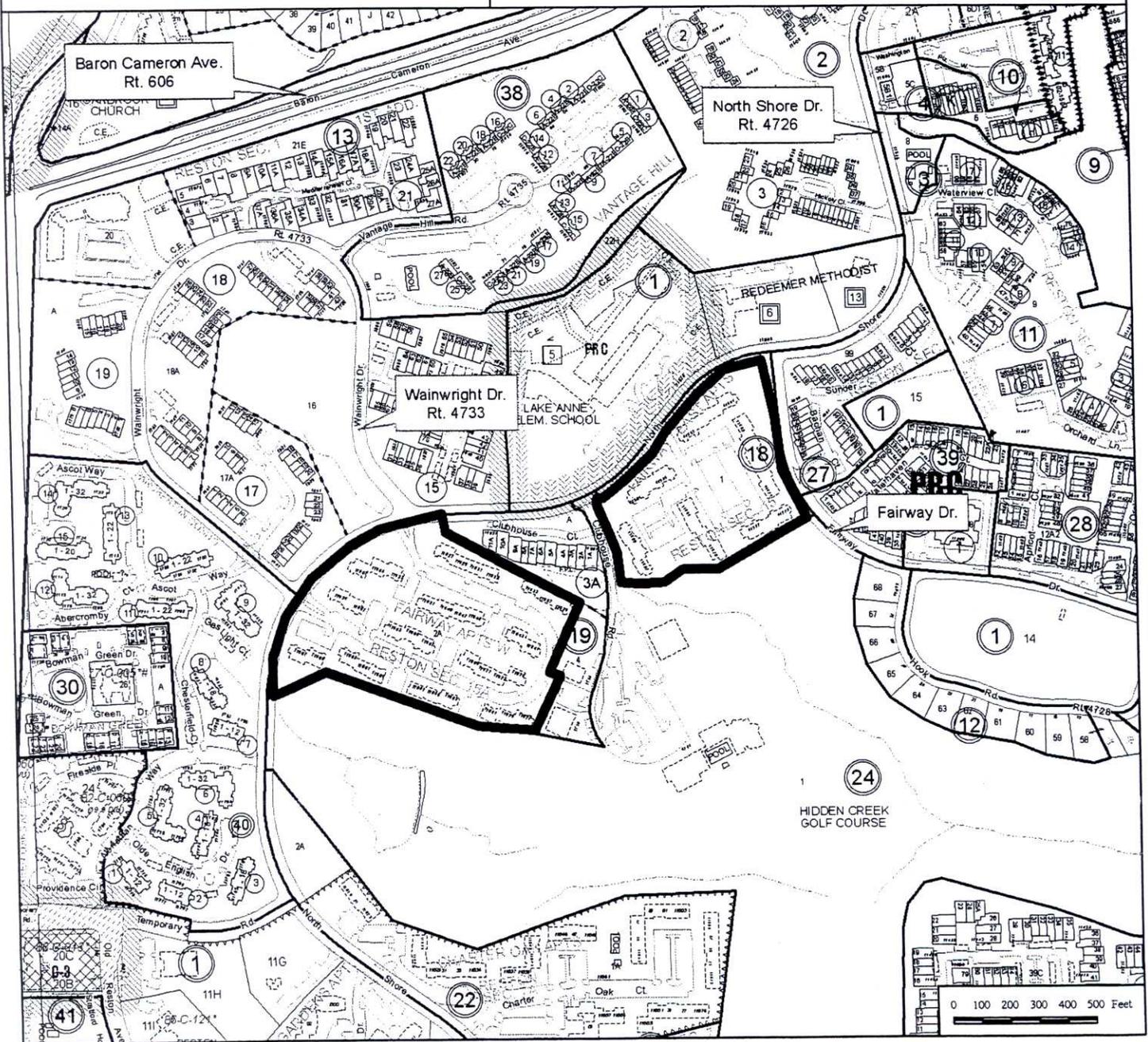


# Planned Residential Community

PRC A-502-02



Applicant: FAIRWAYS I RESIDENTIAL, L.L.C. AND FAIRWAYS II RESIDENTIAL, L.L.C.  
Accepted: 06/22/2009  
Proposed: MIXED-FAMILY WITH SUPPORT RETAIL  
Area: 18.82 AC OF LAND; DISTRICT - HUNTER MILL  
Located: 11555 AND 11627 NORTH SHORE DRIVE  
SOUTHWEST CORNER OF NORTH SHORE DRIVE  
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Zoning: PRC  
Map Ref Num: 017-2- /18/ /0001 017-2- /19/ /0002A



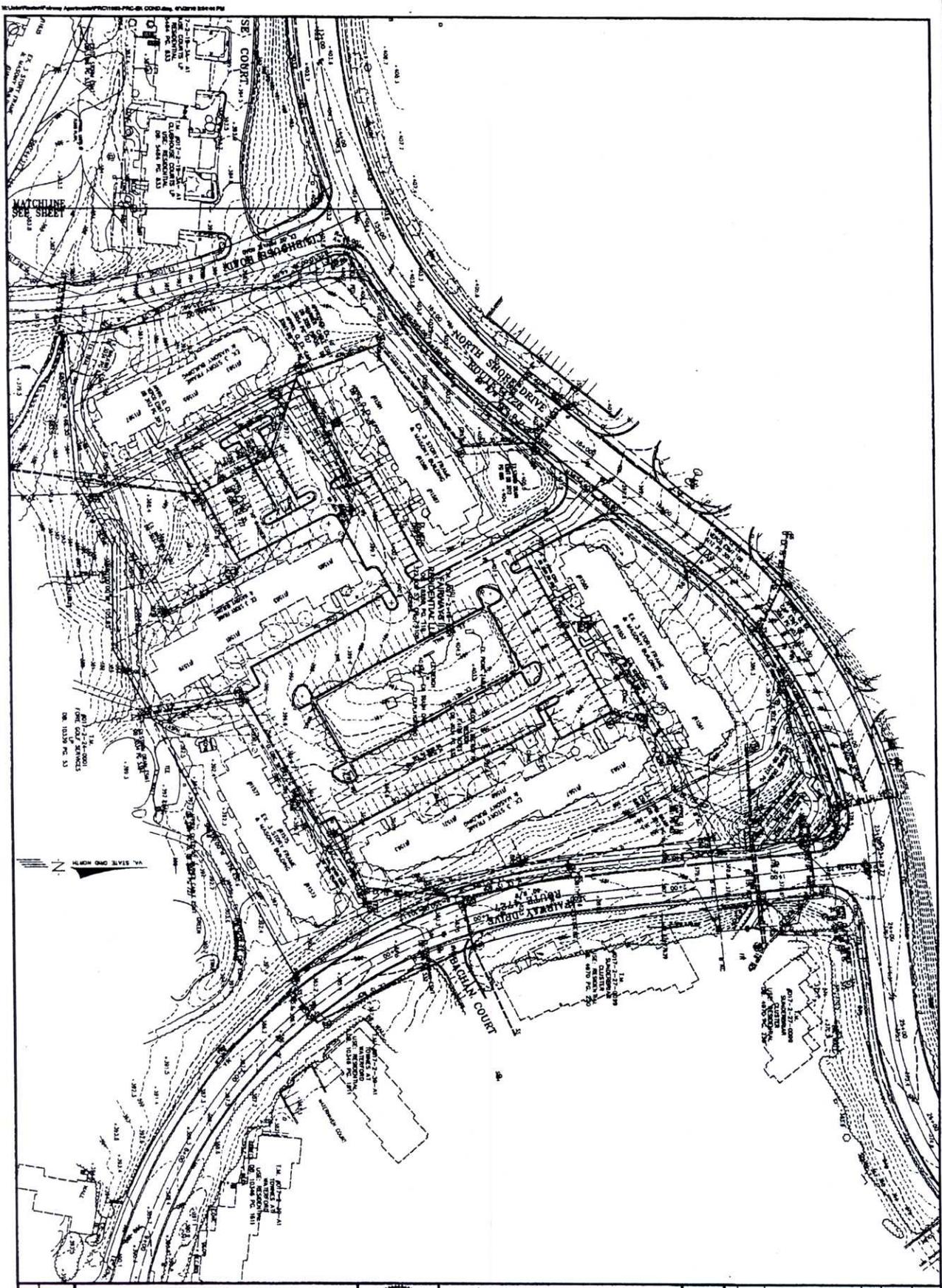












SHEET NO. 1  
 OF 2  
 PART 13

EXISTING CONDITIONS PLAN  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 40' C.I. = Z DATE: MARCH, 2001



**urban**  
 Planners · Engineers · Landscape Architects · Lead Surveyors  
 Urban, Ltd.  
 7719 Little River Turnpike  
 Alexandria, Virginia 22304  
 Tel: 703.441.2500  
 Fax: 703.441.2551  
 www.urban-ld.com

PLAN DATE
03-27-01
03-28-01
03-29-01
03-30-01
03-31-01

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW				





NOT TO SCALE  
 DATE OF DESIGN AND CONSTRUCTION  
 SUBJECT TO CHANGE WITH FINAL  
 APPROVAL

PRC PLAN  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'  
 CI = F  
 DATE: MARCH 2009



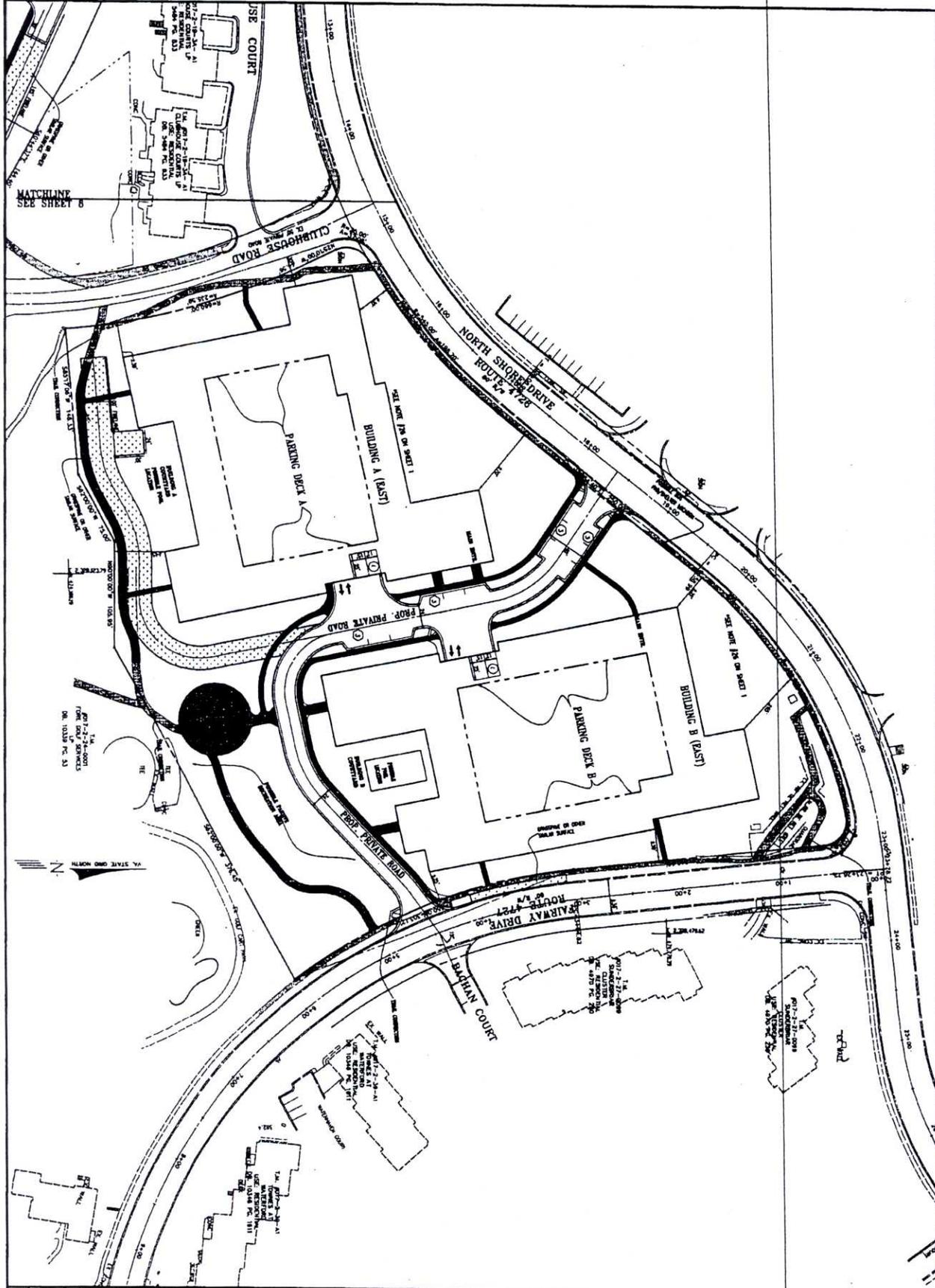
**urban**  
 Planners Engineers Landscape Architects Land Surveyors

Urban, Ltd.  
 7711 Leesboro Turnpike  
 Arlington, Virginia 22202  
 Tel. 703.641.2500  
 Fax. 703.641.2511  
 www.urban.com

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
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02	10-19-09				
03	04-15-10				
04	04-15-10				
05	04-15-10				

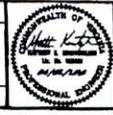
REVISION APPROVED BY DIVISION OF DESIGN REVIEW





PRC LAYOUT PLAN  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40' C.I. N/A DATE: MARCH, 2009



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 Alexandria, Virginia 22304  
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 Fax: 703.442.0251  
 www.urban-ll.com

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07-09-08	7				
07-16-08	8				
07-23-08	9				
07-30-08	10				
08-06-08	11				
08-13-08	12				
08-20-08	13				
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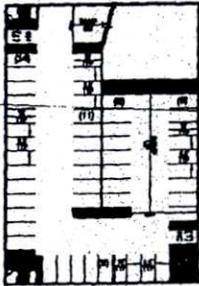
2007-1903  
 PREP. 1903



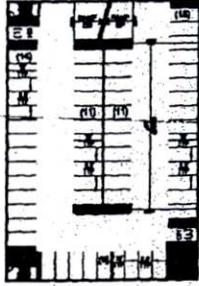




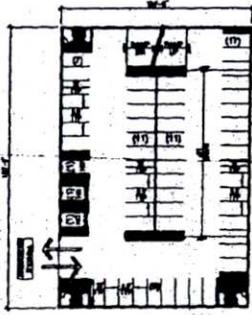




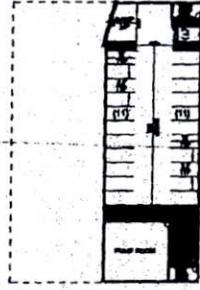
7 PARKING GARAGE B LEVEL 5  
SCALE 1/32" = 1'-0"



6 PARKING GARAGE B LEVELS 2 THRU 4  
SCALE 1/32" = 1'-0"



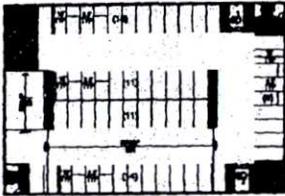
5 PARKING GARAGE B LEVEL 1  
SCALE 1/32" = 1'-0"



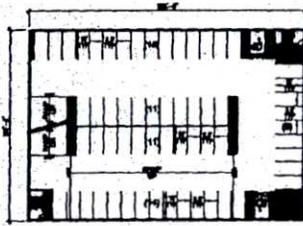
4 PARKING GARAGE B BASEMENT  
SCALE 1/32" = 1'-0"

**Parking Deck B (EAST) Summary**

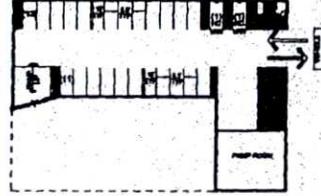
Level	No. Spaces
Basement (+100')	23
Level 1 (+40')	28
Level 2 (+112')	22
Level 3 (+125')	22
Level 4 (+137')	22
Level 5 (+145')	47
<b>Total</b>	<b>314</b>
<b>Total HC Provided</b>	<b>12 (incl. 2 vans)</b>



3 PARKING GARAGE A LEVEL 5  
SCALE 1/32" = 1'-0"



2 PARKING GARAGE A LEVELS 2 THRU 4  
SCALE 1/32" = 1'-0"



1 PARKING GARAGE A LEVEL 1  
SCALE 1/32" = 1'-0"

**Parking Deck A (EAST) Summary**

Level	No. Spaces
Level 1 (+40')	28
Level 2 (+112')	22
Level 3 (+125')	22
Level 4 (+137')	22
Level 5 (+145')	54
<b>Total</b>	<b>226</b>
<b>Total HC Provided</b>	<b>10 (incl. 2 vans)</b>

NOTE: THE PARKING GARAGE LEVELS HAVE BEEN PROVIDED FOR SCHEMATIC PURPOSES ONLY. PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RECEIVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT THE 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 INC. APPLICANT MAY SEEK.

DATE: 08-08-13  
 07-23-13  
 03-29-13  
 02-06-13

urban  
 Planning Engineers Landscape Architects Land Surveyors

DATE: MARCH 2013  
 CL WA

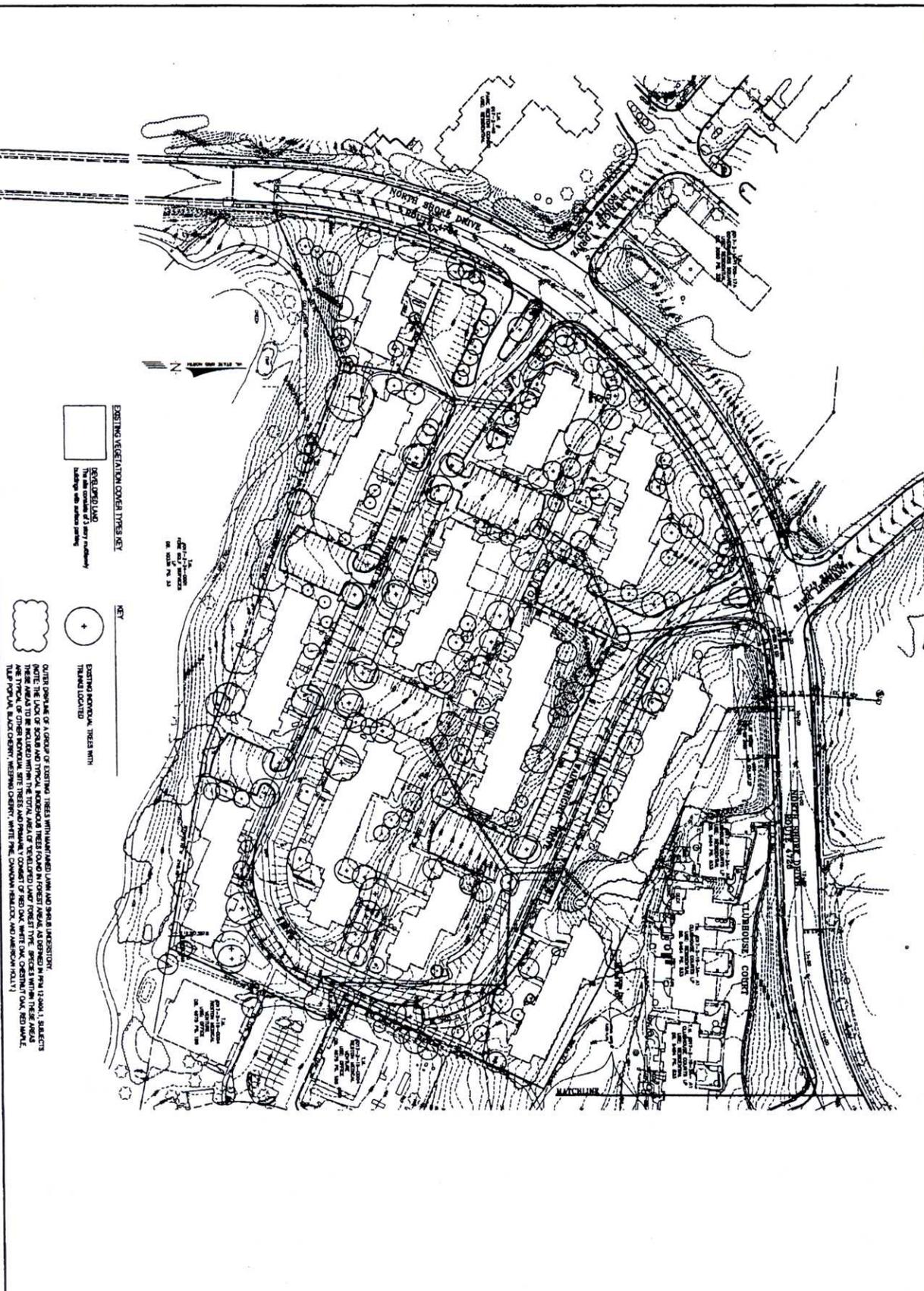
SCALE: NTS

RESTON SECTION 1 & BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

FILE NO:  
 PREL-1903

REVISION APPROVED BY: [Signature]



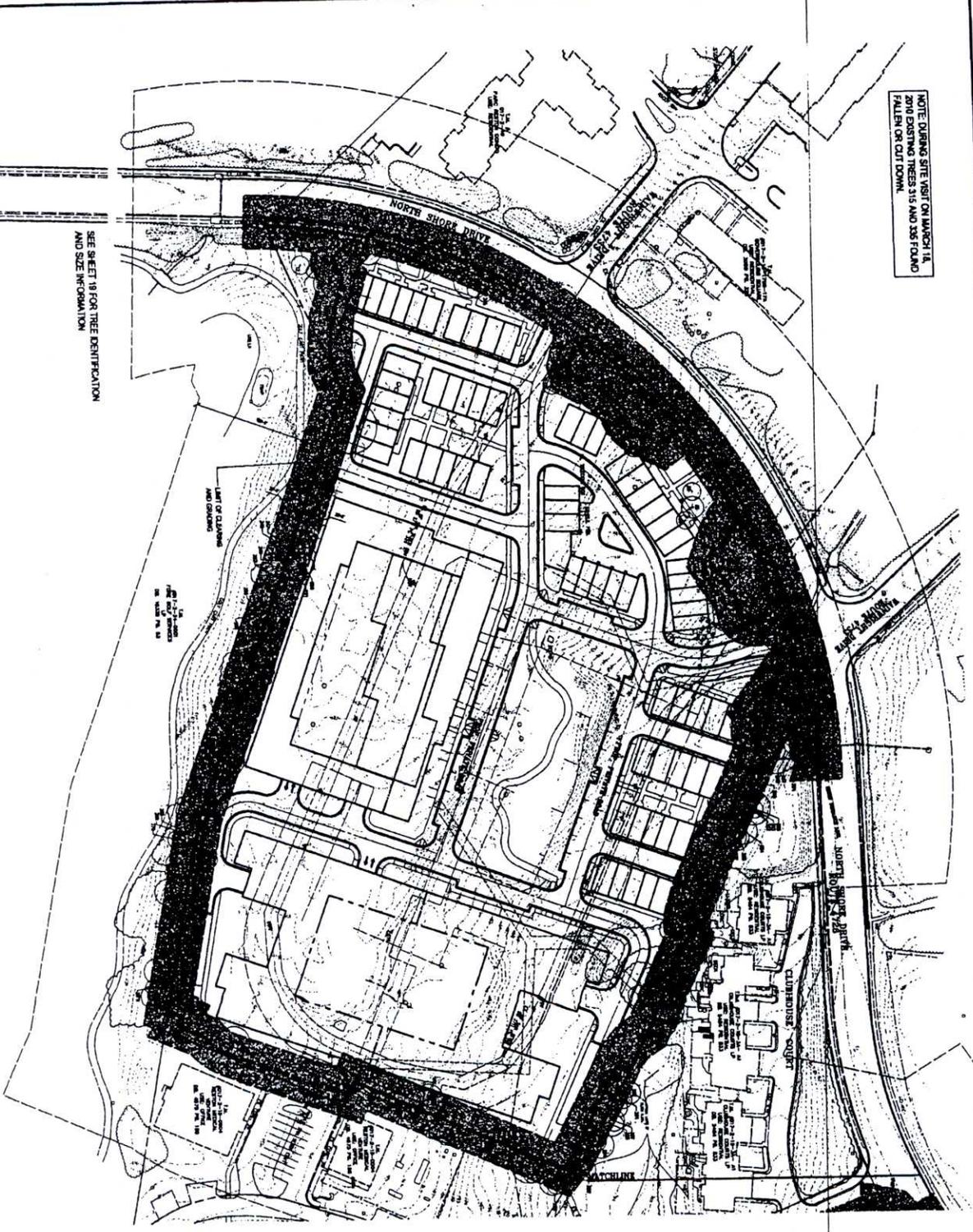


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 25'-0"  
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 6'-3"  
 3'-1 1/2"  
 1'-5 1/4"  
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NOTE: DURING SITE VISIT ON MARCH 14, 2010 EXISTING TREES 315 AND 326 FOUND FALLEN OR CUT DOWN.

