



**APPLICATION ACCEPTED:** April 8, 2015  
**PLANNING COMMISSION:** September 29, 2016  
**BOARD OF SUPERVISORS:** TBD

## County of Fairfax, Virginia

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**September 13, 2016**

### **STAFF REPORT**

**APPLICATION RZ 2015-HM-005**

**HUNTER MILL DISTRICT**



<b>APPLICANT:</b>	Pulte Home Corporation
<b>EXISTING ZONING:</b>	I-4 (Medium Intensity Industrial)
<b>PROPOSED ZONING:</b>	R-30 (Residential, 30 du/ac)
<b>PARCEL:</b>	18-3 ((6)) 5
<b>SITE ACREAGE:</b>	1.58 acres
<b>PROPOSED OPEN SPACE:</b>	19%
<b>PLAN MAP:</b>	Residential Mixed Use
<b>15.2-2303.4 STATUS:</b>	Exempt: Reston
<b>PROPOSAL:</b>	To rezone from the I-4 District to the R-30 District to permit a total of 44 multi-family dwelling units at a density of 27.8 dwelling units per acre (du/ac)

### **STAFF RECOMMENDATIONS:**

Staff recommends denial of RZ 2015-HM-005, as proposed. However, if it is the Board's intent to approve RZ 2015-HM-005 and the associated Generalized Development Plan, staff recommends that such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

### **Waivers and Modifications Requested:**

If it is the Board of Supervisors' intent to approve RZ 2015-HM-005 as proposed, it should be subject to approval of the following waivers and modifications:

Carmen Bishop, AICP

Waiver of the minimum district size of 3 acres, pursuant to Section 3-3006 of the Zoning Ordinance, to permit a district size of 1.58 acres.

Modification of the minimum front yard requirement of 15 feet and 20° angle of bulk plane, pursuant to Section 3-3010 of the Zoning Ordinance, to permit 8 feet and 8° angle of bulk plane.

Modification to permit encroachments into the minimum front yard, pursuant to Paragraph 1C of Section 2-412 of the Zoning Ordinance to be within 2 feet of the property line.

Modification of the minimum open space requirement of 26 percent, pursuant to Section 3-3010 of the Zoning Ordinance, to permit 19 percent open space.

Waiver of the loading requirement of 2 spaces, pursuant to Section 11-203 of the Zoning Ordinance.

Modification of the design standards and guidelines for trash and recycling, pursuant to Sections 10-0303.2 and 10-0306 of the Public Facilities Manual to permit the storage of containers within garages as shown on the Generalized Development Plan.

Deviation from the tree preservation target pursuant to Section 12-0508 of the Public Facilities Manual.

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

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.

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



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Rezoning Application

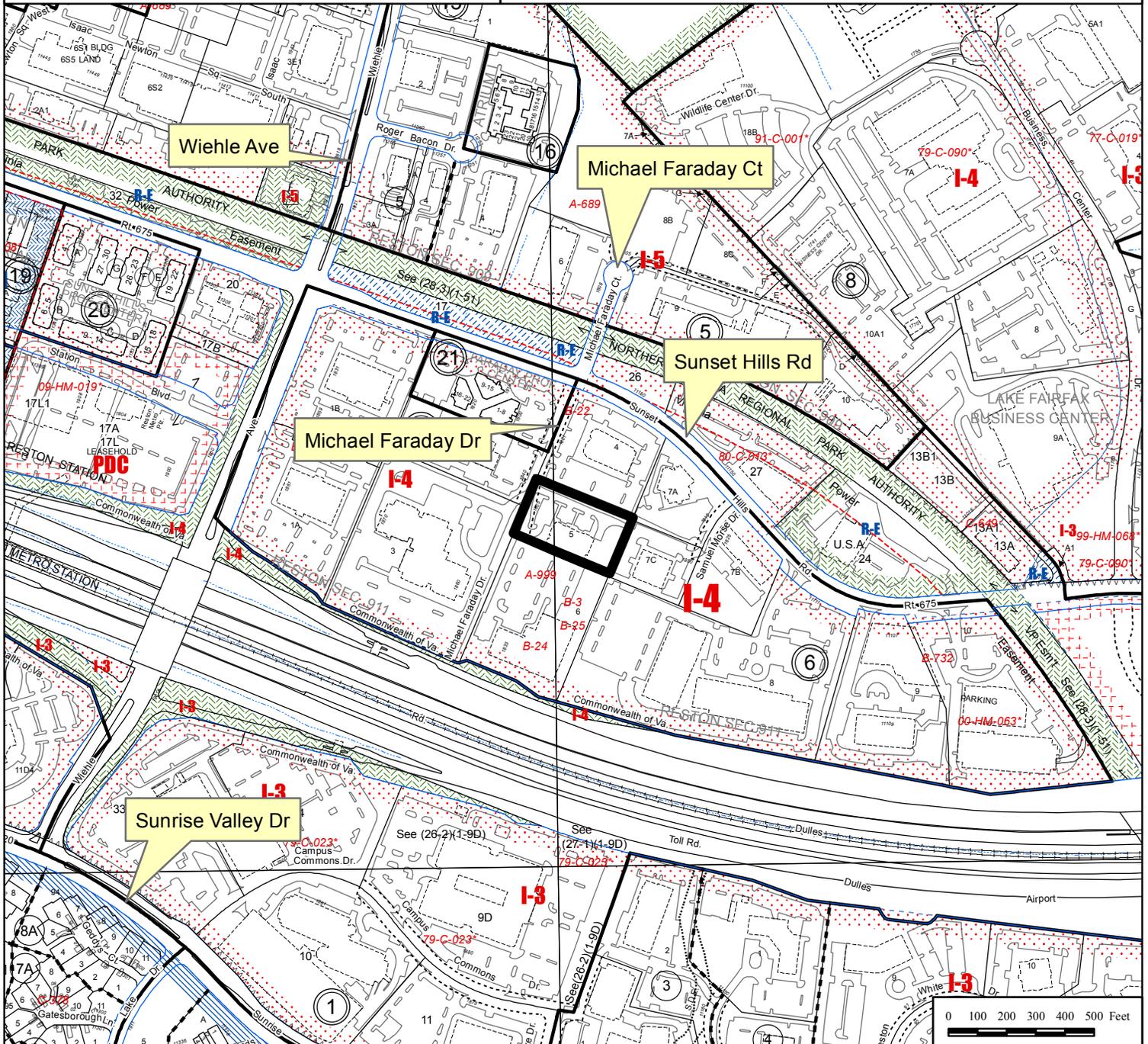
RZ 2015-HM-005



Applicant: PULTE HOME CORPORATION  
Accepted: 04/08/2015  
Proposed: RESIDENTIAL  
Area: 1.58 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: SOUTH OF SUNSET HILLS ROAD, NORTH OF DULLES TOLL ROAD, AND EAST OF MICHAEL FARADAY DRIVE  
Located:

Zoning: FROM I- 4 TO R-30  
Overlay Dist:  
Map Ref Num: 018-3- /06/ /0005

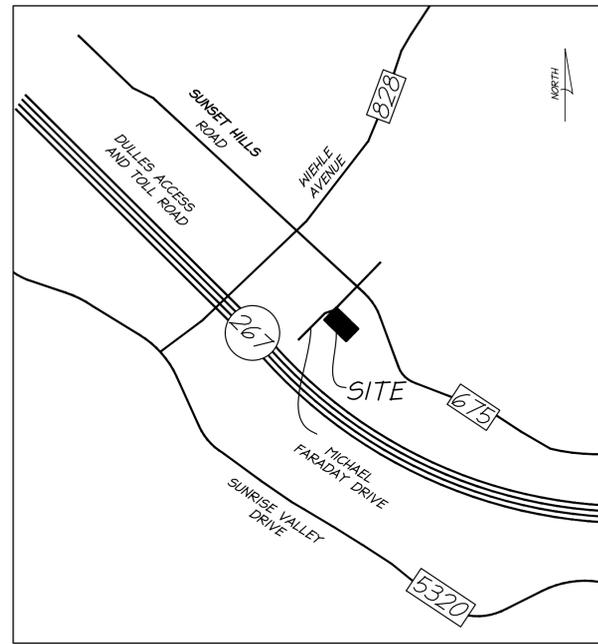


**NOTES**

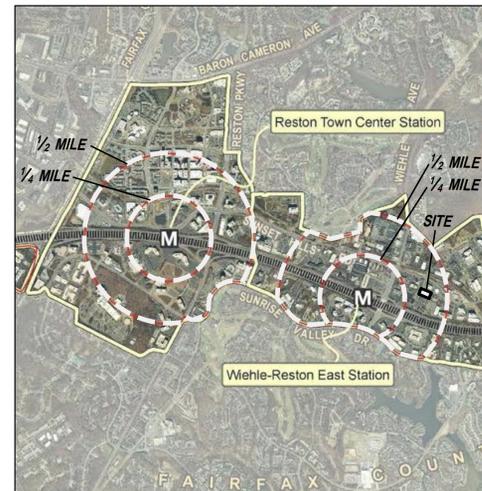
- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 18-3 ((6)) LOT 5 AND IS CURRENTLY ZONED I-4. THIS IS A REQUEST FOR A ZONING APPLICATION TO THE R-30 ZONING DISTRICT.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF HARDWOOD PLYWOOD MANUFACTURES ASSOCIATION BY DEED BOOK 4402 AT PAGE 21 AMONG THE LAND RECORDS OF FAIRFAX COUNTY. THE APPLICANT IS PULTE HOME CORPORATION.
- THE BOUNDARY SHOWN HEREON IS FROM A SURVEY BY THIS FIRM PERFORMED IN NOVEMBER, 2014.
- TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER IPUL-HARDWOOD, EFFECTIVE DATE OCTOBER 22, 2014.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS TWO (2) FEET.
- PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 51059C0130E, DATED SEPTEMBER 17, 2010.
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS MODIFIED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFM DESIGN CRITERIA AT THE TIME OF SITE PLAN PREPARATION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAT/PLAN.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
- LAND DESIGN CONSULTANTS, INC. (LDC) IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.
- ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
- AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER FROM FAIRFAX COUNTY. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
- A RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ON THE SUBJECT PROPERTY.
- THE COMPREHENSIVE PLAN'S, BASE PLAN, RECOMMENDS DEVELOPMENT OF THE PROPERTY AT 30 DWELLING UNITS PER ACRE. THE PROPERTY IS LOCATED WITHIN THE WIEHLE STATION T.O.D. DISTRICT AND PLANNED FOR RESIDENTIAL MIXED USE.
- LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY.
- LDC IS NOT AWARE OF ANY HAZARDOUS OR TOXIC SUBSTANCES HAVING BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVING BEEN OBSERVED ON THE SUBJECT PROPERTY.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
- A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE SITE PLAN, IF REQUIRED.
- ALL DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP AND THE MINIMUM YARDS ARE NOTED.
- THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT WORKS WITH THE USES ASSOCIATED WITH THE WIEHLE TRANSIT STATION AREA. ALL PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE URBAN DESIGN GUIDELINES.
- MINOR ADJUSTMENTS TO THE UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
- THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED AS A COMMERCIAL USE.
- ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.
- EXISTING BUILDING BUILT IN 1979, TO BE REMOVED.
- ALL ON-SITE STREETS AND ALLEYWAYS DEPICTED HEREIN SHALL BE PRIVATELY MAINTAINED.
- ALL 2-OVER-2 UNITS SHALL HAVE INDIVIDUAL RECYCLING AND REFUSE CONTAINERS. THE MID-RISE BUILDING HAS A ROLL OUT DUMPSTER THAT IS LOCATED IN THE GARAGE. DUMPSTER TO BE ROLLED OUT ON TRASH DAYS. TRASH TRUCK NOT TO ENTER GARAGE.

**WAIVERS**

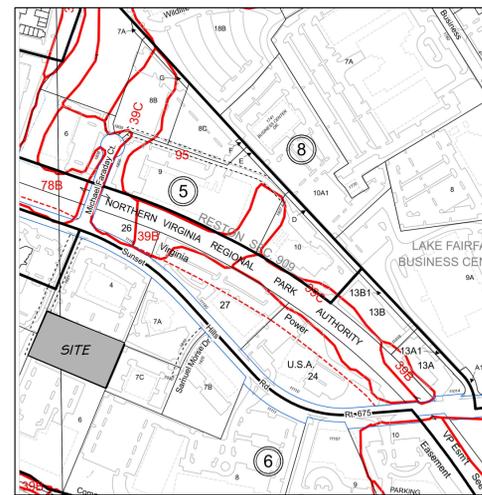
- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 3-3006(1) OF THE ZONING ORDINANCE TO WAIVE THE MINIMUM DISTRICT SIZE.
- THE APPLICANT RESPECTFULLY REQUESTS A MODIFICATION OF SECTION 3-3010(2)(A)(a) OF THE ZONING ORDINANCE TO REDUCE THE ANGLE OF BULK PLANE REQUIREMENT AND TO REDUCE THE MINIMUM FRONT YARD (15 FEET) WITH AN ANGLE OF BULK PLANE OF 18 DEGREES (SEE DETAIL ON THIS SHEET) AND A FRONT YARD SETBACK OF 8', FOR BOTH MICHAEL FARADAY DRIVE AND RESTON STATION BOULEVARD.
- THE APPLICANT RESPECTFULLY REQUESTS A MODIFICATION OF SECTION 2-412(1) (C) TO PERMIT BOTH COVERED AND UNCOVERED STAIRS AND STOOPS WITHIN 2' OF THE PROPERTY LINE.
- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 3-3010(5) OF THE ZONING ORDINANCE TO REDUCE THE MINIMUM OPEN SPACE REQUIREMENTS FROM 26% TO 19%. THE WAIVER IS REQUESTED IN ACCORDANCE WITH SECTION 9-612 OF THE ZONING ORDINANCE. THE DEDICATION OF RIGHT OF WAY FOR INTERPARCEL ACCESS TO THE NORTH, MICHAEL FARADAY DRIVE, AND RESTON STATION BOULEVARD SEVERELY LIMITED THE ABILITY TO PROVIDE OPEN SPACE.
- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE REQUIRED OFF-STREET LOADING SPACE REQUIREMENT AS SET FORTH IN SECTION 11-203(4) OF THE ZONING ORDINANCE. THIS REQUEST IS PERMITTED IN ACCORDANCE WITH SECTION 11-102(20). THE FEE SIMPLE RESIDENTIAL UNITS DO NOT REQUIRE LOADING FOR DELIVERIES OR OTHERWISE THAT WOULD NECESSITATE A SEPARATE LOADING AREA. A TEMPORARY LOADING AREA IS PROVIDED AT THE REAR OF THE MULTI-FAMILY BUILDING WHOSE HOURS WILL BE RESTRICTED TO ALLOW DAYTIME DELIVERIES OR MOVING VANS TO USE THIS AREA.
- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 10-0303.2 AND 10-0306 OF THE PUBLIC FACILITIES MANUAL. EACH UNIT WILL HAVE SPACE PROVIDED IN THE GARAGE, AS NOTED ON THE DETAIL ON SHEET 11, FOR STORAGE OF CONTAINERS FOR THE COLLECTION OF RECYCLE AND REFUSE MATERIAL. NO CENTRAL DUMPSTER PAD IS PLANNED.



**VICINITY MAP**  
SCALE : 1" = 1000'



**METRO EXHIBIT**  
SCALE : 1" = 1/2 MILE



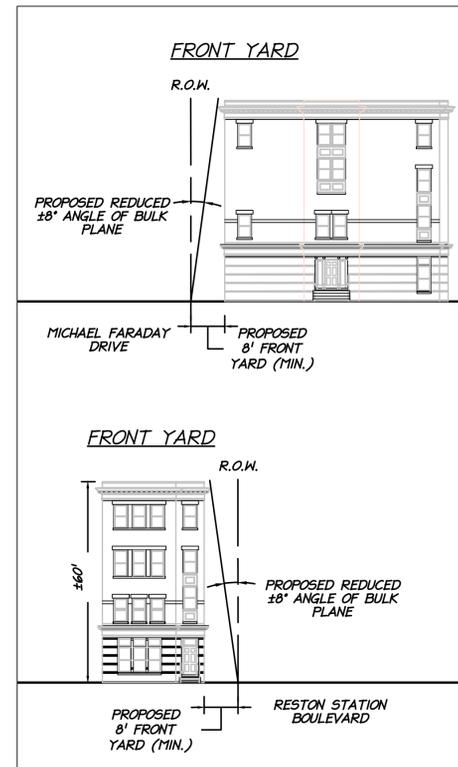
**SOIL MAP**  
SCALE : 1" = 500'

**SOIL INFORMATION**

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
~	URBAN FILL	IVA	N/A	N/A	N/A

**TABULATIONS**

SITE AREA = ±68,970± OR ±1.58 AC.  
 EXISTING ZONE = I-4  
 PROPOSED ZONE = R-30  
 PROPOSED USE = MULTI-FAMILY  
 MINIMUM DISTRICT SIZE = 3 ACRES (SEE WAIVER REQUEST)  
 MAXIMUM BUILDING HEIGHT PERMITTED = 150'  
 PROPOSED BUILDING HEIGHT = 60' MAX.  
 AVERAGE LOT SIZE REQUIRED = N/A  
 MINIMUM LOT AREA = N/A  
 MINIMUM LOT WIDTH = N/A  
 MINIMUM YARDS:  
 MINIMUM: FRONT YARD: CONTROLLED BY A 20° ANGLE OF BULK PLANE, WITH A MINIMUM OF 15'  
 SIDE YARD: CONTROLLED BY A 15° ANGLE OF BULK PLANE, WITH A MINIMUM OF 10'  
 REAR YARD: CONTROLLED BY A 15° ANGLE OF BULK PLANE, WITH A MINIMUM OF 15'  
 PROPOSED: FRONT YARD: 8' OR AS NOTED ON GDP (SEE WAIVER REQUEST)  
 SIDE YARD: 10'  
 REAR YARD: N/A (CORNER LOT)  
 OPEN SPACE : SEE SHEET 1A  
 DENSITY:  
 MAXIMUM PERMITTED = 36 DU/AC.  
 PROPOSED = 27.8 DU/AC. (44 UNITS)  
 SEE PROFFERS FOR WORKFORCE HOUSING PROVISIONS  
 PARKING:  
 TOTAL NUMBER OF RESIDENTIAL UNITS = 44  
 PARKING REQ'D = 1.6 SPACES PER UNIT  
 TOTAL PARKING REQ'D. = 71 SPACES  
 PARKING PROVIDED =  
 2-OVER-2 UNITS (12) = 1 GARAGE SPACE PER UNIT = 12 SPACES  
 MID-RISE UNITS (32) = 33 PARKING GARAGE SPACES (11 TANDEM SPACES NOT INCLUDED IN THIS TABULATION)  
 SURFACE PARKING = 27 SPACES  
 TOTAL PARKING PROVIDED = 72 SPACES (NO CREDIT FOR ON-STREET PUBLIC PARKING TAKEN)  
 MINIMUM ACCESSIBLE PARKING SPACES REQUIRED (3) = 1 VAN ACCESSIBLE + 2 ACCESSIBLE  
 ACCESSIBLE PARKING SPACES PROVIDED = 1 VAN ACCESSIBLE (GARAGE) + 2 ACCESSIBLE (SURFACE)  
 LOADING SPACES REQ'D. = 2 SPACES  
 LOADING SPACES PROVIDED = 0 (SEE WAIVER REQUEST)



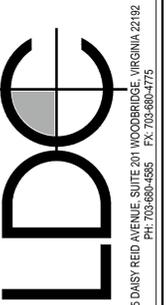
**ANGLE OF BULK PLANE**  
NTS

**APPLICANT NAME:**  
PULTE HOME CORPORATION

**APPLICATION #:**  
RZ 2015-HM-005

**SHEET INDEX:**

- COVER SHEET
- OPEN SPACE CALCULATIONS
- EXISTING CONDITION PLAN
- GENERAL DEVELOPMENT PLAN
- MICHAEL FARADAY DRIVE STREET SECTION
- RESTON STATION BOULEVARD STREET SECTION
- OVERALL CONTEXTUAL PLAN
- INTERIM PEDESTRIAN CIRCULATION
- ULTIMATE PEDESTRIAN CIRCULATION
- EXISTING VEGETATION MAP
- TREE CONSERVATION PLAN
- TREE CONSERVATION NOTES
- LANDSCAPE PLAN
- STREETSCAPE SECTIONS
- STREET TREE SOIL AREA
- BUILDING 1 ELEVATIONS
- BUILDING 2 ELEVATIONS
- RESTON STATION BLVD. STREETSCAPE
- PRELIMINARY GRADING
- VRRM & SWM CHECKLIST
- SWM INFORMATION
- SWM MAPS & COMPUTATIONS
- NOTES AND DETAILS
- AUTOTURN EXHIBIT



COVER SHEET

THE LOFTS AT  
RESTON STATION

HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION	REVISION	APPROVED BY:
02/20/15	1. ADDRESS STAFF COMMENTS		
02/20/15	2. ADDRESS STAFF COMMENTS		
02/20/15	3. ADDRESS STAFF COMMENTS		
02/20/15	4. ADDRESS STAFF COMMENTS		
02/20/15	5. ADDRESS STAFF COMMENTS		
02/20/15	6. ADDRESS STAFF COMMENTS		
02/20/15	7. ADDRESS STAFF COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

MATTHEW MARSHALL  
Lic. No. 1525-B  
9/6/16  
LAND SURVEYOR

SCALE:  
N/A

SHEET 1 OF 12

DATE: FEB, 2015  
DRAFT: WOR/JMB CHECK: MTM  
FILE NUMBER: 14019-1-1 3B



MATCHLINE THIS SHEET

BLOCK 4  
ADAY DRIVE ASSOC., LP  
D.B. 10889 PG. 758  
ZONE : I-4 USE : LOW RISE OFFICE

BLOCK 7A  
CONSTELLATION FEDERAL  
CREDIT UNION  
D.B. 20820 PG. 1421  
ZONE : I-4  
USE : LOW RISE OFFICE

BLOCK 2  
THE CHEVY CHASE LAND  
COMPANY, OF MONTGOMERY  
COUNTY MARYLAND  
D.B. 6542 PG. 256  
ZONE : I-4  
USE : LOW RISE OFFICE

BLOCK 5  
1.58352 AC.  
#1825  
ONE STORY  
BRICK & WOOD OFFICE BLDG.  
BUILDING HEIGHT = 11.4'  
BUILT 1979

BLOCK 3  
TRISON, LLC  
D.B. 10046 PG. 856  
ZONE : I-4 USE : LOW RISE OFFICE

BLOCK 6  
4801 MICHAEL FARADAY LLC  
D.B. 23786 PG. 1850  
ZONE : I-4 USE : LOW RISE OFFICE

BLOCK 8  
SUNSET HILLS  
PROPERTY, LLC  
D.B. 18275 PG. 1985  
ZONE : I-4 USE : LOW RISE OFFICE

BLOCK 7C  
SOCIETY OF NUCLEAR MEDICINE  
D.B. 8655 PG. 233  
ZONE : I-4 USE : LOW RISE OFFICE

EX. 10' SANITARY  
SEWER EASEMENT  
D.B. 2670 PG. 526

EX. 30' ACCESS EASEMENT  
D.B. 2531 PG. 199  
D.B. 3006 PG. 605

EX. 50' INGRESS/EGRESS EASEMENT  
D.B. 4775 PG. 139

EX. 10' SANITARY  
SEWER EASEMENT  
D.B. 5443 PG. 1325

EX. 15' FCMA EASEMENT  
D.B. 2886 PG. 726

EX. 15' FCMA EASEMENT  
D.B. 2891 PG. 315

EX. ACCESS EASEMENT  
D.B. 2531 PG. 199  
D.B. 3006 PG. 605  
(PORTIONS TO BE VACATED)

EX. 10' SANITARY  
SEWER EASEMENT  
D.B. 2670 PG. 526

EX. 10' FCMA EASEMENT  
D.B. 4705 PG. 715

EX. 15' SANITARY SEWER EASEMENT  
D.B. 3058 PG. 277

EX. UNDERGROUND UTILITY MARKINGS  
(GAS LINE)

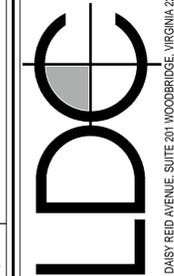
EX. UNDERGROUND  
UTILITY MARKINGS  
(VERIZON LINE)

SUNSET HILLS ROAD  
ROUTE #675  
(60' PUBLIC R/W)

MICHAEL FARADAY  
DRIVE

361' TO PUBLIC R/W  
SUNSET HILLS ROAD  
ROUTE #675

MICHAEL FARADAY EX. CONC DITCH  
DRIVE  
(PRIVATE STREET)



EXISTING  
CONDITION  
PLAN

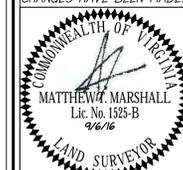
THE LOFTS AT  
RESTON STATION

HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

4855 DASH RED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-560-4555 FX: 703-560-4715

NO.	DATE	DESCRIPTION	REVISION	BY	APPROVED DATE
1	2/20/15	ADDRESS STAFF COMMENTS			
2	2/20/15	ADDRESS STAFF COMMENTS			
3	2/20/15	ADDRESS STAFF COMMENTS			
4	2/20/15	ADDRESS STAFF COMMENTS			

I HEREBY CERTIFY THAT  
OTHER THAN THE REVISIONS  
SHOWN HEREON, NO OTHER  
CHANGES HAVE BEEN MADE.



