

Planning Commission Meeting
July 19, 2000
Verbatim Excerpts

CP-86-C-119-3 - BOSTON PROPERTIES, INC.

During Commission Matters

Commissioner Palatiello: I have an administrative item that is on the agenda for this evening. The applicant is Boston Properties. This is a conceptual plan pursuant to the approved zoning and the proffers for Reston Town Center. Members of the Commission had distributed to them a memorandum dated July 6, a memo to you, Mr. Chairman, from Ms. Johnson that evaluates this particular conceptual plan. I would ask Ms. Johnson if she would be so kind as to briefly summarize what is in here. I would call to the Commission's attention that you also have before you a memorandum from Ms. Johnson dated today that has attached to it revised notes. Members of the Commission will recall that notwithstanding the fact that the Reston Town Center project is a very heavily proffered project, that as these conceptual plans have come through, we have worked out a system whereby further clarification and further commitment on the part of the applicant to specific enhancements and attributes of the facilities in the Reston Town Center are memorialized in binding notes on the plan. Most of the changes that are before you as opposed to those that are in the July 6 memorandum, are editorial in nature and I think Ms. Johnson will address two that are substantive in nature with regard to management of stormwater runoff and the tree canopy, I believe, and supplemental landscaping. With that, if I may, Mr. Chairman, ask Ms. Johnson to make a brief presentation. While she is doing that, I think the applicant's attorney, Mr. Calabrese, has some photographs or some renderings and if he cares to show them to the Commission while Ms. Johnson is presenting, I think maybe that would be the best way to proceed.

Ms. Leslie Johnson: Thank you, Mr. Chairman, Mr. Palatiello. The property is 22.80 acres zoned PRC, located at the northeast quadrant of the intersection of Town Center Parkway and Sunset Hills Road. The property is further identified as Reston Section 93, Block 1 and 2. The site is currently developed with two existing three-story office buildings located at the eastern end of the property known as the Reston Corporate Center. Surface parking is provided to the north and west of the buildings within the area identified as lot 29 which is currently vacant. The applicant has submitted a conceptual plan for the addition of two office buildings in the southwest corner of the site and the addition of two parking structures, one of which will replace the existing surface parking which serves the Reston Corporate Center buildings. The entire project will be known as Reston Gateway. The approved development plan for RZ-86-C-119 permits office/research development uses up to a total of 1,234,000 square feet and an FAR of 1.0 and also a maximum building height of 120 feet. The land area subject to this rezoning application on the approved development plan includes blocks 1, 2 and block 3. Block 3 includes the 195,000 square foot office building approved in conjunction with the Discovery Square project which was approved by the Commission in November, to the east. The gross floor area proposed with this conceptual plan is 888,900 square feet, which includes the existing buildings, and

brings the total gross floor area for the land area subject to this rezoning application to 1,830,980 square feet and an FAR of .88. It should be noted because there is approximately 150,000 square feet of unused floor area that the applicant reserves the right to utilize in the future, subject to a conceptual plan amendment. The maximum building height shown on the building plan is 120 feet which is being met here. As part of this approval, the applicant has committed to construct the third lane on Sunset Hills Road, making it the full six lane divided roadway that is envisioned, or set forth, in the Comprehensive Plan. The applicant has also committed to dedicate, upon demand, an additional 12.5 feet of right-of-way along Town Center Parkway which will accommodate the possible future tunnel connecting Edmund Halley Drive on the southside of the Toll Road to Town Center Parkway on the north side of the Toll Road. As Mr. Palatiello has stated, revised plan notes have been submitted to you this evening, which --- some of the clarifications that have been done were requested by staff. The applicant has committed to increase the minimum tree cover from 10 percent to 15 percent on the entire 22.80 acre property which is consistent with what was approved for the Reston Gateway project to the east. Staff believes that the conceptual plan is in conformance with the approved development plan and proffers approved by the Board in conjunction with RZ-86-C-119 and is also in conformance with the Comprehensive Plan recommendations for the site. Therefore, staff recommends approval subject to the revised plan notes that you have before you this evening dated July 19, 2000. I'll be happy to answer any questions.