SEE SHEET 18 FOR TREE IDENTIFICATION AND SIZE INFORMATION



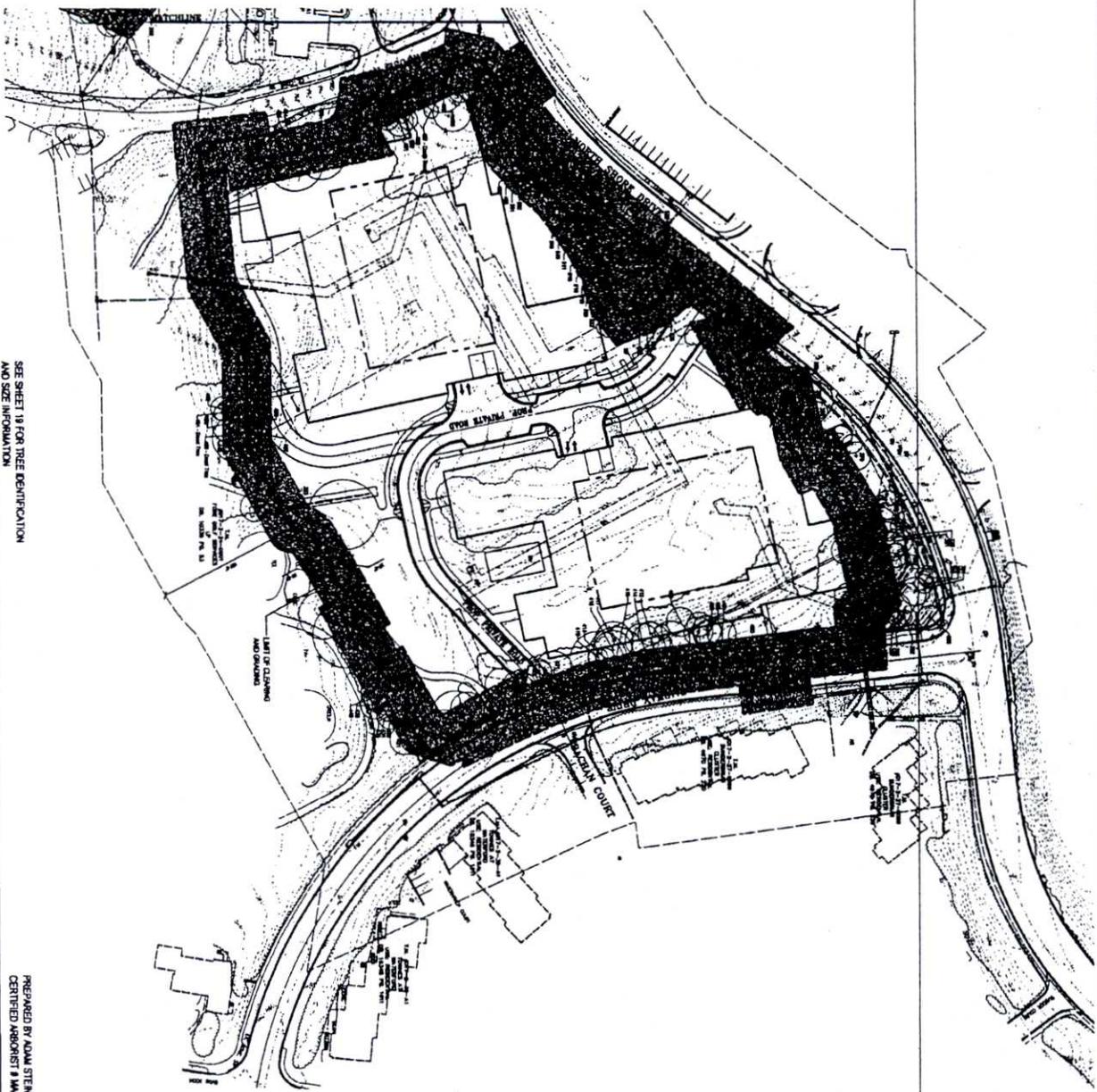
PREPARED BY LINDA STEINER, ISA  
CERTIFIED ARBORIST # 100-49404

**TREE INVENTORY & CONDITION ANALYSIS**  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 20'      CL - Z      DATE: MARCH, 2009


**urban**  
 Planners Engineers Landscape Architects Land Surveyors  
 Urban, Ltd.  
 7113 Little River Turnpike  
 Alexandria, Virginia 22304  
 Tel: 703.843.2888  
 Fax: 703.843.2721  
 www.urban-ltd.com

PLAN DATE	REVISION	BY	APPROVED
03-27-08			
10-18-08			
02-08-10			
03-04-10			
03-04-10			

NO. 247      DESCRIPTION      CHECKED APPROVED      SA/N  
 REVISION APPROVED BY DIVISION OF DESIGN REVIEW



SEE SHEET 19 FOR TREE IDENTIFICATION AND SIZE INFORMATION

PREPARED BY ADAM STEINER, ISA  
 CERTIFIED ARBORIST # WA-49454

TREE INVENTORY & CONDITION ANALYSIS <b>FAIRWAY APARTMENTS</b> RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	 <b>urban</b> Planners - Engineers - Landscape Architects - Land Surveyors	Urban, Ltd. 7713 Lakeshore Turnpike Alexandria, Virginia 22304 Tel: 703.841.2000 Fax: 703.841.2211 www.urban.com	PLAN DATE 03-27-09 10-15-08 07-04-10 03-04-10 04-07-10						
			SCALE 1" = 30' CL - 7 DATE: MARCH 2009	No. DATE DESCRIPTION REV. BY APPROVED DATE REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

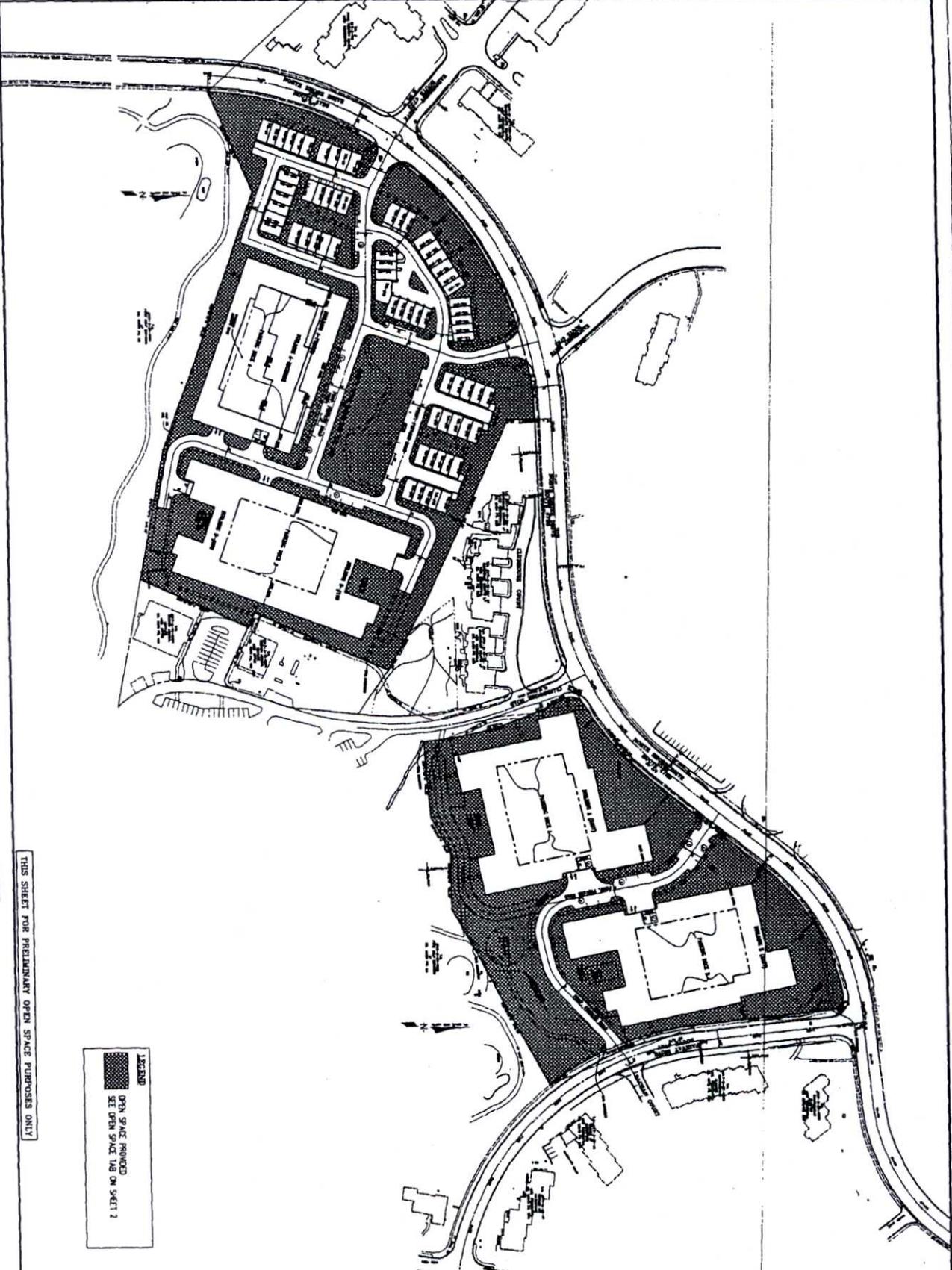


TABLE 2A LANDSCAPE COMPUTATIONS

Item	Description	Quantity	Unit	Notes
1	Planting of 1" Caliper Trees	100	Each	Category I
2	Planting of 2" Caliper Trees	200	Each	Category II
3	Planting of 3" Caliper Trees	300	Each	Category III
4	Planting of 4" Caliper Trees	400	Each	Category IV
5	Planting of 5" Caliper Trees	500	Each	Category V
6	Planting of 6" Caliper Trees	600	Each	Category VI
7	Planting of 8" Caliper Trees	800	Each	Category VII
8	Planting of 10" Caliper Trees	1000	Each	Category VIII
9	Planting of 12" Caliper Trees	1200	Each	Category IX
10	Planting of 14" Caliper Trees	1400	Each	Category X
11	Planting of 16" Caliper Trees	1600	Each	Category XI
12	Planting of 18" Caliper Trees	1800	Each	Category XII
13	Planting of 20" Caliper Trees	2000	Each	Category XIII
14	Planting of 24" Caliper Trees	2400	Each	Category XIV
15	Planting of 30" Caliper Trees	3000	Each	Category XV
16	Planting of 36" Caliper Trees	3600	Each	Category XVI
17	Planting of 42" Caliper Trees	4200	Each	Category XVII
18	Planting of 48" Caliper Trees	4800	Each	Category XVIII
19	Planting of 54" Caliper Trees	5400	Each	Category XIX
20	Planting of 60" Caliper Trees	6000	Each	Category XX
21	Planting of 72" Caliper Trees	7200	Each	Category XXI
22	Planting of 84" Caliper Trees	8400	Each	Category XXII
23	Planting of 96" Caliper Trees	9600	Each	Category XXIII
24	Planting of 108" Caliper Trees	10800	Each	Category XXIV
25	Planting of 120" Caliper Trees	12000	Each	Category XXV
26	Planting of 144" Caliper Trees	14400	Each	Category XXVI
27	Planting of 168" Caliper Trees	16800	Each	Category XXVII
28	Planting of 192" Caliper Trees	19200	Each	Category XXVIII
29	Planting of 216" Caliper Trees	21600	Each	Category XXIX
30	Planting of 240" Caliper Trees	24000	Each	Category XXX
31	Planting of 288" Caliper Trees	28800	Each	Category XXXI
32	Planting of 336" Caliper Trees	33600	Each	Category XXXII
33	Planting of 384" Caliper Trees	38400	Each	Category XXXIII
34	Planting of 432" Caliper Trees	43200	Each	Category XXXIV
35	Planting of 480" Caliper Trees	48000	Each	Category XXXV
36	Planting of 576" Caliper Trees	57600	Each	Category XXXVI
37	Planting of 672" Caliper Trees	67200	Each	Category XXXVII
38	Planting of 768" Caliper Trees	76800	Each	Category XXXVIII
39	Planting of 864" Caliper Trees	86400	Each	Category XXXIX
40	Planting of 960" Caliper Trees	96000	Each	Category XXXX
41	Planting of 1152" Caliper Trees	115200	Each	Category XXXXI
42	Planting of 1344" Caliper Trees	134400	Each	Category XXXXII
43	Planting of 1536" Caliper Trees	153600	Each	Category XXXXIII
44	Planting of 1728" Caliper Trees	172800	Each	Category XXXXIV
45	Planting of 1920" Caliper Trees	192000	Each	Category XXXXV
46	Planting of 2112" Caliper Trees	211200	Each	Category XXXXVI
47	Planting of 2304" Caliper Trees	230400	Each	Category XXXXVII
48	Planting of 2496" Caliper Trees	249600	Each	Category XXXXVIII
49	Planting of 2688" Caliper Trees	268800	Each	Category XXXXIX
50	Planting of 2880" Caliper Trees	288000	Each	Category XXXXX
51	Planting of 3072" Caliper Trees	307200	Each	Category XXXXXI
52	Planting of 3264" Caliper Trees	326400	Each	Category XXXXXII
53	Planting of 3456" Caliper Trees	345600	Each	Category XXXXXIII
54	Planting of 3648" Caliper Trees	364800	Each	Category XXXXXIV
55	Planting of 3840" Caliper Trees	384000	Each	Category XXXXXV
56	Planting of 4032" Caliper Trees	403200	Each	Category XXXXXVI
57	Planting of 4224" Caliper Trees	422400	Each	Category XXXXXVII
58	Planting of 4416" Caliper Trees	441600	Each	Category XXXXXVIII
59	Planting of 4608" Caliper Trees	460800	Each	Category XXXXXIX
60	Planting of 4800" Caliper Trees	480000	Each	Category XXXXXX
61	Planting of 5184" Caliper Trees	518400	Each	Category XXXXXI
62	Planting of 5568" Caliper Trees	556800	Each	Category XXXXXII
63	Planting of 5952" Caliper Trees	595200	Each	Category XXXXXIII
64	Planting of 6336" Caliper Trees	633600	Each	Category XXXXXIV
65	Planting of 6720" Caliper Trees	672000	Each	Category XXXXXV
66	Planting of 7104" Caliper Trees	710400	Each	Category XXXXXVI
67	Planting of 7488" Caliper Trees	748800	Each	Category XXXXXVII
68	Planting of 7872" Caliper Trees	787200	Each	Category XXXXXVIII
69	Planting of 8256" Caliper Trees	825600	Each	Category XXXXXIX
70	Planting of 8640" Caliper Trees	864000	Each	Category XXXXXX
71	Planting of 9024" Caliper Trees	902400	Each	Category XXXXXI
72	Planting of 9408" Caliper Trees	940800	Each	Category XXXXXII
73	Planting of 9792" Caliper Trees	979200	Each	Category XXXXXIII
74	Planting of 10176" Caliper Trees	1017600	Each	Category XXXXXIV
75	Planting of 10560" Caliper Trees	1056000	Each	Category XXXXXV
76	Planting of 10944" Caliper Trees	1094400	Each	Category XXXXXVI
77	Planting of 11328" Caliper Trees	1132800	Each	Category XXXXXVII
78	Planting of 11712" Caliper Trees	1171200	Each	Category XXXXXVIII
79	Planting of 12096" Caliper Trees	1209600	Each	Category XXXXXIX
80	Planting of 12480" Caliper Trees	1248000	Each	Category XXXXXX
81	Planting of 12864" Caliper Trees	1286400	Each	Category XXXXXI
82	Planting of 13248" Caliper Trees	1324800	Each	Category XXXXXII
83	Planting of 13632" Caliper Trees	1363200	Each	Category XXXXXIII
84	Planting of 14016" Caliper Trees	1401600	Each	Category XXXXXIV
85	Planting of 14400" Caliper Trees	1440000	Each	Category XXXXXV
86	Planting of 14784" Caliper Trees	1478400	Each	Category XXXXXVI
87	Planting of 15168" Caliper Trees	1516800	Each	Category XXXXXVII
88	Planting of 15552" Caliper Trees	1555200	Each	Category XXXXXVIII
89	Planting of 15936" Caliper Trees	1593600	Each	Category XXXXXIX
90	Planting of 16320" Caliper Trees	1632000	Each	Category XXXXXX
91	Planting of 16704" Caliper Trees	1670400	Each	Category XXXXXI
92	Planting of 17088" Caliper Trees	1708800	Each	Category XXXXXII
93	Planting of 17472" Caliper Trees	1747200	Each	Category XXXXXIII
94	Planting of 17856" Caliper Trees	1785600	Each	Category XXXXXIV
95	Planting of 18240" Caliper Trees	1824000	Each	Category XXXXXV
96	Planting of 18624" Caliper Trees	1862400	Each	Category XXXXXVI
97	Planting of 19008" Caliper Trees	1900800	Each	Category XXXXXVII
98	Planting of 19392" Caliper Trees	1939200	Each	Category XXXXXVIII
99	Planting of 19776" Caliper Trees	1977600	Each	Category XXXXXIX
100	Planting of 20160" Caliper Trees	2016000	Each	Category XXXXXX
101	Planting of 20544" Caliper Trees	2054400	Each	Category XXXXXI
102	Planting of 20928" Caliper Trees	2092800	Each	Category XXXXXII
103	Planting of 21312" Caliper Trees	2131200	Each	Category XXXXXIII
104	Planting of 21696" Caliper Trees	2169600	Each	Category XXXXXIV
105	Planting of 22080" Caliper Trees	2208000	Each	Category XXXXXV
106	Planting of 22464" Caliper Trees	2246400	Each	Category XXXXXVI
107	Planting of 22848" Caliper Trees	2284800	Each	Category XXXXXVII
108	Planting of 23232" Caliper Trees	2323200	Each	Category XXXXXVIII
109	Planting of 23616" Caliper Trees	2361600	Each	Category XXXXXIX
110	Planting of 24000" Caliper Trees	2400000	Each	Category XXXXXX
111	Planting of 24384" Caliper Trees	2438400	Each	Category XXXXXI
112	Planting of 24768" Caliper Trees	2476800	Each	Category XXXXXII
113	Planting of 25152" Caliper Trees	2515200	Each	Category XXXXXIII
114	Planting of 25536" Caliper Trees	2553600	Each	Category XXXXXIV
115	Planting of 25920" Caliper Trees	2592000	Each	Category XXXXXV
116	Planting of 26304" Caliper Trees	2630400	Each	Category XXXXXVI
117	Planting of 26688" Caliper Trees	2668800	Each	Category XXXXXVII
118	Planting of 27072" Caliper Trees	2707200	Each	Category XXXXXVIII
119	Planting of 27456" Caliper Trees	2745600	Each	Category XXXXXIX
120	Planting of 27840" Caliper Trees	2784000	Each	Category XXXXXX
121	Planting of 28224" Caliper Trees	2822400	Each	Category XXXXXI
122	Planting of 28608" Caliper Trees	2860800	Each	Category XXXXXII
123	Planting of 28992" Caliper Trees	2899200	Each	Category XXXXXIII
124	Planting of 29376" Caliper Trees	2937600	Each	Category XXXXXIV
125	Planting of 29760" Caliper Trees	2976000	Each	Category XXXXXV
126	Planting of 30144" Caliper Trees	3014400	Each	Category XXXXXVI
127	Planting of 30528" Caliper Trees	3052800	Each	Category XXXXXVII
128	Planting of 30912" Caliper Trees	3091200	Each	Category XXXXXVIII
129	Planting of 31296" Caliper Trees	3129600	Each	Category XXXXXIX
130	Planting of 31680" Caliper Trees	3168000	Each	Category XXXXXX
131	Planting of 32064" Caliper Trees	3206400	Each	Category XXXXXI
132	Planting of 32448" Caliper Trees	3244800	Each	Category XXXXXII
133	Planting of 32832" Caliper Trees	3283200	Each	Category XXXXXIII
134	Planting of 33216" Caliper Trees	3321600	Each	Category XXXXXIV
135	Planting of 33600" Caliper Trees	3360000	Each	Category XXXXXV
136	Planting of 33984" Caliper Trees	3398400	Each	Category XXXXXVI
137	Planting of 34368" Caliper Trees	3436800	Each	Category XXXXXVII
138	Planting of 34752" Caliper Trees	3475200	Each	Category XXXXXVIII
139	Planting of 35136" Caliper Trees	3513600	Each	Category XXXXXIX
140	Planting of 35520" Caliper Trees	3552000	Each	Category XXXXXX
141	Planting of 35904" Caliper Trees	3590400	Each	Category XXXXXI
142	Planting of 36288" Caliper Trees	3628800	Each	Category XXXXXII
143	Planting of 36672" Caliper Trees	3667200	Each	Category XXXXXIII
144	Planting of 37056" Caliper Trees	3705600	Each	Category XXXXXIV
145	Planting of 37440" Caliper Trees	3744000	Each	Category XXXXXV
146	Planting of 37824" Caliper Trees	3782400	Each	Category XXXXXVI
147	Planting of 38208" Caliper Trees	3820800	Each	Category XXXXXVII
148	Planting of 38592" Caliper Trees	3859200	Each	Category XXXXXVIII
149	Planting of 38976" Caliper Trees	3897600	Each	Category XXXXXIX
150	Planting of 39360" Caliper Trees	3936000	Each	Category XXXXXX
151	Planting of 39744" Caliper Trees	3974400	Each	Category XXXXXI
152	Planting of 40128" Caliper Trees	4012800	Each	Category XXXXXII
153	Planting of 40512" Caliper Trees	4051200	Each	Category XXXXXIII
154	Planting of 40896" Caliper Trees	4089600	Each	Category XXXXXIV
155	Planting of 41280" Caliper Trees	4128000	Each	Category XXXXXV
156	Planting of 41664" Caliper Trees	4166400	Each	Category XXXXXVI
157	Planting of 42048" Caliper Trees	4204800	Each	Category XXXXXVII
158	Planting of 42432" Caliper Trees	4243200	Each	Category XXXXXVIII
159	Planting of 42816" Caliper Trees	4281600	Each	Category XXXXXIX
160	Planting of 43200" Caliper Trees	4320000	Each	Category XXXXXX
161	Planting of 43584" Caliper Trees	4358400	Each	Category XXXXXI
162	Planting of 43968" Caliper Trees	4396800	Each	Category XXXXXII
163	Planting of 44352" Caliper Trees	4435200	Each	Category XXXXXIII
164	Planting of 44736" Caliper Trees	4473600	Each	Category XXXXXIV
165	Planting of 45120" Caliper Trees	4512000	Each	Category XXXXXV
166	Planting of 45504" Caliper Trees	4550400	Each	Category XXXXXVI
167	Planting of 45888" Caliper Trees	4588800	Each	Category XXXXXVII
168	Planting of 46272" Caliper Trees	4627200	Each	Category XXXXXVIII
169	Planting of 46656" Caliper Trees	4665600	Each	Category XXXXXIX
170	Planting of 47040" Caliper Trees	4704000	Each	Category XXXXXX
171	Planting of 47424" Caliper Trees	4742400	Each	Category XXXXXI
172	Planting of 47808" Caliper Trees	4780800	Each	Category XXXXXII
173	Planting of 48192" Caliper Trees	4819200	Each	Category XXXXXIII
174	Planting of 48576" Caliper Trees	4857600	Each	Category XXXXXIV
175	Planting of 48960" Caliper Trees	4896000	Each	Category XXXXXV
176	Planting of 49344" Caliper Trees	4934400	Each	Category XXXXXVI
177	Planting of 49728" Caliper Trees	4972800	Each	Category XXXXXVII
178	Planting of 50112" Caliper Trees	5011200	Each	Category XXXXXVIII
179	Planting of 50496" Caliper Trees	5049600	Each	Category XXXXXIX
180	Planting of 50880" Caliper Trees	5088000	Each	Category XXXXXX
181	Planting of 51264" Caliper Trees	5126400	Each	Category XXXXXI
182	Planting of 51648" Caliper Trees	5164800	Each	Category XXXXXII
183	Planting of 52032" Caliper Trees	5203200	Each	Category XXXXXIII
184	Planting of 52416" Caliper Trees	5241600	Each	Category XXXXXIV
185	Planting of 52800" Caliper Trees	5280000	Each	Category XXXXXV
186	Planting of 53184" Caliper Trees	5318400	Each	Category XXXXXVI
187	Planting of 53568" Caliper Trees	5356800	Each	Category XXXXXVII
188	Planting of 53952" Caliper Trees	5395200	Each	Category XXXXXVIII
189	Planting of 54336" Caliper Trees	5433600	Each	Category XXXXXIX
190	Planting of 54720" Caliper Trees	5472000	Each	Category XXXXXX
191	Planting of 55104" Caliper Trees	5510400	Each	Category XXXXXI
192	Planting of 55488" Caliper Trees	5548800	Each	Category XXXXXII
193	Planting of 55872" Caliper Trees	5587200	Each	Category XXXXXIII
194	Planting of 56256" Caliper Trees	5625600	Each	Category XXXXXIV
195	Planting of 56640" Caliper Trees	5664000	Each	Category XXXXXV
196	Planting of 57024" Caliper Trees	5702400	Each	