SCALE:  
1" = 20'

SHEET 2  
OF 12

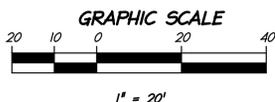
DATE: JUNE, 2015  
DRAFT: WOR/JMB CHECK: MTM  
FILE NUMBER:  
14019-1-1 3B

MATCHLINE THIS SHEET

LEGEND

- C&G CURB AND GUTTER
- CMP CORRUGATED METAL STORM PIPE
- EP EDGE OF PAVEMENT
- HCR HANDICAP RAMP
- HW HEAD WALL
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- MNF MAG NAIL FOUND
- U UTILITY POLE
- OHU OVERHEAD UTILITY
- UU UNDERGROUND UTILITIES
- ⊙ BOLLARD
- ⊙ LIGHT POLE
- ⊙ WATER VALVE
- ⊙ SIGN
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL

⊞ DENOTES EX. ACCESS EASEMENT (PORTIONS TO BE VACATED)



SUNSET HILLS ROAD  
ROUTE #675  
(60' PUBLIC R/W)

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

BLOCK 2  
THE CHEVY CHASE LAND COMPANY,  
OF MONTGOMERY COUNTY MARYLAND  
D.B. 6542 PG. 256  
ZONE : I-4 USE : LOW RISE OFFICE

BLOCK 3  
TRISSON, LLC  
D.B. 10046 PG. 856  
ZONE : I-4 USE : LOW RISE OFFICE

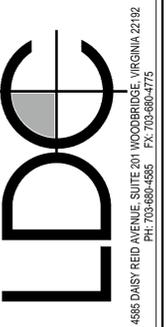
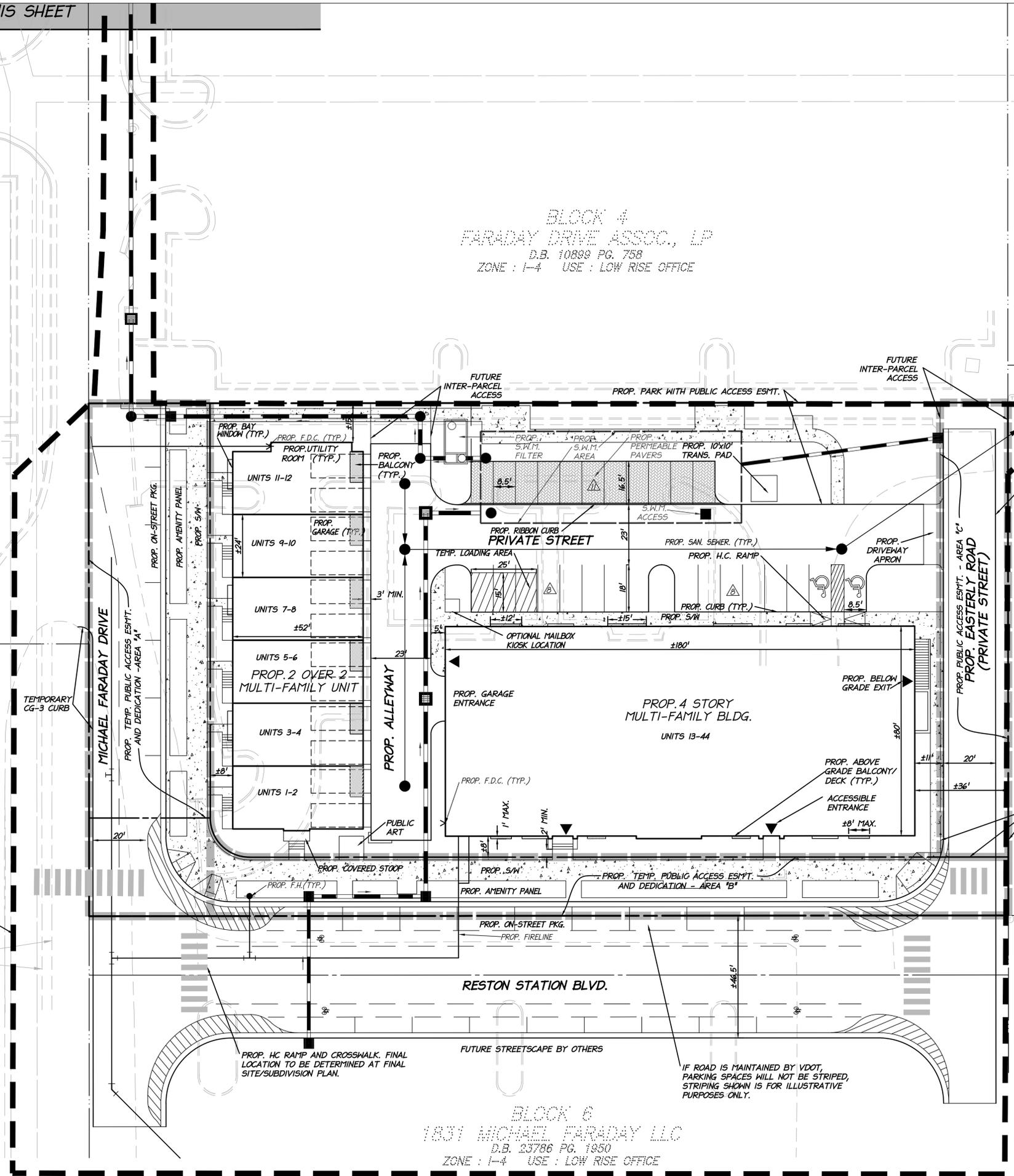
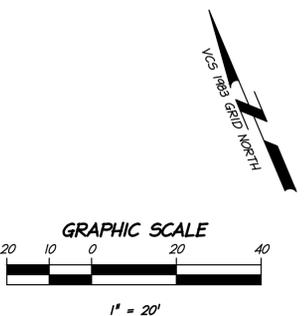
BLOCK 4  
FARADAY DRIVE ASSOC., LP  
D.B. 10888 PG. 758  
ZONE : I-4 USE : LOW RISE OFFICE

BLOCK 7A  
CONSTELLATION FEDERAL  
CREDIT UNION  
D.B. 20930 PG. 1421  
ZONE : I-4 USE : LOW RISE OFFICE

BLOCK 7C  
SOCIETY OF NUCLEAR MEDICINE  
D.B. 8655 PG. 233  
ZONE : I-4 USE : LOW RISE OFFICE

BLOCK 8  
11111 SUNSET HILLS  
PROPERTY, LLC  
D.B. 19975 PG. 1665  
ZONE : I-4 USE : LOW RISE OFFICE

BLOCK 6  
1831 MICHAEL FARADAY LLC  
D.B. 23786 PG. 1850  
ZONE : I-4 USE : LOW RISE OFFICE



GENERAL  
DEVELOPMENT  
PLAN

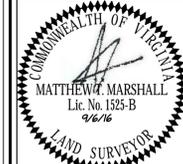
THE LOFTS AT  
RESTON STATION

4595 DASHY RED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-560-4555 FAX: 703-560-4773

HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVISION	BY	APPROVED DATE
12/20/14	MTM1	1 ADDRESS STAFF COMMENTS			
1/22/15	MTM1	2 ADDRESS STAFF COMMENTS			
2/25/15	MTM1	3 ADDRESS STAFF COMMENTS			
4/23/15	MTM1	4 ADDRESS STAFF COMMENTS			
7/20/15	MTM1	5 ADDRESS STAFF COMMENTS			
8/05/15	MTM1	6 ADDRESS STAFF COMMENTS			
9/06/15	MTM1	7 ADDRESS STAFF COMMENTS			

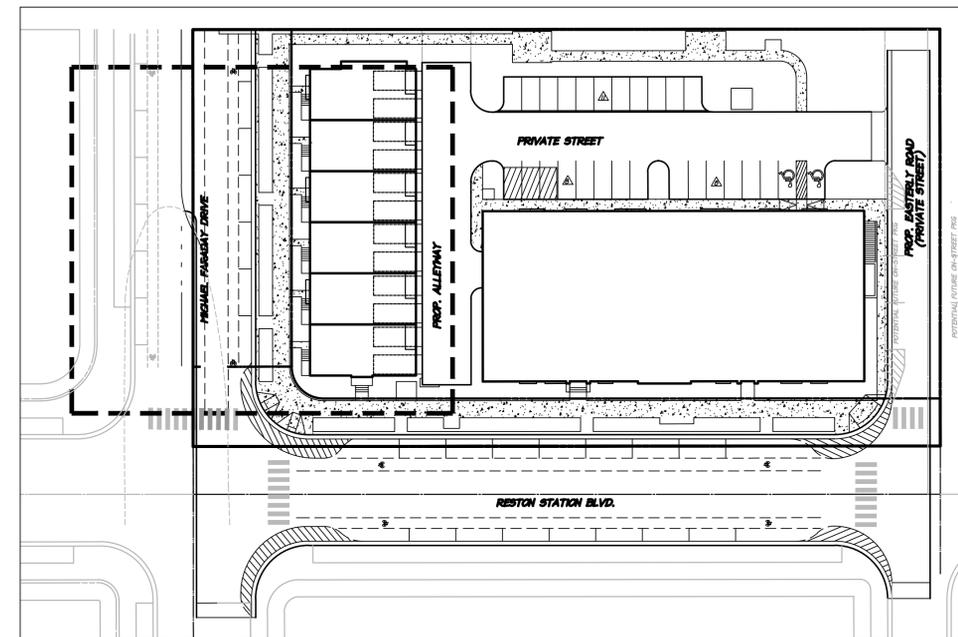
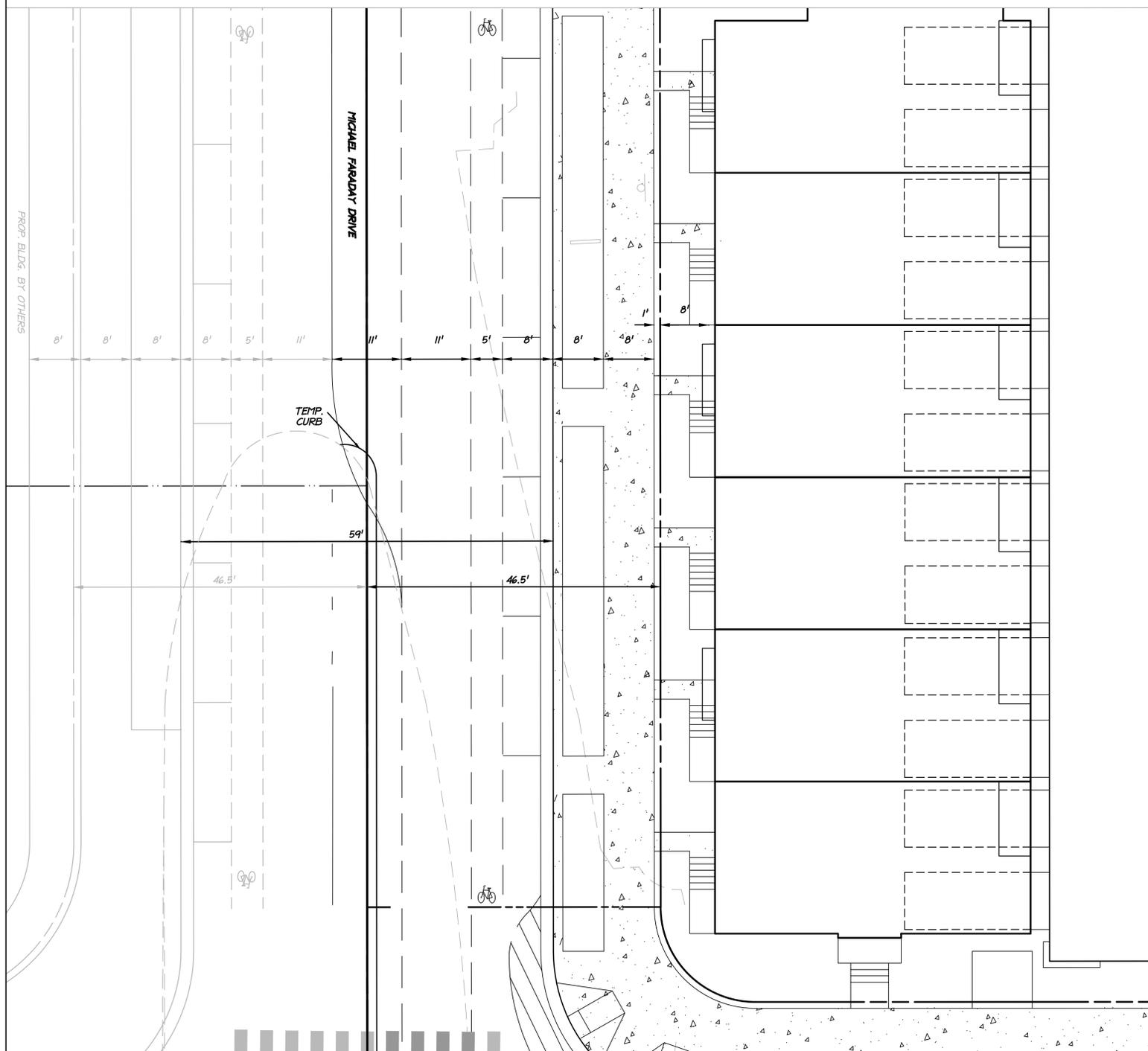
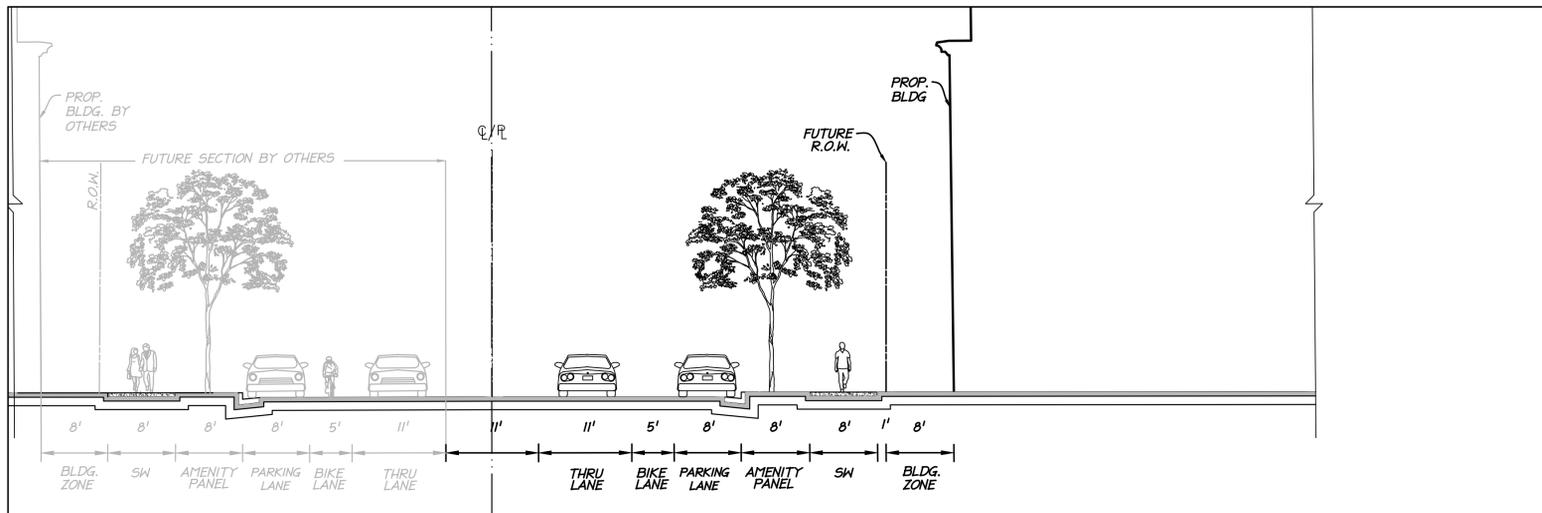
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:  
1" = 20'

SHEET 3  
OF 12

DATE: FEB, 2015  
DRAFT: WOR/JMB CHECK: MTM1  
FILE NUMBER: 4019-1-1 3B

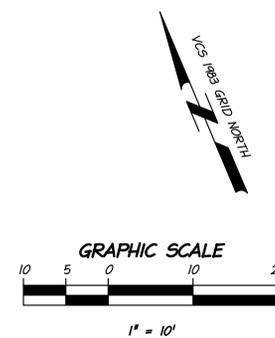


KEY MAP

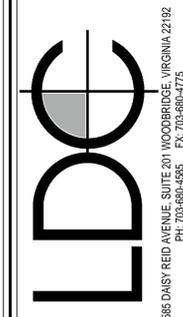
SCALE: 1"=40'

PROPOSED MICHAEL FARADAY DRIVE STREET SECTION

SCALE: 1"=10'



NOTE:  
THE DEPICTED AREA SHOWN WEST OF THE MICHAEL FARADAY DRIVE CENTERLINE IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL WESTERN SECTION TO BE CONSTRUCTED BY OTHERS.



4595 DASHY REED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-680-4655 FAX: 703-680-4713

MICHAEL FARADAY  
DRIVE STREET  
SECTION

THE LOFTS AT  
RESTON STATION

HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
02/20/16	MTM	1. ADDRESS STAFF COMMENTS		
03/01/16	MTM	2. ADDRESS STAFF COMMENTS		
03/29/16	MTM	3. ADDRESS STAFF COMMENTS		
04/28/16	MTM	4. ADDRESS STAFF COMMENTS		
07/09/16	MTM	5. ADDRESS STAFF COMMENTS		
09/06/16	MTM	6. ADDRESS STAFF COMMENTS		

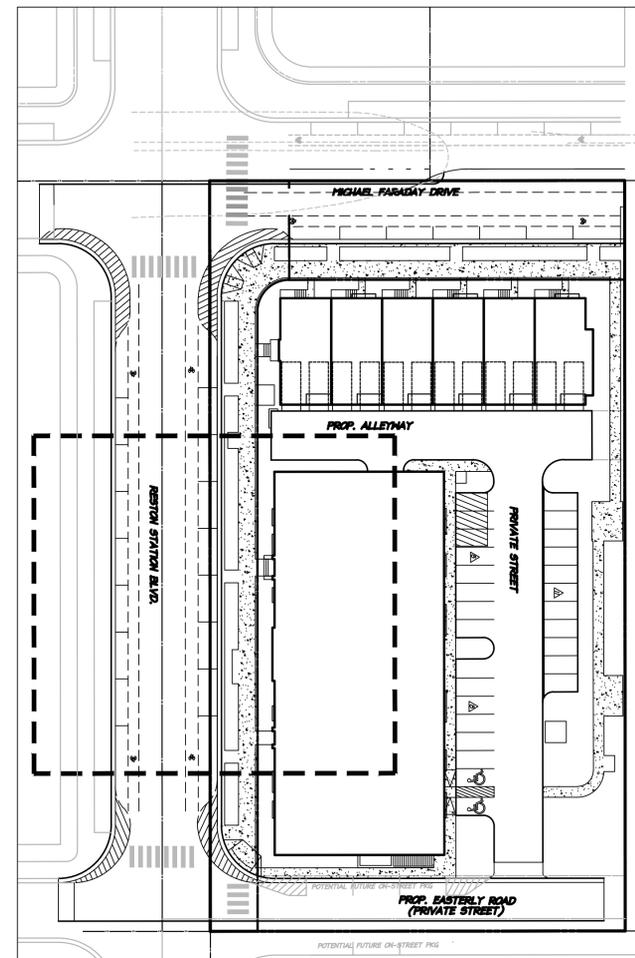
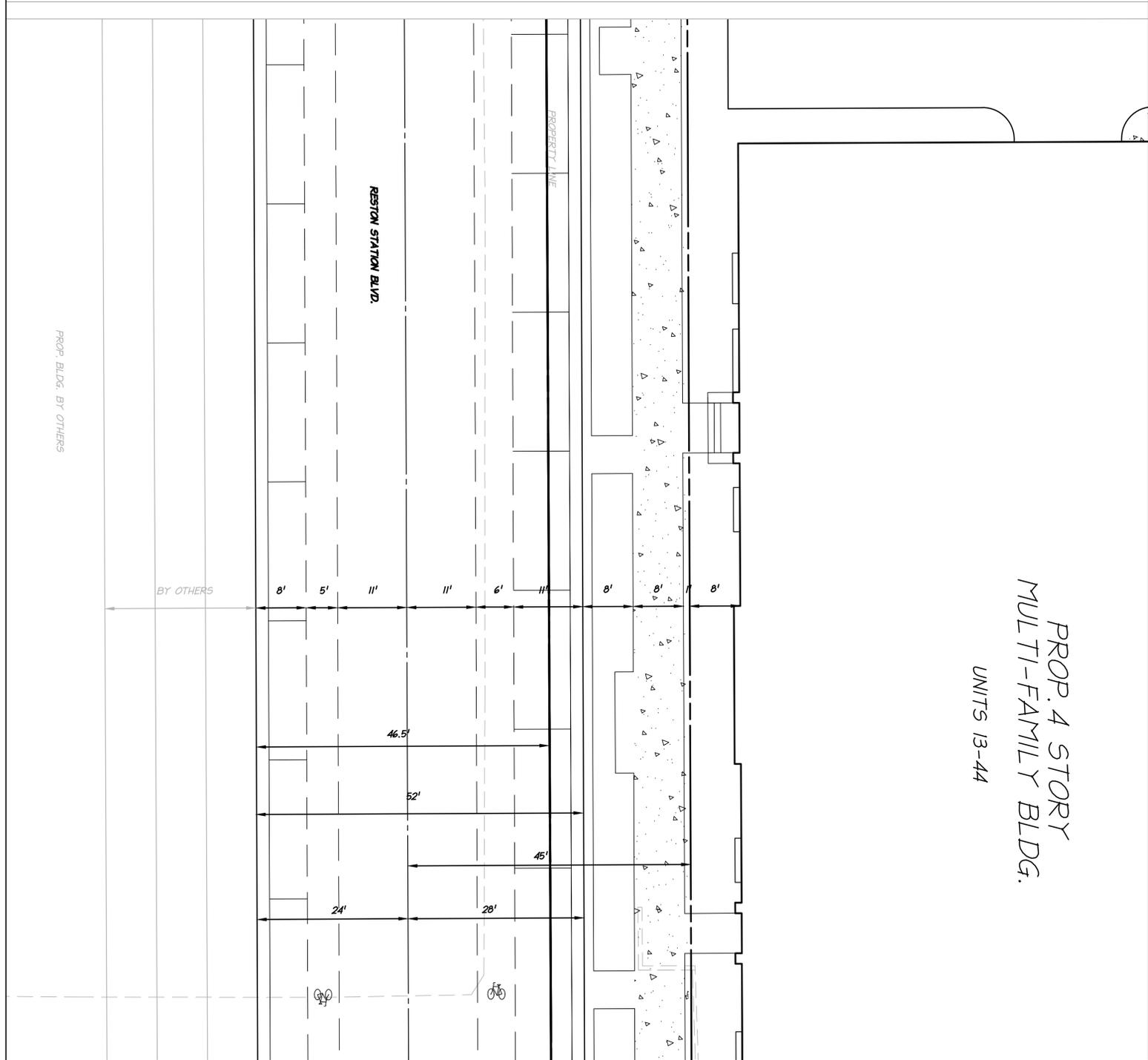
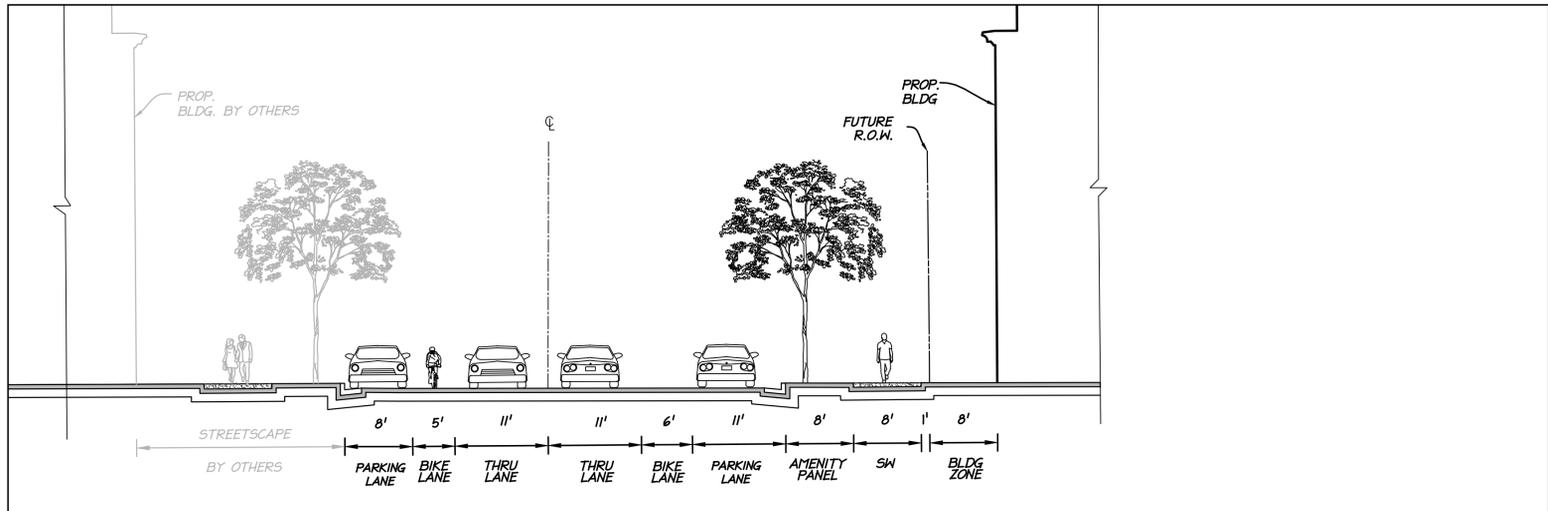
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:  
AS SHOWN

SHEET 4  
OF 12

DATE: JUNE, 2016  
DRAFT: WOR/JMB CHECK: MTM  
FILE NUMBER: 14019-1-1 3B

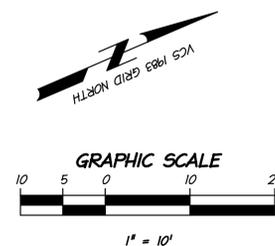


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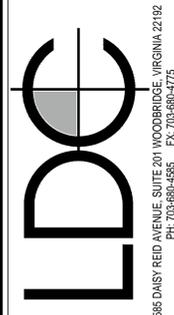
SCALE: 1"=40'

PROPOSED RESTON STATION BLVD. STREET SECTION

SCALE: 1"=10'



NOTE:  
THE DEPICTED AREA SHOWN SOUTH OF THE RESTON STATION BOULEVARD SOUTHERN FACE OF CURB IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SOUTHERN STREETScape TO BE CONSTRUCTED BY OTHERS.