Commissioner Palatiello: Thank you, Ms. Johnson. This is the site in Reston where there are currently two office buildings. This is the undeveloped portion. I was going to use the euphemism that a lot of people use and simply say that it is the federal government's, but we all know that it's the Central Intelligence Agency that's in there -- just to give everyone a frame of reference to where we are talking about. So this is the area between the existing buildings and Town Center Parkway along Sunset Hills Road. You mentioned in there, I noticed, on Sheet 11 of the conceptual plan and Sheet 12, that they have accommodated the Comprehensive Plan language with regard to the extension of Town Center Parkway. I'm not sure that I'm enamored with Alternative A, nor do I think that DynCorp that occupies the building, that Alternative A proposes to go through the middle of, but I think Alternative B is probably more likely what we might finally see. Staff is comfortable that we are not in anyway painting ourselves into a corner or precluding that improvement if and when funding should become available or we get to a point for construction of that.

Ms. Johnson: The Department of Transportation has given this to their Highway Operations Division and I think they feel as comfortable as they can given -- you know we don't have -- we have some engineering but not the detail -- I think more of the issues are on the southside of the Toll Road and not on this side of the Toll Road. So I think we feel pretty comfortable with what they've shown.

Commissioner Palatiello: Very good. Thank you. I have no other questions, Mr. Chairman.

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: Question for perhaps Mr. Calabrese or for staff. Are you going to keep the basketball courts that are outdoors?

Unidentified member of audience: It's a volleyball court.

Commissioner Alcorn: Oh, it's a volleyball court.

Commissioner Palatiello: There are basketball courts on the surface parking lot that is currently there. I would imagine that they are not going to remain. I would notice --

Antonio Calabrese, Esquire: They won't remain ultimately, Mr. Alcorn. There will be there for a while. We don't have any particular tenants yet for these buildings, although that's not for lack of effort by Mr. Johnson or Mr. Williamson.

Commissioner Alcorn: It's probably not a concept plan issue, but you might want to check with your tenants before you make that change.

Mr. Calabrese: We closely work with the federal government on everything having to do with this site.

Commissioner Palatiello: I would note that there is another office development that is at the southeast quadrant of the Toll Road and the Fairfax County Parkway. One of the tenants is the National Imagery and Mapping Agency. The other, if I remember correctly, is Lockheed Martin. They have put basketball goals on the top floor of the deck -- the parking deck. So they have accommodated some lunch time recreation for the employees there as well. If there are no other comments, Mr. Chairman, this proposal has been before the Planning and Zoning Committee of the Reston Citizens Association and has their recommendation of support. This does have staff's recommendation of support. I am not aware of any opposition. All of the issues that the Planning and Zoning Committee had have been worked out and addressed by the applicant. This is consistent with the zoning for Reston Town Center and the County's Comprehensive Plan. I think we get the benefit of some further needed transportation improvements, particularly in terms of Number 1, the widening of Sunset Hills Road, as well as the dedication and the anticipation of the extension of Town Center Parkway which is being accommodated in this application. With that, Mr. Chairman, I WOULD MOVE THAT THE PLANNING COMMISSION APPROVE CONCEPTUAL PLAN 86-C-119-3, SUBJECT TO THE NOTES DATED JULY 19, 2000.

Commissioner Alcorn and Byers: Second.

Chairman Murphy: Seconded by Mr. Alcorn and Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve CP-86-C-119-3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Moon: Mr. Chairman? I'd like to abstain.

Chairman Murphy: Mr. Moon abstains.

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(The motion carried 10-0-1 with Commissioner Moon abstaining; Commissioner Wilson absent from the meeting.)

LBR