THIS SHEET FOR PRELIMINARY OPEN SPACE PURPOSES ONLY

**LEGEND**  
 OPEN SPACE PROVIDED  
 SEE OPEN SPACE TAB ON SHEET 2

15.3A  
 PREL-1500  
 25  
 24

PRELIMINARY OPENSOURCE EXHIBIT  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 77'      CL #6A      DATE: MARCH 2009



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 Planners Engineers-Landscape Architects Land Surveyors

PLAN DATE
03-27-09
03-28-09
03-29-09
03-30-09
03-31-09
04-01-09
04-02-09

NO.	DATE	DESCRIPTION	REVISION APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW











**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

The applicant, Fairways I and II, LLC, seeks approval of a PRC Plan for a portion of the site area associated with rezoning application RZ A-502. The subject 18.82-acre property is comprised of two separate parcels, known as Fairways West and Fairways East, which contain a total of 348 multifamily dwellings. These two parcels are separated from one another by the Clubhouse Court subdivision (single-family attached dwellings) and the Hidden Creek Golf Course. The Fairways West portion of the property is 11.41 acres and developed with twelve (12) existing 3-story multifamily buildings (216 units). The Fairways East portion of the property is 7.41 acres and developed with six (6) 3-story multifamily buildings (132 units).

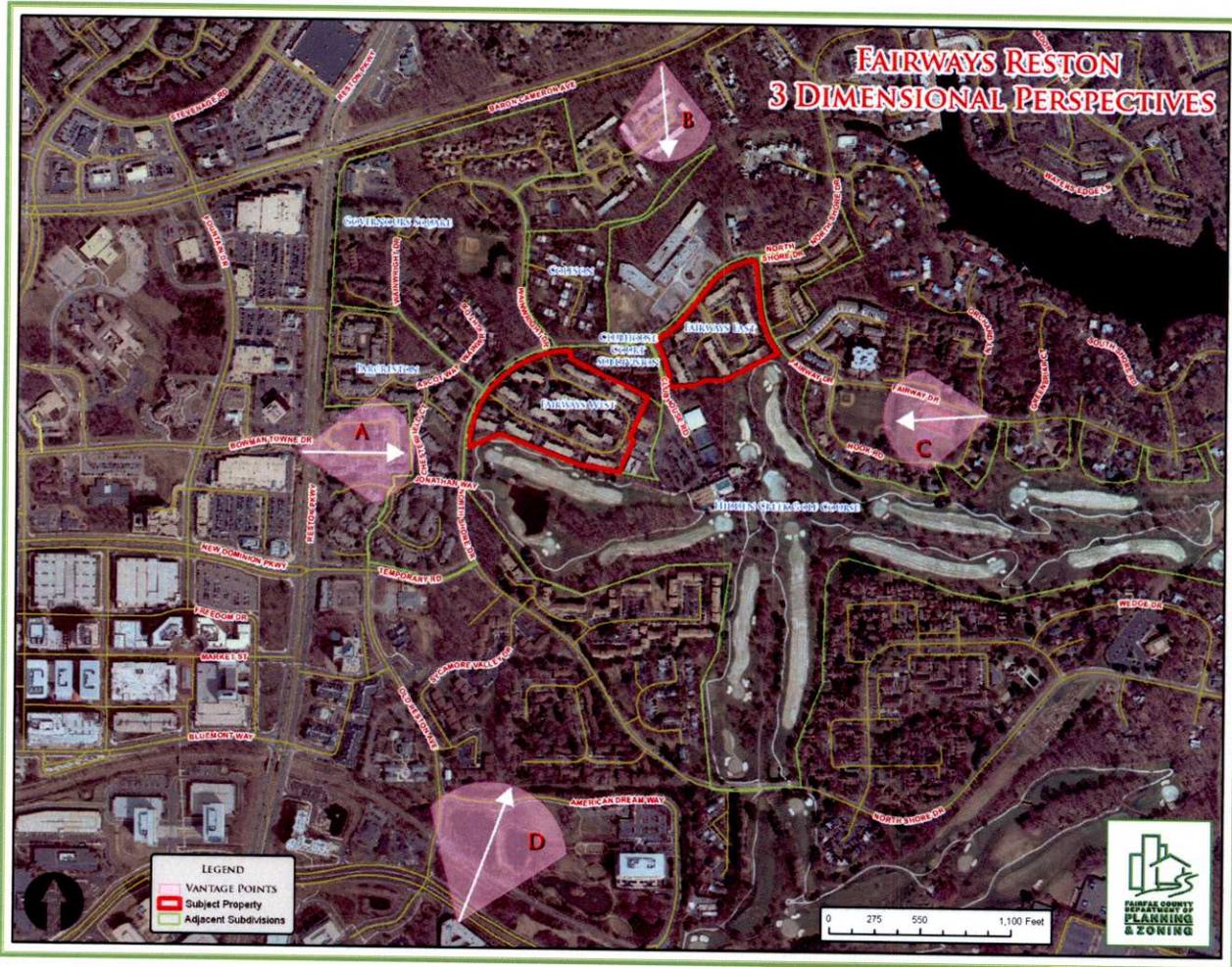
The applicant proposes to demolish all 18 apartment buildings in order to construct four (4) multifamily buildings containing 882 dwellings and sixty-nine (69) single-family attached dwellings for a total of 951 residential units (which represents a total of 50.53 du/ac). The PRC Plan also proposes 1,542 parking spaces and approximately 8.16 acres (43%) of open space.

The applicant is requesting the following waivers and modifications:

- Modification of the loading space requirement to allow a total of nine (9) loading spaces instead of 10.
- Waiver of the Public Facilities Manual (PFM Section 6-0301.3) to allow use of an underground stormwater management (SWM) vault in a residential development; and
- Waiver of the PFM (Section 6-1304.2) to allow pervious pavement in a single-family attached residential development.

**LOCATION AND CHARACTER**

The subject property is located in the Lake Anne area of Reston, situated east of the Reston Town Center and southwest of Lake Anne Village Center. The subject property is split into two sections (west and east), which are separated from one another by the Clubhouse Court subdivision and the Hidden Creek Golf Course. The site is currently developed with 18 three-story garden apartment style buildings (348 units) at a density of 18.49 dwelling units per acre (du/ac). The multifamily buildings are sited in the center of the property and interspersed with surface parking. Buffers of mature vegetation are located along the periphery of the site. Like the surrounding properties, the subject site was construction in the late 1960's (1969).



**SURROUNDING AREA DESCRIPTION FOR FAIRWAYS WEST**

Direction	Use	Zoning	Plan
<b>North</b>	Single-Family Attached, Residential (Governours Square, Coleson and Clubhouse Court)	PRC	Residential Planned Community
<b>South</b>	Golf Course (Hidden Creek)	PRC	Residential Planned Community
<b>East</b>	Office (Reston Medical Venture)	PRC	Residential Planned Community
<b>West</b>	Single-Family Attached, Residential (ParcReston)	PRC	Residential Planned Community

SURROUNDING AREA DESCRIPTION FOR FAIRWAYS EAST			
Direction	Use	Zoning	Plan
North	Lake Anne Elementary School	PRC	Residential Planned Community
South	Golf Course (Hidden Creek)	PRC	Residential Planned Community
East	Single-Family Attached, Residential (Sunderbriar)	PRC	Residential Planned Community
West	Single-Family Attached, Residential (Clubhouse Court)	PRC	Residential Planned Community

**BACKGROUND**

**Creation of the PRC District:**

The Reston Master Plan, written in 1962, was the vision of founder Robert E. Simon and led to the creation of a new type of zoning by Fairfax County called Residential Planned Community (PRC). The first of its kind in the country, this flexible ordinance allowed for the clustering of housing to preserve open space. The 1962 document lists some of the advantages to this new approach to zoning:

- The redistribution of population density to create a better community plan with more usable open space;
- The separation of vehicular traffic and pedestrians through better walkways;
- The concept of mixed-use village centers providing for more lively and active social centers;
- The opportunity to strategically place high-rise residential buildings offering a maximum of convenience and dramatic views of the lakes;
- The prospect of creating a greater variety of building types and the construction of new and better forms of attached family dwellings as opposed to the monotony of traditional zoning; and
- The feasibility of preserving more trees, stream valleys, and vegetation in harmony with nature.

**Site History:**

On October 24, 1962, the Board of Supervisors approved RZ A-502, rezoning 1,175 acres from the R-A District to the PRC District. The approved Development Plan did not depict a layout or any development details, such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. Instead, the Development Plan designated the permitted land uses for the site. In this case, the subject site was designated for high-density residential development. The Zoning Ordinance states that within the PRC District, high density residential can range from 20 dwelling units per acre (20 du/ac) to 50 du/ac.

On March 26, 2007, the Board of Supervisors adopted Zoning Ordinance Amendment ZO-07-397, which modified the Planned Residential Community (PRC) District provisions as they relate to the review and approval of PRC Plans detailed in Article 6, 16, and 18 of the Zoning Ordinance. Prior to this approval, a PRC Plan, as regulated under Sections 16-203 through 16-303 of the Zoning Ordinance, was submitted to, and approved administratively by the Department of Public Works and Environmental Services (DPWES). With the adoption of ZO-07-397, which became effective March 27, 2007, PRC Plans are submitted to the Department of Planning and Zoning (DPZ) for review by the Zoning Evaluation Division (ZED), the Planning Commission, and final action by the Board of Supervisors.

**COMPREHENSIVE PLAN PROVISIONS**

- Plan Area:** Area III
- Planning District:** Upper Potomac Planning District
- Planning Sector:** Reston Community Planning Sector – UP5
- Plan Map:** Residential Planned Community

**Plan Text:**

On pages 117, 118 and 123 of the Fairfax County Comprehensive Plan, 2003 Edition, the Plan states the following:

Land Use

*The Reston Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.*

*Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-defined, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.*

Land Within the Planned Community of Reston

- 1. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)\*, adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map...*

*On the periphery where development is not committed by zoning, land should be developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston)...*

*\*NOTE: The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston...*

*4. Well-defined stable residential neighborhoods exist throughout Reston. However, because of nearby commercial and other non-residential uses, these neighborhoods can be threatened by development or redevelopment, and therefore are particularly in need of protection. The design of all new infill projects or development projects should be compatible with existing and planned residential neighborhoods."*

**ANALYSIS**

**PRC Plan** (Copy at front of staff report)

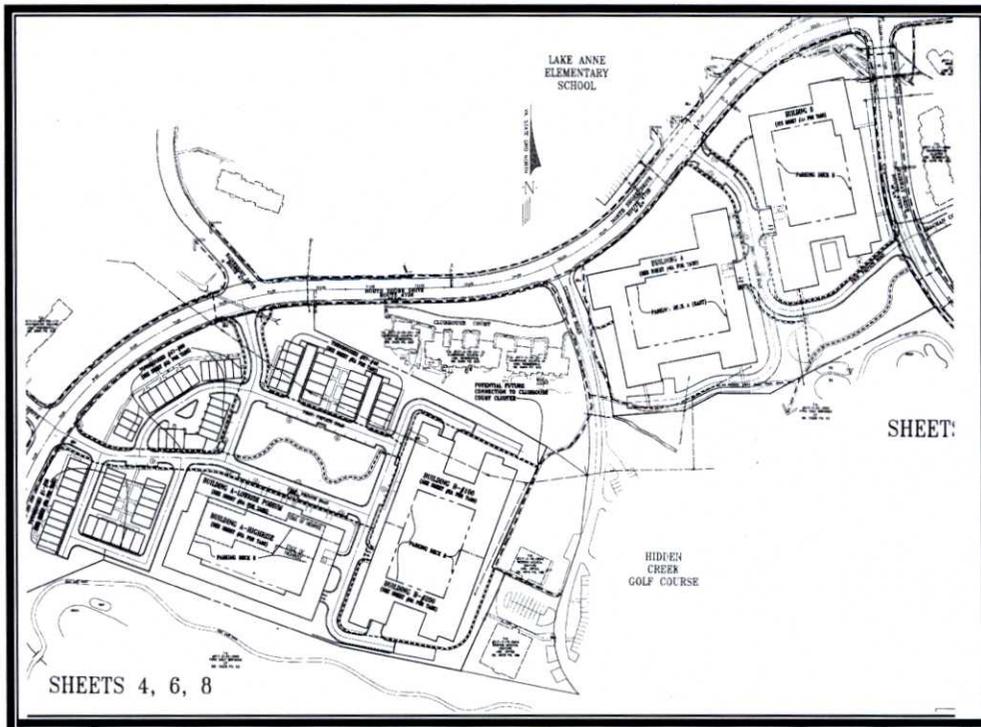
**Title of PRC Plan:** Fairways Apartments, Reston Section 15 Blocks 1 & Section 15A Block 2A

**Prepared By:** Urban, Ltd.

**Original and Revision Dates:** March 2009 and revised through April 2, 2010

<b>PRC A-502-02 Fairways Apartments, Reston Section 15 Blocks 1 &amp; Section 15A Block 2A</b>	
<b>Sheet #</b>	<b>Description of Sheet</b>
1	Cover Sheet: Vicinity Map, Soils Map/Data, General Notes and Sheet Index
2 - 2A	Site Tabulations, Density Tabulations Legend and Building Data Chart
3	Overview Site Layout
4 - 5	Existing Conditions Plan
6 - 7	Site Layout – Fairways West
8 - 9	Site Layout - Fairways East
10 – 11A	Stormwater Management and Best Management Practices Plan
12	Outfall Analysis
13 - 14	Garage Layout Plan
15 - 16	Preliminary Existing Vegetation Map
17 - 18	Preliminary Tree Preservation Plan
19	Preliminary Tree Preservation Narrative and Notes
20 - 21	Preliminary Landscape Plan
22	Preliminary Landscape Schedule and Details
23	Open Space Exhibit
24 - 27	Sight Distance Profiles
28	Reston Master Plan

## Overall Fairways Development



**Site Layout:** The 18.82-acre site is comprised of two parcels (Fairways West and Fairways East), which are bisected by the Clubhouse Court Subdivision and the Hidden Creek Golf Course. The PRC Plan proposes to replace all 18 existing garden-style apartment buildings with four (4) multifamily buildings (including three mid-rise buildings and one high-rise) and sixty-nine (69) single-family attached units with a maximum of 951 residential units (50.53 du/ac). The PRC Plan also proposes 1,542 parking spaces, the majority of which will be provided in four above-ground parking structures. Approximately 8.16 acres (43%) open space is proposed. A more detailed description of the proposed development on Fairways West and Fairways East is provided later in this analysis.

**Stormwater Management:** Two options for stormwater detention are proposed. Under Option A, water quantity and quality requirements are proposed to be satisfied through the use of nearby Lakes Anne and Fairfax. Use of these lakes would require approval of a Public Facilities Manual (PFM) waiver by the Department of Public Works and Environmental Services (DPWES) to permit off-site detention and permission from the owners of these lakes. If Option A cannot be approved, an alternative scenario is presented. Under Option B, stormwater would be detained via an underground facility, while water quality requirements would be met through the use of Filterras, StormFilters, a bioretention facility, a vegetated swale, and pervious pavers. The underground facility and use of pervious pavers in a residential development both require waivers of the PFM.