4595 DASHY REED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-686-4555 FAX: 703-686-4713

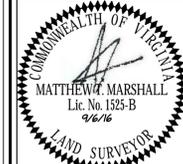
RESTON STATION  
BLVD. STREET  
SECTION

THE LOFTS AT  
RESTON STATION

HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
12/20/15	MTM	1 ADDRESS STAFF COMMENTS		
1/20/16	MTM	2 ADDRESS STAFF COMMENTS		
2/20/16	MTM	3 ADDRESS STAFF COMMENTS		
4/20/16	MTM	4 ADDRESS STAFF COMMENTS		
7/20/16	MTM	5 ADDRESS STAFF COMMENTS		
9/20/16	MTM	6 ADDRESS STAFF COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:  
AS SHOWN

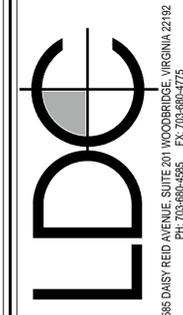
SHEET 4A  
OF 12

DATE: JUNE, 2016  
DRAFT: WOR/JMB CHECK: MTM  
FILE NUMBER: 14019-1-1 3B



NOTE:  
 1. ALL OFF-SITE TRANSPORTATION AND STREETScape IMPROVEMENTS ARE BASED UPON A STREET GRID EXHIBIT PREPARED BY LAND DESIGN, DATED JUNE 15, 2016.  
 2. BULBOUTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FOR ILLUSTRATIVE PURPOSES ONLY!!!



4595 DASHY RED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA, 22192  
 PH: 703-568-4555 FAX: 703-568-4713

OVERALL  
 CONTEXTUAL  
 PLAN

THE LOFTS AT  
 RESTON STATION  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

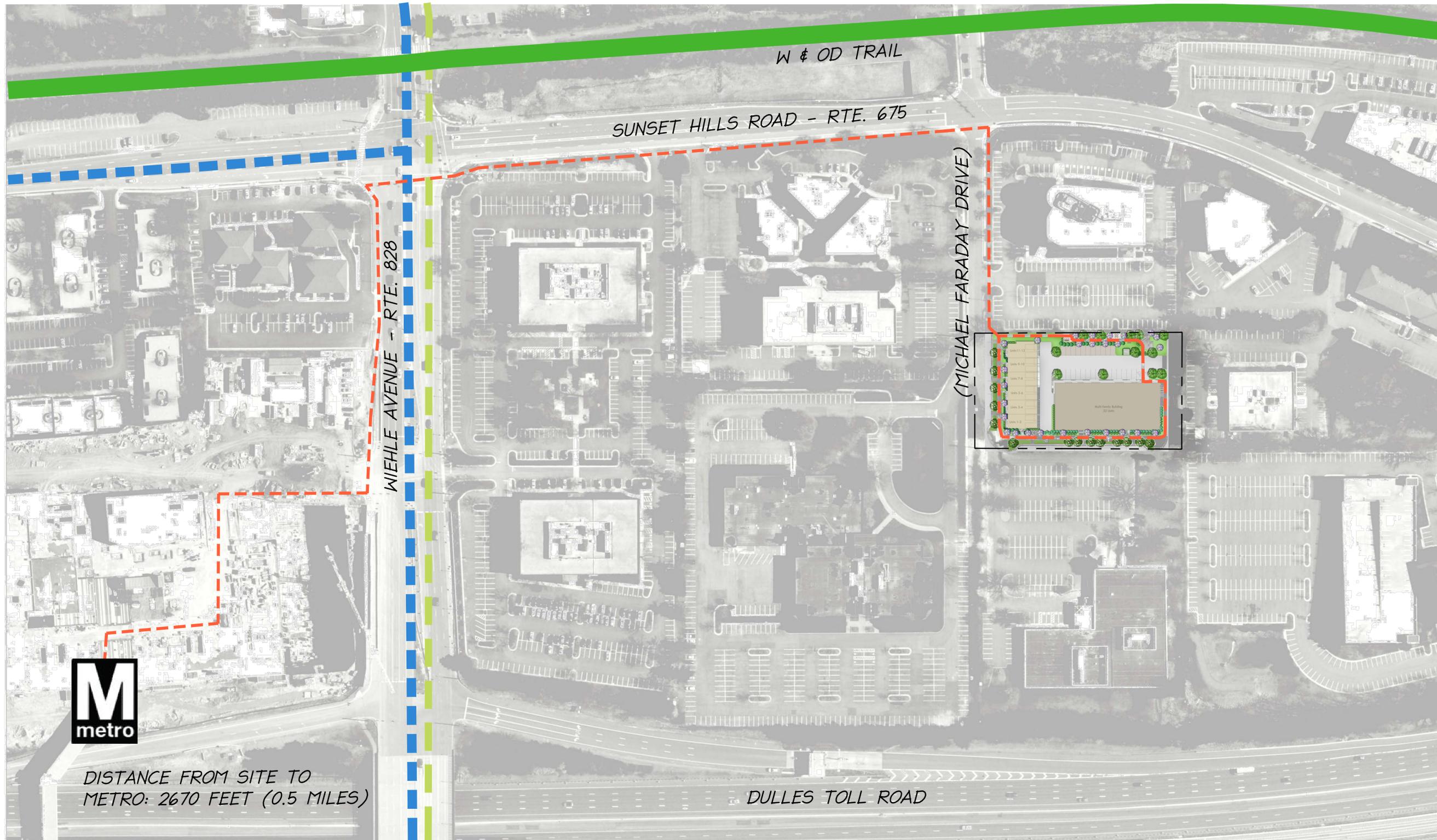
DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
12/20/14	1	COUNTY COMMENTS		
1/22/15	2	ADDRESS STATE COMMENTS		
2/26/15	3	ADDRESS STATE COMMENTS		
4/02/15	4	ADDRESS STATE COMMENTS		
6/02/15	5	ADDRESS STATE COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:  
 NTS  
 SHEET 5 of 12  
 DATE: JUNE, 2015  
 DRAFT: WOR/JMB CHECK: MTM  
 FILE NUMBER: 4019-1-1 3B





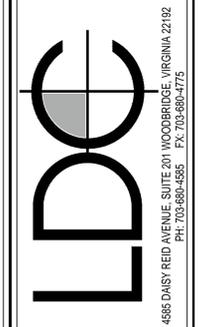
DISTANCE FROM SITE TO METRO: 2670 FEET (0.5 MILES)

**LEGEND:**

- - - PEDESTRIAN METRO ACCESS PATH
- █ W & OD TRAIL
- - - COUNTY RECOMMENDED SHARED USE PATH
- - - COUNTY RECOMMENDED BIKE LANE



FOR ILLUSTRATIVE PURPOSES ONLY!!!

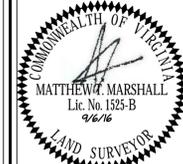


INTERIM PEDESTRIAN CIRCULATION

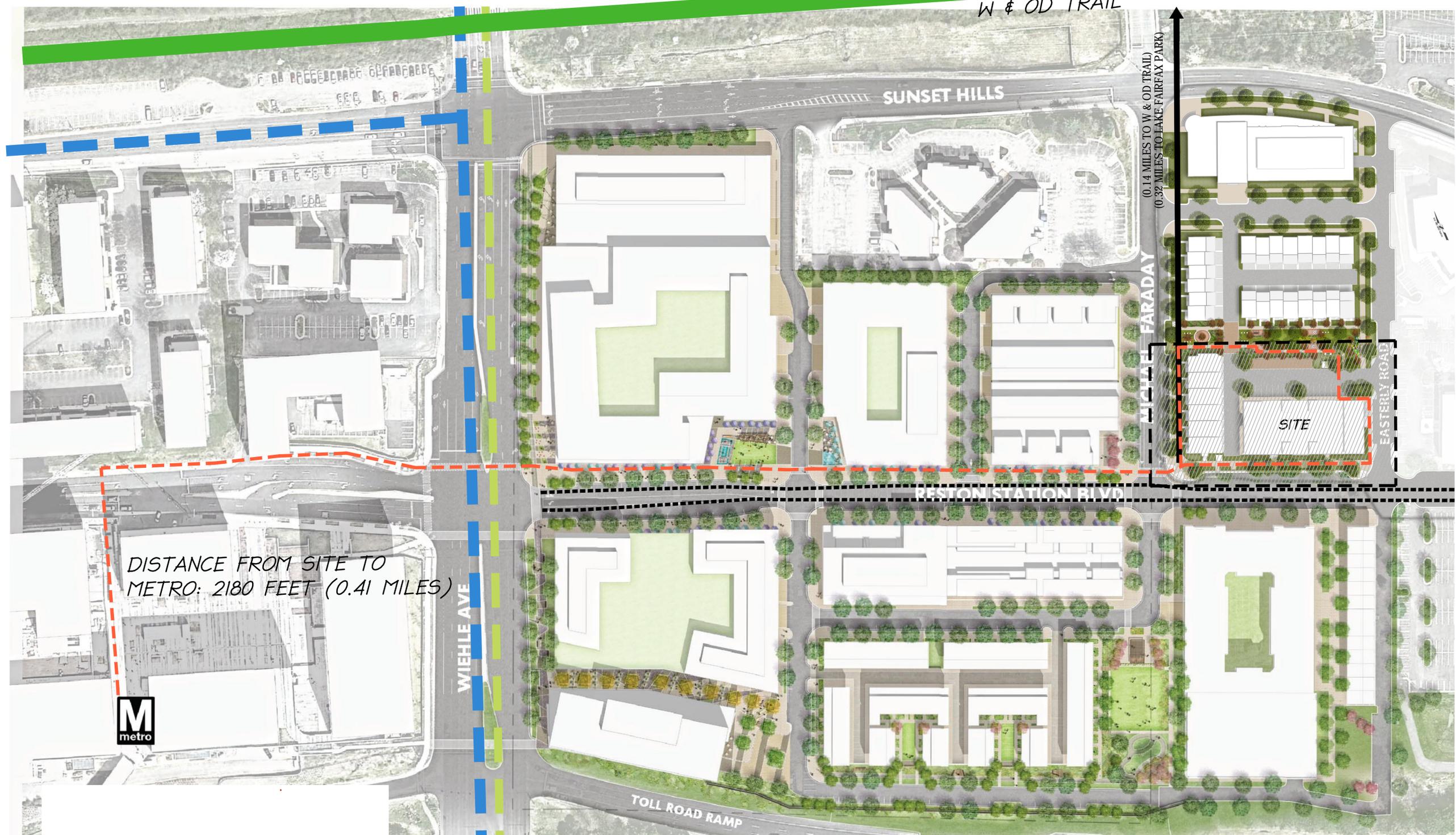
THE LOFTS AT RESTON STATION

DATE	DESCRIPTION	REVIEW BY	APPROVED DATE
12/20/14	COUNTY COMMENTS		
1/22/15	ADDRESS STATE COMMENTS		
2/26/15	ADDRESS STATE COMMENTS		
4/02/15	ADDRESS STATE COMMENTS		
6/02/15	ADDRESS STATE COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: NTS  
 SHEET 5A OF 12  
 DATE: JUNE, 2015  
 DRAFT: WOR/JMB CHECK: MTM  
 FILE NUMBER: 4019-1-1 3B



DISTANCE FROM SITE TO METRO: 2180 FEET (0.41 MILES)

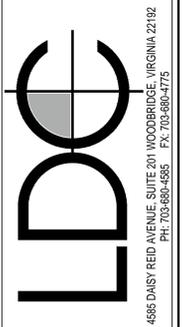


**LEGEND:**

- - - PEDESTRIAN METRO ACCESS PATH
- - - PROPOSED BIKE LANE
- W & OD TRAIL
- COUNTY RECOMMENDED SHARED USE PATH
- COUNTY RECOMMENDED BIKE LANE

**NOTE:**  
ALL OFF-SITE TRANSPORTATION AND STREETScape IMPROVEMENTS ARE BASED UPON A STREET GRID EXHIBIT PREPARED BY LAND DESIGN, DATED JUNE 15, 2016.

FOR ILLUSTRATIVE PURPOSES ONLY!!!



ULTIMATE PEDESTRIAN CIRCULATION

THE LOFTS AT RESTON STATION

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION	REVISION APPROVED BY	REVIEW BY	APPROVED DATE
1/20/16	1. ADDRESS STAFF COMMENTS			
2/22/16	2. ADDRESS STAFF COMMENTS			

HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: NTS

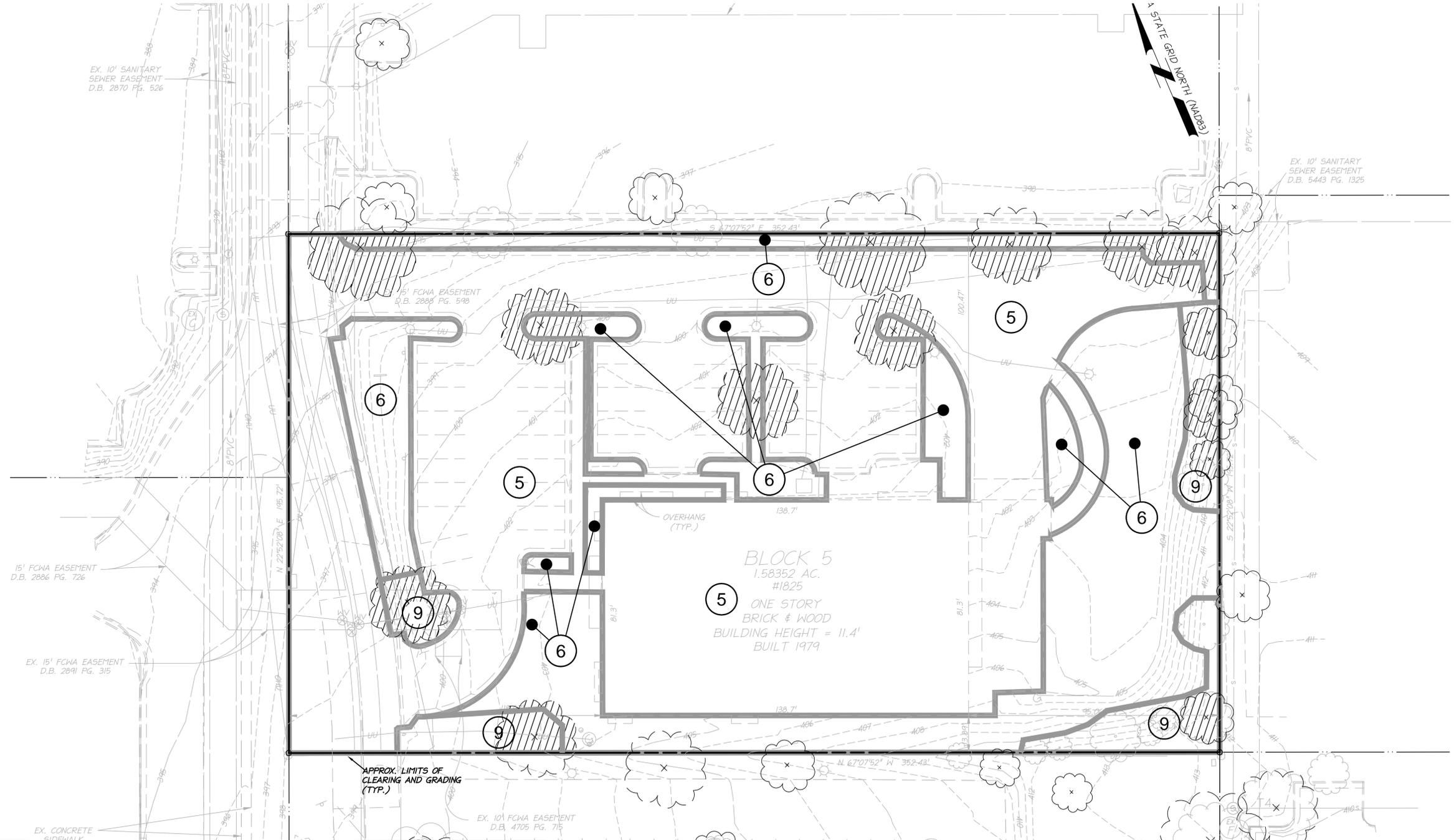
SHEET 5B OF 12

DATE: JUNE, 2015  
DRAFT: WOR/JMB CHECK: MTM  
FILE NUMBER: 14019-1-1 3B

EXISTING VEGETATION MAP

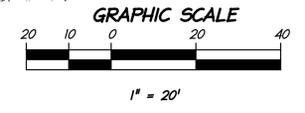
THE LOFTS AT RESTON STATION

HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



- LEGEND:**
- EXISTING TREE
  - FOREST COVER TYPE
  - EXISTING TREE CANOPY

EXISTING VEGETATION MAP  
 SCALE: 1" = 20'



EVM SUMMARY TABLE						
Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments	
5	Developed Land	No trees present; areas of constructed features including buildings, parking and roadways	n.a.	n.a.	1.04 ac.	Predominately building, asphalt paving and concrete sidewalk.
6	Maintained Grasslands	Grassed and landscaped areas, athletic fields or other green areas devoid of natural vegetation	n.a.	n.a.	0.38 ac.	This Cover Type exists as lawn and landscaped areas.
9	Landscaped Tree Canopy	Red Maple, Pine and Spruce primary species.	Mature	Fair-Good	0.16 ac.	This Cover Type contains tree canopy established through the planting of nursery stock trees that is not part of a natural forest community. Turf grass as a groundcover.
Total acreage				1.58 ac.		

\*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE: TREE LOCATIONS ARE NOT FIELD LOCATED.

DATE	DESIGN NO.	REVISION NO.	REVISION DESCRIPTION	REVIEW BY	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



PREPARED BY:  
 Wm. O'Kelly Marshall  
 ISA Certified Arborist, MA-5000A  
 6/10/15

SCALE:  
 1" = 20'

SHEET 6 OF 12

DATE: FEB, 2015  
 DRAFT: WOR/JMB CHECK: MTM  
 FILE NUMBER: 14019-1-1 3B

12" STANDARD SIGN DETAIL

**KEEP OUT**

TREE PROTECTION ZONE

CALL: 703-324-1770 TO REPORT VIOLATIONS

PROHIBIDO ENTRAR ZONA DE PROTECTION DEL ARBOL

TEL. 703-324-1770 PARA REPORTAR INFRACCIONES

18" STANDARD SIGN DIMENSION



August 4, 2016

Mr. Keith W. Cline, Director  
Fairfax County Urban Forest Management  
12055 Government Center Parkway, 5th Floor  
Fairfax, VA 22035

Re: The Lofts at Reston Station  
1825 Michael Faraday Drive  
Fairfax County Parcel #18-3 (6), Parcel 5  
Proposed Zoning - R-30, Approximately 1.58 Acres  
Plan # FZ 2015-HM-005  
LDC Project #14019-1-1

Dear Mr. Cline,

Land Design Consultants, Inc. (LDC) has prepared a Generalized Development Plan (GDP) for the redevelopment of the subject property with forty-two (42) new multi-family dwellings and associated infrastructure. The subject property currently has one (1) commercial building.

LDC has prepared an Existing Vegetation Map, Tree Inventory and Condition Analysis for the above referenced property in accordance with Section 12 of the Public Facilities Manual (PFM). Copies of this information are provided herein.

In accordance with Section 12-0508.3A(1)(2)(3), LDC is respectfully requesting permission to deviate from the Tree Preservation Target requirements. Currently, the subject property is approximately 10.1% covered by existing tree canopy. Upon development, 10% of the subject property shall be required as tree canopy. Of the required 10% tree canopy, 10.1% of this should be provided via preservation. At this time, the Applicant is proposing zero (0) square feet of preservation. The tree preservation target cannot be met on site due to the poor condition and species of existing vegetation and the fact that construction activities could be reasonably expected to impact existing vegetation, as further discussed below. The following serves as our justification for this request:

- Of the twenty-two (22) trees inventoried in accordance with the PFM, only fifteen (15) are located on the subject property. The existing trees were planted in conjunction with the current office building development and are not part of a natural forest community. All fifteen (15) trees inventoried onsite trees are located inside of the proposed limits of clearing. Two (2) of the twenty-two (22) inventoried onsite trees are in fair to poor condition. In accordance with the PFM (12-0403.2), trees designated for preservation shall be in fair to excellent condition at time of plan submission.

Further, a few of the trees on site have varying degrees of problems, which will impact their structural integrity and will lead to further decline meeting the definition of "poor condition". In accordance with the PFM (12-0403.2A), trees designated for preservation should have a high degree of structural integrity. In accordance with Section 12-0508.3A(1), deviations from the Tree

Preservation Target are permitted if meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance. Further, in accordance with Section 12-0508.3A(2), deviations from the Tree Preservation Target are

PH 703.680.4595 • FX 703.680.4775 • PLAN@LDC-VA.COM  
4655 Daisey Road Avenue, Suite 201 • Woodbridge, VA 22192 • WWW.LDC-VA.COM

Mr. Keith W. Cline, Director  
Fairfax County Department of Public Works and Environmental Services  
Re: The Lofts at Reston Station  
1825 Michael Faraday Drive  
Fairfax County Parcel #18-3 (6), Parcel 5  
Proposed Zoning - R-30, Approximately 1.58 Acres  
LDC Project #14019-1-1

August 4, 2016  
Page 2 of 2

permitted if meeting the tree preservation target would require the preservation of trees that do not meet the standards for health and structural condition. These trees should not be preserved and are recommended for removal. Further, in accordance with Section 12-0508.3A(3), deviations from the Tree Preservation Target are permitted if construction activities could be reasonably expected to impact existing trees or forested areas used to meet the tree preservation target to the extent they would not likely survive in a healthy manner for a minimum of ten (10) years. The proposed construction will negatively impact these fair to poor quality trees.

- The subject property does not contain any "champion", "heritage", "specimen", "memorial" or "street" trees as designated in Chapter 120 of the County Code.

- In order to meet Tree Canopy requirements, the Applicant will plant quality, native and proven desirable species on site. In total, the Applicant is proposing 6,225 square feet of new vegetation, resulting in a total of 6,225 square feet of tree canopy coverage. This will result in meeting the 10% Tree Canopy Requirements as required by the PFM.

For the reasons stated above, we respectfully request your approval of a deviation from the Tree Preservation Target.