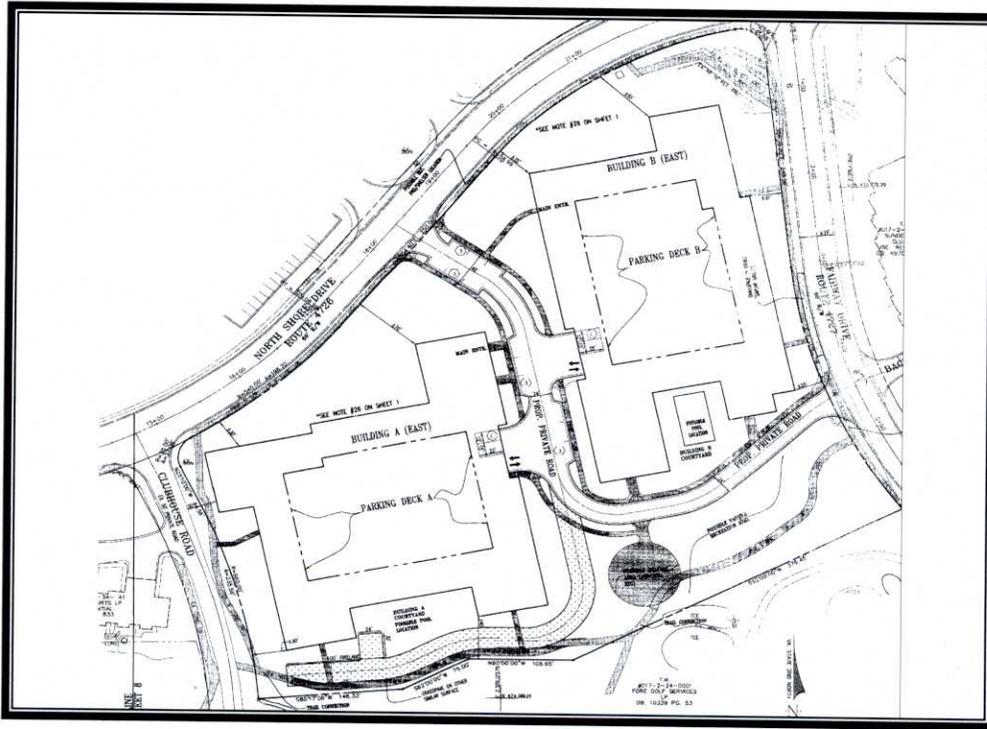
property boundary south of the Clubhouse Court subdivision. The single-family attached units are shown to be a maximum of 50 feet in height, with two-car garages located at the rear of the structure. Tree save is depicted along North Shore Drive and the northern property boundary adjacent to the Clubhouse Court subdivision to screen the proposed townhouses. This tree save will be supplemented with additional plantings.

The mid-rise building (designated as Building B) is shown to be provided along the eastern boundary of the Fairways West parcel, approximately 35 feet from the property line. The footprint of this five-story mid-rise building would be approximately 437 feet by 215 feet. It would contain a maximum of 230 units which would wrap a proposed 70-foot high parking structure. Building B would be sited 35 feet from the eastern property line which abuts two small medical office buildings (less than four stories). No landscaping is proposed between Building B and the existing office buildings.

The proposed high-rise building (designated as Building A) would be 225 feet in height (19 stories), with a footprint of 323 feet by 205 feet. The lower five stories of the building would contain units wrapped around an 85-foot high parking structure. The remaining fourteen stories would be constructed on top of the parking structure. The high-rise, which will contain a maximum of 282 units, will be sited along the southern boundary (approximately 30 feet from the Hidden Creek Golf Course). A single row of deciduous trees is proposed to be planted to serve as a buffer to the golf course.

*Vehicular Access and Parking:* Vehicle access to the Fairways West parcel is provided via the existing ingress/egress points, which will be slightly modified. Two private internal roads will link North Shore Drive with internal portions of the site. Parking for the Fairways West parcel will be provided by way of both surface parking and structured parking. Two-car garages will be provided for the single-family attached units. In addition, 30 surface spaces will be scattered throughout the site. Two parking structures are proposed, both of which will be wrapped by dwellings. The 70-foot high parking structure, located in the center of Building B, will contain 356 parking spaces. The 85-foot high parking structure, located in the center of Building A, will contain 490 parking spaces. A total of five loading spaces are provided on the Fairways West parcel. Two loading spaces are shown at the east side of the high-rise building, two loading spaces are shown at the south side of the mid-rise building and one loading space is shown on the north side of the mid-rise building.

**Fairways East**



Site Layout: Within Fairways East, the PRC Plan depicts two mid-rise multifamily buildings, both of which would have a maximum height of 80 feet, for a total of 370 units. Building A, which will contain up to 170 units, has a proposed footprint of 240 feet by 305 feet. The residential units will wrap around a proposed 50-foot high parking structure. Building A will be located along the western boundary of the Fairways East parcel, approximately 30 feet from Clubhouse Road. It will also be sited 30 feet from Clubhouse Court. The applicant proposes to preserve some of the existing trees within this area and to plant supplemental landscaping.

Building B, which will contain up to 200 residential units, has proposed footprint of 365 feet by 205 feet. Like Building A, Building B's units will wrap around a proposed 70-foot high parking structure. An approximately one-acre recreation park area is proposed in the southeastern portion of the parcel (abutting the Hidden Creek Golf Course). This park is to be furnished with a seating area and picnic tables and located along the eastern boundary of the Fairways East parcel. Building B will be sited 35 feet from North Shore Drive and 30 feet from Fairway Drive. Tree save and supplemental landscaping is to be provided within these buffers.

Vehicle Access and Parking: Vehicle access to the Fairways East parcel will be provided via two ingress/egress points. The proposed access point along North Shore Drive will connect to a proposed internal road, which will run between the two mid-rise buildings. This road will then connect to the second access point along Fairways Drive in the southwestern portion of the parcel. The garage entrance to the proposed buildings on the parcel will be located exclusively off of the internal road, oriented towards the center of the parcel. The majority of parking for the Fairways East parcel will be provided within the two proposed parking structures. The parking structure within Building A will contain 266 spaces, while Building B's parking structure will contain 314 spaces. Nine surface parking spaces are proposed along the proposed internal driveway. Two loading spaces are shown at the east side of the Building A, and two loading spaces are shown on the west side of Building B, for a total of four loading spaces.

## **PRC Analysis**

### **Issue: Compatibility**

The subject site is located between the Reston Town Center and the Lake Anne Village Center. This particular area of Reston is characterized by single-family attached dwellings and garden-style apartments, approximately 40 to 50 feet in height. These existing residences are surrounded by large open space areas containing large stands of mature vegetation, which provide significant buffers to the abutting streets and neighborhoods. The Comprehensive Plan text for Reston encourages preservation of existing, stable residential neighborhoods within Reston. In order to protect these neighborhoods, the Plan recommends that new development and redevelopment focus density/intensity within the Town Center and to a lesser degree in the Village Centers. The Plan states that density should be tiered as it moves away from these centers.

PRC A-502-02 proposes a development which is of a much higher density than the surrounding neighborhoods. The applicant proposes 951 units on 18.82 acres for a density of 50.53 dwelling units per acre. In contrast, the nearby ParcReston development, which is bounded by North Shore Drive to the east, Temporary Road to the south, and the Reston Parkway to the west and immediately adjacent to the Reston Town Center, is also designated for high-density residential. ParcReston (PRC 82-C-060), which was approved by the Board on June 2, 2008, was approved for 696 units on a 22.99 acre-site for a density of 30.28 du/ac. Furthermore, only one high rise building was proposed with the ParcReston development. This high-rise building, which has a maximum height of 168 feet (or 14 stories), is located on the periphery of the site abutting the Reston Parkway and the Reston Town Center. The approved site layout retains the existing garden-style apartments as it moves further into the existing Lake Anne neighborhood.

In order to concentrate the maximum possible allowable density on the subject site, the applicant proposes buildings types which are much larger in height, scale and mass than the surrounding developments. The proposed high-rise building would be approximately 175 feet taller than the surrounding residences. The proposed site layout pushes the development to the very boundaries of the site, with very little buffering to the surroundings (approximately 30 feet in most instances). In staff's opinion, the size of the buildings is being driven in part by the need for parking. Specifically, the applicant proposes above-ground parking structures to be wrapped by multifamily dwelling units. This type of construction results in a much larger building footprint than the surrounding garden-style apartments and townhouses. Another significant driver in the size of the buildings is the attempt to maximize the number of dwelling units at the 50 du/ac maximum level rather than proposing a project that contains a density toward the low or midpoint of the high density residential range of 20 to 50 du/ac. An appropriate site design and development at the low to mid-range may be more in keeping with residential developments proximate to the Fairways and in keeping with other objectives of the Plan with respect to organizing higher density development in centers.

The Zoning Ordinance PRC standards calls for a development to achieve '*An orderly and creative arrangement of all land uses with respect to each other and to the entire community.*' In order to maximize the level of density which can be placed on the subject site, the applicant proposes structures that are taller than the surrounding dwellings and also have a much larger footprint. The result is a development of disproportionate and incompatible scale to the surrounding neighborhoods.

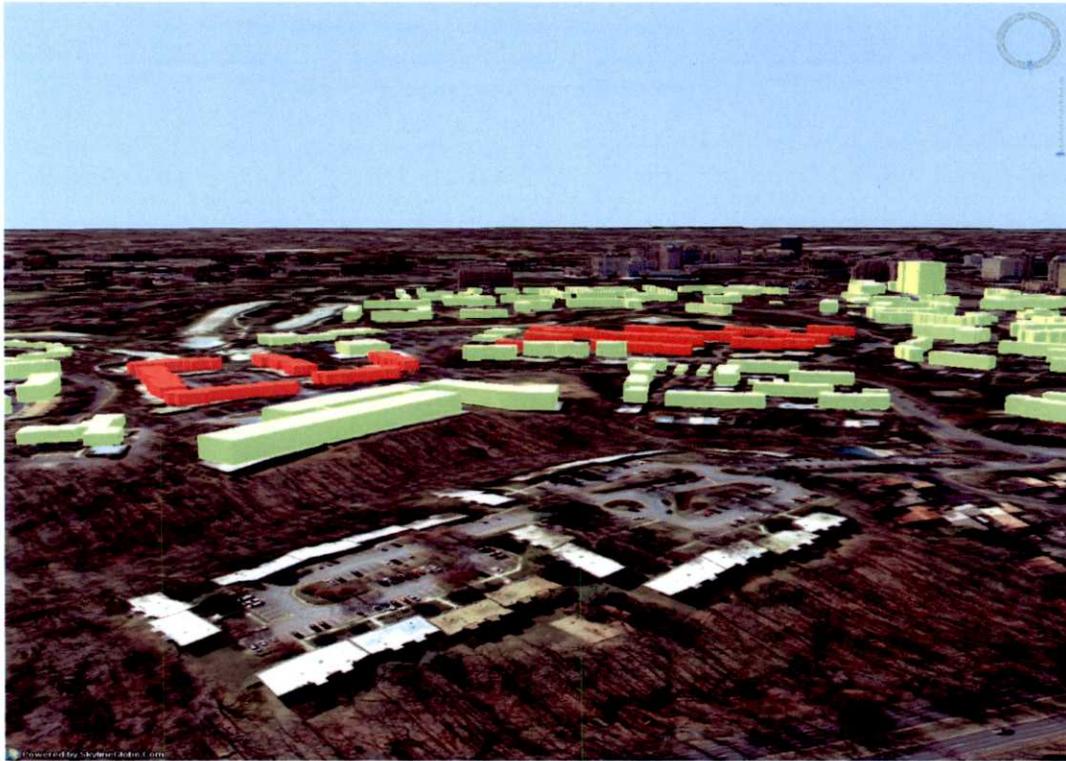
In order to help understand the relationship between the proposed buildings and the surrounding neighborhoods, staff has composed three dimensional massing illustrations based on the latest PRC Plan submitted by the applicant. These illustrations are provided below. (*Please refer to map of Fairways Reston 3 Dimensional Perspectives which is contained on Page under the Site Description portion of this staff report.*)



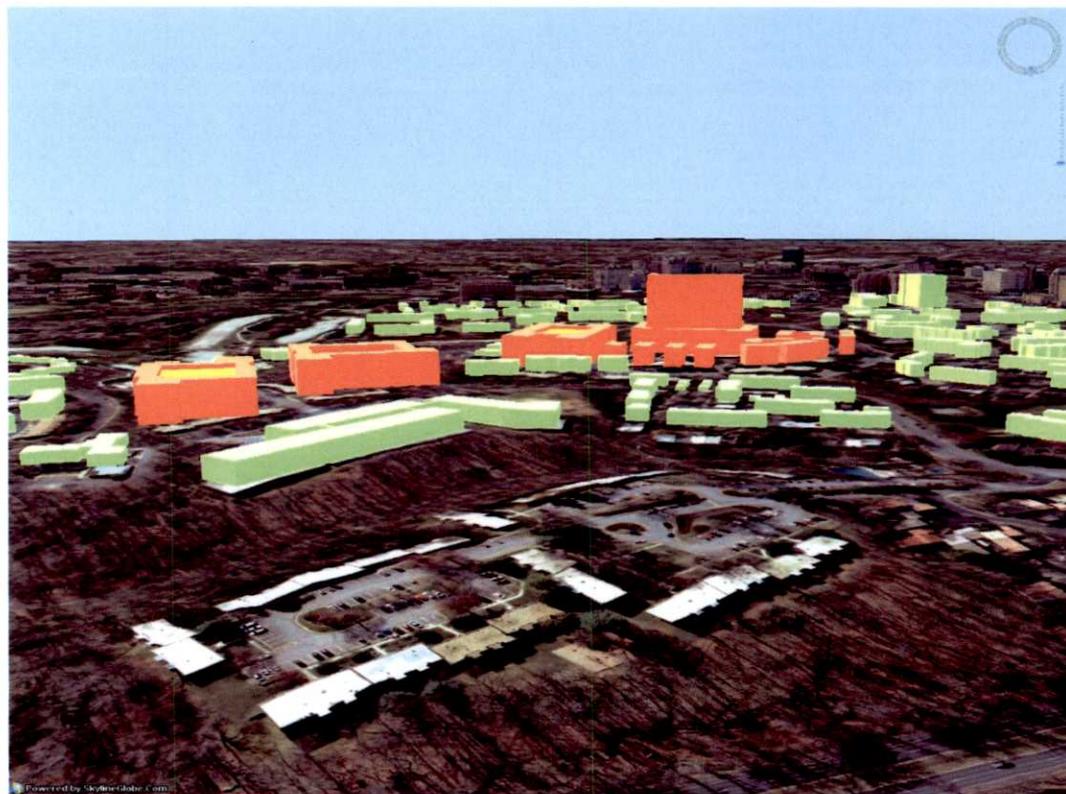
Existing Conditions Looking at an Oblique Angle to the North



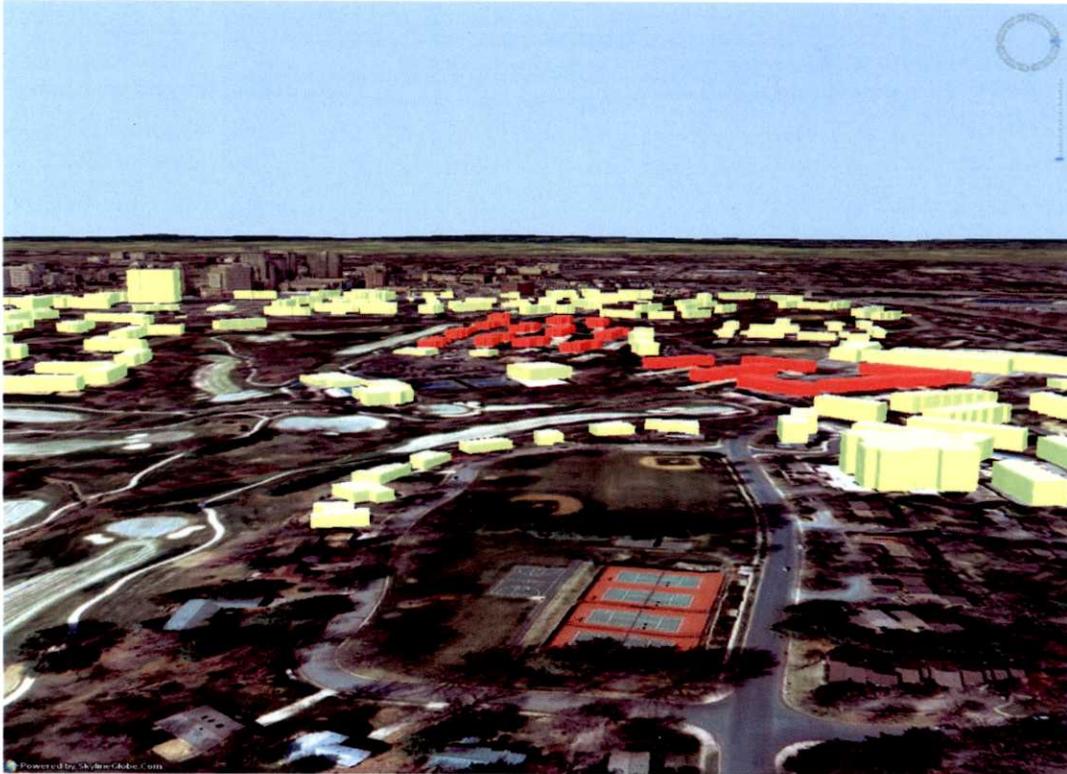
Proposed Conditions Looking at an Oblique Angle to the North



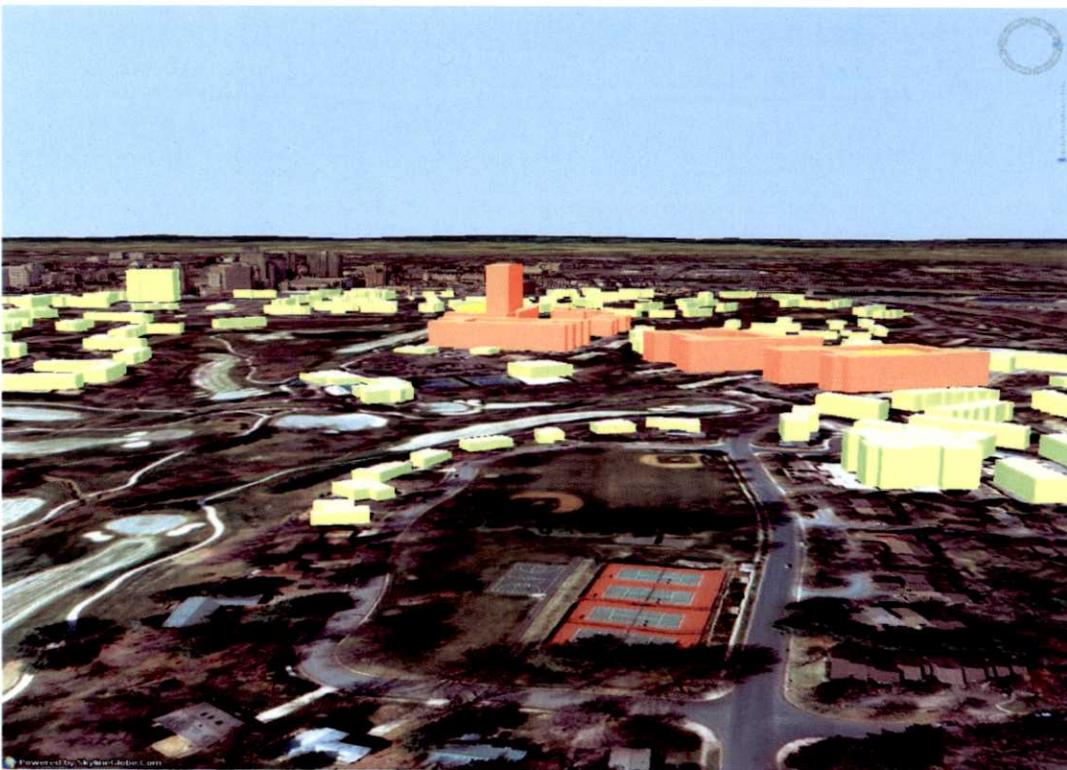
**Existing Conditions Looking South Position B**  
*(Stratford House and Town Center can be seen in the background to the east.)*



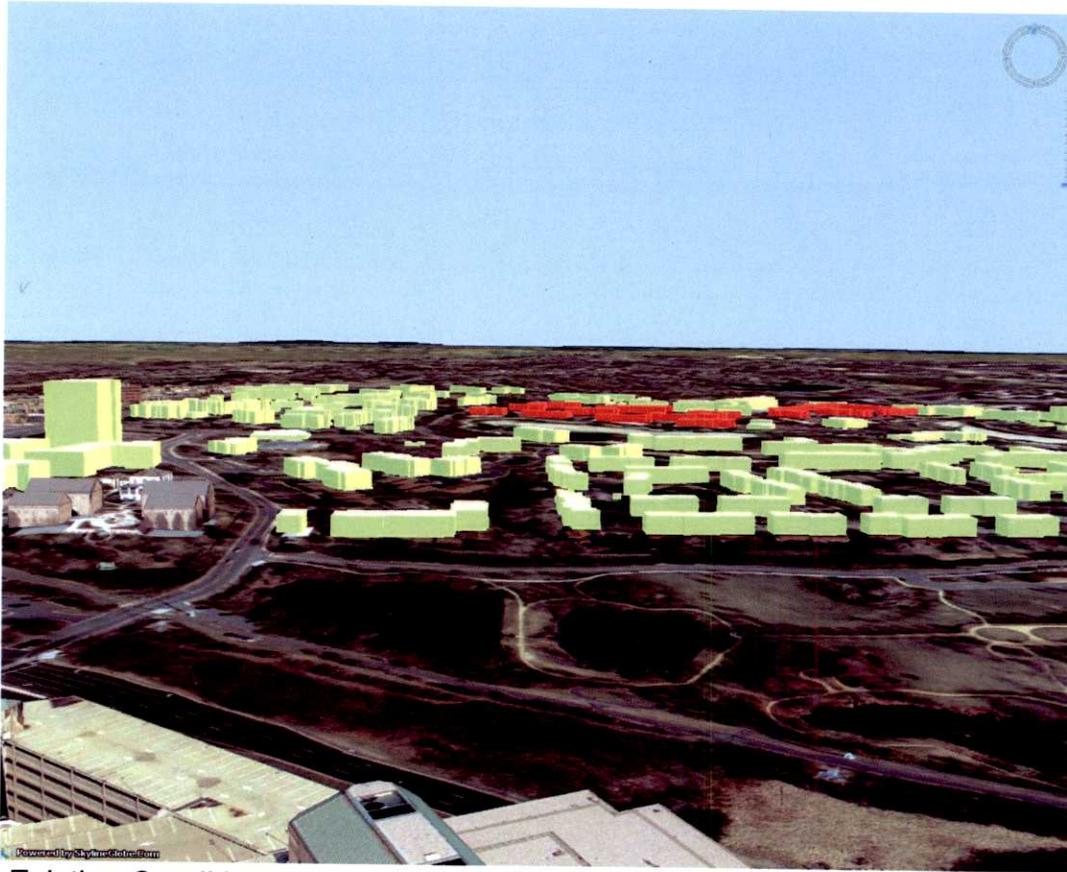
**Proposed Conditions Looking South Position B**  
*(Stratford House and Town Center can be seen in the background to the east.)*



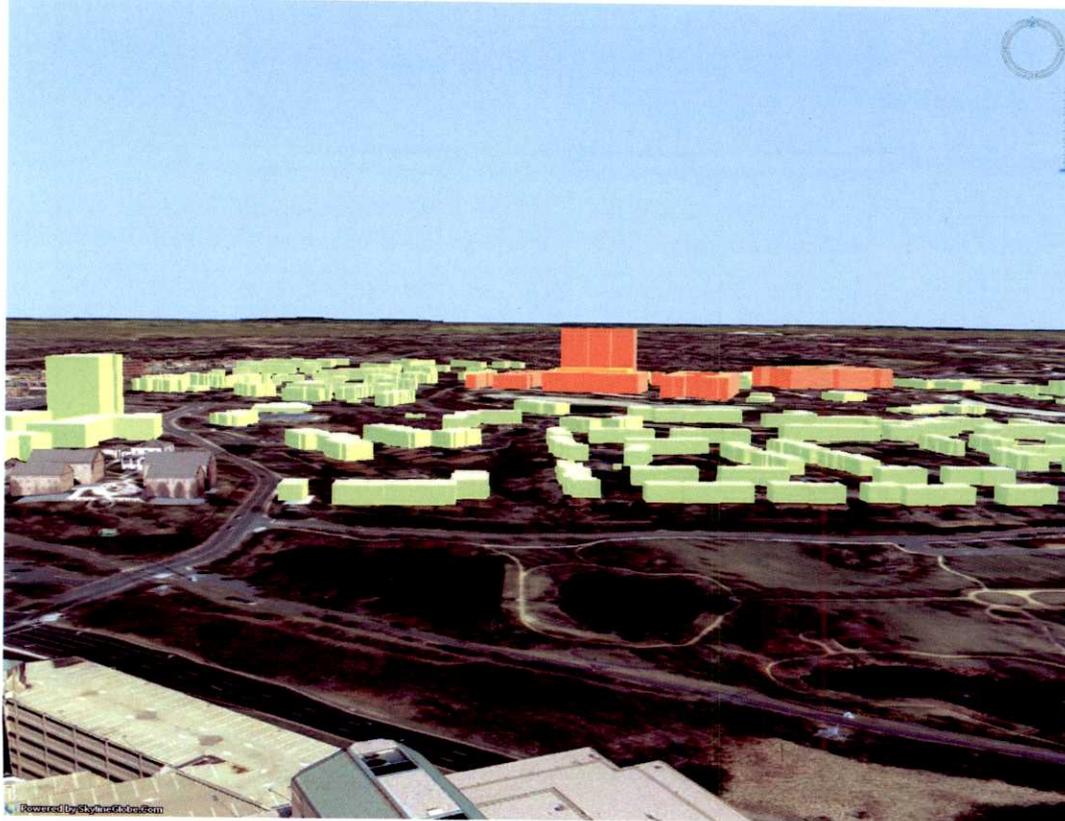
Existing Conditions Looking West **Position C**  
(Stratford House and Town Center can be seen in the background.)



Proposed Conditions Looking West **Position C**  
(Stratford House and Town Center can be seen in the background.)



Existing Conditions Looking North **Position D**  
(Stratford House is seen in west)



Proposed Conditions Looking North **Position D**  
(Stratford House is seen in west)

In staff's opinion, these illustrations show that the proposed development will dwarf and overwhelm the surrounding neighborhood. Staff does not believe that the resulting impact is appropriate given the Plan language. While staff recognizes that the areas designated for high-density residential can achieve between 20 du/ac to up to 50 du/ac, staff does not believe that development at the high end of the density range as proposed with this PRC Plan should be achieved on the subject site due to the significant change in character and resulting impacts on the surrounding development. Further, in the statement of justification (contained in Appendix 1), the applicant writes that *"the revitalization of the existing properties into a residential nucleus can serve as a development node to define and strengthen the corridor between Reston Town Center and Reston Lake Anne Village."* However, the subject site is not a designated development node. Rather, it is a transition area between the designated Reston Town Center Town and Lake Anne Village Center. Staff believes that it is inappropriate for the applicant to propose in effect a revision to the Plan to create its own "center" through a PRC Plan. If the applicant believes that the Plan for Reston should be modified, the proposal should have been preceded with an amendment to the Plan, which would be considered by the community, the Planning Commission and the Board of Supervisors in a broader context than an incremental and "spot" development request which is not in keeping with the Plan.

**Issue: Stormwater Management/Best Management Practices (SWM/BMP)**

The applicant has proposed two options to satisfy stormwater detention and BMP requirements for the site. Under Option A (the applicant's preferred option), both stormwater detention and BMPs would be provided via nearby Lake Anne and Lake Fairfax. Under Option B, stormwater detention for the site would be provided via underground storage facilities on the subject property. BMPs would be provided through the use of Filterrras, StormFilters, a bioretention facility, a vegetated swale, and pervious pavers.

*Option A:*

Option A (use of Lake Anne and Lake Fairfax) requires an approved waiver of PFM Sect. 6-0301.3 for off-site detention prior to site plan approval. In addition, the applicant must receive permission from the owners of the lakes, as part of this waiver. Lake Anne is owned and maintained by the Reston Association and Lake Fairfax is owned and maintained by the Fairfax County Park Authority and funded through the County's General Fund. The applicant has not indicated if either party would be willing to grant this permission. With regard to BMPs, DPWES staff has noted that Lake Fairfax is not currently designed as a water quality control facility and that the Reston Association is not currently allowing developments to use Lake Anne for water quality control. As such, staff does not believe that Option A can be approved.

*Option B:*

In the event that Option A cannot work, the applicant has proposed a second stormwater management option. Option B requires the Board of Supervisors to grant a waiver of the PFM to permit the use of an underground SWM facility in a residential neighborhood. DPWES has reviewed this waiver request and noted that the storage volumes for the underground vaults proposed under Option B, which are required per Sect. 16-303 of the Zoning Ordinance, have not been provided. Nevertheless, DPWES believes that the Board of Supervisors can approve the requested waiver to locate underground facilities at a residential development subject to Waiver #15797-WPFM-001-1 Conditions, Fairways Apartments, dated February 26, 2010, as contained in Attachment A.

With regard to the BMPs proposed under Option B, DPWES has identified several issues. The first issue is with the vegetated swale proposed to be located within the one-acre park of Fairways West. DPWES states that vegetated swales are not to be disturbed except for maintenance and as such, should not be located within a recreation area. Second, DPWES points out that the applicant has not demonstrated how the runoff will flow to this proposed swale. Finally, DPWES identified an issue with a proposed Filterra unit. The allowable drainage area to a Filterra unit is to be no more than 0.44 acres. Nevertheless, one of the facilities depicted as a possible Filterra is shown to have a drainage area greater than 0.5 acres, which exceeds the permitted allowable drainage area. These issues remain outstanding

As part of Option B, the applicant has requested a waiver of the PFM to allow pervious pavers in a residential development. Sect. 6-1304.2 of the PFM states that the Board may approve the use of pervious pavers in a residential area if certain criteria are met. DPWES has recommended that if the applicant's request to allow pervious pavers is to be approved, it should be subject to the following conditions:

- That pervious pavers be restricted to parking spaces, walkways, and pedestrian plazas in order to keep the maintenance costs to a minimum;
- That at least two types of water quality control/best management practices (BMP) facilities and at least two types of SWM detention facilities be provided on each parcel (Fairways West and Fairways East);
- That pervious pavers be provided only within common areas of the development;
- That pervious pavers not be permitted within a storm drain easement;
- That a private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed, and recorded in the Land Records of the County. The private maintenance agreement be executed prior to site plan approval; and

- That the use and responsibility for maintenance of the pervious pavers be disclosed as part of chain of title to all future owners that are responsible for maintenance of the porous pavers.

The applicant has not agreed or responded to the conditions noted above.

## ZONING ORDINANCE PROVISIONS (Appendix 11)

### P-District Standards

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. According to the Purpose and Intent of the PRC District as contained in the Zoning Ordinance, the flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning. Once a rezoning to the PRC District is approved, a PRC Plan is required. With every step of the planning, design and development within the PRC District (including the review of the PRC Plan), the applicant must demonstrate the achievement of the PRC objectives, which are contained in the Purpose and Intent of the PRC District (Sect. 6-301), as well as the P-District Standards, including the General and Design Standards (Sects. 16-101 and 16-102).

### 6-301 Purpose and Intent

Objective 1: *A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.*

The subject property is located between the Reston Town Center and Lake Anne Village where there are a variety of employment opportunities and commercial services. As previously stated, the proposed site contains 348 garden-style apartments, which contain between one and three bedrooms. While the site does not contain any designated affordable housing units, the current rents (which are considered affordable), coupled with the large unit sizes, make the site attractive to families of moderate incomes. The applicant proposed 69 single-family attached dwellings and 882 multifamily dwellings. The applicant has verbally indicated that the proposed multifamily units will be comprised of a mixture of one and two bedroom apartments, which are smaller than the existing units within Fairways.

Because the site proposes 69 single-family attached dwellings, it is subject to Fairfax County's Affordable Dwelling Unit (ADU) Ordinance, which would result in nine required ADUs. Additional ADUs could be required based on the construction type that will be used with the proposed mid-rise units. The applicant has provided

a note on the PRC Plan acknowledging that the proposed development will provide ADUs as required by the Zoning Ordinance. The applicant has also provided a note on the PRC Plan stating that 12% of the total number of units constructed on the site will be Workforce Dwelling Units (WDU) and that the workforce units will be provided in accordance with the Comprehensive Plan, Policy Plan. However, even with these commitments, staff notes that the larger multifamily units, which currently exist within Fairways, will not be replaced and a housing type which serves a specific group of moderate income people will be lost. Further, if the development proposal is approved, there will be a significant loss in affordable units.

Objective 2: *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.*

The applicant proposes to redevelop the site with an urban-style, high-density development including townhouses, mid-rise apartment buildings and a 225-foot high-rise building. Staff believes that this level of density and site design would be more appropriately located within a growth area such as the Reston Town Center, and not within an existing, stable neighborhood of townhouses and garden-style apartments. While staff recognizes that the subject site is designated as high-density residential (20 to 50 du/ac), the applicant must also demonstrate satisfaction of the PRC objectives. Within the PRC District, high-density residential is defined by the Zoning Ordinance as between 20 to 50 dwelling units per acre. In this instance, staff believes that the flaws of the site layout are created by the level of density which the applicant seeks to place on the site. Any redevelopment of the proposed site should provide a design which respects the character of the surrounding neighborhood and achieves other Plan objectives.

Objective 3: *A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.*

Pedestrian walkways will be provided within the site, which will link to the surrounding sidewalks and trails. Currently, the site is only served by bus (Fairfax Connector). While the applicant states that the subject site is near two future rail stations, those stops (which will be located along the Dulles Toll Road) are located several miles from the subject site. The applicant proposes to place bus shelters at the two existing bus stops located along North Shore Drive. In addition, the applicant has provided a note on the PRC Plan stating that a resident transportation coordinator will be designated to facilitate the use of transit, vanpools, and carpools and that a kiosk to provide information on bus and transit opportunities will be provided on the site. No other details on a Transportation Demand Management program, such as trip reduction goals, have been provided.

Except for improvements to the existing site entrance, no improvements to the surrounding road network are proposed with the development of the site. Fairfax County Department of Transportation (FCDOT) staff had recommended that the applicant conduct a signal warrant study of the intersection of North Shore Drive and Temporary Road, and, if shown to be necessary, install the traffic signal.

The applicant declined this request, noting that the proffers approved with the PCA 82-C-060-02 for the nearby ParcReston development require the developer of that site to provide a signal at that intersection. However, staff is concerned that this redevelopment of the Fairways site, which proposes a higher level of density than ParcReston, could be completed before the threshold is met for the developer of the ParcReston development to install the traffic signal. Because the proposed development will result in a significant increase in vehicle trips along North Shore Drive and Temporary Road, staff believes that the installation of a traffic signal at this intersection may be necessary in order to ensure that there are no resulting safety issues.

Objective 4: *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.*

The subject site is proximate to the Reston Town Center and the Lake Anne Village Center, both of which provide cultural, educational, medical and recreation facilities for the community. However, none of these facilities are located within easy walking distance of the subject site. It is staff's opinion that this proposed level of density (50.53 du/ac) would be better located within a town or village center so that these facilities are more easily accessible.

Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.*

As noted in the Background section of this report, one of the goals of the PRC District is to create a better community plan with more usable open space (with trees, stream valleys, and vegetation) that is in harmony with nature. In addition to working with the existing natural environment, the PRC District recognizes that proposed land uses must be designed to harmonize with the surrounding developments. The proposed site layout does neither. While the layout proposes some tree save along North Shore Drive, staff believes that more tree save and additional landscaping could be provided with reduced building footprints. Furthermore, as the surrounding neighborhood has developed overtime, it has also developed a distinctive character, which is distinguished by three- to four-story dwellings surrounded by large expanses of mature trees. The proposed site layout does not try to fit in with this existing manmade environment. Instead, it seeks to create its own "development node" which does not relate to the surrounding development pattern and, as such, fails to comport with several aspects of the Reston Plan.

Objective 6: *The provision of adequate and well-designed open space for the use of all residents.*

According to the tabulations included on the PRC Plan, a total of 43% of the site will be open space, which includes passive parks within both Fairways West and Fairways East. The park within Fairways West will be located in the center of the site. However, a portion of this one-acre park will possibly be encumbered with a vegetated swale, which will provide BMPs for the site. Because this swale must be left undisturbed, the usability of the site will be somewhat limited. The General Notes indicated that one or more outdoor pools on both Fairways West and Fairways East. With the exception of the pools, no other outdoor areas are proposed for active recreation.

Objective 7: *The staging of development in a manner, which can be accommodated by the timely provision of public utilities, facilities, and services.*

The subject site is serviced by the Fairfax County Fire and Rescue Department Station #25, Reston and currently meets fire protection guidelines. The site, which is located in the Colvin Run Watershed, will be sewered by the Blue Plains Treatment Plant and excess capacity is available at this time. The existing 8-inch pipeline located on this property is adequate for the proposed use. The Fairfax County Water Authority has determined that adequate domestic water service is available at the site from existing 14-inch, 8-inch, and 6-inch water mains located at the property. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

### **Section 16-101 General Standards**

*General Standard 1 states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.*

The Comprehensive Plan map designates the subject area as Planned Residential Community, High Density Residential. Under the Land Use section for this sector, the Plan recommends that density should be tiered so that it decreases from the center toward the boundary within Reston. Moreover, the Plan text also recommends that any new infill projects or development projects should be compatible with the existing neighborhoods in order to protect Reston's well-defined stable residential neighborhoods. The application proposes a development whose density level (50.53 du/ac) and character (225-foot high-rise structure), are seen only within the Reston Town Center. Staff does not believe that this level of density should be located within what is considered a transition area between the Town Center and the Lake Anne Village Center. The proposed 225-foot high-rise

building is not only completely out of character and scale to the surrounding development, but would challenge the prominence of the buildings which exist within the Town Center (Stratford House is 175 feet in height) and Lake Anne Village Center (Herron House is approximately 153 feet in height). Indeed, the applicant has stated that this proposal seeks to create a new "development node" between Reston Town Center and Reston Lake Anne Village. However, the Plan does not designate this site as a "development node." It is a stable, existing residential neighborhood which serves as a transition area between the designated Town and Village Centers. Any redevelopment of the subject site should propose a layout which is compatible with the surrounding neighborhood. It should not seek to create its own high-density enclave absent a comprehensive review of the Plan to determine whether or not the Plan should designate additional development centers in Reston and, if so, where these centers should occur.

*General Standard 2 states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.*

Staff does not find that the proposed development has been designed to achieve the stated purpose and intent of the PRC District. One of the objectives of the PRC District is an orderly and creative arrangement of all land uses with respect to each other and to the entire community. Instead, this proposal appears to have been designed to achieve the maximum level of density on the site, without any regard for transition to or impact upon its surroundings. Staff did request cross-sections and architectural elevations in order to evaluate the massing and bulk of the proposed buildings and its impact upon the surroundings. While the applicant provided staff with some architectural concepts early in the review process, the applicant later indicated that those concepts were no longer proposed for the development and did not revise the information. However, based on the exhibits staff prepared to analyze the relationship between the proposed development and the existing neighborhood, staff believes that the proposed development is out of character with the surrounding neighborhoods and inconsistent with the Plan.

*General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.*

As discussed under Objective 5 of the Purpose and Intent of the PRC District, staff believes that more tree save could be provided with reduced building footprints. Unfortunately, it appears that the site layout was designed to maximize the development potential of the site without regard for any natural features.

*General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.*

The application proposes a development, which includes structures of a greater height and mass than the surrounding neighborhood. In fact, the level of density and maximum height of the structures rivals development found within Reston Town Center. While the applicant has provided some buffering along North Shore Drive, this buffering cannot mitigate the impact that this proposal will have on the existing neighborhoods and the character of the area. Staff is concerned that approval of this proposed development may cause substantial injury to the use and value of the existing surrounding development.

*General Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.*

The subject property is located in area where all the identified public facilities and utilities are currently available. However, as stated previously in this report, staff believes that the proposed level of development is more appropriately located in a Town Center or a Village Center where services such as transit centers and retail can be found. Furthermore, staff believes that the applicant should address how a traffic signal can be installed at the intersection of Temporary Road and North Shore Drive should the proposed development proceed ahead of the proposed ParcReston development.

*General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.*

As previously discussed the PRC Plan proposes to replace the existing 4-foot wide sidewalk along North Shore Drive with a five-foot wide sidewalk, which will provide access to the site and the sidewalk and trail system within the development and the open space areas and amenities that will be located within the proposed development.

### **Section 16-102 Design Standards**

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

The Comprehensive Plan recommends that infill and development projects be compatible with Reston's existing stable residential neighborhoods to protect them from any possible impacts that such project might create. As noted earlier in this report, the proposed site layout would place buildings which are substantially higher with greater mass than the proximate development along the very edges of the subject site. Very little buffer is proposed to the surrounding development. Even so, as stated above, staff does not believe that any amount of buffering can mitigate any way the impacts this proposed development will cause on the surrounding developments and the character of the neighborhood.

*Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.*

The proposed application generally satisfies these regulations. The PRC Plan proposes to provide 1,542 parking spaces, including 1,426 structured parking spaces, 48 surface parking spaces, and 68 parking spaces in the driveways for the proposed single-family attached dwellings. The applicant has provided a note on the PRC Plan stating that all signage on the site will be provided in accordance with Article 12 of the Zoning Ordinance and in compliance with the Reston Association Design Guidelines.

The site layout depicts forty-three percent (43%) of the overall site being open space (8.16 acres). The Fairways West portion of the site is shown to contain total of 5.1 acres of open space including a 1-acre passive recreation park area proposed between the single-family attached units and multifamily units. The Fairways East portion of the site will contain 3.6 acres of open space including passive recreation areas and seating areas with benches shown in the southeastern corner of that portion of the site.

The applicant has not satisfied the loading space requirement. Sect. 11-202.15 states that in no instance shall more than five off-street loading spaces be required for a given use or building except as may be determined by the Director of DPWES. Therefore, a maximum of five loading spaces are required for each of the two parcels included in the application for a total of ten loading spaces. The applicant has requested a modification of the loading space requirement for the proposed development. The PRC Plan depicts five loading spaces on the Fairways West parcel and four loading spaces on the Fairways East parcel for a total on nine loading spaces. The applicant has provided no justification for the proposed modification.

*Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems*

*shall be designed to afford convenient access to mass transportation facilities. In addition, this standard states that a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.*

All of the existing ingress/egress points will remain and be modified. One additional ingress/egress point will be constructed at the southeastern boundary of the Fairways East portion of the property, opposite the existing intersection of Fairway Drive and Bachan Court. Pedestrian access will be provided via a five-foot wide sidewalk along the North Shore Drive periphery of the site. The proposed sidewalks will provide convenient access to the site and to the sidewalk and trail system within the development and the open space areas and amenities that will be located on the subject property. In addition, the sidewalk network provides connections to the existing pedestrian tunnel that allows the community to access Lake Anne to the north. Bus shelters are also proposed at the two existing bus stops located along the North Shore Drive periphery of the property and bike racks are proposed to be provided within the development.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff finds that the proposed PRC application fails to satisfy the Purpose and Intent of the PRC District. The proposed site layout does not provide an orderly and creative arrangement of land uses with respect to the community (Objective 2). Instead, the applicant proposes a new "development node" which seeks to concentrate the maximum possible allowable density on the subject site without regard for resulting impacts upon the surrounding neighborhood and the natural and manmade environments (Objective 5).

Staff also finds that the proposed PRC application fails to satisfy the P-District Standards. The applicant has failed to provide a development which conforms with the Plan's guidance for Reston (General Standard 1). The Plan recommends that new development and redevelopment focus intensity/density within the Town Center and to a lesser degree in the Village Centers in an effort to preserve the character of stable residential neighborhoods. The applicant proposes to establish a development node, where none is currently designated within the Plan. The application property is located within a stable residential neighborhood which serves as a transition area between the Reston Town Center and the Lake Anne Village Center.

The proposed density of 50.53 dwelling units per acre with a 225-foot high-rise building is not only out of character and scale to the surrounding development, but would challenge the prominence of the buildings which exist within the Town Center (Stratford House is 175 feet in height) and within Lake Anne Village Center

(Herron House is approximately 153 feet in height). Any redevelopment of the subject site should propose a density at the low to mid end of the designated high density residential range of 20-50 du/ac and propose a site design which is compatible with the character of the surrounding neighborhood. It should not seek to create its own high-density enclave absent a comprehensive review of the Plan including formal input from all stakeholders to determine whether or not the Plan should designate additional development centers or nodes within Reston and, if so, how many such centers, with what mix of uses and where these centers should occur. Staff cannot support the creation of new nodes or development centers in Reston through an individual PRC plan application on a piece-meal or "spot" basis as proposed with this application.