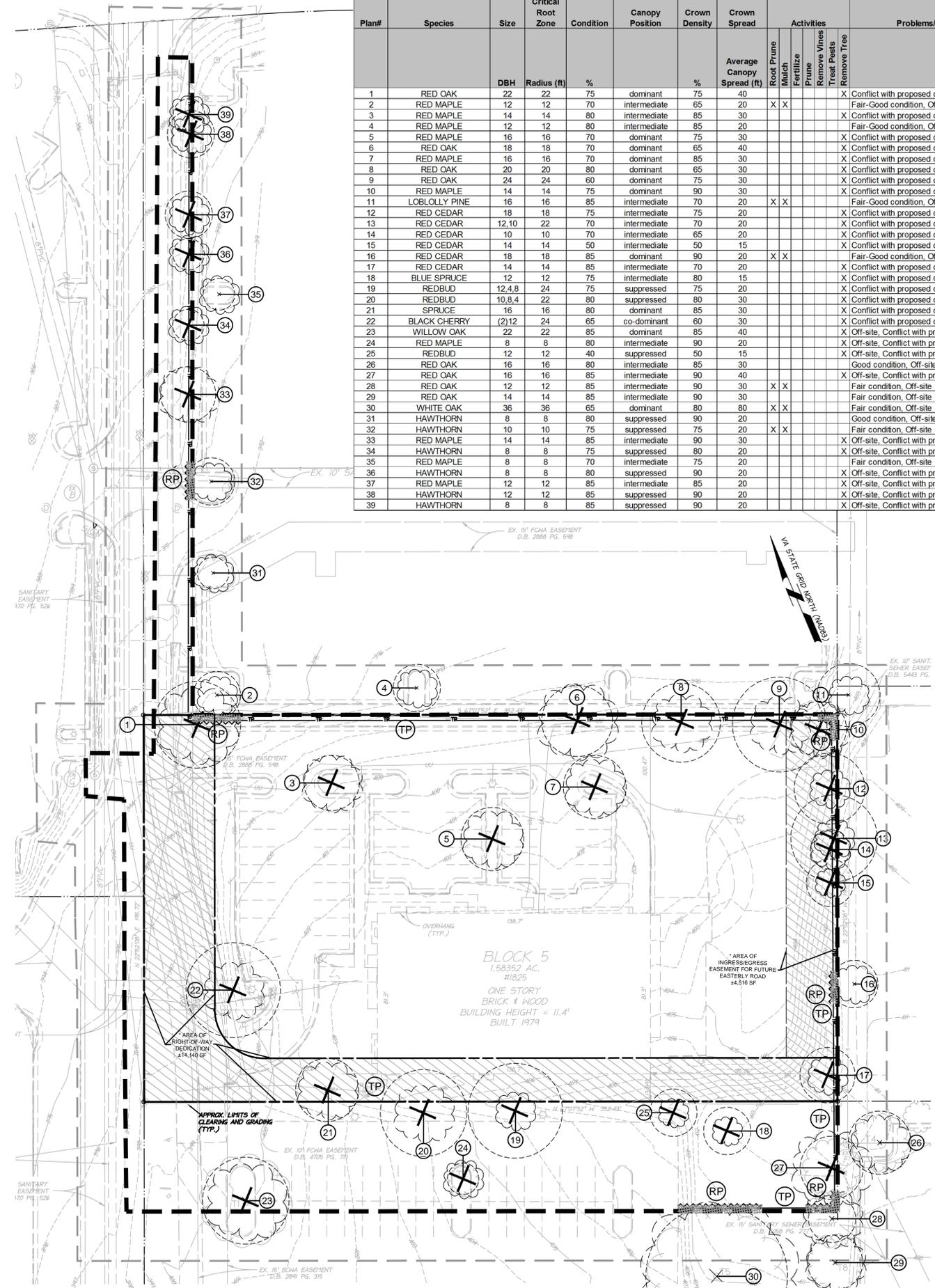
Sincerely,

*Wm. O'Kelly Russell*

Wm. O'Kelly Russell  
Senior Landscape Architect and Arborist

cc: File

TREE INVENTORY													
Plan#	Species	Size	Critical Root Zone	Condition	Canopy Position	Crown Density	Crown Spread	Average Canopy Spread (ft)	Root Prune	Mulch	Fertilize	Action to be taken	
		DBH	Radius (ft)	%		%							
1	RED OAK	22	22	75	dominant	75	40					X Conflict with proposed construction	Remove
2	RED MAPLE	12	12	70	intermediate	65	20		X	X		Fair-Good condition, Off-site	To remain, Root Prune, Mulch
3	RED MAPLE	14	14	80	intermediate	85	30					X Conflict with proposed construction	Remove
4	RED MAPLE	12	12	80	intermediate	85	20					Fair-Good condition, Off-site	To remain
5	RED MAPLE	16	16	70	dominant	75	30					X Conflict with proposed construction	Remove
6	RED OAK	18	18	70	dominant	65	40					X Conflict with proposed construction	Remove
7	RED MAPLE	16	16	70	dominant	85	30					X Conflict with proposed construction	Remove
8	RED OAK	20	20	80	dominant	65	30					X Conflict with proposed construction	Remove
9	RED OAK	24	24	60	dominant	75	30					X Conflict with proposed construction	Remove
10	RED MAPLE	14	14	75	dominant	90	30					X Conflict with proposed construction	Remove
11	LOBLOLLY PINE	16	16	85	intermediate	70	20		X	X		Fair-Good condition, Off-site	To remain, Root Prune, Mulch
12	RED CEDAR	18	18	75	intermediate	75	20					X Conflict with proposed construction	Remove
13	RED CEDAR	12,10	22	70	intermediate	70	20					X Conflict with proposed construction	Remove
14	RED CEDAR	10	10	70	intermediate	65	20					X Conflict with proposed construction	Remove
15	RED CEDAR	14	14	50	intermediate	50	15					X Conflict with proposed construction	Remove
16	RED CEDAR	18	18	85	dominant	90	20		X	X		Fair-Good condition, Off-site	To remain, Root Prune, Mulch
17	RED CEDAR	14	14	85	intermediate	70	20					X Conflict with proposed construction	Remove
18	BLUE SPRUCE	12	12	75	intermediate	80	15					X Conflict with proposed construction	Remove
19	REDBUD	12,4,8	24	75	suppressed	75	20					X Conflict with proposed construction	Remove
20	REDBUD	10,8,4	22	80	suppressed	80	30					X Conflict with proposed construction	Remove
21	SPRUCE	16	16	80	dominant	85	30					X Conflict with proposed construction	Remove
22	BLACK CHERRY	(2)12	24	65	co-dominant	60	30					X Conflict with proposed construction	Remove
23	WILLOW OAK	22	22	85	dominant	85	40					X Off-site, Conflict with proposed construction	Remove*
24	RED MAPLE	8	8	80	intermediate	90	20					X Off-site, Conflict with proposed construction	Remove*
25	REDBUD	12	12	40	suppressed	50	15					X Off-site, Conflict with proposed construction	Remove*
26	RED OAK	16	16	80	intermediate	85	30					Good condition, Off-site	To remain
27	RED OAK	16	16	85	intermediate	90	40					X Off-site, Conflict with proposed construction	Remove*
28	RED OAK	12	12	85	intermediate	90	30		X	X		Fair condition, Off-site	To remain, Root Prune, Mulch
29	RED OAK	14	14	85	intermediate	90	30					Fair condition, Off-site	To remain
30	WHITE OAK	36	36	65	dominant	80	80		X	X		Fair condition, Off-site	To remain, Root Prune, Mulch
31	HAWTHORN	8	8	80	suppressed	90	20					Good condition, Off-site	To remain
32	HAWTHORN	10	10	75	suppressed	75	20		X	X		Fair condition, Off-site	To remain, Root Prune, Mulch
33	RED MAPLE	14	14	85	intermediate	90	30					X Off-site, Conflict with proposed construction	Remove*
34	HAWTHORN	8	8	75	suppressed	80	20					X Off-site, Conflict with proposed construction	Remove*
35	RED MAPLE	8	8	70	intermediate	75	20					Fair condition, Off-site	To remain
36	HAWTHORN	8	8	80	suppressed	90	20					X Off-site, Conflict with proposed construction	Remove*
37	RED MAPLE	12	12	85	intermediate	85	20					X Off-site, Conflict with proposed construction	Remove*
38	HAWTHORN	12	12	85	suppressed	90	20					X Off-site, Conflict with proposed construction	Remove*
39	HAWTHORN	8	8	85	suppressed	90	20					X Off-site, Conflict with proposed construction	Remove*



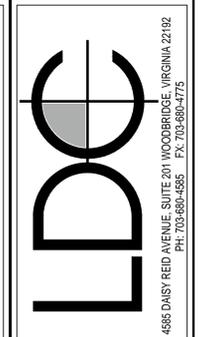
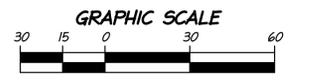
\* NOTE: WRITTEN PERMISSION REQUIRED PRIOR TO REMOVAL OF OFF-SITE TREES.

**LEGEND:**

- EXISTING TREE
- TREE CANOPY CREDIT
- TREE TO BE REMOVED
- TREE ID
- CRITICAL ROOT ZONE (CRZ)
- 25' BEYOND LCG
- LIMITS OF CLEARING & GRADING
- TREE PROTECTION
- ROOT PRUNING
- AREA TO BE MULCHED
- ITEMIZED AREAS OF DEDUCTION

GROSS SITE AREA	68,978 SF (1.58 AC)
DEDUCTION OF SWM ESMT	0 SF (0.00 AC)
AREA OF INGRESS/EGRESS ESMT	4,516 SF (0.10 AC)
AREA OF R.O.W. DEDICATION	14,140 SF (0.32 AC)
<b>ADJUSTED NET SITE AREA</b>	<b>50,322 SF (1.16 AC)</b>

PREPARED BY:  
Wm. O'Kelly Russell  
ISA Certified Arborist, MA-5000A  
2/24/16



TREE CONSERVATION PLAN

THE LOFTS AT RESTON STATION

NO.	DATE	DESCRIPTION	REVIEWED BY	APPROVED DATE
1		COUNTY COMMENTS		
2		COUNTY COMMENTS		
3		COUNTY COMMENTS		
4		COUNTY COMMENTS		
5		COUNTY COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:  
1" = 30'

SHEET 6A OF 12

DATE: JUNE, 2015  
DRAFT: WOR/JMB  
CHECK: MTM  
FILE NUMBER: 14019-1-1 3B



**PLANTING KEY**

	CANOPY TREE (CATEGORY IV)
	PARKING LOT CANOPY TREE (CATEGORY IV)
	STREET TREE (CATEGORY III) (MAINTAINED BY CONDO ASSOC.)
	ORNAMENTAL TREE (CATEGORY II)
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	GROUNDCOVER

**SCHEDULE B - PLANT SCHEDULE**

TREES:	QUANTITY	SIZE	COVERAGE	TOTAL
CANOPY (Category IV)	12	2" CAL.	200 SF	2400 SF
CANOPY (Category III) (Improved Cultivar) (Street)	14	2" CAL.	150 SF	2100 SF
ORNAMENTAL (Category II)	23	1" CAL.	75 SF	1725 SF
<b>SHRUBS:</b>				
EVERGREEN	74	-	-	-
DECIDUOUS	103	-	-	-
ORNAMENTAL GRASS	53	-	-	-
			12.37 %	6,225.00 SF

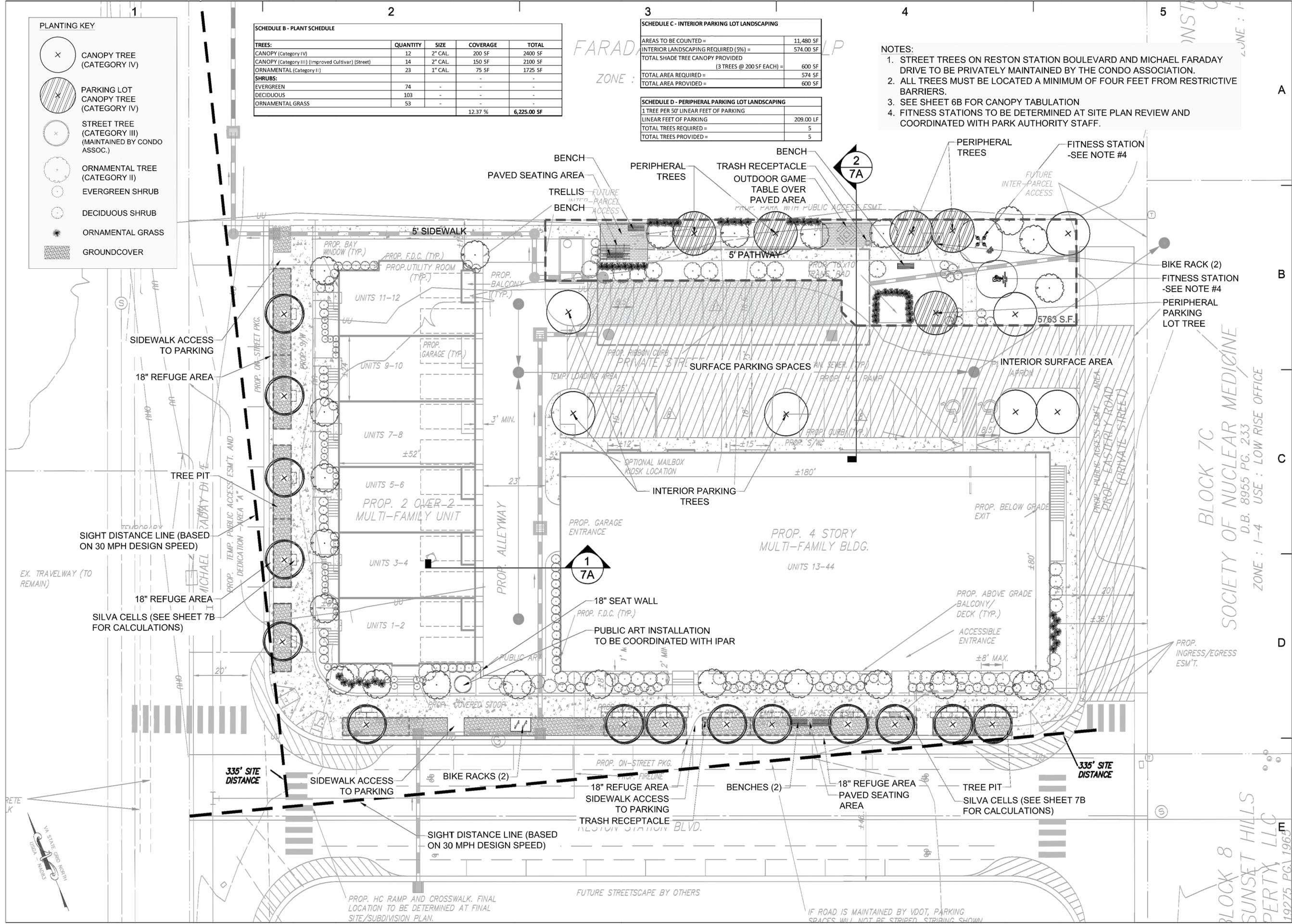
**SCHEDULE C - INTERIOR PARKING LOT LANDSCAPING**

AREAS TO BE COUNTED =	11,480 SF
INTERIOR LANDSCAPING REQUIRED (5%) =	574.00 SF
TOTAL SHADE TREE CANOPY PROVIDED	600 SF
(3 TREES @ 200 SF EACH) =	600 SF
TOTAL AREA REQUIRED =	574 SF
TOTAL AREA PROVIDED =	600 SF

**SCHEDULE D - PERIPHERAL PARKING LOT LANDSCAPING**

1 TREE PER 50' LINEAR FEET OF PARKING	209.00 LF
LINEAR FEET OF PARKING	209.00 LF
TOTAL TREES REQUIRED =	5
TOTAL TREES PROVIDED =	5

- NOTES:**
- STREET TREES ON RESTON STATION BOULEVARD AND MICHAEL FARADAY DRIVE TO BE PRIVATELY MAINTAINED BY THE CONDO ASSOCIATION.
  - ALL TREES MUST BE LOCATED A MINIMUM OF FOUR FEET FROM RESTRICTIVE BARRIERS.
  - SEE SHEET 6B FOR CANOPY TABULATION
  - FITNESS STATIONS TO BE DETERMINED AT SITE PLAN REVIEW AND COORDINATED WITH PARK AUTHORITY STAFF.



In association with:

Project Owner: **PULTE GROUP**

Project Title: **The Lofts at Reston Station**

Professional Seal: **ZACHARY LETTIC**, Cert. No. 091169, 09/06/16, LANDSCAPE ARCHITECT, COMMONWEALTH OF VIRGINIA

No.	Revision	Date

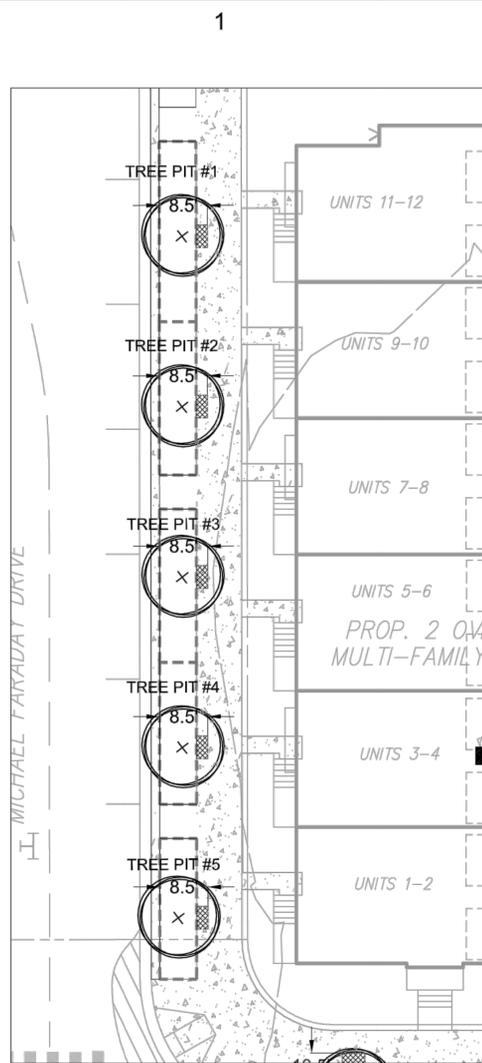
Drawn by: NT/AE    Checked by: ZL/AE  
 Scale: 1" = 15'    Date: September 6, 2016  
 Issued for: \_\_\_\_\_

Drawing Title: **Landscape Plan**

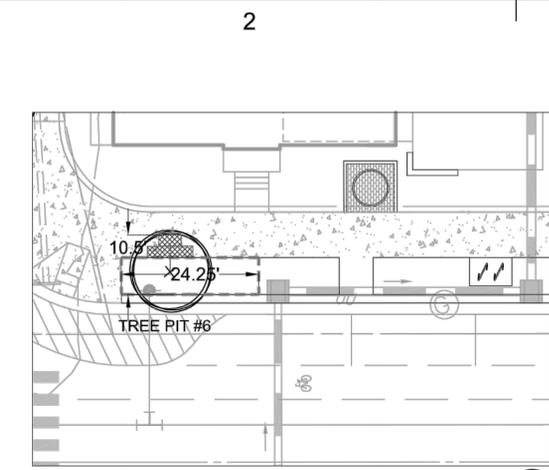
Drawing Number: **7 of 12**

LPDA Project Number: 1602-03

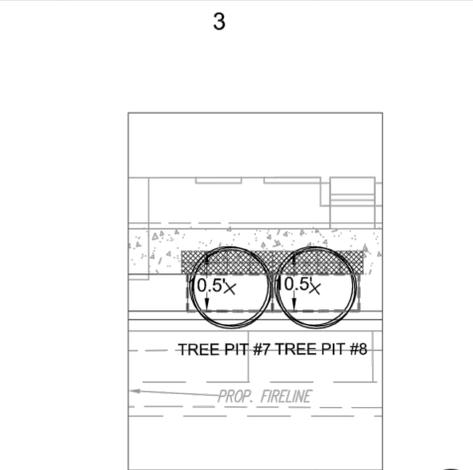




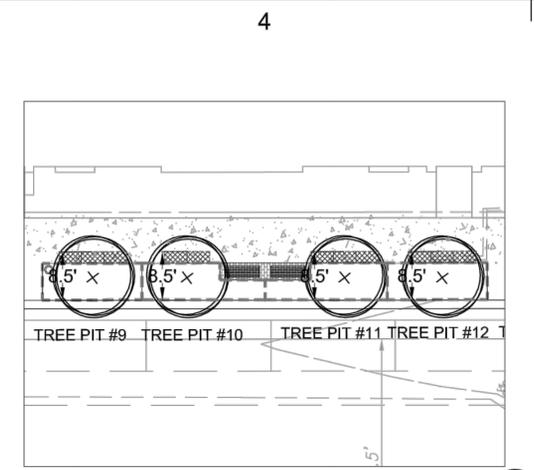
MICHAEL FARADAY DRIVE CONTIGUOUS PANEL #1  
SCALE: 1" = 15'-0"



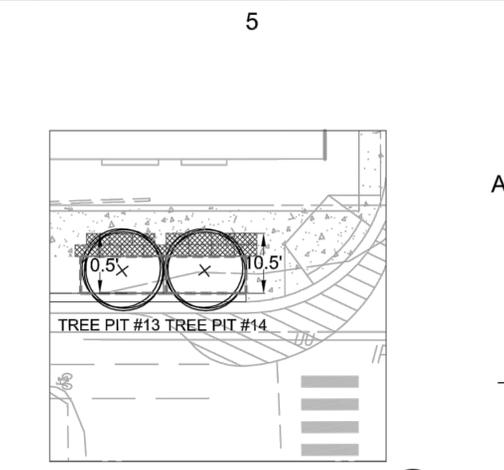
RESTON STATION BOULEVARD CONTIGUOUS PANEL #1  
SCALE: 1" = 15'-0"



RESTON STATION BOULEVARD CONTIGUOUS PANEL #2  
SCALE: 1" = 15'-0"

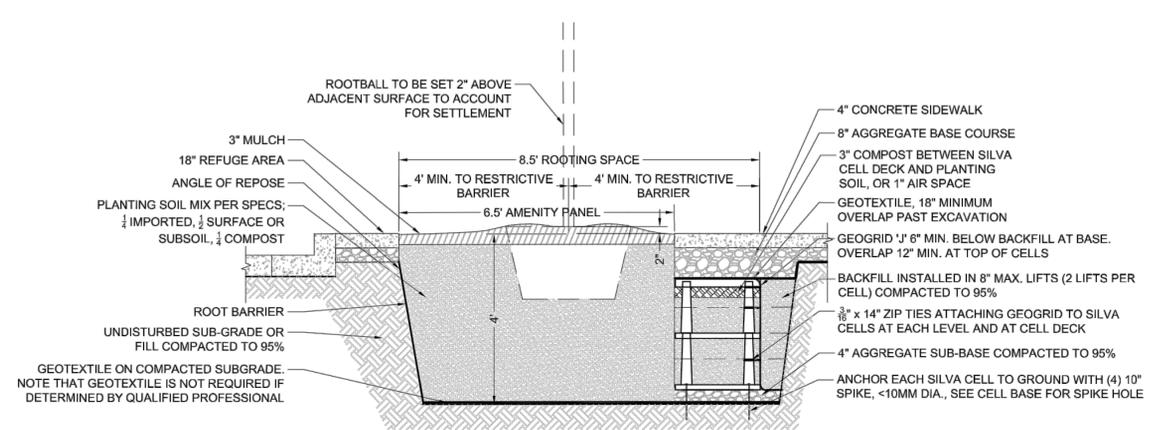


RESTON STATION BOULEVARD CONTIGUOUS PANEL #3  
SCALE: 1" = 15'-0"

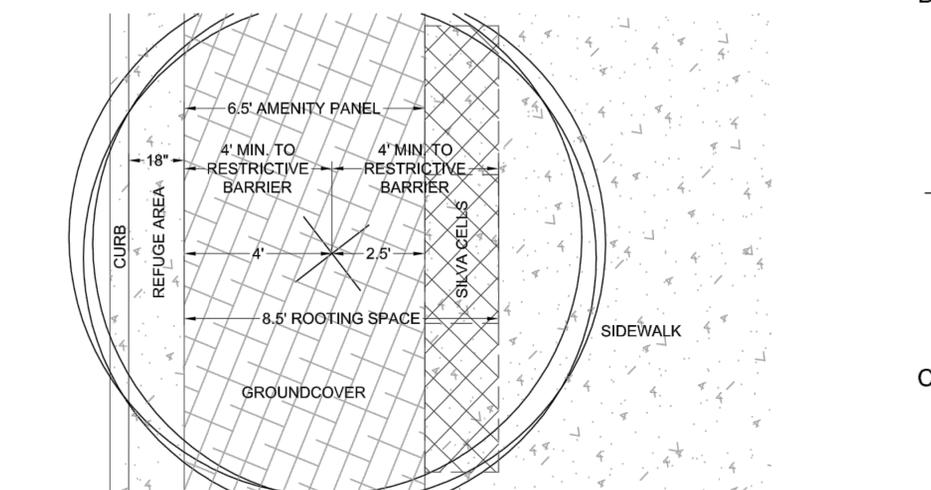


RESTON STATION BOULEVARD CONTIGUOUS PANEL #4  
SCALE: 1" = 15'-0"

SILVA CELLS
  TREE PIT



STREETSCAPE TREE PIT DETAIL  
NO SCALE



TREE PIT LAYOUT  
NO SCALE

**Schedule E- Ultimate Soil Cell Computations**

9/6/2016

Tree Pit	Required Volume (cf)	Pit Area (sf)	Pit Area at 48" depth (cf)	Additional Area Needed (cf)	Number of Cells Required to Reach Area Required	Number of Cells Provided for Area Required	Number of Cells Provided to Reach 8' Root Area Required	Comments	
<b>Michael Faraday Drive Contiguous Panel #1</b>									
1	500	198.84	795.36	-295.36	-29.54	0	1 @ 1 cell depth	500 cf. req. if 3+ trees in continuous planting area	
2	500	168.35	673.40	-173.40	-17.34	0	1 @ 1 cell depth	500 cf. req. if 3+ trees in continuous planting area	
3	500	168.44	673.76	-173.76	-17.38	0	1 @ 1 cell depth	500 cf. req. if 3+ trees in continuous planting area	
4	500	155.42	621.68	-121.68	-12.17	0	1 @ 1 cell depth	500 cf. req. if 3+ trees in continuous planting area	
5	500	161.30	645.20	-145.20	-14.52	0	1 @ 1 cell depth	500 cf. req. if 3+ trees in continuous planting area	
<b>Reston Station Boulevard Contiguous Panel #1</b>									
6	700	158.19	632.76	67.24	6.72	7	No Additional	700 cf. req. if 1 tree in planting area	
<b>Reston Station Boulevard Contiguous Panel #2</b>									
7	600	91.04	364.16	235.84	23.58	24	No Additional	600 cf. req. if 2 trees in a continuous planting area	
8	600	92.97	371.88	228.12	22.81	24	No Additional	600 cf. req. if 2 trees in a continuous planting area	
<b>Reston Station Boulevard Contiguous Panel #3</b>									
9	500	107.62	430.48	69.52	6.95	7	No Additional	500 cf. req. if 3+ trees in continuous planting area	
10	500	110.25	441.00	59.00	5.90	6	No Additional	500 cf. req. if 3+ trees in continuous planting area	
11	500	109.66	438.64	61.36	6.14	7	No Additional	500 cf. req. if 3+ trees in continuous planting area	
12	500	107.67	430.68	69.32	6.93	7	No Additional	500 cf. req. if 3+ trees in continuous planting area	
<b>Reston Station Boulevard Contiguous Panel #4</b>									
13	600	98.39	393.56	206.44	20.64	21	No Additional	600 cf. req. if 2 trees in a continuous planting area	
14	600	91.32	365.28	234.72	23.47	24	No Additional	600 cf. req. if 2 trees in a continuous planting area	
					<b>Total Cells Provided</b>	<b>127</b>	<b>5</b>		

\*Silva cells to be placed at a minimum depth of 36"-48" unless otherwise noted.

In association with:

Project Owner

PULTE GROUP

Project Title

The Lofts at Reston Station



No. Revision Date

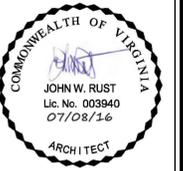
Drawn by: NT/AE Checked by: ZL/AE  
Scale: AS SHOWN Date: September 6, 2016  
Issued for:

Drawing Title

Street Tree Soil Area

Drawing Number

7B of 12



**RUST | ORLING**  
ARCHITECTURE

1215 CAMERON STREET  
ALEXANDRIA, VA  
22314

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www.rustorling.com

THE LOFTS AT RESTON STATION  
1825 Michael Faraday Drive, Fairfax, VIRGINIA

15.003

REVISIONS

DATE	DESCRIPTION

GDP  
07.08.16

BUILDING 1  
ELEVATIONS

SHEET NO.

8 of 12



D BUILDING 1 RIGHT SIDE ELEVATION  
3/32" = 1'-0"



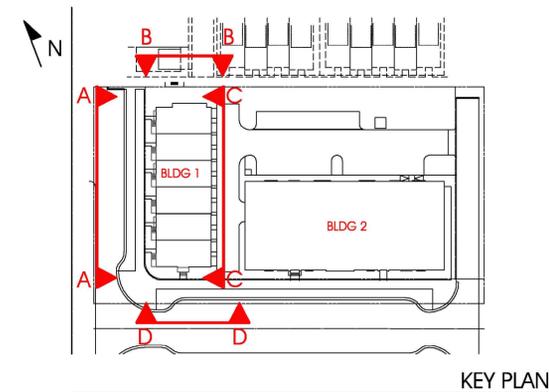
C BUILDING 1 REAR ELEVATION  
3/32" = 1'-0"



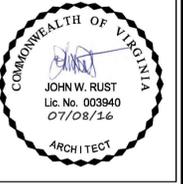
B BUILDING 1 LEFT SIDE ELEVATION  
3/32" = 1'-0"



A BUILDING 1 FRONT ELEVATION  
3/32" = 1'-0"



KEY PLAN



**RUST | ORLING**  
ARCHITECTURE

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**THE LOFTS AT RESTON STATION**  
1825 Michael Faraday Drive, Fairfax, VIRGINIA

15.003

REVISIONS	
DATE	DESCRIPTION

GDP  
07.08.16

BUILDING 2  
ELEVATIONS

SHEET NO.

8A of 12



**BUILDING 2 RIGHT SIDE ELEVATION**  
3/32" = 1'-0"

D



**BUILDING 2 REAR ELEVATION**  
3/32" = 1'-0"

C



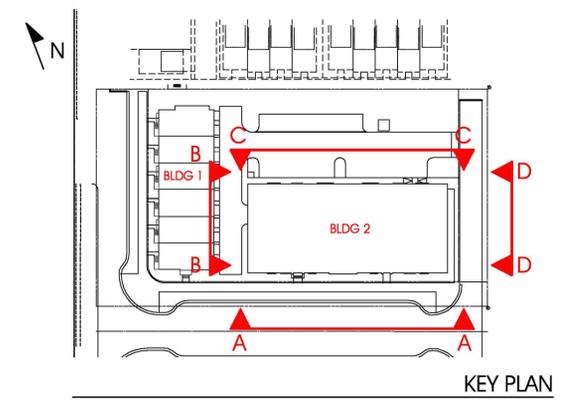
**BUILDING 2 LEFT SIDE ELEVATION**  
3/32" = 1'-0"

B



**BUILDING 2 FRONT ELEVATION**  
3/32" = 1'-0"

A





**RUST | ORLING**  
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1215 CAMERON STREET  
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**THE LOFTS AT RESTON STATION**

1825 Michael Faraday Drive, Fairfax, VIRGINIA

15.003

REVISIONS

DATE	DESCRIPTION

GDP  
07.08.16

RESTON STATION  
BLVD STREETSCAPE

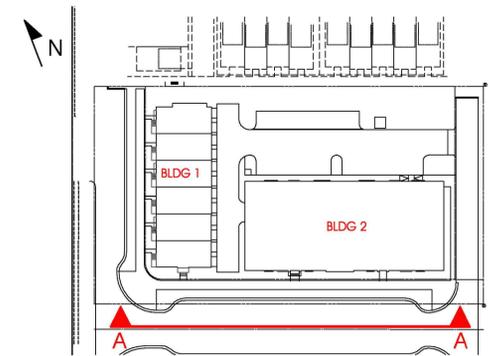
SHEET NO.

8B of 12



A

RESTON STATION BLVD STREETSCAPE  
3/32" = 1'-0"



KEY PLAN



**Drainage Area A**

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.16	0.16	0.25
Impervious Cover (acres)				0.90	0.90	0.95
<b>Total</b>				<b>1.06</b>		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	2.04
Post Development Treatment Volume in D.A. A (ft <sup>3</sup> )	3,249

**Stormwater Best Management Practices (RR = Runoff Reduction)**

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
<b>3. Permeable Pavement (RR)</b>													
3.a. Permeable Pavement #1 (Spec #7)	45		0.03	0	47	57	103	25	0.00	0.06	0.04	0.03	14.b. MTD - Filtering
3.b. Permeable Pavement #2 (Spec #7)	75				0	0	0	25		0.00	0.00	0.00	
<b>14. Manufactured Treatment Devices (no RR)</b>													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0	0.16	0.87	57	0	3,202	3,202	50	0.03	1.97	1.00	1.00	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (ac) 0.90 AREA CHECK: OK.  
 TOTAL MANAGED TURF AREA TREATED (ac) 0.16 AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) 0.86

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) 2.04  
 TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 1.00  
 TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.04  
 TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr) 1.04  
 TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr) 1.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

**Drainage Area B**

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.20	0.20	0.25
Impervious Cover (acres)				0.32	0.32	0.95
<b>Total</b>				<b>0.52</b>		

**Runoff Volume and Curve Number Calculations**

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm
2.62	3.17	4.87

Use NOAA Atlas 14 (<http://hdsc.nws.noaa.gov/hdsc/plis/>)

**\*Notes (see below):**

- The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quality requirements. See VRRM User's Guide and Documentation for additional information.
- Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.
- Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.

**Drainage Area Curve Numbers and Runoff Depths\***

Curve numbers (CN, CNadj) and runoff depths (RV<sub>Developed</sub>) are computed with and without reduction practices.

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forest/Open Space - undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	1.06
	CN	30	55	70	77	Runoff Reduction Volume (ft <sup>3</sup> ): 47
Managed Turf - disturbed, graded for yards or other turf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.16	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.90	
	CN	98	98	98	98	
	CN (D.A. A)	95				
RV <sub>Developed</sub> (watershed-inch) with no Runoff Reduction*		2.08	2.62	4.29		
RV <sub>Developed</sub> (watershed-inch) with Runoff Reduction*		2.07	2.60	4.28		
Adjusted CN*		95	95	95		

Drainage Area B		A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forest/Open Space - undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	0.52
	CN	30	55	70	77	Runoff Reduction Volume (ft <sup>3</sup> ): 0
Managed Turf - disturbed, graded for yards or other turf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.20	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.32	
	CN	98	98	98	98	
	CN (D.A. B)	91				
RV <sub>Developed</sub> (watershed-inch) with no Runoff Reduction*		1.72	2.23	3.86		
RV <sub>Developed</sub> (watershed-inch) with Runoff Reduction*		1.72	2.23	3.86		
Adjusted CN*		91	91	91		

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Update Summary Sheet

**Site Summary**

Total Rainfall (in):	43
Total Disturbed Acreage:	2.70

Print Preview Print

**Site Land Cover Summary**

Pre-ReDevelopment Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.58	0.58	37
Impervious Cover (acres)	0.00	0.00	0.00	1.00	1.00	63
<b>Total</b>				<b>1.58</b>		<b>100</b>

**Post-ReDevelopment Land Cover (acres)**

Post-ReDevelopment Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.36	0.36	23
Impervious Cover (acres)	0.00	0.00	0.00	1.22	1.22	77
<b>Total</b>				<b>1.58</b>		<b>100</b>

**Site Tn and Land Cover Nutrient Loads**

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment (New Impervious)	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.79	0.76	0.95	0.76
Treatment Volume (ft <sup>3</sup> )	4,534	3,775	759	3,775
TP Load (lb/yr)	2.85	2.37	0.48	2.37

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
1.74	1.80	1.74

Total TP Load Reduction Required (lb/yr)	0.86	0.47	0.39
--	------	------	------

**Drainage Area A Summary**

Land Cover Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.16	0.16	15
Impervious Cover (acres)	0.00	0.00	0.00	0.90	0.90	85
<b>Total</b>				<b>1.06</b>		<b>100</b>

**BMP Selections**

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft <sup>3</sup> )	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
3.a. Permeable Pavement #1 (Spec #7)		0.03	105.46	0.00	0.06	0.04	0.03	14.b. MTD - Filtering
14.b. Manufactured Treatment Device-Filtering	0.16	0.87	3,202.30	0.03	1.97	1.00	1.00	

Total Impervious Cover Treated (acres)	0.90
Total Turf Area Treated (acres)	0.16
Total TP Load Reduction Achieved in D.A. (lb/yr)	1.04
Total TN Load Reduction Achieved in D.A. (lb/yr)	0.27

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

2011 BMP Standards and Specifications 2013 Draft BMP Standards and Specifications

CLEAR ALL (Ctrl+Shift+H)

data input cells  
constant values  
calculation cells  
final results

Project Name: The Lofts at Reston Station  
 Date: 29-Jul-16  
 Linear Development Project? No

**Site Information**

**Post-Development Project (Treatment Volume and Loads)**

Enter Total Disturbed Area (acres) → 2.70

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.22
Post-Development TP Load Reduction for Site (lb/yr):	0.86

Check:  
 BMP Design Specifications List: 2013 Draft Stds & Specs  
 Linear project? No  
 Land cover areas entered correctly? ✓  
 Total disturbed area entered? ✓

**Pre-ReDevelopment Land Cover (acres)**

Pre-ReDevelopment Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be				0.58	0.58
Impervious Cover (acres)				1.00	1.00
<b>Total</b>				<b>1.58</b>	

**Post-Development Land Cover (acres)**

Post-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be				0.36	0.36
Impervious Cover (acres)				1.22	1.22
<b>Total</b>				<b>1.58</b>	

**Constants**

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
β (unitless correction factor)	0.90

**Runoff Coefficients (Rv)**

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

**LAND COVER SUMMARY -- PRE-REDEVELOPMENT**

Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted <sup>1</sup>
Forest/Open Space (acres)	0.00	0.00
Weighted Rv(Forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.58	0.36
Weighted Rv(turf)	0.25	0.25
% Managed Turf	37%	26%
Impervious Cover (acres)	1.00	1.00
Rv(impervious)	0.95	0.95
% Impervious	63%	74%
<b>Total Site Area (acres)</b>	<b>1.58</b>	<b>1.36</b>
<b>Site Rv</b>	<b>0.69</b>	<b>0.76</b>

**LAND COVER SUMMARY -- POST DEVELOPMENT**

Land Cover Summary-Post			
Post-ReDevelopment	Post-ReDevelopment	Post-ReDevelopment	Post-ReDevelopment
Post-ReDevelopment	Post-ReDevelopment	Post-ReDevelopment	Post-ReDevelopment
Forest/Open Space (acres)	0.00	0.00	0.00
Weighted Rv(Forest)	0.00	0.00	0.00
% Forest	0%	0%	0%
Managed Turf Cover (acres)	0.36	0.36	0.36
Weighted Rv (turf)	0.25	0.25	0.25
% Managed Turf	23%	26%	26%
Impervious Cover (acres)	1.22	1.00	1.00
Rv(impervious)	0.95	0.95	0.95
% Impervious	77%	74%	74%
<b>Final Site Area (acres)</b>	<b>1.58</b>	<b>1.36</b>	<b>1.36</b>
<b>Final Post Dev Site Rv</b>	<b>0.79</b>	<b>0.76</b>	<b>0.76</b>

**Treatment Volume and Nutrient Load**

Pre-ReDevelopment Treatment Volume (acre-ft)	Final Post-Development Treatment Volume (acre-ft)	Pre-ReDevelopment Treatment Volume (cubic feet)	Final Post-Development Treatment Volume (cubic feet)	Pre-ReDevelopment TP Load (lb/yr)	Final Post-Development TP Load (lb/yr)
0.0913	0.0867	3,975	3,775	2.50	2.37
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.58	1.74	Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.80	1.74
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.56			

**Treatment Volume and Nutrient Load**

Final Post-Development Treatment Volume (acre-ft)	Post-Development Treatment Volume (acre-ft)	Final Post-Development Treatment Volume (cubic feet)	Post-Development Treatment Volume (cubic feet)	Final Post-Development TP Load (lb/yr)	Post-Development TP Load (lb/yr)
0.1041	0.0867	4,534	3,775	2.85	2.37
Final Post-Development TP Load per acre (lb/acre/yr)	1.80	Final Post-Development TP Load per acre (lb/acre/yr)	1.74	Final Post-Development TP Load per acre (lb/acre/yr)	1.74
Max. Reduction Required (Below Pre-Development Load)		20%			
TP Load Reduction Required for ReDeveloped Area (lb/yr)		0.47		TP Load Reduction Required for New Impervious Area (lb/yr) 0.39	

<sup>1</sup>Adjusted Land Cover Summary: Pre-ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lb/acre/yr).

**Post-Development Requirement for Site Area**

TP Load Reduction Required (lb/yr)	0.86
------------------------------------	------

**Site Results (Water Quality Compliance)**

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK

**OUTFALL NARRATIVE**

THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE STORM DRAINAGE OUTFALL. THERE ARE NO EXISTING FLOODPLAIN OR RPA AREAS ON THE SUBJECT PROPERTY. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. AN UNDERGROUND STORM WATER MANAGEMENT (SWM) SYSTEM IS PROPOSED TO MEET DETENTION REQUIREMENTS AND THE POST DEVELOPED DISCHARGE FROM THE SITE SHALL BE LESS THAN THE PRE-DEVELOPED DISCHARGE. CHANNEL & FLOOD PROTECTION REQUIREMENTS SHALL BE MET AS OUTLINED IN FAIRFAX COUNTY CODE SECTION 124-4-4(b)(3)a & (c)(4). THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES. AS STATED ABOVE, THE POST DEVELOPED DISCHARGES FROM THE SITE SHALL BE LESS THAN THE PRE-DEVELOPED DISCHARGES AND THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES. NO DOWNSTREAM WATER IMPROVEMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT AND NO BATHYMETRIC NOTIFICATIONS OR SURVEYS ARE REQUIRED.

**OUTFALL #1**  
THE UNDERGROUND SWM SYSTEM DISCHARGES INTO A PROPOSED STORM SEWER SYSTEM AND THEN INTO AN EXISTING STORM SEWER SYSTEM NEAR THE INTERSECTION OF MICHAEL FARADAY DRIVE AND SUNSET HILL ROAD. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE ARE PROVIDED BY THE UNDERGROUND SWM SYSTEM AND WATER QUALITY FACILITIES (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR SWM SYSTEM AND WATER QUALITY FACILITY INFORMATION). THE DOWNSTREAM RECEIVING CHANNEL IS THE EXISTING STORM SEWER SYSTEM NEAR THE INTERSECTION OF MICHAEL FARADAY DRIVE AND SUNSET HILLS ROAD. THE PROPOSED AND EXISTING STORM SEWER SYSTEMS ACT AS A DEFINED CHANNEL FROM THE PROPERTY THROUGH THE EXTENT OF REVIEW PER CODE SECTIONS 124-4-4(b)(4) & (6)a.

THIS OUTFALL CONVEYS 1.58 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. AS A RESULT OF THE CONSTRUCTION OF THE PROPOSED UNDERGROUND SWM SYSTEM WITHIN THIS DRAINAGE SHED, DETENTION OF THE 1, 2 & 10 YEAR STORM EVENT WILL BE PROVIDED. ADEQUATE OUTFALL, CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL ARE PROPOSED TO BE MET AS OUTLINED IN FAIRFAX COUNTY CODE SECTION 124-4-4(b)(3)a & (c)(4). STORAGE OF THE APPROPRIATE 1, 2, & 10 YEAR 24 HOUR STORM VOLUMES WILL BE PROVIDED IN THE PROPOSED UNDERGROUND SWM SYSTEM AND THE DISCHARGE FROM THE SITE SHALL BE REDUCED BY THE REQUIRED PROPORTIONAL IMPROVEMENT AMOUNT OUTLINED IN THE CODE SECTIONS. THE SITE AREA AT THE POINT WHERE THE PROPOSED STORM SEWER SYSTEM DISCHARGES FROM THE PROPERTY IS 1.58 ACRES AND THE FIRST AREA FOR OUTFALL ANALYSIS IS 2.3 ACRES. AT THE POINT WHERE THE EXISTING STORM SEWER SYSTEM JOINS WITH ANOTHER STORM SEWER SYSTEM TO CROSS SUNSET HILLS ROAD A POINT OF CONFLUENCE IS REACHED AS OUTLINED IN FAIRFAX COUNTY CODE SECTIONS 124-4-4(b)(6)c & (c)(6)d AS THE OTHER EXISTING STORM SEWER SYSTEM HAS A DRAINAGE AREA GREATER THAN 90% OF THE FIRST DRAINAGE AREA FOR THE OUTFALL. THIS IS THE EXTENT OF REVIEW FOR THE OUTFALL AND A DEFINED CHANNEL EXISTS THROUGHOUT THE EXTENT OF REVIEW. ADEQUATE OUTFALL, CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL HAVE BEEN MET IN ACCORDANCE WITH CODE SECTIONS 124-4-4(b)(3)a & (c)(4) AND 124-4-4(b)(6)c & (c)(6)d.

THE PROPOSED AND EXISTING STORM SEWER SYSTEMS SHALL ACT AS THE OUTFALL FOR OUTFALL #1. THE EXISTING STORM SEWER SYSTEM DISCHARGES ACROSS SUNSET HILLS ROAD AND THEN CONTINUES WITHIN AN EXISTING DRAINAGE SYSTEM 1400 DOWNSTREAM TO A NATURAL CHANNEL. THEN CONTINUES TOWARD THE NORTH WHERE THE NATURAL CHANNEL JOINS WITH COLVIN RUN. AT THE POINT WHERE THE NATURAL CHANNEL JOINS WITH COLVIN RUN THE TOTAL DRAINAGE AREA IS 750 ACRES WHICH IS GREATER THAN 100 TIMES THE SITE AREA DISCHARGING TOWARD OUTFALL #1 (1.58 AC.).

IT IS OUR PROFESSIONAL OPINION THAT ALL ADEQUATE OUTFALL REQUIREMENTS HAVE BEEN MET IN ACCORDANCE WITH THE PFM & COUNTY CODE.

**DRAINAGE DIVIDE DIVERSION STATEMENT:**

THE PROJECT IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. MINOR CHANGES IN THE NATURAL DRAINAGE PATTERNS ARE PROPOSED AS A PART OF THIS PROJECT. THE CHANGES ARE INTENDED TO ASSIST IN COLLECTING STORMWATER DISCHARGE IN ORDER TO MEET DETENTION, BMP & ADEQUATE OUTFALL REQUIREMENTS AS OUTLINED IN THE PFM. DETENTION RELEASE RATE COMPUTATIONS SHALL BE PROVIDED ON THE SUBDIVISION PLAN THAT DEMONSTRATE THAT THE POST DEVELOPED FLOW FROM THE PROPERTY IS LESS THAN THE PREDEVELOPED AND NO ADVERSE IMPACTS WILL BE EXPERIENCED BY ANY DOWNSTREAM PROPERTIES. NO CHANGES ARE PROPOSED TO ANY MAJOR DRAINAGE SHED DIVIDES. THESE MINOR DIVERSIONS WITHIN AN INDIVIDUAL MAJOR WATERSHED AREA ARE ALLOWED PER PFM SECTION 6-0202.2A.

**PRE-DEVELOPMENT SUBJECT PROPERTY**

Q<sub>1</sub> = 1.24 CFS (TR-55)  
Q<sub>2</sub> = 1.86 CFS (TR-55)  
Q<sub>0</sub> = 4.01 CFS (TR-55)

**POST-DEVELOPMENT SUBJECT PROPERTY**

Q<sub>1</sub> = ±0.51 CFS AFTER ATTENUATION (±60% REDUCTION PROVIDED)  
Q<sub>2</sub> = ±0.88 CFS AFTER ATTENUATION (±50% REDUCTION PROVIDED)  
Q<sub>0</sub> = ±2.41 CFS AFTER ATTENUATION (±40% REDUCTION PROVIDED)

**STORMWATER MANAGEMENT NARRATIVE**

THE STORM WATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE CONSTRUCTION OF AN UNDERGROUND DETENTION FACILITY AND WATER QUALITY FACILITIES. THESE FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL (PFM) AND SHALL PROVIDE STORAGE IN STONE, PLASTIC CHAMBER, MODULAR CONCRETE UNITS AND/OR EQUIVALENT BELOW GROUND. THE QUALITY FACILITIES ARE PROPOSED TO BE A MANUFACTURED FILTERING DEVICE AND PERMEABLE PAVERS AS APPROVED BY DEQ. THE APPLICANT RESERVES THE RIGHT TO INCORPORATE INFILTRATION PRACTICES SUBJECT TO APPROVAL BY THE COUNTY.

THE DETENTION FACILITY HAS BEEN DESIGNED FOR THE 10 YEAR 24 HOUR STORM IN ORDER TO PROVIDE DETENTION FOR THE 1, 2 & 10 YEAR STORM EVENTS AND TO PROVIDE THE REQUIRED REDUCTIONS IN RUNOFF. THE SITE CURRENTLY HAS AN EXISTING BUILDING, PAVED SURFACES, GRASS, AND A FEW TREES. CURRENTLY, APPROXIMATELY 4.0 CFS OF RUNOFF IS LEAVING THE SUBJECT PROPERTY UNCONTROLLED AND UNTREATED DURING THE 10 YEAR 24 HOUR STORM. CHANNEL AND FLOOD PROTECTION REQUIREMENTS WILL BE MET BY THE APPLICATION OF FAIRFAX COUNTY CODE SECTIONS 124-4-4(b)(3)a & 124-4-4(c)(4) WHICH WILL INCLUDE REDUCTIONS IN RUNOFF FROM THE DEVELOPMENT AREA (SEE OUTFALL ANALYSIS, THIS SHEET). WITH THE PROPOSED ATTENUATION, THE POST DEVELOPMENT RUNOFF WILL NOT EXCEED THE REDUCED PRE-DEVELOPMENT RUNOFF. THEREFORE, THERE WILL BE NO ADVERSE IMPACTS TO DOWNSTREAM PROPERTIES AS A RESULT OF THE PROPOSAL. THE DETENTION FACILITY HAS BEEN SIZED TO PROVIDE WATER QUANTITY CONTROL FOR THE SUBJECT PROPERTY.

THE WATER QUALITY FACILITIES HAVE BEEN DESIGNED TO MEET THE PHOSPHORUS REMOVAL REQUIREMENTS FOR THE SUBJECT PROPERTY AS OUTLINED IN THE PFM AND FAIRFAX COUNTY CODE 124-4-3.. THE WATER QUALITY FACILITIES ARE PROPOSED TO BE A MANUFACTURED FILTERING DEVICE AND PERMEABLE PAVERS AS APPROVED BY DEQ.

THE ENVIRONMENTAL STEWARDSHIP GOALS OF THE RESTON COMPREHENSIVE PLAN HAVE BEEN ADDRESSED BY REDUCING THE 2 YEAR 24 HOUR PEAK RUNOFF RATE BY 50%, WHICH IS GREATER THAN THE 25% GOAL OF THE PLAN. ALSO, LID TECHNIQUES HAVE BEEN INCORPORATED BY THE INCLUSION OF THE PERMEABLE PAVERS, WHICH HELP THE PROJECT EXCEED THE PHOSPHORUS REMOVAL TARGET BY 0.18 LBS. ADDITIONALLY, THE NATURE OF THE DETENTION SYSTEM WILL DELAY THE ENTRY OF THE RUNOFF INTO THE DOWNSTREAM STORM DRAINAGE SYSTEM WHICH WILL HELP LESSEN THE STRESS ON THE DOWNSTREAM SYSTEM.

A VRRM SPREADSHEET IS PROVIDED ON SHEET 10 TO DEMONSTRATE THAT THE PROPOSED WATER QUALITY FACILITIES PROVIDE WATER QUALITY CONTROL FOR THE PROJECT.

THE FINAL DESIGN OF THE DETENTION AND WATER QUALITY FACILITIES IS SUBJECT TO FURTHER REVIEW AND FINAL ENGINEERING. ALL MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PFM AND MANUFACTURER'S RECOMMENDATIONS.

THE FACILITIES SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION AND THE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

THE FACILITIES SHALL COMPLY WITH ALL QUALITY AND QUANTITY REQUIREMENTS AS SET FORTH IN THE PFM AND OTHER APPLICABLE REGULATIONS.