In addition, despite the Plan's recommendation that infill projects should be compatible with the existing neighborhoods, the proposed site layout and building massing is out of character with the surrounding residences and does not comport with the Purpose and Intent of the PRC District (General Standard 2). The proposed development is of a disproportionate and incompatible scale to the surrounding neighborhoods, and as such, may result in substantial injury to the use and value of the existing surrounding developments (General Standard 4). The site layout does not seek to protect and preserve to the extent possible the existing trees on the site (General Standard 3). Staff also notes that despite the provision of ADUs and WDUs, the proposed development will result in an overall loss of affordable housing. In particular, the existing three-bedroom units, which are particularly attractive to families of moderate income, will be eliminated and not replaced. Finally, the applicant has not committed to the provision of a traffic signal which may be required due to the trips generated by the proposed development.

For all of these reasons, staff cannot support this application.

### **Recommendation**

Staff recommends denial of PRC A-502-02.

It should be noted that it is not the intent of 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.

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

The approval of this PRC Plan 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.

All applicable standards have been satisfied with the proposed development conditions.

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

## **APPENDICES**

1. Statement of Justification
2. Land Use and Environmental Analysis
3. Transportation Analysis
4. Urban Forest Management Division
5. Stormwater Management Analysis
6. Fire and Rescue Analysis
7. Sanitary Sewer Analysis
8. Park Authority Analysis
9. Schools Analysis
10. Water Analysis
11. Zoning Ordinance Provisions
12. Glossary

APR 21 2009

Zoning Evaluation Division

**PRC PLAN**  
**STATEMENT OF JUSTIFICATION**

**Applicant**

Fairways I Residential, L.L.C. and Fairways II Residential, L.L.C. (collectively, the "Applicant"), is submitting a PRC Plan to permit the redevelopment of the existing Fairways multi-family apartments with multi-family and support retail.

**Application Property**

The application property consists of two parcels of 11.4107 acres and 7.4206 acres, respectively, identified with the following tax map numbers: 17-2-((19))-0002A ("Parcel 2A") and 17-2-((18))-0001 ("Parcel 1") (collectively, the "Application Property").

The Application Property is located in the Hunter Mill District.

**Background**

The Application property is zoned PRC Planned Residential Community District and is subject to the Development Plan approved by the Board of Supervisors with Rezoning RZ A-502 on October 24, 1962. The approved Development Plan designates the Application Property as High Density Residential.

**Intended Development**

Parcel 1	370 Multi-Family Units
Parcel 2A	31 Single Family Attached Units 539 Multi-Family Units 8,000 Square Feet Retail

**Proposal**

The Fairways project, split into two proximate parcels totaling 18 acres along North Shore Drive and adjacent to Hidden Creek golf course, offers an exceptional opportunity to create a thriving, semi-urban residential community that blends seamlessly into the existing surrounding context of single-family and multifamily homes. The revitalization of the existing properties into a residential nucleus can serve as a development node to define and strengthen the corridor between Reston Town Center and Reston Lake Anne Village. Additionally, two Metrorail stops are planned for the Reston area, making this pedestrian and transit-friendly traditional neighborhood development timely and appropriate.

The overall planning and design goal is to create active streets and attractive public spaces at the heart of each parcel. The most important way to ensure such an engaging streetscape is to screen parking areas behind wings of living units. That way, the forms of the residential blocks can be modulated to create dwellings that share lively interaction with sidewalks and park-like gathering spaces. View corridors to the surrounding golf course make attractive axial connections, and walkways to those site edges connect with trails and paths through the community that ultimately lead to beautiful Lake Anne. Thoughtfully-designed facades along North Shore Dr. and welcoming pedestrian intersections will allow Fairways residents easy access to the winding, tree-lined roadway that already defines the character of the surrounding neighborhoods.

Proposed 4-level structures nicely compliment the scale of the existing community while adding permitted density. Open space on the parcels is optimized because parking is contained in screened parking decks instead of on large surface lots. Where appropriate, the buildings have been situated to preserve stands of existing trees. For example, on Parcel 1, two mature wooded areas along North Shore Dr. highlight a spatial relationship to Lake Anne Elementary School. Townhomes on the western parcel are located to provide an architectural transition between existing residential neighbors and the more dense centers of the Fairways parcels. Two taller buildings form a central plaza on Parcel 2A while offering excellent views to Reston Town Center and the surrounding Virginia countryside. Landscaped amenity decks with swimming pools will make great places to relax on top of the parking decks of these taller buildings. In all cases, loading and service areas are tucked out of view into interior service bays.

In summary, it is the lively character of the streetscapes that will make Fairways an attractive, upscale place to live. The vitality of interior streets and the way building facades create engaging connections to all the surrounding public streets will add tremendous value to the surrounding neighborhoods and to the entire Reston community.

### **Schedule of Development**

The schedule of redevelopment has not been established and will be subject to market conditions. Current market conditions support replanning the Application Property, but may not support redevelopment in the near term.

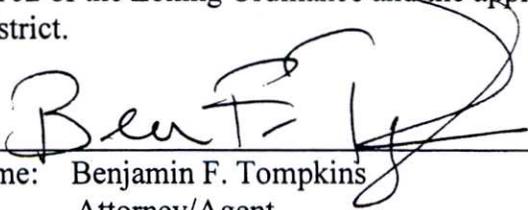
### **Estimated Traffic Impact**

A detailed Traffic Impact Study dated April 6, 2009 prepared by Wells & Associates, Inc. is included with the Application. The Traffic Impact Study takes into account the proposed redevelopment of Lake Anne Village Center and shows that the proposed redevelopment can be accommodated by the existing road network with modest improvements, including modest improvements at the intersection of North Shore Drive and Temporary Road, which improvement would be needed even without this redevelopment.

### **Conformity with Criteria For Approval**

As contemplated by Paragraph 1 of Section 16-203 of the Zoning Ordinance and as described above, the proposed PRC Plan is in accordance with the approved Rezoning and Development

Plan, the design standards of Section 16-102 of the Zoning Ordinance and the applicable objectives and regulations of the PRC District.

By:   
Name: Benjamin F. Tompkins  
Its: Attorney/Agent  
Date: 4/18/09



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 26, 2010

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PGN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Land Use Analysis and Environmental Assessment: PRC A-502-02  
Fairways I & II, L.L.C

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject revised Planned Residential Community (PRC) plan for this property, dated April 2, 2010. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

### DESCRIPTION OF THE APPLICATION

The applicant, Fairways Residential I and II, LLC, seeks to redevelop an 18.82 acre existing residential development, known as Fairways Apartments, which is planned Residential Planned Community and zoned Planned Residential Community (PRC). The subject property consists of two parcels of land which are not contiguous located generally southeast of North Shore Drive and northwest of Hidden Creek Golf Course. Located between the two subject parcels are Clubhouse Cluster and Clubhouse Road. The two subject parcels are developed with 18, three story buildings with a total of 348 garden apartments at a density of 18.49 dwelling units per acre. The application seeks to redevelop the subject property with one high rise building (up to 225 feet in height) and three mid rise (up to 70-80 feet in height) buildings with 882 multi-family units and 69 townhomes for a total of 951 units inclusive of workforce and affordable housing at an overall density of 50.53 dwelling units per acre.

### LOCATION AND CHARACTER OF THE AREA

The subject property is located southeast of North Shore Drive and northwest of Hidden Creek Golf Course. The subject property is located east of the Reston Town Center and southwest of Lake Anne Village Center. The property and the surrounding area is generally planned for Residential Planned Community except for the Hidden Creek Golf Course to the south which is planned for private recreation. North and across from North Shore Drive is Lake Anne Elementary School which is planned for public facilities, governmental and institutional uses.

Department of Planning and Zoning  
Planning Division  
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Fairfax, Virginia 22035-5509  
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## COMPREHENSIVE PLAN CITATIONS:

### Land Use

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, as amended through March 9, 2010, UP5-Reston Community Planning Sector, pages 131-136, the Plan states:

#### **“Land Within the Planned Community of Reston**

1. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)\*, adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map. . . . On the periphery where development is not committed by zoning, land should be developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston) . . .

\*NOTE: The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston. . . .

4. Well-defined stable residential neighborhoods exist throughout Reston. However, because of nearby commercial and other non-residential uses, these neighborhoods can be threatened by development or redevelopment, and therefore are particularly in need of protection. The design of all new infill projects or redevelopment projects should be compatible with existing and planned residential neighborhoods. . . .”

Comprehensive Plan Map: Residential Planned Community; the Reston Master Plan which is included in the Comprehensive Plan by reference shows that the subject property is planned for “High Density Residential, 60 Persons per Gross Residential Acre, Single Family Attached, Multiple Family.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Land Use, as amended through September 22, 2008 on pages 5 and 6, the Plan states:

**“Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.**

- Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur. . . .”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Land Use, as amended through September 22, 2008, on pages 9 and 10, the Plan states:

**“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses. . . .**

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.”

## **Environment**

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 6-9, the Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Policy h. Protect water resources by maintaining high standards for discharges from point sources. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 16, the Plan states:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 17-19, the Plan states:

**“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize**

**short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency

measures that identifies both the benefits of these measures and their associated maintenance needs.

- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support non-motorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

## **LAND USE ANALYSIS**

### Existing Character

The Reston Master Plan shows the subject property is planned for high density residential use, 60 persons per gross residential acre that would be equivalent to approximately 28.5 dwelling units per acre (based upon average 2.1 persons per multi-family unit). However, the subject property has been developed at a lower intensity. Fairways, consists of 18, three story garden apartment buildings with a total of 348 units at an approximate density of 18.49 dwelling units per acre. The existing 18.82 acre site includes substantial areas of open space and mature tree preservation that contribute to the wooded nature of this predominately residential area. Residential uses situated near Fairways are well established and stable. The area is characterized by single-family townhouses and 3-4 story garden apartments/condominiums on the north and south sides of North Shore Drive. An elementary school and a church are also located north and east of the subject property. Like the subject property, some portions of the area along North Shore Drive are shown on the Reston Master Plan for high density residential use but have been developed with garden apartments as well as townhouses. In addition to the Hidden Creek Golf Course, land adjoining the subject property is developed with Clubhouse Cluster, residential townhouses, and two medical office buildings west of Clubhouse Road.

### Compatibility

The application proposal seeks to redevelop the subject property into West Fairway and East Fairway which would be separated by Clubhouse Court Cluster, townhomes, and Clubhouse Road. Overall the project would result in four multi-family buildings with 882 multi-family units and 69 townhomes for a total of 951 units at a density of 50.53 dwelling units per acre including workforce housing and affordable dwelling units. Above grade parking structures will provide 846 spaces for West Fairway with 138 surface parking spaces; above grade

parking structures will provide 580 parking spaces with 12 surface parking spaces on East Fairways.

Site-sections views, dated March 29, 2010 provided by the applicant, depict five cross sections of the proposed development. Building A – West Fairway is shown as 14 stories on top of a five story above ground parking garage with a cross-section width of the approximately 200 feet on Site Section A and approximately 320 feet on Site Section B. Building B – West Fairway is shown with up to six levels of parking structure wrapped on three sides with five story apartment units with a cross-section width of approximately 200 feet on Site Section B and 210 feet on Site Section C. Building A – East Fairway is shown as a five story parking structure wrapped on three sides with five story apartment units with a cross-section width of approximately 270 feet on Site Section E. Building B – East Fairway is shown as a five story above ground parking structure wrapped on three sides with five story apartment units at a cross-section width of approximately 210 feet on both Site Sections D and E. The site-section views depict façades of massive unbroken wall widths ranging from approximately 200 feet for a mid-rise parking/residential structure to 320 feet for the proposed high rise building. The heights of the proposed structures range between approximately 70-80 feet for the three parking/residential structures to 225 feet for the high rise building.

Staff does not oppose a more diverse housing stock with the proposed provision of multi-family units in mid and high rise buildings in this area. However, the proposal would introduce a development with substantially larger bulk and mass and would seem out of place with the established land use pattern of the area. In particular, the proposed high rise building with 19 stories and up to 225 feet in height would visibly stand out in stark contrast to existing nearby townhouses and 3-4 story garden apartments/condominiums with an average building height of approximately 40 feet. As currently proposed, the redevelopment would be overly prominent and would appear not to be integrated or related to the existing building context of the surrounding area. The magnitude of mass and scale of the redevelopment, as currently proposed, would be more appropriately located and focused in the Reston Town Center.

The proposed redevelopment should be revised to be more compatible with the existing lower density residential and wooded character of the area. To achieve this, the applicant should consider a combination of strategies that may include but are not limited to: lower building heights for multi-family uses, especially the high rise; smaller building footprints; primary use of below grade parking in lieu of above grade parking decks; enhanced screening and buffering for areas near existing residential uses; and reduction in gross square feet of development and related parking.

This issue remains outstanding.

## ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

**Stormwater Management/Best Management Practices (SWM/BMP):** The subject property is located in the Difficult Run Watershed. The stormwater management narrative indicates that the site is served by two existing Reston stormwater management facilities – Lake Ann and Lake Fairfax, and that the application qualifies as a redevelopment proposal under the County’s Chesapeake Bay Preservation Ordinance (CBPO). Because these off-site lakes may not be an option for use in handling stormwater run off from this redevelopment, a number of water quality and quantity control measures have been proposed. Those alternative measures include four underground stormwater vaults on both parcels, pervious pavers, a possible rain garden, a vegetated swale, stormfilters and filterra located throughout the development.

The applicant seeks a waiver for the use of underground detention in a residential area, as well as a waiver to allow pervious pavement in single-family attached development. In the event that the waivers are not granted, alternative measures should be identified in the development proposal.

**Outfall Analysis:** The outfall narrative indicates that runoff from the property outfalls in two different locations with the easternmost aspect of the development draining into Lake Anne. The remainder of the site drains to a stream valley which traverses west to east through the Hidden Creek Golf Course south of the development to a pipe under Wiehle Avenue and ultimately discharges into the stream east of Wiehle Avenue.

The narrative indicates current drainage problems at the Clubhouse Court development located between proposed West Fairway and East Fairway. The narrative further states that the current drainage problems at the Clubhouse Court will be resolved by County maintenance. The narrative indicates that the proposed water quantity and quality control measures for this redevelopment will meet the Public Facilities Manual requirements but will be addressed at the time of site plan review.

Staff recommends that all issues regarding water quality and quantity controls be resolved at this stage of review to avoid potential design conflicts at site plan review. The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services.

**Green Buildings:** The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The redevelopment of this site provides an excellent opportunity for incorporation of green building measures with the design and construction of new townhomes and multi-family buildings. The applicant is strongly encouraged to commit to LEED (Leadership in Energy and Environmental Design)

certification for all multi-family buildings and Energy Star Qualified Homes or EarthCraft House designation for the townhomes. If the applicant does not commit to seeking a third party green building certification in order to ensure that the site's energy performance will be optimized, at a minimum, it is recommended that the applicant commit to providing in the townhomes and multi-family buildings, appliances, fixtures, systems and building components that are ENERGY STAR qualified. These items are to include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, kitchen appliances, and other home electronic equipment that may be part of the proposed development.

The development proposal does not address commitments to third party green building certification or Energy Star appliances.

**COUNTYWIDE TRAILS MAP:**

The Countywide Trails Plan does not depict any trails immediately adjacent to the subject property.

PGN: MAW



# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 21, 2009

TO: Regina Coyle, Director  
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT

FILE: 3-4 (RZ A-502-02)

SUBJECT: PRC A-502-02 - Fairways Residential, LLC  
Land Identification Maps: 17-2 ((18)) 1 & 17-2 ((19)) 2A

This department has reviewed the subject PRC application and our comments are noted below.

- To enhance the transit oriented development the applicant is proposing, bus pads should be installed where needed at the six bus stops located proximate to the sites. Bus shelters can also be installed and maintained by the property owners.
- TDM measures should be proposed for staff evaluation.
- The applicant should commit to a signal warrant study and signalization of Temporary Road and North Shore Drive if warranted.
- North Shore Drive is identified as a bike route. Any road and access improvements constructed on this roadway should not be detrimental to bicycle level of service. This will be evaluated with the current application.
- Bicycle storage facilities should be provided for the residents. Bicyclist visitor parking with racks should be provided for the retail uses.

AKR/MAD



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY  
ACTING COMMISSIONER

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)  
February 22, 2010

**To:** Ms. Regina Coyle  
Director, Zoning Evaluation Division

**From:** Noreen H. Maloney  
Virginia Department of Transportation – Land Development Section  
703-383-2424

**Subject:** PRC A-502-02, Fairways I & II  
Tax Map No.: 017-2 /18/ /0001 /19/ /0002A

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the subject plan and offer the following comments.

All entrances are required to meet VDOT entrance requirements.

The adequacy of sight distance should be verified at the entrances.



# County of Fairfax, Virginia

## MEMORANDUM

April 5, 2010

**TO:** St. Clair Williams, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *HW*  
Forest Conservation Branch, DPWES

**SUBJECT:** Fairway Apartments Reston Section 15 Block 1 and Section 15A Block 2A PRC  
A-502-02

I have reviewed the above referenced PRC plan submission, stamped as received by the Zoning Evaluation Division on February 4, 2010. The following comments are based on this review and several site visits conducted earlier in the review process for this case.

1. **Comment:** Several of the General Notes on sheet 1 do not demonstrate a sufficient level of commitment to the proposed plan. Specifically, notes #10, #18 and #29 should be revised to ensure substantial conformance with the PRC plan.

**Recommendation:** Require that the notes #10, #18 and #29 be revised as follows:

Note 10: THE LANDSCAPE PLANS, SCREENING MEASURES, AND PROPOSED TREE COVER WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND ARTICLE 13 OF THE ZONING ORDINANCE. THE LANDSCAPE PLANS SUBMITTED WITH THE SITE PLAN FOR REVIEW BY FAIRFAX COUNTY URBAN FOREST MANAGEMENT (UFMD) SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY LANDSCAPE PLANS APPROVED WITH THE PRC PLAN.

Note 18: PROPOSED UTILITY LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES. BESTS EFFORTS SHALL BE MADE TO SUBSTANTIALLY CONFORM TO PRELIMINARY LANDSCAPE PLANS APPROVED WITH THE PRC AND TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

Note 29: SILTATION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEPICTED ON THE SITE PLAN(S) TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION, THE LIMITS OF CLEARING AND GRADING DEPICTED ON THIS PRC PLAN IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING. BESTS EFFORTS SHALL BE MADE TO SUBSTANTIALLY CONFORM TO THE PRELIMINARY TREE PRESERVATION AND LANDSCAPE PLANS APPROVED WITH THE PRC. TREE COVER SHOWN IN THE PRC PLAN, TO BE SAVED, THAT CAN NO LONGER BE

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PRESERVED, AS DETERMINED BY UFMD, WITH FINAL ENGINEERING SHALL BE REPLACED WITH ADDITIONAL NURSERY STOCK OF A TYPE SIMILAR TO THE TREES THAT WERE LOST.

WHERE FINAL ENGINEERING PERMITS ADDITIONAL AREA TO BE LEFT UNDISTURBED, REVIEW COMMENTS MAY REQUIRE LIMITS OF CLEARING AND GRADING TO BE ADJUSTED TO PROTECTED AREAS IN ADDITION TO AND/OR MODIFICATIONS TO THOSE SHOWN ON THE PRC PLAN.

2. **Comment:** As discussed in meetings with the Applicant, natural understory vegetation, leaf litter and soil conditions existing in tree preservation areas should be protected.

**Recommendation:** Provide an additional note under General Notes as follows:

AS PART OF THE SITE PLAN THE APPLICANT SHALL PROVIDE MANAGEMENT PRACTICES FOR THE PROTECTION OF UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS FOUND IN AREAS TO BE LEFT UNDISTURBED, SUBJECT TO THE APPROVAL OF THE UFMD. THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS. A MONITORING SCHEDULE SHALL BE INCLUDED IN THE TREE CONSERVATION PLAN, TO BE SUBMITTED WITH THE FIRST AND EVERY SUBSEQUENT SUBMISSION OF SITE PLANS FOR EACH PHASE OF THE PROJECT. THE APPLICANT SHALL RESTORE UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS TO THE SATISFACTION OF UFM IF THESE ARE FOUND TO BE DAMAGED, REMOVED OR ALTERED IN MANNER NOT PERMITTED IN WRITING BY THE UFMD.

If there are any questions, please contact me at (703)324-1770.

HCW/  
UFMID #: 146708

cc: RA File  
DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

February 23, 2010

**TO:** St. Clair Williams, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *HW*  
Forest Conservation Branch, DPWES

**SUBJECT:** Fairway Apartments Reston Section 15 Block 1 and Section 15A Block 2A  
PRC A-502-02

I have reviewed the above referenced PRC plan submission, stamped as received by the Zoning Evaluation Division on February 4, 2010. The following comments are based on this review and several site visits conducted earlier in the review process for this case.

1. **Comment:** Several of the General Notes on sheet 1 do not demonstrate a sufficient level of commitment to the proposed plan. Specifically, notes #10, #18 and #29 should be revised to ensure substantial conformance with the PRC plan.

**Recommendation:** Require that the notes #10, #18 and #29 be revised as follows:

Note 10: THE LANDSCAPE PLANS, SCREENING MEASURES, AND PROPOSED TREE COVER WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND ARTICLE 13 OF THE ZONING ORDINANCE. THE LANDSCAPE PLANS SUBMITTED WITH THE SITE PLAN FOR REVIEW BY FAIRFAX COUNTY URBAN FOREST MANAGEMENT (UFMD) SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY LANDSCAPE PLANS APPROVED WITH THE PRC PLAN.

Note 18: PROPOSED UTILITY LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES. BESTS EFFORTS SHALL BE MADE TO SUBSTANTIALLY CONFORM TO PRELIMINARY LANDSCAPE PLANS APPROVED WITH THE PRC AND TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

Note 29: SILTATION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEPICTED ON THE SITE PLAN(S) TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION, THE LIMITS OF CLEARING AND GRADING DEPICTED ON THIS PRC PLAN IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING. BESTS EFFORTS SHALL BE MADE

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TO SUBSTANTIALLY CONFORM TO THE PRELIMINARY TREE PRESERVATION AND LANDSCAPE PLANS APPROVED WITH THE PRC. TREE COVER SHOWN IN THE PRC PLAN, TO BE SAVED, THAT CAN NO LONGER BE PRESERVED, AS DETERMINED BY UFMD, WITH FINAL ENGINEERING SHALL BE REPLACED WITH ADDITIONAL NURSERY STOCK OF A TYPE SIMILAR TO THE TREES THAT WERE LOST.