**STORMWATER MANAGEMENT CHECKLIST**

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

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

This information is required under the following Zoning Ordinance Sections:

- Special Permits (Sect. 8-011 2J & 2L)
- Cluster Subdivision (Sect. 9-815 1G & 1N)
- Development Plans PRC District (Sect. 16-302 3 & 4L)
- FDP P Districts (Sect. 16-502 1A (6) & (17))
- Special Exceptions (Sect. 9-011 2J & 2L)
- Commercial Revitalization Districts (Sect. 9-822 2A (12) & (14))
- PRC Plan (Sect. 16-303 1E & 1 O)
- Amendments (Sect. 18-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 3.  
If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

3. Provide:

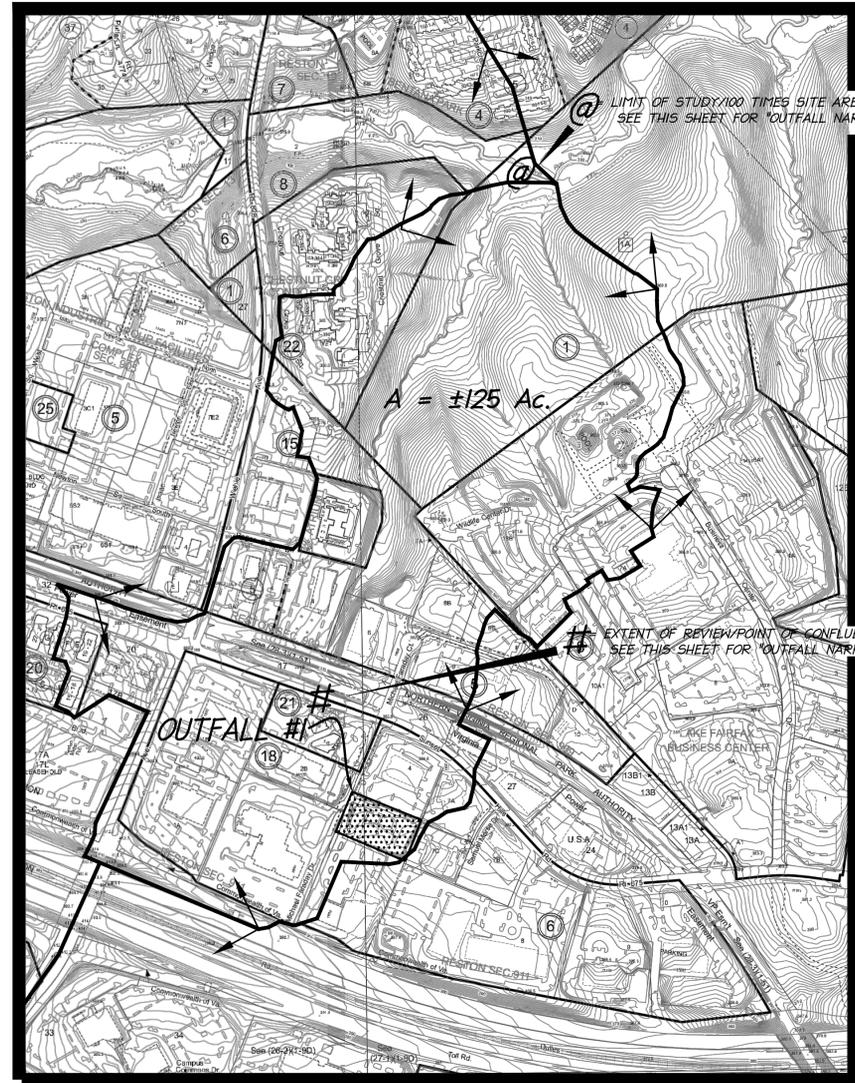
Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground wall, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
UG SWM	±1.06	±0.40	±1.46	±3,500 SF	±12,000 CF	
STORMFILTER	±1.06	N/A	±1.06	±50 SF	N/A	
PERM. PAVERS	±0.03	N/A	±0.03	±1,500 SF	±100 CF	
<b>Totals:</b>	<b>±1.06</b>	<b>±0.40</b>	<b>±1.46</b>	<b>N/A</b>	<b>±12,100 CF</b>	

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 2 and 3. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 3.  
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)
- 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 6A & 7.
- 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 10-10B.
- 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 10A. If the outfall is proposed to be improved off-site it should be specifically noted.
- 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 10-10A.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 2, 3.
- 11. A submission waiver is required for N/A.
- 12. Stormwater management is not required because N/A.

Revised: 8/4/2015

**FOR INFORMATIONAL PURPOSES ONLY!**

THE INFORMATION PROVIDED ON THIS SHEET IS FOR INFORMATION PURPOSES ONLY. THE FINAL DESIGN OF THE STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES FACILITY WILL OCCUR AT TIME OF FINAL SUBDIVISION/SITE PLAN. THE INFORMATION SHOWN HEREON IS APPROXIMATE. THE APPLICANT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THIS INFORMATION AND THE DESIGN WITHOUT THE NEED FOR A PROFFER CONDITION AMENDMENT OR PROFFER INTERPRETATION, PROVIDED IT IS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.



**DRAINAGE AREA MAP**

SCALE: 1" = 400'



4895 DAVIS REID AVENUE SUITE 201 WOODBRIDGE, VIRGINIA, 22192  
PH: 703-860-4655 FAX: 703-860-4775

SWM INFORMATION

THE LOFTS AT RESTON STATION

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	BY	REVISION	APPROVED DATE
6/20/15	JMB	1	
7/20/15	JMB	2	
7/20/15	JMB	3	
7/20/15	JMB	4	

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

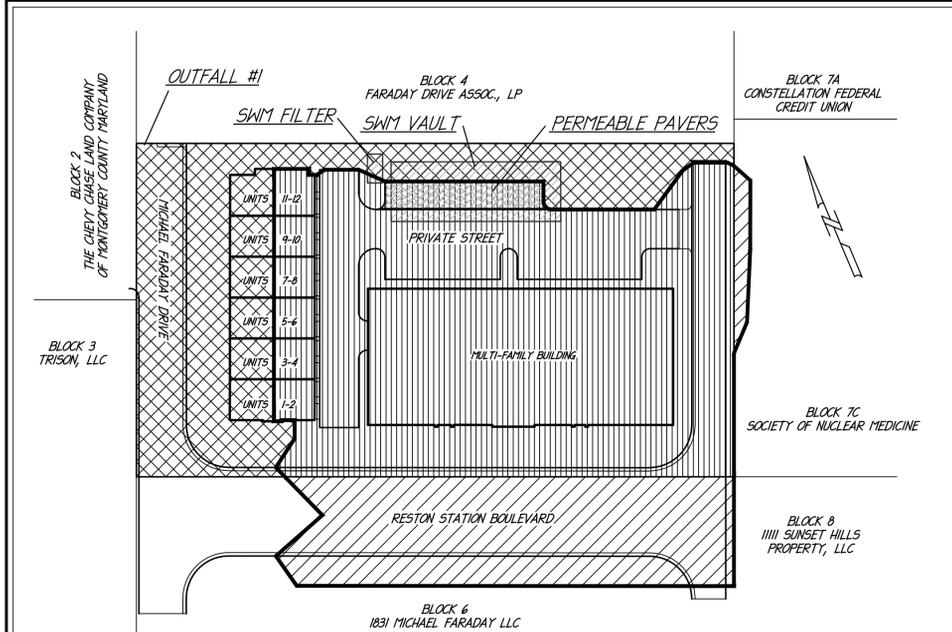


SCALE:

SHEET 10A OF 12

DATE:

DRAFT: WOR/JMB  
CHECK: MTM  
FILE NUMBER: 14019-1-1-3B



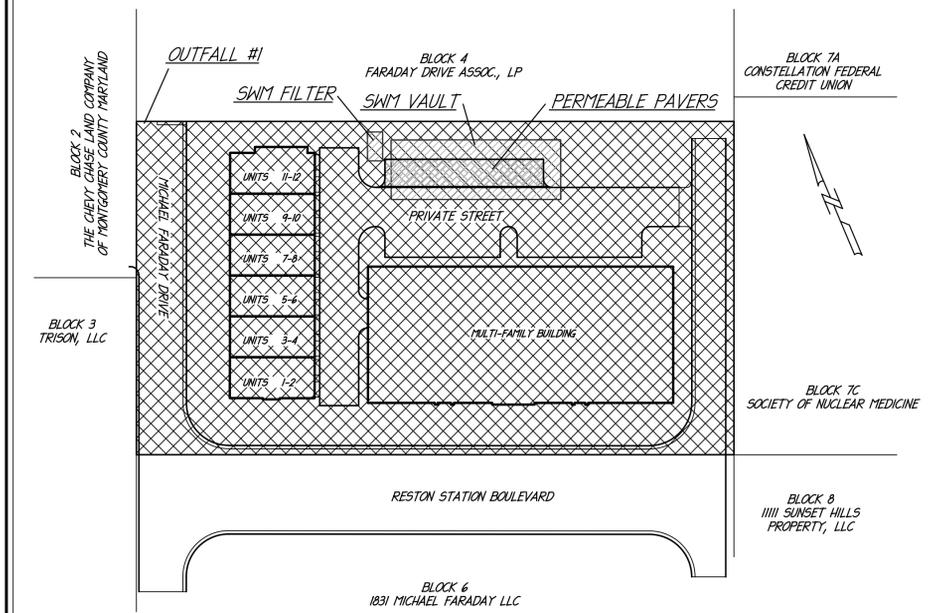
**WATER QUALITY/BMP # POST DEVELOPED AREAS**

**WATERSHED INFORMATION:**

**SUBAREA DESIGNATION AND DESCRIPTION**

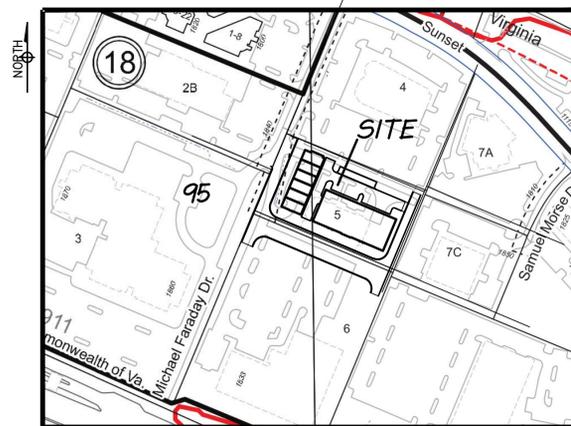
SUBAREA DESIGNATION AND DESCRIPTION	CN	ACRES	BMP MAP HATCH
D.A. "A" - DEVELOPED W/ CONTROLS (SWM VAULT/FILTER, 4 PER. PAVERS TO OUTFALL #1)	95	1.06	[Hatch]
D.A. "B" - DEVELOPED W/OUT CONTROLS (OUTFALL #1)	91	0.52	[Hatch]
OFFSITE AREA DRAINING TO SWM VAULT (OUTFALL #1)	92	0.40	[Hatch]

BMP # POST DEVELOPED AREA MAP 1"=50'



AREA DESCRIPTION	ACRES	CN	MAP HATCH
PREDEVELOPED SITE AREA TO OUTFALL #1 (EX. FORESTED CONDITION)	1.58	77	[Hatch]

PREDEVELOPED DRAINAGE AREA MAP 1"=50'



**SOILS MAP**  
SCALE: 1"=200'

**SOIL INFORMATION**

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL	HYDROLOGIC SOIL GROUP
95	URBAN LAND	IVB	N/A	N/A	N/A	D

**1, 2, & 10 YR. RUNOFF VOLUME COMP. (EX. FORESTED CONDITION)**

- PER CHAPTER 5 - VIRGINIA SWM HANDBOOK VOLUME II
1. RAINFALL DEPTH (P) FOR FAIRFAX COUNTY = 2.62 IN (1 YR), 3.17 IN (2 YR), 4.87 IN (10 YR)
  2. SOILS DRAINING TO OUTFALL ARE HYDROLOGIC SOIL GROUP "D"
  3. WEIGHTED CN FOR GOOD FORESTED CONDITION FOR SOIL GROUP "D" = 77
  4. TOTAL AREA DRAINING TO OUTFALL #1 IN EXISTING CONDITION = 1.58 ACRES
  5.  $S = (1000/CN) - 10 = (1000/77) - 10 = 2.99$
- 1 YEAR:
6.  $RUNOFF Q = ((P - 2S)^2) / (P + .85) = ((2.62 - 2(2.99))^2) / (2.62 + .8(2.99)) = 0.82 IN$
  7.  $RUNOFF VOLUME = RVf = AREA * RUNOFF Q = 1.58 AC * (0.82 IN(1 FT/12 IN)) = 0.108 AC-FT$
- 2 YEAR:
6.  $RUNOFF Q = ((P - 2S)^2) / (P + .85) = ((3.17 - 2(2.99))^2) / (3.17 + .8(2.99)) = 1.19 IN$
  7.  $RUNOFF VOLUME = RVf = AREA * RUNOFF Q = 1.58 AC * (1.19 IN(1 FT/12 IN)) = 0.157 AC-FT$
- 10 YEAR:
6.  $RUNOFF Q = ((P - 2S)^2) / (P + .85) = ((4.87 - 2(2.99))^2) / (4.87 + .8(2.99)) = 2.51 IN$
  7.  $RUNOFF VOLUME = RVf = AREA * RUNOFF Q = 1.58 AC * (2.51 IN(1 FT/12 IN)) = 0.331 AC-FT$

**1, 2, & 10 YR. RUNOFF VOLUME COMP. (DEVELOPED)**

- PER CHAPTER 5 - VIRGINIA SWM HANDBOOK VOLUME II
1. RAINFALL DEPTH (P) FOR FAIRFAX COUNTY = 2.62 IN (1 YR), 3.17 IN (2 YR), 4.87 IN (10 YR)
  2. SOILS DRAINING TO OUTFALL ARE HYDROLOGIC SOIL GROUP "D"
  3. ADJUSTED CN FOR SITE FOR SOIL GROUP "D" = 94
  4. TOTAL DEVELOPMENT AREA DRAINING TO OUTFALL #1 = 1.58 ACRES
  5.  $S = (1000/CN) - 10 = (1000/94) - 10 = 0.64$
  6.  $RUNOFF Q = ((P - 2S)^2) / (P + .85) = ((2.62 - 2(0.64))^2) / (2.62 + .8(0.64)) = 1.98 IN$
  7.  $RUNOFF VOLUME = RVd = AREA * RUNOFF Q = 1.58 AC * (1.98 IN(1 FT/12 IN)) = 0.261 AC-FT$
- 2 YEAR:
3. ADJUSTED CN FOR SITE FOR SOIL GROUP "D" = 94
  4. TOTAL DEVELOPMENT AREA DRAINING TO OUTFALL #1 = 1.58 ACRES
  5.  $S = (1000/CN) - 10 = (1000/94) - 10 = 0.64$
  6.  $RUNOFF Q = ((P - 2S)^2) / (P + .85) = ((3.17 - 2(0.64))^2) / (3.17 + .8(0.64)) = 2.51 IN$
  7.  $RUNOFF VOLUME = RVd = AREA * RUNOFF Q = 1.58 AC * (2.51 IN(1 FT/12 IN)) = 0.331 AC-FT$
- 10 YEAR:
3. ADJUSTED CN FOR SITE FOR SOIL GROUP "D" = 94
  4. TOTAL DEVELOPMENT AREA DRAINING TO OUTFALL #1 = 1.58 ACRES
  5.  $S = (1000/CN) - 10 = (1000/94) - 10 = 0.64$
  6.  $RUNOFF Q = ((P - 2S)^2) / (P + .85) = ((4.87 - 2(0.64))^2) / (4.87 + .8(0.64)) = 4.18 IN$
  7.  $RUNOFF VOLUME = RVd = AREA * RUNOFF Q = 1.58 AC * (4.18 IN(1 FT/12 IN)) = 0.550 AC-FT$

REDUCTION REQUIRED FOR CHANNEL & FLOOD PROTECTION PER CODE SECTION 124-4-4(b)(3)a & (c)(4).  
 $Q_{allow} = Q_{exforest} * (RVf/RVd)$   
 SEE DETENTION RELEASE RATE COMPUTATIONS ON THIS SHEET FOR REDUCTIONS.

**DETENTION RELEASE RATES:**

**PREDEVELOPMENT SITE CONDITIONS - DEVELOPMENT AREA:**

EXISTING ONSITE DEVELOPMENT AREA  
 \*\*SEE PREDEVELOPMENT DRAINAGE AREA MAP (THIS SHEET)\*\*  
 FOR 1-YEAR CHANNEL PROTECTION PER 124-4-4(b)(3)a USE:  
 AREA = 1.58 AC, Tc = 0.24 HR, CN = 77 (EXISTING FORESTED)

1 YEAR STORM (50% REDUCTION REQUIRED, SEE VOL. COMP. THIS SHEET)  
 CN = 77, Tc = 0.24 HR, A = 1.58 AC (FROM TR-55 RESULTS)  
 $Q_{exforest} = 1.24 CFS$ ,  $Q_{allow} = 1.24 * (106/136) = 0.91 CFS$

FOR 2 & 10-YEAR FLOOD PROTECTION PER 124-4-4(b)(4) USE:  
 AREA = 1.58 AC, Tc = 0.24 HR, CN = 77 (EXISTING FORESTED)

2 YEAR STORM (53% REDUCTION REQUIRED, SEE VOL. COMP. THIS SHEET)  
 CN = 77, Tc = 0.24 HR, A = 1.58 AC (FROM TR-55 RESULTS)  
 $Q_{exforest} = 1.86 CFS$ ,  $Q_{allow} = 1.86 * (157/331) = 0.88 CFS$

10 YEAR STORM (40% REDUCTION REQUIRED, SEE VOL. COMP. THIS SHEET)  
 CN = 77, Tc = 0.24 HR, A = 1.58 AC (FROM TR-55 RESULTS)  
 $Q_{exforest} = 4.01 CFS$ ,  $Q_{allow} = 4.01 * (331/550) = 2.41 CFS$

**POST DEVELOPMENT SITE CONDITIONS - DEVELOPMENT AREA:**

ONSITE DEVELOPMENT AREA DRAINING OFF UNCONTROLLED.  
 SWM SYSTEM (1.06 AC ON-SITE) PROVIDES DETENTION FOR  
 THE 1, 2, & 10 YEAR STORM EVENTS FOR THE CONTROLLED AREA.  
 TOTAL POST DRAINAGE ON-SITE AREA = 1.58 AC  
 \*\*SEE POST DEVELOPMENT DRAINAGE AREA MAP (THIS SHEET)\*\*  
 UNCONTROLLED AREA = 0.52 AC, CN = 91, Tc = 0.10 MIN.

1 YEAR STORM  
 CN = 91, Tc = 0.10 HR, A = 0.52 AC (FROM TR-55 RESULTS)  
 $Q = 1.17 CFS$

2 YEAR STORM  
 CN = 91, Tc = 0.10 HR, A = 0.52 AC (FROM TR-55 RESULTS)  
 $Q = 1.50 CFS$

10 YEAR STORM  
 CN = 91, Tc = 0.10 HR, A = 0.52 AC (FROM TR-55 RESULTS)  
 $Q = 2.50 CFS$

**OFFSITE CONTROLLED BY SWM SYSTEM:**

THIS AREA IS BEING CONTROLLED TO OFFSET THE ON-SITE UNCONTROLLED AREA!  
 \*\*SEE POST DEVELOPED DRAINAGE AREA MAP (THIS SHEET) FOR AREA DESCRIPTIONS\*\*  
 1, 2, & 10 YEAR CONTROLLED AREA = 0.40 AC, CN = 92, Tc = 0.14 MIN.

1 YEAR STORM  
 CN = 92, Tc = 0.14 HR, A = 0.40 AC (FROM TR-55 RESULTS)  $Q = 0.88 CFS$

2 YEAR STORM  
 CN = 92, Tc = 0.14 HR, A = 0.40 AC (FROM TR-55 RESULTS)  $Q = 1.11 CFS$

10 YEAR STORM  
 CN = 92, Tc = 0.14 HR, A = 0.40 AC (FROM TR-55 RESULTS)  $Q = 1.84 CFS$

**TOTAL ALLOWED RELEASE FROM SWM SYSTEM:**

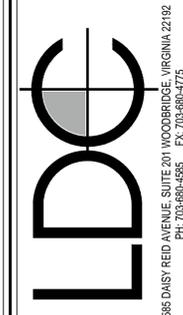
ALLOWABLE DISCHARGE TO OUTFALL - POST DEVELOPMENT UNCONTROLLED +  
 OFFSITE CONTROLLED BY SWM SYSTEM = ALLOWABLE RELEASE RATE FROM SWM SYSTEM

1 YEAR STORM  
 $Q = 0.51 - 1.17 + 0.88 = 0.22 CFS$  ALLOWABLE RELEASE RATE FROM SWM SYSTEM  
 \*\*1 YEAR RELEASE RATE FROM SWM SYSTEM SHALL BE LESS THAN 0.22 CFS ALLOWABLE\*\*  
 RESULT:  
 \*\*CHANNEL PROTECTION REDUCTION PROVIDED PER CODE SECTION 124-4-4(b)(3)a\*\*

2 YEAR STORM  
 $Q = 0.88 - 1.50 + 1.11 = 0.49 CFS$  ALLOWABLE RELEASE RATE FROM SWM SYSTEM  
 \*\*2 YEAR RELEASE RATE FROM SWM SYSTEM SHALL BE LESS THAN 0.49 CFS ALLOWABLE\*\*  
 RESULT:  
 \*\*FLOOD PROTECTION REDUCTION PROVIDED PER CODE SECTION 124-4-4(c)(4)\*\*

10 YEAR STORM  
 $Q = 2.41 - 2.50 + 1.84 = 1.75 CFS$  ALLOWABLE RELEASE RATE FROM SWM SYSTEM  
 \*\*10 YEAR RELEASE RATE FROM SWM SYSTEM SHALL BE LESS THAN 1.75 CFS ALLOWABLE\*\*  
 RESULT:  
 \*\*FLOOD PROTECTION REDUCTION PROVIDED PER CODE SECTION 124-4-4(c)(4)\*\*

ESTIMATED VOLUME REQUIRED TO DETAIN 10 YEAR STORM = 12,000 CF  
 DETAILED SWM SYSTEM COMPUTATIONS WILL BE PROVIDED WITH THE SITE PLAN.

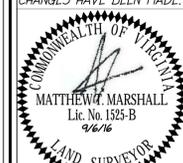


SWM MAPS & COMPUTATIONS

THE LOFTS AT RESTON STATION

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

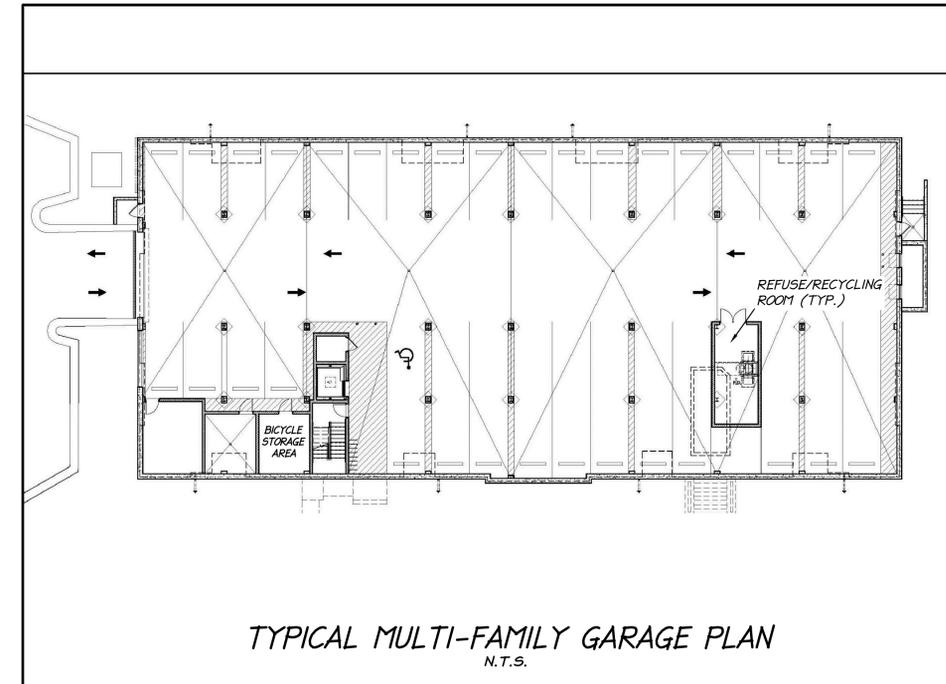
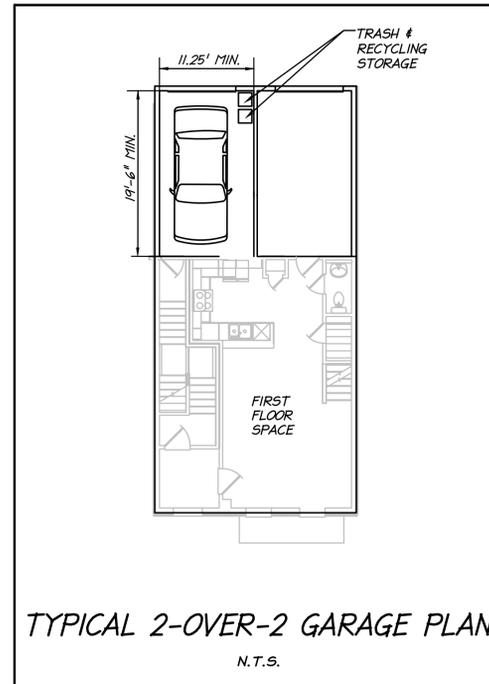
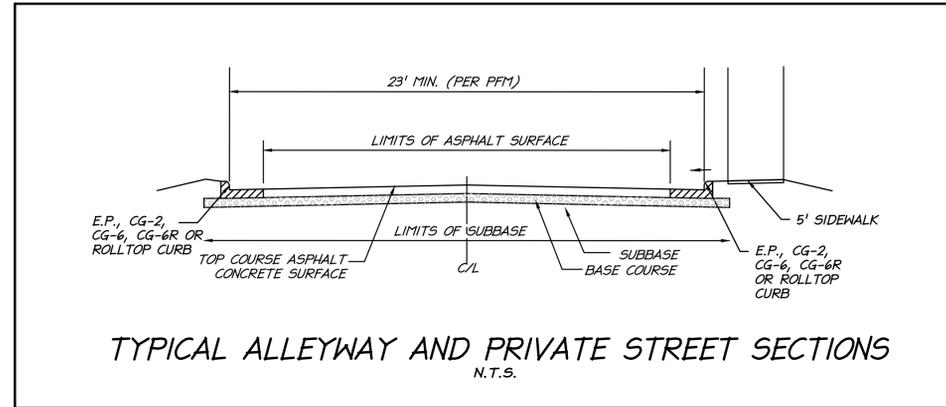


SCALE:  
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SHEET 10B OF 12

DATE:  
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CHECK: MTM  
FILE NUMBER: 14019-1-1 3B

SEE SHEET 10 FOR VRRM SPREADSHEET  
 SEE SHEETS 10A & 10B FOR DRAINAGE AREA MAPS & SWM COMPUTATIONS



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**NOTES AND DETAILS**

**THE LOFTS AT RESTON STATION**

HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
12/20/14	1	COUNTY COMMENTS		
1/22/15	2	ADDRESS STATE COMMENTS		
2/08/15	3	ADDRESS STATE COMMENTS		
2/08/15	4	ADDRESS STATE COMMENTS		
2/02/16	5	ADDRESS STATE COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:  
AS SHOWN

SHEET 11 OF 12

DATE: JUNE, 2015  
DRAFT: WOR/JMB CHECK: MTM  
FILE NUMBER: 4019-1-1 3B



## **DESCRIPTION OF THE APPLICATION**

The applicant, Pulte Home Corporation, requests rezoning of approximately 1.58 acres from the I-4 (Medium Intensity Industrial) District to the R-30 (Residential, 30 dwelling units/acre) District to permit the development of 44 multi-family dwelling units at a density of 27.8 dwelling units per acre (du/ac). Twelve of the units will be in a stacked townhouse (2-over-2) format and 32 units will be in a multi-family building. Proposed parking includes 27 surface spaces, one garage space per stacked townhouse unit, and 33 garage spaces within the multi-family building for a total of 72 spaces, or 1.6 spaces/unit. In addition, 11 of the parking spaces in the multi-family garage provide an extra space in tandem. Access will be from a private street, Easterly Road, off the proposed Reston Station Boulevard.

In accordance with Par. E of Sect. 15.2-2303.B of the Code of Virginia the application is exempt from the recent amendments to the Code regarding conditional rezoning because it is subject to the Comprehensive Plan for Reston. Reston was subject to a recently adopted small area comprehensive plan that encompasses existing and planned metro rail stations and allows additional density within the vicinity of the stations.

A reduced copy of the applicant's Generalized Development Plan (GDP) is included at the front of this report. Copies of the draft proffers, statement of justification and affidavit are included in Appendices 1, 2 and 3, respectively.

### **Waivers and Modifications**

The applicant requests approval of the following waivers and modifications:

- Waiver of the minimum district size of 3 acres, pursuant to Sect. 3-3006 of the Zoning Ordinance, to permit a district size of 1.58 acres.
- Modification of the minimum front yard requirement of 15 feet and 20° angle of bulk plane (ABP), pursuant to Sect. 3-3010 of the Zoning Ordinance, to permit 8 feet and 8° ABP.
- Modification to permit encroachments into the minimum front yard, pursuant to Par. 1.C of Sect. 2-412 of the Zoning Ordinance to be within 2 feet of the property line.
- Modification of the minimum open space requirement of 26 percent, pursuant to Sect. 3-3010 of the Zoning Ordinance, to permit 19 percent open space.
- Waiver of the loading requirement of 2 spaces, pursuant to Sect. 11-202 of the Zoning Ordinance.

- Modification of the design standards and guidelines for trash and recycling, pursuant to Sections 10-0303.2 and 10-0306 of the Public Facilities Manual to permit the storage of containers within garages as shown on the Generalized Development Plan.
- Deviation from the tree preservation target pursuant to Sect. 12-0508 of the Public Facilities Manual.

## LOCATION AND CHARACTER

The subject property is located on the east side of Michael Faraday Drive, approximately 340 feet south of Sunset Hills Road. The property was developed in 1979 with the existing one-story, 11,259-sq.ft. office/lab building and surface parking. The property has two access points to Michael Faraday Drive, which is presently a private road serving six buildings south of Sunset Hills Road. The property does not contain floodplain, Resource Protection Areas (RPA) or significant stands of vegetation. The highest elevation on the property is located at the southeast corner at 413 feet above sea level, and the lowest point is at the northwest corner at 394 feet above sea level. The central portion of the site with the existing building and parking areas are relatively flat, but a steep slope of up to approximately 47 percent exists along the eastern and southeastern property lines. As indicated on the Existing Vegetation Map (Sheet 6 of the GDP), the site contains approximately 0.16 acres of tree canopy consisting of 15 maple, pine and spruce trees. The trees provide interior parking lot landscaping and a buffer along the eastern property line. All on-site vegetation is proposed to be removed.



Figure 1 – Source: Pictometry, 2015 imagery, with added annotations

The surrounding area is developed predominantly with low-rise office, warehouse and educational uses. As shown on the map below, the subject property is located approximately one-third of a mile from the north entrance of the Wiehle-Reston East Metro station.



Figure 2 – Source: Pictometry, 2015 imagery, with added annotations

On February 4, 1965, the property was rezoned from the RE-2 District to the I-P District as part of RZ B-22. The I-P District was later converted to the I-4 District with the adoption of the current Zoning Ordinance, effective August 14, 1978.

## COMPREHENSIVE PLAN PROVISIONS

The subject property is located within the Wiehle Station Transit-Oriented Development (TOD) District in the Wiehle-Reston East Transit Station Area, in Reston, Area III of the Fairfax County Comprehensive Plan. The property is designated for Residential Mixed Use on the Comprehensive Plan Map with a Base Plan recommendation for office at 0.5 FAR (floor area ratio) or residential up to 30 du/ac, and a Redevelopment Option up to 1.5 FAR. Applicable Comprehensive Plan text is referenced in the Analysis section of the report.

## DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN (GDP)

The proposed GDP, titled “The Lofts at Reston Station” was prepared by LDC, and consists of 24 sheets dated February 2015, as revised through September 6, 2016.



garage entrances off the proposed alleyway. Michael Faraday Drive and Reston Station Boulevard are proposed to be constructed as public roads. Easterly Road is proposed as a 20-foot wide private road, and both the drive aisle in the parking area and the alleyway would have a width of 23 feet. The alleyway is designed to provide future interparcel access to the north, and Easterly Road would provide access to the north and potentially to the east. Three of the parking spaces next to the multi-family building are shown to be striped as a temporary loading space to be reserved for loading as needed.

Pedestrian access includes the 8-foot wide sidewalks along Michael Faraday Drive and Reston Station Boulevard and 5-foot wide sidewalks on the north and east side of the multi-family building. In addition, a 5-foot wide sidewalk extends from Michael Faraday Drive to the park proposed for the northeastern area of the site.

### **Open Space and Landscaping**

The development plan provides for 19 percent open space, consisting of the building zones, sidewalks, stormwater management and park area as shown on Sheet 1A of the GDP. As further discussed below, Sheet 1A also identifies the areas designated for publicly accessible open space and urban parkland as required by the Comprehensive Plan. The Landscape Plan, Sheet 7 of the GDP, illustrates the proposed landscaping and on-site recreation. Proposed landscaping consists of 14 street trees along Michael Faraday Drive and Reston Station Boulevard, ornamental trees and shrubs within the building zones, canopy trees within the parking area, and canopy and ornamental trees and shrubs within the recreation area along the northern property line.

The on-site recreation area is proposed to be placed between the northern property line and the surface parking area. The area is shown on Sheet 7 to be developed with three benches, a trellis, a game table, two fitness stations, bike racks, and a sidewalk that connects Michael Faraday Drive to the parking area. The area includes the transformer, which would be screened by ornamental grass.

### **Stormwater Management**

The application proposes to meet stormwater quantity and quality requirements through the use of underground detention, manufactured treatment devices and permeable pavement. The underground facilities are proposed to be located near the northern property line between the alleyway and the parking area. The 11 parking spaces on the north side of the lot are proposed to be constructed with permeable pavement.

### **Architecture and Design**

Illustrative architectural elevations are shown on Sheets 8, 8A and 8B of the GDP, depicting 4-story buildings with flat roofs and a modern design. The maximum height proposed is 60 feet. Draft proffer #22 specifies that although the final design may be modified, the quality of the design and materials will remain in general conformance with

that shown on the GDP. Materials are not labeled on Sheets 8 and 8A, but appear to include a variety of masonry and siding.



Figure 4 – Source: GDP, Sheet 8B

The stacked townhouse units are proposed to be 24 feet wide and 52 feet long. The elevations appear to indicate that half of the stacked townhouse units will have an outdoor balcony area. Balconies appear to be provided for some of the units in the multi-family building as well.

Sheet 11 of the GDP includes typical garage layouts. Each stacked townhouse unit would have a garage with interior dimensions of 11.25 feet wide by 19.5 feet long. The layout indicates that trash and recycling storage would take place within the garage. The multi-family building garage includes 22 single parking spaces plus 11 tandem parking spaces (counted as single spaces for tabulation purposes), a bicycle storage area and a refuse/recycling room.

## **ANALYSIS**

This portion of the report focuses on staff analysis and discussion of the Comprehensive Plan recommendations applicable to the subject property. The first section of the analysis will focus on the specific District Recommendations for the Wiehle-Reston East Transit Station Areas (TSA). Following that, the analysis will address the Areawide Recommendations that provide guidance to multiple, and in some cases, all of the TSA Districts. In order to reduce redundancy, the discussion of the Areawide Recommendations will include the relevant Residential Development Criteria and the Guidelines for Transit-Oriented Development, found in Appendices 9 and 11, respectively, of the Policy Plan.

### **District Recommendations**

The District Recommendations can be found beginning on page 151 of the Fairfax County Comprehensive Plan, Area III, Reston, 2013 Edition, as amended through October 20, 2015, and are included in Appendix 5 and accessible from the link below: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/reston-restontsas.pdf>

The District Recommendations provide that the Residential Mixed Use area is planned for office and new residential, retail and hotel uses. The area is planned for an overall mix of 75 percent residential and 25 percent non-residential uses. The Plan notes that for proposals with at least two buildings, the percentages should serve as a guide. In addition, the Plan recommends integrating local serving, ground floor retail along Reston Station Boulevard. The proposed development of a multi-family building and a stacked townhouse building introduces a new residential use to the area as envisioned by the Plan, but does not incorporate non-residential uses as part of a mixed use development. However, the Plan also notes that individual developments may have flexibility if other developments maintain the recommended proportion of non-residential to residential development. During the review, staff did not focus on incorporating non-residential uses into this small site, but it is noted that if the site were consolidated with surrounding properties, the Plan recommendation for retail along Reston Station Boulevard could be realized.

The application for 27.8 du/ac falls under the Base Plan for the North Subdistrict, which permits up to 30 du/ac. The proposed development is for a total of 83,400 square feet of gross floor area which would equate to a floor area ratio (FAR) of 1.2. Under the Redevelopment Option, intensity could be increased to 1.5 FAR. As noted in the Land Use Analysis by the Environment and Development Review Branch (EDRB, Appendix 5), while the Plan envisions most new housing to be multi-family, urban townhouses (in this case, the stacked townhouses) may be appropriate in this location at the edge of the Wiehle Station Transit Oriented Development (TOD) District, if the planning objectives in the Comprehensive Plan are met; however, as currently proposed, the application does not meet several key objectives with respect to coordinated development, site design and open space. These planning objectives are further discussed below under the Areawide Recommendations. The applicant should consider whether an application for a multi-family building at a higher intensity would facilitate conformance with the Comprehensive Plan.

The Plan envisions that the Wiehle Station TOD District will evolve into an urban neighborhood connected to transit with pedestrian-oriented streets, anchored by Reston Station Boulevard as a new “main street.” The proposed roadway network and building placement with streetscapes with 8-foot wide sidewalks and landscape amenity panels are compatible with the vision for a pedestrian-oriented urban neighborhood.

Plan recommendations for the Wiehle-Reston East Transit Station Area (TSA) highlight the need for “local-serving amenities including plazas, other urban parks, trails, and public art ... in accordance with the Urban Parks Framework in the Policy Plan” (page 153). The application provides for public art, in consultation with the Initiative for Public Art – Reston (IPAR), to be located along Reston Station Boulevard next to Units 1-2 and the turnaround for the alleyway. Staff supports placing the art installation within the public view; however, the layout does not provide an appropriate context for the art and misses an opportunity to incorporate the art as a focal point within a meaningful publicly accessible open space. With regard to amenities such as plazas, urban parks and trails, the application provides for a pocket park situated between the northern property line

and the parking lot. The park would be accessed by a 5-foot wide sidewalk from Michael Faraday Drive that is located 8 feet from the side of Units 11-12. As further discussed below under the Areawide Recommendations Urban Design and Placemaking, and Urban Parks, staff believes that the location and configuration of the park is not welcoming and it will not serve its intended purpose as envisioned by the Comprehensive Plan.

Further, the Plan states that “redevelopment should integrate urban parks that are linked by the new street grid to provide places for people of all ages to walk and enjoy outdoor spaces” (pages 153 – 154). As discussed below, while the application includes an urban pocket park of adequate size, it is placed toward the rear of the site, 100 feet from the sidewalk on Michael Faraday Drive. Staff believes that the proposed pocket park should have a more generous connection to a public street, either Michael Faraday Drive or Reston Station Boulevard.

### **Areawide Recommendations**

Each Areawide Recommendation below begins with a summary of the Comprehensive Plan provisions, including the related Guidelines for Transit-Oriented Development (TOD) and Residential Development Criteria, which is followed by discussion of the subject application. The Areawide Recommendations can be found beginning on page 95, and are accessible from the link provided above for the District Recommendations. The Residential Development Criteria can be found in Land Use Appendix 9 of the Policy Plan; the Guidelines for Transit-Oriented Development can be found in Land Use Appendix 11 of the Policy Plan, and are accessible from the link below:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/landuse.pdf>

### **Land Use**

*The Areawide Recommendation for Land Use focuses on the transit station areas land use concept, land use categories and intensities and phasing. This recommendation includes 11 Development Review Performance Objectives, and all development proposals within the TSAs are to be evaluated for the extent to which they meet or contribute to the objectives.*

*In addition, the site should be reviewed with respect to TOD Guidelines #1 (Transit Proximity and Station Area Boundaries), #2 (Station-specific Flexibility), #4 (Mix of Land Uses), #11 (Regional Framework), #13 (Economic Benefits) and #16 (Phasing of Development). These guidelines expect development to provide for a more efficient land use pattern by concentrating growth around TSAs, focusing the highest density close to the transit station, considering the character of the TSA, promoting a mix of uses to ensure the efficient use of transit, and ensuring that projects are phased with an appropriate mix of uses.*

Development Review Performance Objectives:

- *Achieve High Quality Site Design and Architecture* – This objective is discussed below under the Areawide Recommendation Urban Design and Placemaking.
- *Provide Pedestrian and Bicycle Connectivity* – This objective is discussed below under the Areawide Recommendation for Transportation.
- *Provide Urban Parks and other Recreational Amenities* – This objective is discussed below under the Areawide Recommendation for Urban Parks, Recreation Facilities and Cultural Facilities.
- *Achieve Greater Housing Diversity*

*The Comprehensive Plan encourages housing diversity to meet the needs of families, seniors and single tenants with a range of incomes. Most of the new housing is envisioned to be multi-family; however, townhouses may be appropriate in some locations.*

*In addition, Residential Development Criterion #7 (Affordable Housing) and TOD Guideline #5 (Housing Affordability) are applicable. Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the county. Transit-oriented development should provide for a range of housing opportunities by incorporating a mix of housing types and sizes and including housing for a range of different income levels.*

The Zoning Ordinance does not require the applicant to provide Affordable Dwelling Units (ADUs) because only 44 dwellings are proposed. Section 2-802 of the Ordinance states that the requirements of the Affordable Dwelling Unit Program shall apply when the rezoning yields 50 or more dwelling units at an equivalent density greater than one unit per acre. However, the Development Review Performance Objective for Housing Diversity states that all projects should provide Workforce Dwelling Units (WDUs) according to the guidelines found in Appendix 1 of the Housing section of the Policy Plan. The guideline to provide 12 percent of the total units as WDUs would result in five WDUs with the subject application. In lieu of the five units, the applicant proposes to provide three 3-bedroom units. This is a comparable commitment to the sliding scale concept recently approved for Arrowbrook Centre, LLC (PCA 2002-HM-043-02). The Department of Housing and Community Development supports the concept because there is a significant need for WDUs with more than two bedrooms to serve larger households in Fairfax County. It is worth noting that pursuant to Sect. 2-1101 of the Zoning Ordinance, when WDUs are proffered in accordance with the Comprehensive Plan, the application may utilize the modified bulk, density and open space standards for affordable dwelling unit developments, which in this case can be found in Sect. 3-3010 for the R-30 District. For example, the minimum open space

requirement for the R-30 District is reduced from 40 to 26 percent for affordable dwelling unit developments.

As recommended by staff, the applicant has proffered to universal design features in excess of that required by the building code. The applicant would be required to provide two percent of the units, or one unit, with universal design elements, such as 36-inch wide front entrance doors and grab bars in the bathrooms. The applicant has included draft proffer #32 for a minimum of two units that meet universal design standards.

With the proffers for WDUs and universal design, the application satisfies the Plan guidance for housing diversity.

- *Provide Office Uses in Strategic Locations*

The Plan recommends new office uses within approximately ¼ mile of the Metrorail station. The subject property is not located within ¼ mile of the station, and the application is for residential uses as recommended in the Plan.

- *Provide Public Uses*

Public uses such as a library, fire station or recreation center have not been identified for this site.

- *Provide Retail, Hotel Uses and Institutional Uses*

The Plan recommends integrating ground floor retail into mixed-use buildings to add vibrancy and enhance the pedestrian environment. As noted above under the District Recommendations, the Plan recommends ground floor retail along Reston Station Boulevard. The proposed application for residential development does not include retail, hotel or institutional uses. Future applications in this vicinity should include retail uses along Reston Station Boulevard.

- *Encourage Coordinated Development Plans*

This objective is intended to encourage the consolidation or coordination of the development of adjacent properties such that they function in a compatible, well-designed and efficient manner to establish the urban character called for by the Plan. During the review process, staff encouraged the applicant to coordinate the application with surrounding properties in the northeast quadrant of the Wiehle Station TOD District, which could include an application for intensity under the Redevelopment Option up to 1.5 FAR.

The applicant should be credited with coordinating with surrounding properties, particularly with the property to the south with respect to the location and cross-sections of the roadway network. Discussions have also taken place regarding the

coordination of open space within the vicinity of the application. Given the concerns regarding the location and configuration of on-site open space, staff suggested that as an alternative, the applicant coordinate with surrounding properties to ensure the provision of well-designed and located open space of adequate size in close proximity to the subject property. Based on the preliminary plans presented to staff for open space in the vicinity, the overall amount of open space would not satisfy the Plan recommendations. Therefore, reliance on a coordinated plan to achieve the open space objective within the northeast quadrant of the Wiehle Station TOD District would be premature.

As further discussed below under the Areawide Recommendation for Urban Design and Placemaking, staff suggested a possible reorientation of the layout to provide improved coordination with the proposed development to the south, visually connecting the open space. The small size of the site elevates the need for a well-coordinated plan of development.

- *Encourage Educational Institutions*

Educational institutions have not been identified for this site.

- *Accommodate Existing Uses and Buildings*

According to the Department of Tax Administration, the existing low-rise office building was constructed in 1979 and contains 11,259 square feet of gross floor area. The building has not been identified as a potential heritage resource. The proposed development plan would remove the existing building.

- *Protect Existing Low Density Residential Areas*

The subject property is located within an area developed with low and mid-rise office and institutional buildings with surface parking. No low density residential areas would be affected by the proposed development.

## **Urban Design and Placemaking**

*The Areawide Recommendation for Urban Design focuses on creating a high-quality urban environment that is walkable and pedestrian-friendly. Urban design is the discipline that guides the appearance, arrangement, and functional elements of the physical environment, with a particular emphasis on public spaces. An urban environment is comprised of many elements including streets, blocks, open spaces, pedestrian areas, and buildings.*

*Residential Development Criteria #1 (Site Design) and #2 (Neighborhood Context), and TOD Guidelines #6 (Urban Design) and #8 (Parking) are applicable.*

*The Residential Development Criteria state that all rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the principles of consolidation, layout, open space, landscaping and amenities. All rezoning applications should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of: transitions to abutting and adjacent uses, and lot sizes, particularly along the periphery; bulk/mass of the proposed dwelling units; setbacks (front, side and rear); orientation of the proposed dwelling units to adjacent streets and homes; architectural elevations and materials; pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses; and existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.*

*TOD Guidelines encourage excellence in urban design, including site planning, streetscape and building design which create a pedestrian-focused sense of place. The visual impact of parking structures and surface parking lots should be minimized to contribute to a pedestrian and transit-supportive environment.*

The subject property represents one of the first applications for redevelopment in this area of Reston in response to the Comprehensive Plan amendment adopted on February 11, 2014 for the Reston Transit Station Areas. As a result, rather than being designed to fit into the fabric of an existing neighborhood, the application would establish the beginning of a new urban neighborhood. The overall contextual plan provided on Sheet 5 of the GDP illustrates how the proposed development might fit into the development of the surrounding area with the alignment of the roadway network, the pedestrian and bicycle connections, the setbacks and orientation of the buildings, and the location of open space and amenities.



Figure 5 – Source: GDP, Sheet 5

The proposed development plan addresses the Plan recommendation for a walkable and pedestrian-friendly environment on the proposed public streets. The development plan was revised during the review process to provide the recommended streetscape sections for Michael Faraday Drive and Reston Station Boulevard with 8-foot wide landscape amenity panels, sidewalks and building zones. However, the streetscape along Easterly Road falls short of meeting the Plan recommendation. Between the

multi-family building and Easterly Road, the development plan provides a 5-foot wide sidewalk and a 6-foot wide building zone for a portion of the building (except where the stairs are located for a below-grade exit). No landscape amenity panel is proposed along Easterly Road. Staff acknowledges that flexibility with the streetscape dimensions may be appropriate for this private street, but as indicated in the Office of Community Revitalization analysis (Appendix 6), a pleasant pedestrian experience should still be provided.

<b>Streetscape</b>			
	<b>Landscape Panel</b>	<b>Sidewalk</b>	<b>Building Zone</b>
<b>Michael Faraday Drive &amp; Reston Station Boulevard</b>			
Comprehensive Plan	8 feet	8 feet	8 – 12 feet
Proposed	8 feet	8 feet	8 feet
<b>Easterly Road</b>			
Comprehensive Plan	8 feet	6 – 8 feet	8 – 12 feet
Proposed	Not provided	5 feet	6 feet

A primary concern with the proposed layout is the location and configuration of the open space. The open space is located along the northern property line, abutting the surface parking area. Presently, the area to the north is developed with a parking lot located approximately 5 feet from the property line. The proposed open space area is 15 feet wide adjacent to Michael Faraday Drive and widens to approximately 38 feet next to Easterly Road. The introduction of Units 11-12 with the latest resubmission constrains the connection of the open space to the public realm. If the proposed open space sandwiched between the on-site and off-site parking areas is to be successful as a linear park, a wider opening to Michael Faraday Drive is needed.

The concerns regarding the layout and open space could be addressed in multiple ways. As discussed by the Office of Community Revitalization, the layout could be improved with the reorientation of the proposed buildings, placing the stacked townhouses along Easterly Road and the multi-family building at the corner of Reston Station Boulevard and Michael Faraday Drive. This reorientation would have the potential to increase the amount of open space and align it with proposed open space to the south. Some of the challenges in meeting Plan objectives relate to the small size of the subject property (below the minimum district size, requiring a waiver) which could be addressed through consolidation or close coordination with neighboring properties.

In order to meet the minimum parking requirement, the application includes 27 surface spaces, instead of providing additional structured parking. As described in the Land Use Analysis (Appendix 5), the amount of surface parking is undesirable. In addition, the architectural elevations in the GDP should be revised to specify the building materials as referenced in the proffers.

Given the outstanding issues as described above, the application does not meet the Plan objectives for high quality site design.

## Transportation

*The Areawide Recommendation for Transportation addresses recommendations for the roadway network, pedestrian mobility, bicycle facilities and transportation demand management. The Comprehensive Plan articulates a vision for the three Reston TSAs that promotes a mix of land uses served by a multimodal transportation system. The Comprehensive Plan recognizes that various planned transportation improvements will facilitate this vision, while accommodating current and future commuters and residents within and around the transit stations. The improvements should 1) balance future land uses with supporting transportation infrastructure and services; 2) address the long term needs of the area, including significantly improving the infrastructure and facilities for transit, pedestrians and bicycles; and, 3) design a road network that accommodates all modes of transportation and includes a grid of streets in the TSAs to improve connectivity around the transit stations.*

*Residential Development Criterion #5 (Transportation), and TOD Guidelines #3 (Pedestrian and Bicycle Access), #7 (Street Design), #8 (Parking), and #9 (Transportation and Traffic) are also applicable. All rezoning applications are expected to address planned transportation improvements and offset their impacts to the transportation network, which may include road improvements, transportation management, interconnection of the street network (with a preference for public streets), and provision of non-motorized facilities. Developments are expected to provide for safe pedestrian and bicycle travel to, from and within the station area; provide a grid of safe, attractive streets, designed at a scale that facilitates pedestrian, cyclist and vehicular circulation and capacity; minimize the visual impact of parking structures and surface parking lots; and promote measures that limit single occupant vehicle trips.*

The subject property is located at a primary intersection within the proposed roadway network for the Wiehle-Reston East TSA. Reston Station Boulevard is intended to function as the “main street” connecting properties to the east to the Metrorail station to the west. Michael Faraday Drive would connect the property to the south and extend across Sunset Hills Road to a second connection further east on Sunset Hills Road.