WHERE FINAL ENGINEERING PERMITS ADDITIONAL AREA TO BE LEFT UNDISTURBED, REVIEW COMMENTS MAY REQUIRE LIMITS OF CLEARING AND GRADING TO BE ADJUSTED TO PROTECTED AREAS IN ADDITION TO AND/OR MODIFICATIONS TO THOSE SHOWN ON THE PRC PLAN.

2. **Comment:** As discussed in meetings with the Applicant, natural understory vegetation, leaf litter and soil conditions existing in tree preservation areas should be protected.

**Recommendation:** Provide an additional note under General Notes as follows:  
AS PART OF THE SITE PLAN THE APPLICANT SHALL PROVIDE MANAGEMENT PRACTICES FOR THE PROTECTION OF UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS FOUND IN AREAS TO BE LEFT UNDISTURBED, SUBJECT TO THE APPROVAL OF THE UFMD. THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS. A MONITORING SCHEDULE SHALL BE INCLUDED IN THE TREE CONSERVATION PLAN, TO BE SUBMITTED WITH THE FIRST AND EVERY SUBSEQUENT SUBMISSION OF SITE PLANS FOR EACH PHASE OF THE PROJECT. THE APPLICANT SHALL RESTORE UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS TO THE SATISFACTION OF UFM IF THESE ARE FOUND TO BE DAMAGED, REMOVED OR ALTERED IN MANNER NOT PERMITTED IN WRITING BY THE UFMD.

3. **Comment:** Three separate walkways are shown connecting the sidewalk along North Shore Drive with townhouse units #14-#22. This is an unnecessary displacement of transitional screening.

**Recommendation:** Restrict walkways connecting townhouses to the walkway along North Shore Drive to no more than one walkway for units #1-#7 and two walkways for units #14-#22.

4. **Comment:** It appears incomplete for walkways to dead-end at the townhouses with no connection between townhouse units.

**Recommendation:** If it is intended that the townhouse units will be connected with a walkway along the north side of the buildings, require this to be shown on the plan. In addition, if other walkways are anticipated, show where these walkways are likely to be



Fairway Apartments Reston Section 15 Block 1 and Section 15A Block 2A  
PRC A-502-02  
February 23, 2010  
Page 3 of 3

located to provide a more complete conceptual plan for circulation. General Note #26 can still apply to locations.

If there are any questions, please contact me at (703)324-1770.

HCW/  
UFMID #: 146708

cc: RA File  
DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

November 12, 2009

**TO:** St. Clair Williams, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *HWN*  
Forest Conservation Branch, DPWES

**SUBJECT:** Fairway Apartments Reston Section 1 Block 15 and Section 2A Block 15A  
PRC A-502-02

I have reviewed the above referenced PRC plan, stamped as received by the Zoning Evaluation Division on October 16, 2009. The following comments are based on this review and site visits conducted during previous review of this application.

1. **Comment:** Limits of clearing and grading have been revised to provide additional tree preservation in some areas along North Shores Drive and in the southwest corner of Fairway West, adjacent to the golf course. Proposed townhouses in Fairway West still are unnecessarily close to North Shore Drive where no tree preservation is proposed.

**Recommendation:** Obtain a commitment to revise the plan to show townhouses along North Shore Drive in Fairway West set back further from the street to allow tree preservation and additional planting space in this area.

2. **Comment:** Trees #26-#200 are omitted from the Tree Inventory Listing. A number of trees shown on the Preliminary Tree Preservation Plan have numbers within this range.

**Recommendation:** Obtain a commitment to include all trees in the Tree Inventory Listing that appear on the Preliminary Tree Preservation Plan.

3. **Comment:** The proposed fire lane and retaining wall in the southeast corner of the site require the removal of a large red maple tree important for energy conservation to the building on the adjacent property. The canopies of proposed trees between the fire lane and the building are likely to conflict with fire lane use as with the wall of the building.

**Recommendation:** Obtain a commitment to shorten the east end of mid-rise building C, Bring the fire lane straight through where the garage entrance is shown, and move the entrance and trash area west of their current locations. Relocate the retaining wall to the

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edge of the new fire lane location. Preserve the large red maple (tree #157), and show proposed trees in the area between the retaining wall and the property line.

- Comment:** The proposed plan does not provide a detail for street tree planting where planting areas are restricted by curb and pavers. Proposed trees in restricted areas between walkways and streets must have adequate soil volumes and quality for sufficient root growth to sustain these trees, providing for more normal growth and an ultimate size that will provide the benefits for which the landscape is designed. Structural cell technology provides a method of utilizing 100 percent soil that does not have to be compacted for structural support of paved surfaces. This method offers the best potential for creating an environment in restricted areas that provides for more normal tree growth and achieving a size that will provide the benefits expected from trees and for which the landscape is designed. Structural soils are primarily (80-85%) stone. This results in limited water retention in the planting medium and droughty conditions, as well as limited nutrient exchange.

**Recommendation:** Obtain a commitment to provide the following:

“Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown in the PRC, subject to revision as may be approved by Urban Forest Management ("UFM"). The Applicant shall use structural cells, as detailed on sheet (*plan sheet on which detail is shown*), or other solution acceptable to the UFM to enhance tree survivability in restricted areas.”

If there are any questions, please contact me at (703)324-1770.

HCW/  
UFMID #: 146708

cc: RA File  
DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

August 7, 2009

**TO:** St. Clair Williams, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *HWN*  
Forest Conservation Branch, DPWES

**SUBJECT:** Fairway Apartments Reston Section 1 Block 15 and Section 2A Block 15A, PRC  
A-502-02

I have reviewed the above referenced Planned Residential Community application, stamped as received by the Zoning Evaluation Division on June 10, 2009. The following Comments and recommendations are based on this review and a site visit conducted on July 31, 2009.

1. **Comment:** Development on Parcel 2A and northern and southern borders of Parcel 1 extend to the property boundaries leaving very narrow areas for planting any vegetative buffers for adjacent properties. While screening is not required along most of the boundary areas of the site, Reston sites traditionally exceed tree cover and transitional screening requirements. The site does not "blend seamlessly" into the existing surrounding area. It seems the proposed redevelopment would redefine, and not necessarily strengthen the corridor between Reston Town Center and Lake Anne Village.

**Recommendation:** To help maintain the quality of the living and natural environment and preserve the nature of the existing community increase the tree cover requirement on the sites to 15 percent. In addition, provide wider buffer areas for planting along the boundaries of the site. In doing so, additional tree preservation area may be possible along the northwest boundary between the entrance near proposed townhouse unit #14 and townhouse #25.

2. **Comment:** Construction of the proposed retaining wall and installation of stormwater pipe along the northwest property line would impact existing trees on the adjacent property, and further detract from the seamlessness of this development.

**Recommendation:** Require that proposed retaining wall along the northwest property boundary be eliminated and the proposed stormwater pipe be relocated to avoid impacts to existing trees on adjacent property, and possibly enable the preservation of trees existing on the site in this area.

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3. **Comment:** Aerial photograph show that significantly more tree cover exists on the site than shown on the existing vegetation map. In most cases trees are located correctly, but existing canopies are drawn too small. This is particularly evident in the photographs in the amount of canopy overlapping the existing buildings and the street.

**Recommendation:** Require that the existing vegetation map be drawn to clearly and accurately show the full extent of existing tree cover on the sites. In addition, require that tree preservation target, tree preservation and tree cover calculation be revised in accordance with the corrected information.

4. **Comment:** Portions of the site include existing natural stands of trees that were preserved with the previous development. These wooded areas are not delineated on the Existing Vegetation Map, primary tree species are not identified, there is no statement regarding their successional stage, and their general health and condition is not described.

**Recommendation:** Require a vegetation map that provides all required information in accordance with PFM 12-0505.

5. **Comment:** Trees #8, #9 and #12 are proposed for preservation in the northwest corner of the site, but are not included in the tree inventory list. Trees #10 and #11, and #13 thru #25 are also missing from the tree inventory list.

**Recommendation:** Require that all trees 8 inches in diameter and larger and within 25 feet of the proposed limits of clearing and grading be included in the tree inventory list.

6. **Comment:** The application claims: "Due to a VDOT sight distance easement within the transitional screening yard, the planting requirements cannot be met." There is ample space to plant the required number of trees if the 25-foot yard is moved back into the site, using the VDOT sight distance easement as the outside boundary of the yard. Where the entire 25-foot width may not be achievable, increase the width in other sections of the yard such that the total area meets the requirement. In addition, the screening capacity of the yard would be strengthened by using the shrub element as understory planting only, eliminating breaks in the screening capacity.

**Recommendation:** Require the screening yard Buffer 'A' to be planted at full capacity. Meet the balance of the screening requirement using large deciduous trees. Strengthen the screening capacity by requiring that there be no breaks in the proposed tree canopy within the screening yard.



7. **Comment:** Intended development includes 8000 sq. ft. of retail. This use may require additional requirements for transitional screening depending on the arrangement of uses within the site.

**Recommendation:** Require that the location of retail uses on the site be labeled.

8. **Comment:** Five trees are shown planted on parking decks. Trees on parking decks rarely perform well and consequently do not provide the benefits intended. Adequate space exists at the surface level for additional planting for interior parking lot landscaping credit.

**Recommendation:** Require that tree planting for interior parking lot landscaping be provided at the surface level.

9. **Comment:** General Note #10 states: "The landscape concepts, screening measures, and proposed tree cover will be provided with the final site plan..." Because planting sites can be difficult to establish on high density sites, designating adequate planting areas early in the planning process is important. If these decisions are left until development of the site plan, trees are often relegated to inappropriate areas where growth and functionality or compromised. For example, trees shown in pits (4 ft. x 10 ft. for Category IV trees) along proposed private roads do not provided adequate planting area for normal growth. Other trees are shown within four feet or less from curbs and walkways where there exists ample area for planting further from restrictive barriers which would allow more expansive root development, resulting in trees that could potentially contribute to the site in a more meaningful way and provide the benefits expected.

**Recommendation:** Require that adequate planting areas be shown on the preliminary landscape plan to support a commitment to "tree-lined roadways and the lively character of the streetscape."

10. **Comment:** General note #17 describes recreational facilities that will be provided with the plan, including pools. It is not stated if these are indoor or outdoor pools and locations are not indicated.

**Recommendation:** Require that possible locations for the pools be shown on the plan.

11. **Comment:** The application requests a 30 percent reduction in the 10-year canopy cover requirement for Parcel 2A, yet the calculations provided show that tree cover requirement are met (required = 49,705 sq. ft., provided = 50,059 sq. ft.). No reduction in the tree cover requirement appears necessary.



**Recommendation:** N/A

12. **Comment:** Tree planting is proposed in a relatively small percentage of the open space. If a deviation from the tree preservation target is to be granted, it seems appropriate that a larger percentage of the open space be planted in trees. Designated courtyards, plazas, and gardens would be more “attractive public spaces” if tree canopy was provided in these areas for shade to reduce ambient air temperatures and help define “park-like gathering spaces.”

**Recommendation:** Require tree planting in a high percentage of the open space, in particular areas designed public use such as courtyards, plazas, and gardens.

13. **Comment:** The typical plant palette indicates that additional tree cover credit is being taken for improved cultivars and varieties when no cultivars or varieties are identified in the list of selected tree species.

**Recommendation:** Require that cultivars and varieties be identified for which additional tree cover credit is taken.

14. **Comment:** The typical plant palette specifies that all proposed trees be 3-inches in caliper. The size of evergreens should be specified in feet in height. In addition, trees this size, as opposed to trees two to three inches in caliper, will be more difficult to establish. This is especially true where planting sites are marginal in terms of area and soil quality.

**Recommendation:** Require that a larger quantity of trees that are smaller in size be proposed for planting. In this way both survivability and future tree cover for the sites would be increased.

If there are any questions, please contact me at (703)324-1770

HCW/  
UFMID #: 146708

cc: RA File  
DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 8, 2010

**TO:** St. Clair Williams, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Beth Forbes, Stormwater Engineer *BF*  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Planned Residential Community Application #PRC A-502-02, Fairway I and II,  
PRC plan dated April 2, 2010, LDS Project #15797-ZONAV-001-C-1, Tax  
Map #17-2-18-0001 & #17-2-19-0002A, Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this project. Option A (Sheet 10) states that controls will be provided at Lake Anne and Lake Fairfax. Neither lake is a regional facility. Lake Anne is owned and maintained by the Reston Association; it is not funded by pro-rata contributions or the county government. The association is not currently allowing development to use its ponds for BMPs for development projects. Lake Fairfax is owned and maintained by the Fairfax County Park Authority, was originally a farm pond, and is not designed as a BMP facility. The Park Authority is not interested in having its lake provide water quality controls for private development.

Since the off-site ponds not be available for use as BMPs, the property owner has proposed Option B where Filterras, StormFilters, a bioretention facility, a vegetated swale, and pervious pavers would be provided on-site. The decision to allow pervious pavers in a residential development lies with the Board of Supervisors (PFM 6-1304.2A). The request to use pervious pavers is discussed below.

The allowable drainage area to a Filterra unit is no more than 0.44 acres (LTI 09-04). One of the possible Filterra installations is shown to have a drainage area greater than 0.5 acre.

Floodplain

There are no regulated floodplains on the property.

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#### Downstream Drainage Complaints

There are downstream drainage complaints on file. An erosion complaint has been received from a property owner on Sunder Court. Also, a number of flooding and standing water complaints have been received from the owners of properties on Clubhouse Court.

#### Stormwater Detention

The property owner states that stormwater detention will be provided at Lake Anne and Lake Fairfax as Option A. An approved waiver for off-site detention will be required before site plan approval (PFM 6-0301.3). A letter of permission from the pond owners will be a requirement of waiver approval. The pond owners should also provide information on each facility's storage volume at the permanent water surface elevation. These facilities are not a part of the county's Regional Stormwater Pond program. Lake Anne is owned and maintained by the Reston Association and is funded through its dues only and not taxes and pro-rata share payments as stated in the narrative. Lake Fairfax is owned and maintained by the Fairfax County Park Authority and funded through the county's General Fund.

Should the off-site ponds not be available for use as detention for this development, the property owner has proposed Option B where detention would be provided by underground storage and pervious pavers on the site. The Board of Supervisors (Board) must approve the use of underground detention and pervious pavers in conjunction with the zoning action. A memo recommending approval of a waiver for underground detention in a residential area (PFM 6-0303.8) and suggested development conditions has been provided from this office. The request to use pervious pavers is discussed below.

The storage volumes required for Option B have not been provided (ZO 16-303.O(2)(b)). Also, the narrative on Sheet 10 should be updated since Zoning Ordinance §16-302.4L(2) applies to Option A.

#### Site Outfall

An outfall narrative has been provided. The extent of review for Option A should extend to Lake Fairfax since it is proposed to provide detention for the project. The condition of portions of the outfall are described. The condition of other portions, primarily through the golf course, are not mentioned. Despite mentioning undermining and maintenance needs downstream of the project, the engineer has provided a preliminary statement declaring the outfall to be adequate.

A demonstration of adequate outfall meeting PFM requirements will be required at site plan submission (PFM 6-0203 & 6-0204.1). Since the area of this project upstream of each pond is less or equal to 1% of each pond's drainage area, the extent of review will be satisfied at the ponds.

#### Pervious Pavers in a Residential Area – Option B

Section 6-1304.2 of the Public Facilities Manual states that the Board may approve the use of pervious pavers in a residential area provided that certain criteria are met. Staff recommends that

the use of pervious pavers be conditionally approved. A discussion of each criterion can be found below along with staff's recommendations for development conditions.

*Impact on the environment and maintenance burden (PFM 6-1304.2(1)(a))* – The pervious pavers have been proposed for parking areas which would normally be paved with conventional materials. Since runoff from the pervious material will be reduced compared to conventional materials, the impact to the environment can be considered an improvement.

Pervious pavers are not usually permitted in travelways since maintaining the pavers is difficult where vehicle loads are higher (PFM 6-1304.2J). A note on Sheet 11A indicates that pervious pavers might be requested for use in places such as the roadways to the townhomes.

If it is the intent of the Board to approve the pervious pavers, staff recommends that the pavers be restricted to parking spaces, walkways, and pedestrian plazas in order to keep the maintenance costs to a minimum.

*Part of an overall stormwater management design (PFM 6-1304.2(1)(b))* – The applicant has proposed other stormwater management facilities under Option B. Underground vaults have been proposed to provide detention for both sections of the site. A vegetated swale, StormFilters, and Filterras are proposed to provide water quality controls for the western parcel. A bioretention facility and StormFilters are proposed to provide controls for the eastern parcel. Language in the plan, however, states that the applicant does not commit to any particular BMP or its placement until final site plan.

If it is the intent of the Board to approve the pervious pavers, staff recommends that the Board condition its approval on the provision of at least one other type of BMP device and at least one other type of detention facility on each parcel.

*Adequate funding for maintenance (PFM 6-1304.2(1)(c))* -- The costs associated with maintaining the pervious materials were provided based on the extent of pervious pavers proposed in January, 2010. The extent of pavers within Fairway West has been reduced in the current plan and updated cost estimate would be lower. The maintenance costs have been estimated to be \$100/year for Fairway East and were previously \$320/year for Fairway West. Staff finds these estimates reasonable and calculates the average cost per unit per year across both parcels to be in the range of \$0.45. Staff feels the maintenance estimate is low enough to not be a specific burden on the homeowners association; a separate maintenance fund for the pavers' maintenance should not be necessary.

*Located on common property (PFM 6-1304.2(1)(d))* -- Pervious pavers are not usually located on individual buildable lots since it is difficult to inspect maintenance activities in such areas. The pavers are not shown to be located on the individual townhouse lots proposed for the western

parcel. The parking areas where the pavers have been proposed will be owned by a homeowners association.

If it is the intent of the Board to approve the pervious pavers, staff recommends the Board condition its approval on the provision of the pavers being constructed only within the common areas of the development.

*Privately maintained according to a maintenance agreement (PFM 6-1304.2(1)(e))* – DPWES normally requires the owners of commercial properties proposing pervious pavers to provide a private maintenance agreement prior to site plan approval.

If it is the intent of the Board to approve the pervious pavers, staff recommends that the Board condition its approval on the provision that the pavers will not be placed within a storm drain easement. Further, staff recommends a private maintenance agreement be executed prior to site plan approval. The maintenance agreement would be recorded in the county land records. The agreement would require the owner, its successors and assigns, to provide 3<sup>rd</sup>-party inspections, to file annual maintenance inspections reports with DPWES, to allow County inspections, and will include a declaration stating the owner will not petition the County to maintain or replace the pavers.

*Maintenance responsibility (PFM 6-1304.2(1)(f))* – The owners of the individual units, who will comprise the membership of the homeowners association, should be aware of the association's responsibility to maintain the pervious pavers.

If it is the intent of the Board to approve the pervious pavers, staff recommends the use and responsibility for the pavers' maintenance shall be disclosed as a part of chain of title to all future owners (e.g., individual members of a homeowners association) responsible for maintenance of the facilities.

*Other requirements (PFM 6-1304.2(1)(g))* – Should the Board desire, it may propose additional conditions concerning maintenance and disclosure. Staff has no further recommendations for development conditions.

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Timothy Scott, Section Supervisor, Project Management Branch, FCPA  
Craig Carinci, Director, Stormwater Planning Division  
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES  
Zoning Application File



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 26, 2010

**TO:** St. Clair Williams, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Beth Forbes, Stormwater Engineer *BF*  
Environmental & Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Fairway Apartments, PRC A-502-02, Planned Residential Community, Plan dated February 4, 2010, Tax Map #17-2-18-0001 and #17-2-19-0002-A, Hunter Mill District

**REFERENCE:** Waiver #15797-WPFM-001-1 for the Location of Underground Facilities in a Residential Area

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground stormwater management facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective property owners for maintenance. Underground stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and,
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The owner of Fairway Apartments has submitted an updated plan for its Planned Residential Community to allow the redevelopment of the site. The site currently provides 348 apartment units in 18 3-story buildings. The owner has proposed to replace the buildings with 34 townhouses and 906 apartment units in 4 high-rise buildings.



The site was originally developed before the county's current detention requirements were promulgated; no detention facilities exist on the property. The stormwater detention has been proposed to be provided by Lake Anne and Lake Fairfax under Option A. Lake Anne is owned and maintained by the Reston Association. Lake Fairfax is owned and maintained by the Fairfax County Park Authority.

The property owner feels the underground storage may be necessary should the owners of the downstream wet ponds not permit the development to use the ponds or should there be inadequate outfall between the site and the ponds. Rights-of-way to correct inadequate outfall between the site and the ponds may be difficult to obtain. The owner would like the ability to use on-site detention to meet the PFM's detention and adequate outfall requirements and has proposed this scenario as Option B.

### ANALYSIS

An analysis of the possible impacts on public safety, the environment, and the burden placed on the owners for maintenance is as follows.

Impacts on Public Safety – The underground facilities are proposed to be constructed under or adjacent to a road or driveway. The access points to the facilities will be visible. Unofficial access to the facilities will be easily noticed.

If it is the intent of the Board to approve the waiver request, the property owner shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities. In addition, locking manholes and doors must be provided at each access point.

Impacts on the Environment – The site is currently developed. The 2 facilities proposed for the eastern parcel would outfall into an existing piped storm drainage system. The 2 facilities proposed for the western parcel would flow into a reconstructed stormdrain system and outfall into a swale adjacent to Clubhouse Court. Adequate outfall at these locations must be demonstrated before a site plan with off-site detention (Option A) can be approved. Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facilities.

Burden Placed on Property Owner for Maintenance and Future Replacement – While the high-traffic area proposed for the facilities will deter unofficial entry, it will also make replacement of some of the facilities problematic. The roadway to Townhouses #26-34 on the western parcel will be inaccessible should the facility need to be replaced.

The engineer has provided estimates of the annual maintenance cost for the 4 facilities; staff finds the estimates reasonable. The annual maintenance costs will likely range from \$11,000 to \$20,000 depending on the ultimate size of the facilities. Based on the costs provided by the owner, staff calculates the worst-case annual cost per unit would be \$27.03 for the eastern parcel and \$17.54 for the western parcel. Staff also estimates worst-case 20-year maintenance

cost per unit would be \$540 for the eastern parcel and \$350 for the western parcel. Before site plan approval, sufficient funds should be placed into escrow to fund 20 years of maintenance. The escrow fund would likely range from \$220,000 to \$400,000 depending on the ultimate size of the facilities. These funds would not be available to the owner until bond release.

Table 1. Maintenance Costs

	Annual Maintenance Costs – Increased Imperviousness Only	Annual Maintenance Costs – Good Forested Condition	No. of Units Served	Annual Cost per Unit -- Good Forested	Cost of 20 Years' Maintenance Per Unit -- Good Forested
Fairway East	\$ 5,000	\$10,000	370	\$27.03	\$540.54
Fairway West	\$ 6,000	\$10,000	570	\$17.54	\$350.88
Total	\$11,000	\$20,000	940		

The engineer has estimated the construction cost of for the 4 facilities; staff finds the estimates reasonable. The replacement costs will be similar to the construction costs and will likely range from \$176,500 to \$668,750 depending on the ultimate size of the facilities. Based on these costs, staff estimates that the worst-case annual replacement cost per unit would be \$16.89 for the eastern parcel and \$13.20 for the western parcel. It is further estimated the amount of the annual contribution toward the replacement reserve fund, assuming interest compensates for inflation, would be no more than \$13,775. Staff calculates the average annual contribution to the replacement reserve fund would be about \$14.65 per apartment unit.

Table 2. Replacement Costs

	Replacement Costs – Increased Imperviousness Only	Replacement Costs – Good Forested Condition	No. of Units Served	Replacement Cost Per Unit – Good Forested	Annual Cost Over 50 Years Per Unit -- Good Forested
Fairway East	\$ 57,500	\$312,500	370	\$844.59	\$16.89
Fairway West	\$119,000	\$376,250	570	\$660.09	\$13.20
Total	\$176,500	\$688,750	940		

If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends the property owner be required to establish a financial plan for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facilities.

The property owner should also be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facilities, the property owner

must be required to construct the underground facilities with reinforced concrete products only. A replacement cost fund, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities.

RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facilities at Fairway Apartments, a residential development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #15797-WPFM-001-1 Conditions, Fairway Apartments, dated February 26, 2010, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 4-1720.

ATTACHED DOCUMENTS:

Attachment A – Waiver #15797-WPFM-001-1 Conditions, Fairway Apartments, dated  
February 26, 2010

Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive  
James Patteson, Director, DPWES  
Michelle Brickner, Acting Director, Land Development Services, DPWES  
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES  
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES  
Zoning Application File (15797-ZONA-001)  
Waiver File

Waiver #15797-WPFM-001-1 Conditions

Fairway Apartments  
Planned Residential Community Application #PRC A-502-02  
February 26, 2010

1. The underground facility shall be constructed in accordance with the development plan and these conditions as determined by the Director of the Department of Public Works and Environmental Services (DPWES).
2. To provide greater accessibility for maintenance purposes, the underground facility shall have a minimum height of 72 inches.
3. The underground facility shall be constructed of reinforced concrete products only and incorporate safety features, such as including locking manholes and doors, as determined by DPWES at the time of construction plan submission.
4. The underground facility shall be privately maintained and shall not be located in a County storm drain easement.
5. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to insure that the facility is maintained by the property owner in good working condition acceptable to the County so as to control stormwater generated from the redevelopment of the site and to minimize the possibility of clogging events.
  - A condition that the property owner and its successors or assigns shall not petition the County to assume maintenance of or to replace the underground facility.
  - Establishment of a reserve fund for future replacement of the underground facility.
  - Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.
  - A condition that the property owner provide and continuously maintain liability insurance. The typical liability insurance amount is at least \$1,000,000 against claims associated with underground facility.
  - A statement that Fairfax County shall be held harmless from any liability associated with the facility.
6. Operation, inspection, and maintenance procedures associated with the underground facility shall be incorporated into the site construction plan and private maintenance agreement which insure safe operation, inspection, and maintenance of the facility.

7. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval. A separate line item in the annual budget for operation, inspection, and maintenance shall be established. A reserve fund for future replacement of the underground facility shall also be established to receive annual deposits based on the initial construction costs and an estimated 50-year lifespan for concrete products.
8. Prior to final construction plan approval, the property owner shall escrow sufficient funds which will cover a 20-year maintenance cycle of the underground facility. These monies shall not be made available to owner until after final bond release.

Fairfax County Government  
Public Facilities Manual  
Chapter 6 – Storm Drainage

§6-0303.8 (24-88-PFM, 83-04-PFM) Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** July 13, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Eric Fisher, GIS Analyst III  
Information Technology Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Planned Residential  
Community Application PRC A-502-02

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #25, Reston
2. After construction programmed \_\_\_\_\_ this property will be serviced by the fire station \_\_\_\_\_
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility. The application property is \_\_\_\_\_ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and  
Serving Our Community

Fire and Rescue Department  
4100 Chain Bridge Road  
Fairfax, VA 22030  
Phone: 703-246-2126 TTY: 711  
www.fairfaxcounty.gov/fire



*Kellie S-21*



## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** August 18, 2009

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Lana Tran (Tel: 703 324-5008)  
Wastewater Planning & Monitoring Division  
Department of Public Works & Environmental Services

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. PRCA-502-02  
Tax Map No. 017-2- /18/ /0001, /19/ /0002A

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Colvin Run (D-2) watershed. It would be sewered into the Blue Plains Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8" inch line located on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application + Application Previous Rezoning		Existing Use + Application + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	<u>X</u>	—	<u>X</u>	—	<u>X</u>	—
Submain	<u>X</u>	—	<u>X</u>	—	<u>X</u>	—
Main/Trunk	<u>X</u>	—	<u>X</u>	—	<u>X</u>	—
Interceptor	—	—	—	—	—	—
Outfall	—	—	—	—	—	—

- Other pertinent information or comments:

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035-0052  
Phone: 703-324-5030, Fax: 703-324-3946





## FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Regina M. Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Manager,  
Park Planning Branch, PDD *SS*

**DATE:** July 15, 2009

**SUBJECT:** PRC A-502-02, Fairways 1 & II Residential  
Tax Map Number(s): 17-2 ((18)) 1 & 17-2 ((19)) 2A

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has the following comments:

1. The plan proposes an increase of 1,053 residents. These additional residents will have an impact on recreation facilities currently provided by Reston Association and Fairfax County. The plan shows no recreation facilities and little open space for use by the residents. The applicant should provide on-site green space and recreation facilities for resident use. Facilities such as trails; benches; gazebos, multi-age playground; fitness trail are appropriate and recommended.

FCPA Reviewer: Patricia Rosend

Copy: Cindy Walsh, Director, Resource Management Division  
Chron Binder  
File Copy



Department of Facilities and Transportation Services

**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

Office of Facilities Planning  
8115 Gatehouse Road, Suite 3300  
Falls Church, Virginia 22042

June 30, 2010

**TO:** Cathy Lewis  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division

**FROM:** Denise M. James, Director *DMJ*  
Office of Facilities Planning Services

**SUBJECT:** PRC A-502-02

**ACREAGE:** 18 acres

**TAX MAP:** 17-2 ((19)) 2A and 17-2 ((18)) 1

**PROPOSAL:** The application proposes to redevelop land to permit a total of 951 units.

**COMMENTS:** This memo revises an earlier memo dated July 27, 2009 to reflect changes in the number of units being proposed and an update of the student enrollment, student projections, capacity balances, and student yield ratio.

The proposed application area is within the Lake Anne Elementary School, Langston Hughes Middle School, and South Lakes High School boundaries. The chart below shows the school capacity, enrollment, and projected six year enrollment.

School	Capacity	Enrollment (9/30/09)	2010-2011 Projected Enrollment	Capacity Balance 2010-2011	2014-15 Projected Enrollment	Capacity Balance 2014-15
Lake Anne ES	729	627	637	92	715	14
Hughes MS	955	961	922	33	1000	-45
South Lakes HS	2192	1858	2087	105	2352	-160

*Capacity and enrollment based on the FCPS FY 2011-15 CIP and update*

The chart above shows a snapshot in time for student enrollment and school capacity balance. Student enrollment projections are done on a six year timeframe, currently through school year 2014-15 and are updated annually. At this time, if development occurs within the next six years, Hughes and South Lakes are projected to have a capacity deficit and this application is anticipated to contribute to this projected capacity deficit. Lake Anne is projected to have some capacity. Beyond the six year projection horizon, enrollment projections are not available.

The application proposes a total of 951 residential units with 600 mid-rise multi-family units, 282 high-rise multi-family units, and 69 townhomes. According to the County's Department of Tax Administration, the site is developed with a total of 348 low-rise multi-family units. The chart below shows the anticipated student yield.

School Level	Mid/high-rise multi-family ratio	Proposed # of units	Student yield	SFA ratio	Proposed # of units	Student yield	Low-rise multi-family ratio	Current # of units	Student yield
Elementary	0.047	882	41	0.204	69	14	0.109	348	38
Middle	0.013	882	11	0.057	69	4	0.025	348	9
High	0.027	882	24	0.118	69	8	0.059	348	21
			<b>76 total</b>				<b>26 total</b>		
								<b>68 total</b>	

## SUMMARY:

### Suggested Proffer Contribution

A total of 102 ( $76 + 26 = 102$ ) students are anticipated from the proposed development and 68 students are anticipated from the existing development based on the current County-wide student yield ratio. The proposed development is anticipated to generate an increase of 34 students ( $102 - 68 = 34$ ). In accordance with the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$392,632 ( $34 \text{ students} \times \$11,548$ ) based on the suggested proffer amount at the time the application was accepted.

Given that the proposed development is across from Lake Anne ES, it is anticipated that students generated from this development would walk to the elementary school. To ensure safe pedestrian crossing and access to the school, FCPS recommends that the developer provide pedestrian improvements in the vicinity of Lake Anne ES to include but not limited to striping or restriping of a pedestrian crosswalk, curb cuts, lighting, landscaping, and barriers, as may be recommended at the time of site plan review.

FCPS also recommends that the developer ensure that safe pedestrian access is available during the construction phase. The closing or impact to sidewalks and paths that lead to the school should be minimized as there are student walkers to the elementary school. It is also recommended that during the construction phase that there be coordination with the principal of the elementary school, which may include but not limited to providing contact information for the construction foreman, a timeframe for development, and coordination of impacts to student walking routes, school drop-off, pick-up, and school bell schedule.

### Future Development Impacts

In addition, Lake Anne ES, Hughes MS, and South Lakes HS also are the receiving schools for several other significant developments that have been approved, but not constructed. Student yields from these developments will further exacerbate the projected capacity deficit at the schools. These developments include:

- Lerner at Oracle Way (457 multi-family units)
- Linden Springs (60 multi-family units)
- Athena Renaissance (350 multi-family units)
- Four Seasons at Old Reston Ave. (11 multi-family units)
- Spectrum (1,442 multi-family units)
- Comstock Reston (513 multi-family units) – Hughes and South Lakes only
- Comprehensive Plan changes for the Lake Anne area, which shares the same school boundaries as Reston Town Center

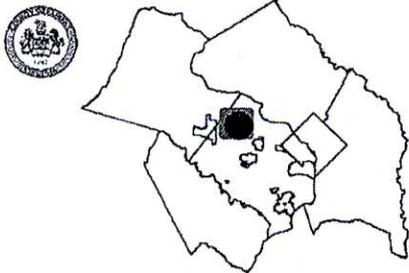
If construction of these developments begins within the same timeframe, there may be a surge in student enrollment at Lake Anne ES, Hughes MS, and South Lakes HS.

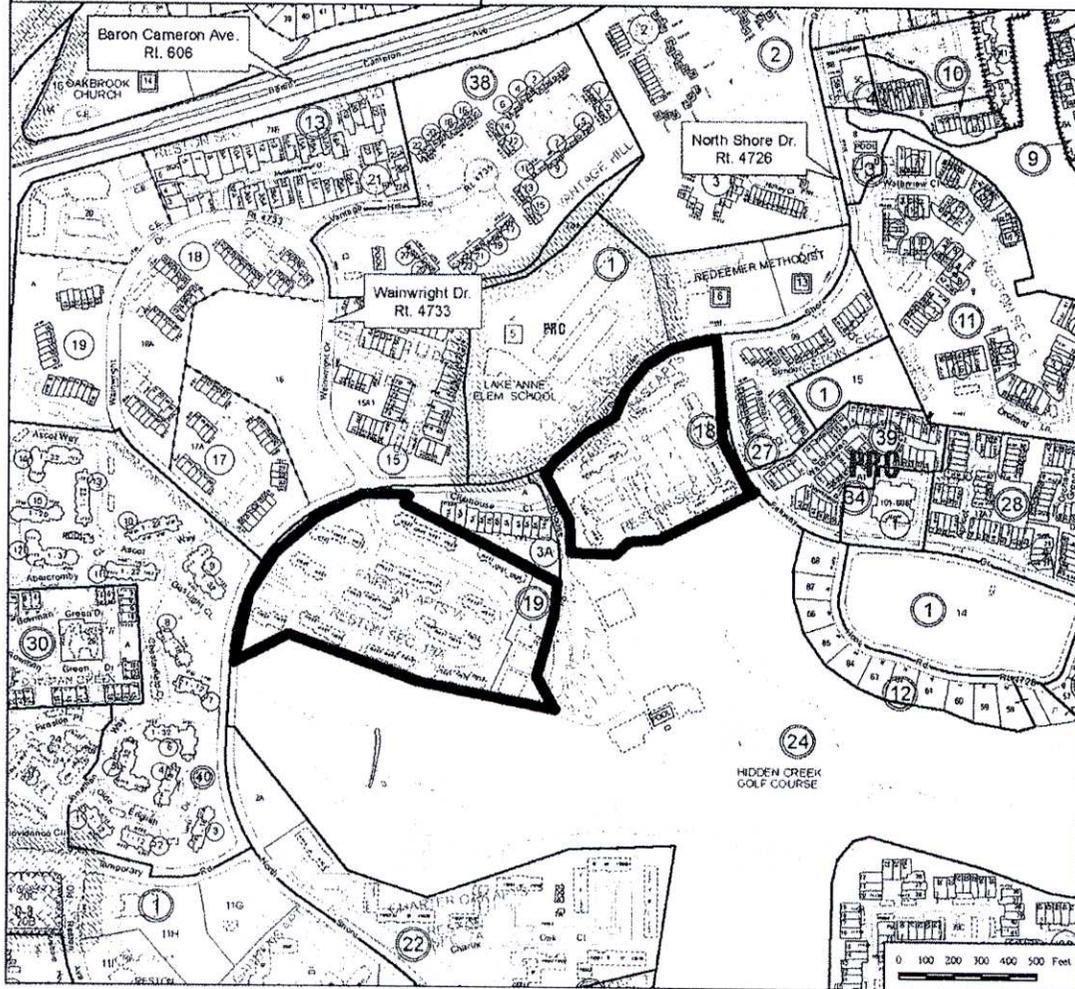
Attachment: Locator Map

cc: Stuart D. Gibson, School Board Member, Hunter Mill District  
Illryong Moon, School Board Member, At-Large

James L. Raney, School Board Member, At-Large  
Martina A. Hone, School Board Member, At-Large  
Dean Tistadt, Chief Operating Officer, FCPS  
Kevin Sneed, Director, Design and Construction Services  
Fabio Zuluaga, Cluster VIII, Assistant Superintendent  
Linda Hajj, Principal, Lake Anne Elementary School  
Aimee Monticchio, Principal, Langston Hughes Middle School  
Bruce Butler, Principal, South Lakes High School

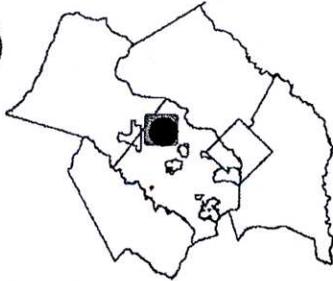
Fairfax County Public Schools  
Office of Facilities Planning Services

<b>Planned Residential Community</b> PRC A-502-02	Applicant:	FAIRWAYS I RESIDENTIAL, L.L.C. AND FAIRWAYS II RESIDENTIAL, L.L.C.
	Accepted:	06/22/2009
	Proposed:	MULTI-FAMILY WITH SUPPORT RETAIL
	Area:	18.82 AC OF LAND; DISTRICT - HUNTER MILL
	Located:	11555 AND 11627 NORTH SHORE DRIVE SOUTHWEST CORNER OF NORTH SHORE DRIVE AND FAIRWAYS DRIVE (AS TO PARCEL 0001) AND EAST OF INTERSECTION OF NORTH SHORE DRIVE AND WAINWRIGHT DRIVE
	Zoning:	PRC
	Map Ref Num:	017-2- /18/ 0001 017-2- /19/ 0002A

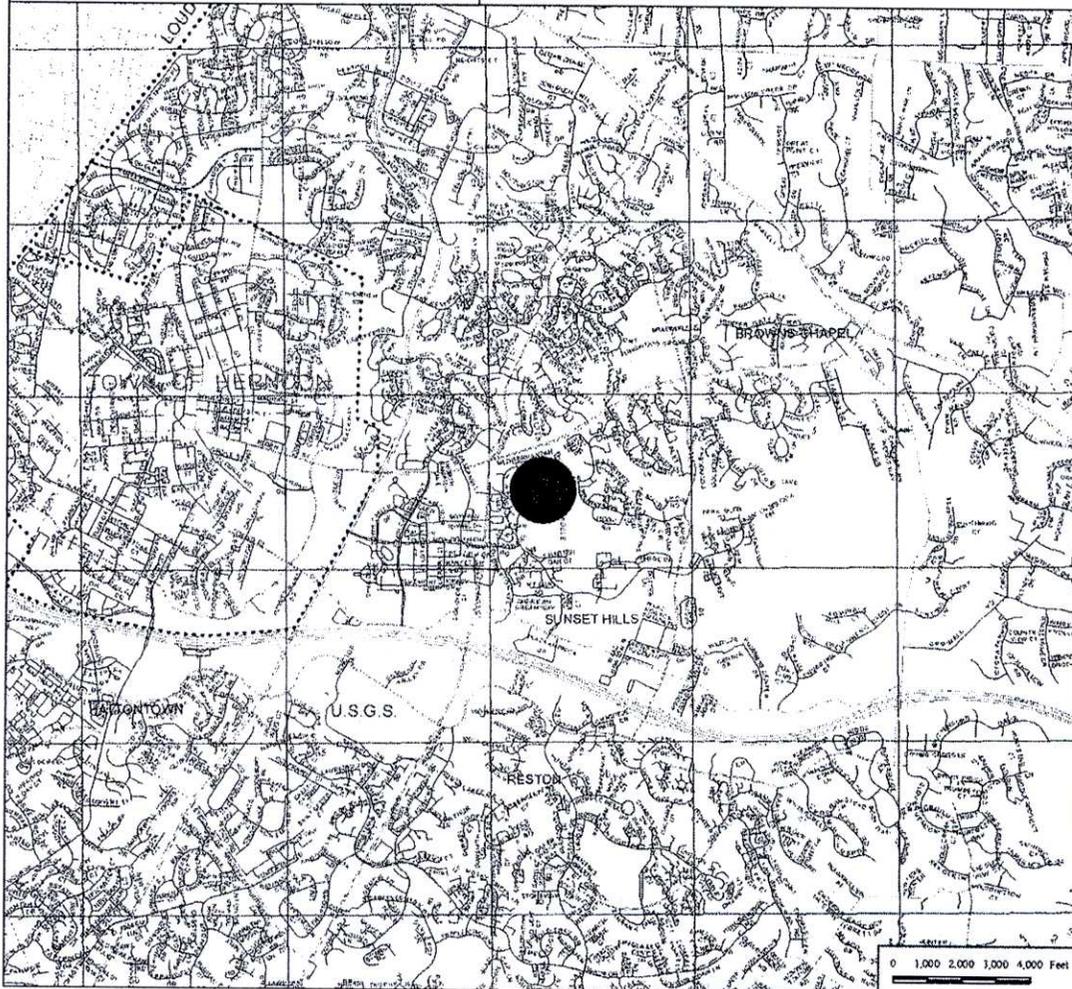


### Planned Residential Community

PRC A-502-02



Applicant: FAIRWAYS I RESIDENTIAL, L.L.C. AND FAIRWAYS II RESIDENTIAL, L.L.C.  
Accepted: 06/22/2009  
Proposed: MULTI-FAMILY WITH SUPPORT RETAIL  
Area: 18.82 AC OF LAND; DISTRICT - HUNTER MILL  
Located: 11555 AND 11627 NORTH SHORE DRIVE  
SOUTHWEST CORNER OF NORTH SHORE DRIVE  
AND FAIRWAYS DRIVE (AS TO PARCEL 0001) AND  
EAST OF INTERSECTION OF NORTH SHORE DRIVE  
AND WAINWRIGHT DRIVE  
Zoning: PRC  
Map Ref Num: 017-2- /18/ 0001 017-2- /19/ 0002A





FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

RECEIVED  
Department of Planning & Zoning

**JUL 20 2009**

July 15, 2009

Zoning Evaluation Division

Ms. Regina Coyle, Director  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

Re: PRC A-502-02  
Fairway Apartments

Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 14-inch, 8-inch and 6-inch water mains located at this property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm.
3. Water main connections to Clubhouse Road may be required to meet fire flow and water quality requirements.
4. Relocation of water facilities necessary to accommodate this development plan are at the owners expense, and must be approved by Fairfax Water.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.  
Manager, Planning and Engineering

Enclosure

### 6-301 Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

## **PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**

### **16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

### **16-102 Design Standards**

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

**Abbreviations Commonly Used in Staff Reports**

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		