Figure 5 – Source: Comprehensive Plan, Reston, p. 137, with subject property identified

The applicant has coordinated with staff and with the property owner to the south for the alignment and cross-section of Reston Station Boulevard. The roadway will be located primarily on the property to the south, with a portion of the on-street parking, the landscape amenity panel and sidewalk within the on-site area to be dedicated. The road

is shown as having two travel lanes, bike lanes and on-street parking. Ultimately, however, a third travel lane may be needed to accommodate a continuous turn lane. The proposed cross-section provides an expanded (11 feet wide instead of 8 feet) on-street parking area on the north side such that if the third lane is required in the future, on-street parking would need to be eliminated on only one side. Given this compromise and to minimize conflicts with any future reconfiguration, the applicant removed the curb "bulb-outs" at the intersections in favor of the striped bulb-outs as recommended by the Fairfax County Department of Transportation (FCDOT, Appendix 7).

The GDP and proffers provide that the applicant would construct the half-section of Michael Faraday Drive. The full section of the road is intended to include three travel lanes, bike lanes and on-street parking. Prior to redevelopment of the property to the west, the road will function without striping with two travel lanes and on-street parking.

Preliminary roadway network analysis indicates that Easterly Road may only accommodate south-bound right turns from Sunset Hills Road. Given that limitation and the location of the property at the edge of the Residential Mixed Use area, staff accepted that construction of this road as a 20-foot wide private street may be appropriate. The proffers provide for easements which would permit future construction and connections to the north and east.

The development plan provides for adequate pedestrian circulation with 8-foot wide sidewalks on Reston Station Boulevard and Michael Faraday Drive and 5-foot wide sidewalks on the east (along Easterly Road) and north side of the multi-family building. As noted in the review by the Office of Community Revitalization (Appendix 6), a minimum 6-foot wide sidewalk and 8-foot wide landscape amenity panel are recommended by the Comprehensive Plan for Easterly Road and would provide for a more pleasant pedestrian experience.

Parking is provided at an overall rate of 1.6 spaces per unit, which satisfies the minimum required by the Zoning Ordinance for multi-family units. Stacked townhouses (2-over-2 units) have been determined to be multi-family units for the purpose of the Zoning Ordinance. Each stacked townhouse includes one garage parking space, with the balance of the required parking met with surface spaces. The garage layout for the multi-family building included on Sheet 11 of the GDP indicates that there will be enough parking for 22 of the 32 units to have a single space, and 10 of the units to have two spaces in tandem. There is an additional tandem ADA-accessible space. For tabulation purposes, the tandem spaces have been counted as single spaces in accordance with Sect. 11-102 (10) of the Zoning Ordinance which requires all off-street parking spaces to have a safe and convenient access to a street. The balance of the required spaces for the multi-family building is met with surface parking. If the 11 tandem spaces were included, the overall parking ratio would be 1.89 spaces/unit.

In response to a staff recommendation, the applicant increased the width of the alleyway to 23 feet. Sheet 12 of the GDP displays AutoTurn exhibits for fire and rescue ladder truck access and for a vehicle to enter and exit a stacked-townhouse garage.

The stacked-townhouses are proposed to have a 3-foot wide driveway apron for entry into the garage. The AutoTurn exhibit indicates that a vehicle will be able to enter and exit the garage. A draft proffer specifies that a recorded covenant will prohibit the conversion of the garages and will require owners to store trash and recycling containers inside their garages, except on collection days. The applicant has indicated that the driver for the refuse and recycling truck will be responsible for rolling out the dumpster from the multi-family building on collection day and the dumpster would not be stored outside where it would interfere with vehicle movement. This limitation has not been proffered or noted on the development plan. Staff is also concerned that the refuse and recycling truck(s) would block access to several stacked-townhouses and the multi-family building during pick-up.

As part of the approval of the Reston Master Plan Special Study (Phase I) Plan Amendment on February 11, 2014, the Board of Supervisors directed the preparation of a funding plan for the transportation improvements recommended in the Plan. Since the funding plan is under development, the applicant has revised draft proffer #13 to not specify a contribution amount. It is anticipated that additional information regarding the required contribution will be available prior to consideration of this application by the Board, and the proffer will need to be updated accordingly.

The applicant has revised the plan and proffers to address several outstanding items identified by FCDOT regarding the interparcel access easement and the bicycle parking rate.

As described above, the application has generally addressed the applicable transportation recommendations.

### **Environmental Stewardship**

*The Areawide Recommendation for Environmental Stewardship focuses on stormwater and natural resource management, tree canopy goals and green building practices. Residential Development Criterion #3 (Environment), #4 (Tree Preservation and Tree Cover) and TOD Guideline #12 (Environmental Considerations) are also applicable.*

*The Policy Plan provides guidance that developments should preserve natural resources, take existing topographic conditions into consideration, minimize off-site impacts on water quality, manage the volume and velocity of stormwater runoff, protect residents from adverse transportation generated noise, minimize exterior lighting and impacts on the night sky, provide energy conservation measures within the building design, and take advantage of existing quality tree cover.*

- *Preservation*

The property contains no wetlands, floodplains, Resource Protection Areas or Environmental Quality Corridors.

- *Slopes and Soils*

The property is relatively flat with a steep slope along the eastern property line and slopes along the existing drainage ditch near the western property line. The applicant has indicated that the proposed location and orientation of the multi-family building with the garage entrance at the western side of the building is intended to take advantage of the existing topography. The soils are classified as urban fill.

- *Water Quality and Drainage (Appendix 8)*

The applicant proposes to address stormwater quantity requirements through underground detention facilities to be located north of the parking area. Detention will be provided for the 1, 2 and 10-year storm events. Discharge will be to a storm sewer system near the intersection of Michael Faraday Drive and Sunset Hills Road and ultimately to Difficult Run. In order to meet the environmental stewardship goals of the Comprehensive Plan for Reston, the peak rate of runoff will be reduced by 50 percent.

The applicant proposes to address stormwater quality requirements (BMPs) through a combination of underground manufactured devices and permeable pavers. Phosphorus removal is anticipated to exceed the target reduction by 0.18 lbs/year. The final stormwater management facilities will be subject to approval by DPWES at the time of site plan review. The stormwater management facilities will be privately maintained and the applicant proffers to provide for the establishment of maintenance and replacement funds.

The Comprehensive Plan for Reston expects proposed developments to provide excellence and innovation in the treatment of stormwater and to incorporate low impact development (LID) techniques. During the review process, the applicant was encouraged to utilize landscaping as part of the stormwater facilities, rather than immediately channeling runoff underground. In response, the applicant has incorporated permeable pavers which are an appropriate LID feature. The applicant is further encouraged to consider integrating additional LID practices such as bioretention facilities, vegetated swales and tree box filters. The applicant should expand and locate open space to address this Plan recommendation.

- *Noise*

The site is located approximately 575 feet north of the Dulles Access Road. Therefore, the applicant has proffered to provide an acoustical analysis at the time of site plan and include appropriate mitigation to ensure that interior noise does not exceed 45 dBA.

- *Lighting*

Lighting will be required to meet the performance standards specified in Article 14 of the Zoning Ordinance, which reduce the impacts of glare and overlighting.

- *Energy*

The applicant has proffered to energy conservation and green building techniques. The applicant has committed to achieve certification either in accordance with the Energy Star Qualified Homes Program, the EarthCraft House Program, or LEED for Homes. The applicant has revised the proffer as recommended by the Environment and Development Review Branch (Appendix 9) to include an escrow for the LEED option.

- *Tree Preservation and Tree Cover Requirements*

According to Sheet 6 of the GDP, the site contains 0.16 acres of existing tree canopy. As shown on Sheet 6A, the applicant proposes to remove the on-site trees, resulting in the need for a deviation from the tree preservation target, as well as the off-site trees impacted by transportation and infrastructure improvements. The applicant proposes to meet the 10-year tree canopy requirements through the planting of approximately 49 trees, as shown on Sheet 7. The applicant has addressed the concerns identified by the Urban Forest Management Division (UFMD, Appendix 10) during the review process.

The proposed landscape plan includes street trees along Michael Faraday Drive and Reston Station Boulevard, a diverse and well-planted building zone, and a variety of trees and shrubs within the pocket park. As proffered, the landscape plan will be refined at the time of site plan review in consultation with UFMD, and will include native species and mitigation of soil compaction.

In general, staff believes that the environmental stewardship provisions of the Plan have been adequately addressed. The applicant is encouraged to incorporate additional LID practices within an expanded open space area.

### **Urban Parks, Recreation Facilities and Cultural Facilities**

*The Areawide Recommendation for Parks, Recreation and Cultural Facilities focuses on the creation of an urban park network as fundamental to the vision for the TSAs and to the successful redevelopment efforts around the transit stations. The Comprehensive Plan recognizes that the planned growth and redevelopment will increase the need for parks and open space, recreation facilities, and cultural amenities, all of which are essential components in creating places where residents and employees can live, work and play. On page 145 the Plan states,*

*Coordination and collaboration among landowners to create a connected system of needed park spaces is essential and is critical to creating vibrant, successful neighborhoods. A comprehensive system of urban parks, if properly implemented, will contribute to a sense of place and distinguish the area as a quality place to live, work, shop and visit.*

*The related Residential Development Criterion #8, Heritage Resources, addresses the protection of those sites or structures, including their landscape settings, that exemplify*

*the cultural, architectural, economic, social, political, or historic heritage of the county or its communities.*

*The related TOD Guideline #14, Open Space, states that development should provide publicly-accessible, high-quality, usable open space. Urban parks and open space contribute to a development's sense of place and are integral amenities offered to residents, workers and shoppers. Transit-oriented development plans should provide amenities such as public gathering spaces, civic focal points, plazas and open green space and offer a variety of activities such as dining, casual games and recreation, performances, visual arts and special events. These spaces should be accessible to the larger community as well as the immediate transit-oriented development area. Development plans should also incorporate open space preservation, such as stream valleys, where appropriate, and provide access to the county's network of parks and trails.*

Open space, urban parks, recreation and cultural amenities are paramount planning objectives for the Reston area, relating to both the realization of an urban park system to serve residents, visitors and workers, as well as the overall character of Reston. Creating high-quality, functional, accessible and usable onsite public park spaces should be a key design parameter. By relegating the pocket park to the back of the site, adjacent to the parking area and transformer pad, the proposed layout does not adequately address these Plan objectives. As noted in the Land Use Analysis (Appendix 5), the public open space is poorly located, not inviting from the street and does not meet the development review performance objective to achieve excellence in site design. Although the park abuts the proposed Easterly Road, that road is planned in the application as a 20-foot wide private road. Even with potential redevelopment of the property to north, the Easterly Road is likely to remain a private street with only right-in access from Sunset Hills Road.

As noted in the review by the Park Planning Branch, Fairfax County Park Authority (FCPA, Appendix 11), the pocket park is accessed by a narrow walkway from Michael Faraday Drive. With the final resubmission of the development plan, the applicant added Units 11-12. These additional units constrict the connection of the park to the public realm. A wider opening is needed so that the public would feel welcome to use the space and for it to fulfill its purpose as publicly accessible.

To address staff questions about the size of the open space areas designated to meet the Zoning Ordinance and Comprehensive Plan provisions, the applicant prepared the open space tabulations on Sheet 1A of the GDP. Based on this information, the overall open space does not meet the standard of 26 percent as required by the Zoning Ordinance. However, the size of the pocket park satisfies the amount of urban parkland, 1.5 acres of urban park space per 1,000 residents, as recommended in the Comprehensive Plan. Although the size is sufficient, the location and configuration, as noted above, preclude the pocket park from functioning as intended.

No heritage resources have been identified for documentation or preservation on the subject property.

Based primarily on the location and configuration of the open space, staff does not believe the application satisfies the Plan recommendations regarding urban parks and open space.

### **Public Facilities**

*The Areawide Recommendation for Public Facilities focuses on the implementation of funding strategies, partnerships and phasing to achieve new and improved infrastructure.*

*Residential Development Criterion #6, Public Facilities, states that all rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.*

#### Park Authority (Appendix 11)

The Park Planning Branch, FCPA, identified the need for active recreation facilities within the transit station area and the applicant has proffered to contribute \$143,448 prior to issuance of the first RUP, to be used for the development of athletic fields in the Reston area. This proffered amount satisfies the Plan objective. Other urban parkland needs are addressed above under the Areawide Recommendation for Urban Parks.

#### Public Schools (Appendix 12)

The application property is served by Sunrise Valley Elementary, Hughes Middle and South Lakes High schools. The Office of Facilities Planning Services, Fairfax County Public Schools, identified that the application is anticipated to result in a net of 14 new students, and recommended that the applicant contribute \$164,486 (based on a total of 42 units) at the time of site plan or first building permit approval to allow the school system adequate time to use the proffered contribution to offset the impact of new students. The applicant has proffered a contribution of \$3,818.43 per dwelling unit prior to the issuance of the first Residential Use Permit (RUP) for each building.

### Fire and Rescue (Appendix 13)

The Fire and Rescue Department requested a contribution toward providing traffic signal preemption equipment to improve emergency response times. The applicant has proffered to contribute of \$10,000 prior to site plan approval.

### Public Water and Sanitary Sewer (Appendices 14 and 15)

Adequate domestic water is available from an existing 8-inch water main located in Michael Faraday Drive. The property is located in the Colvin Run (D-2) watershed and would be sewerred into the Blue Plains Treatment Plant. An existing 10-inch line located in Michael Faraday Drive is adequate for the proposed use, and based on current and committed flow there is excess capacity.

Overall, staff believes that the application satisfies the Plan recommendations with respect to Public Facilities; however, the applicant is encouraged to revise the timing for the school contribution to fully maximize its intended use.

### **Zoning Ordinance Provisions**

Except for the minimum district size, open space and front yard, the proposed rezoning conforms to the Zoning Ordinance requirements for the R-30 District as shown in the table below. There are no transitional screening and barrier requirements for the subject application. The waivers are discussed below.

<b>Standards for R-30 District</b>			
<b>Standard</b>	<b>Required</b>		<b>Proposed</b>
	<b>Non-ADU</b>	<b>ADU Developments</b>	
Min. district size	3.0 acres	3.0 acres	1.58 acres*
Density	30 du/ac	36 du/ac	27.8 du/ac
Min. lot area	No requirement	No requirement	n/a
Min. lot width	No requirement	No requirement	approx. 170 ft.
Open Space	40%	26%	19%*
Front yard	25° / 20 ft.	20° / 15 ft.	8° ABP / 8 ft.* stairs & stoops to 2 ft.
Side yard	25° / 10 ft.	15° / 10 ft.	10 ft. (tabulation on Sheet 1); 15 ft. (dimension on Sheet 3)
Rear yard	25° / 25 ft.	15° / 15 ft.	n/a
Max. building height	150 ft.	150 ft.	60 ft.
Parking spaces	1.6 spaces/unit	1.6 spaces/unit	1.6 spaces/unit

\* Waiver requested

## **Waivers and Modifications**

### Minimum District Size

The minimum district size for the R-30 District is 3 acres. The 1.58-acre subject property is surrounded to the north, south and west with other properties that are similarly considering redevelopment. As previously noted, the small size of the property contributes to the challenges in meeting open space and other quality site design requirements. The application is not one of infill development where surrounding uses would preclude consolidation. Coordination with surrounding properties has not yet resulted in a plan for open space that would appear to meet the overall needs of the area. Staff does not support the requested waiver.

### Minimum Front Yard

The applicant requests a modification of the minimum required front yard to permit a setback of 8 feet along Michael Faraday Drive and Reston Station Boulevard. The development plan further shows that stairs and stoops may encroach to within 2 feet of the proposed property line. A building zone of 8 feet is consistent with the streetscape recommendations in the Comprehensive Plan, and it is understood that stairs and stoops typically extend into the building zone. Therefore, staff does not object to the requested modifications as shown on the proposed GDP.

### Open Space

The applicant requests a modification of the open space requirement of Sect. 3-3010 of the Ordinance to provide 19 percent as shown on the GDP. The minimum open space standard for the R-30 District is 40 percent, or 26 percent for developments under the affordable dwelling unit standards. It should be noted that if units 11-12 were removed, or if the layout were revised as suggested in the review by the Office of Community Revitalization, the open space standard would likely be met. Furthermore, as previously discussed, the location and configuration of the pocket park is not inviting and reduces the overall quality of the site design. As proposed, staff does not support the requested modification.

### Loading

Sect. 11-202 of the Zoning Ordinance requires the provision of one loading space for the first 25,000 square feet of gross floor area, plus one space for each additional 100,000 square feet or major fraction thereof for multi-family dwellings. Based on this standard, the development plan is required to include two loading spaces. The applicant has requested a waiver of this requirement and has indicated that the units will be in fee simple ownership and will not require the frequent use of loading spaces. In lieu of the dedicated loading space, the applicant proposes to stripe three of the surface parking spaces as a temporary loading space, which would be reserved as needed. It is noted that the surface parking and the approximately 15 on-street parking spaces on Michael

Faraday Drive and Reston Station Boulevard would provide for incidental deliveries with standard size vehicles. Although the inclusion of one loading space would be preferable, staff does not object to the requested waiver.

### Trash and Recycling System

The applicant has requested a modification of Sects. 10-0303.2 and 10-0306 of the Public Facilities Manual regarding the provision of a recycling system for their residents and the design standards and guidelines for trash and recycling. In lieu of a central dumpster, each stacked townhouse will accommodate trash and recycling within its garage, and a trash and recycling enclosure is provided in the garage for the multi-family building. The applicant proffers that the trash and recycling containers will be stored within the garages of the stacked townhouses, except on collection days. Note 27 on Sheet 1 of the GDP states that the dumpster in the multi-family building will be rolled out on trash days and the truck will not enter the garage. Staff is concerned that the applicant has not sufficiently shown how the trash and recycling collection will function and that the truck will block access to the multi-family building and several of the stacked townhouses.

### Tree Preservation Target

The applicant has included on Sheet 6A of the GDP a request for a deviation from the tree preservation target. The applicant proposes to remove all on-site trees and meet the 10-year tree canopy requirement through the planting of 6,225 square feet of canopy which exceeds the minimum requirement of 5,032 square feet. Construction activities on this small site would be anticipated to impact the on-site vegetation. With the proposed landscape plan, staff does not object to the requested deviation.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

During the review process, many initial concerns with respect to the application to rezone 1.58 acres from the I-4 to the R-30 District for the development of 44 multi-family dwellings have been satisfactorily addressed, and it is anticipated that most of the outstanding issues could be similarly resolved. However, the lack of high quality open space and site design as envisioned by the Comprehensive Plan remains of substantive concern. Staff has suggested an alternative layout or, at a minimum, the removal of Units 11-12 and corresponding extension of the open space area as possible solutions. Staff concludes that the application as proposed is not in conformance with the Comprehensive Plan and all applicable Zoning Ordinance provisions. Staff does not support the requested waivers of the minimum district size and open space requirements of the Zoning Ordinance, and the modification of the trash and recycling system standards of the Public Facilities Manual.

## **Recommendations**

Staff recommends denial of RZ 2015-HM-005, as proposed. However, if it is the Board's intent to approve RZ 2015-HM-005, staff recommends that such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

## **Waivers and Modifications Requested:**

If it is the Board of Supervisors' intent to approve RZ 2015-HM-005 as proposed, it should be subject to approval of the following waivers and modifications:

- Waiver of the minimum district size of 3 acres, pursuant to Sect. 3-3006 of the Zoning Ordinance, to permit a district size of 1.58 acres.
- Modification of the minimum front yard requirement of 15 feet and 20° angle of bulk plane, pursuant to Section 3-3010 of the Zoning Ordinance, to permit 8 feet and 8° angle of bulk plane.
- Modification to permit encroachments into the minimum front yard, pursuant to Paragraph 1C of Section 2-412 of the Zoning Ordinance to within 2 feet of the property line.
- Modification of the minimum open space requirement of 26 percent, pursuant to Section 3-3010 of the Zoning Ordinance, to permit 19 percent open space.
- Waiver of the loading requirement of 2 spaces, pursuant to Section 11-202 of the Zoning Ordinance.
- Modification of the design standards and guidelines for trash and recycling, pursuant to Sections 10-0303.2 and 10-0306 of the Public Facilities Manual to permit the storage of containers within garages as shown on the Generalized Development Plan.
- Deviation from the tree preservation target pursuant to Section 12-0508 of the Public Facilities Manual.

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

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.

## **APPENDICES**

1. Draft Proffers
2. Statement of Justification
3. Affidavit
4. Residential Development Criteria and Guidelines for Transit Oriented Development
5. Environment and Development Review Branch – Land Use Analysis
6. Office of Community Revitalization Analysis
7. Fairfax County Department of Transportation Analysis  
Virginia Department of Transportation Analysis
8. Site Development and Inspections Division Analysis
9. Environment and Development Review Branch – Environmental Analysis
10. Urban Forest Management Division Analysis
11. Fairfax County Park Authority Analysis
12. Fairfax County Public Schools Analysis
13. Fire and Rescue Department Analysis
14. Fairfax Water Analysis
15. Wastewater Planning & Monitoring Division Analysis
16. Glossary of Terms

**LOFTS AT RESTON STATION  
PROFFER STATEMENT  
RZ 2015-HM-005**

**July 7, 2015  
Revised September 13, 2016**

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) (the “Zoning Ordinance”), the property owner and applicant, for themselves and their successors and assigns (the “Applicant”), in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as 18-3 ((6)) 5 (the “Property”) shall be in accordance with the following conditions (“Proffers”) if, and only if, RZ 2015-HM-005 (the “Application”) for the R-30 District is granted. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force or effect.

**GENERAL**

1. General Development Plan. The Property shall be developed in substantial conformance with the General Development Plan (“GDP”) dated February, 2015, and revised through September 6, 2016, prepared by Land Design Consultants, and consisting of 24 sheets. Notwithstanding the foregoing, there are several sheets in the GDP that are noted as “illustrative” and development according to those sheets shall be in general conformance with those sheets and not need to meet the Zoning Ordinance definition of “Substantial Conformance”.
2. Minor Modifications. Minor modifications to the GDP may be permitted pursuant to Section 18-204 of the Zoning Ordinance as determined by the Zoning Administrator.

**PROPOSED DEVELOPMENT**

3. Proposed Development. The development proposed with this Application shall include up to 44 multi-family dwelling units (the “Proposed Development”).
4. Building Height. The building height for the Proposed Development shall not exceed the maximum building height of 60 feet as shown on Sheet 1 of the GDP. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to a lesser building height than that which is represented on the GDP, provided the configuration of the building footprints, and the urban character of the buildings, remain in substantial conformance with those shown on the GDP.
5. Declarations and Owners’ Associations. The Applicant may record a declaration and/or establish owners’ associations for all or any portion of the Property as follows:
  - A. Umbrella Owners’ Association. At any time, the Applicant may record a declaration and/or establish an Umbrella Owners’ Association (the “UOA”) for the Property to address the general maintenance and other obligations (including

stormwater management, roads, parking, and landscaping) of the owner(s) (and their successors and assigns), including the fulfillment of these Proffers. If recorded or established, the declaration and/or UOA documents shall identify the maintenance or proffer obligations that will or are expected to fall principally on the owners or residents of any residential units. Such obligations shall be disclosed to the owners/residents in accordance with the terms of this proffer.

- B. Homeowner and Condominium Owners' Association. In the event any of the residential units are held for sale, the Applicant shall cause either a homeowners association and/or a condominium owners association ("HOA/COA") to be formed for the residential units. If a declaration is recorded and/or a UOA is established for the Property, the HOA/COA shall be a member of the declaration and/or UOA.
- C. Disclosures. The declaration establishing any UOA/HOA/COA on the Property (including budgets provided in any offering or sale materials) shall specify the proffer and maintenance conditions and obligations set forth in these Proffers. Purchasers shall be advised in writing of these proffer conditions and obligations prior to entering into a contract of sale.
- D. Additional Associations. In addition to the UOA/HOA/COAs described above, the Applicant may join any existing associations, record any additional declarations, and/or establish any additional associations as may be deemed necessary or desirable by the Applicant.

## **NOISE ATTENUATION**

6. Noise Attenuation. The Applicant shall provide an acoustical analysis at the time of site plan submission that evaluates existing and future traffic and noise sources at least twenty-five (25) years into the future. Phasing of the Proposed Development and the proposed final site topography and conditions as shown on the site plan (rather than existing topography and conditions) should be a factor included in the acoustical analysis. The acoustical analysis shall be submitted to the Environment and Development Review Branch ("EDRB") of the Department of Planning & Zoning ("DPZ") and to the Department of Public Works & Environmental Services ("DPWES") for review. If the acoustical analysis concludes that new residential units will be affected by noise levels that require mitigation as described below, then the noise contours shall be shown on the site plan to ensure that the appropriate noise mitigation is provided for the affected residential units, and the affected units and appropriate mitigation measures shall be identified on the building plans.

- i. In order to reduce interior noise to a level of approximately 45 dBA Ldn, residential units anticipated by the acoustical analysis to be impacted by highway related noise having levels projected to be between 65 and 70 dBA Ldn, shall be constructed with the following acoustical measures:
  - a. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39;

- b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 65 to 70 dBA Ldn;
  - c. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of up to 39 as dictated by the percentage of glazing; and
  - d. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (“ASTM”) to minimize sound transmission.
- ii. In order to reduce interior noise to a level of approximately 45 dBA Ldn, residential units anticipated by the acoustical analysis to be impacted by highway related noise having levels projected to be greater than 70 dBA Ldn, shall be constructed with the following acoustical measures:
    - a. Exterior walls shall have a laboratory STC rating of at least 45;
    - b. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn;
    - c. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of up to 45 as dictated by the percentage of glazing; and
    - d. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
  - iii. The Applicant shall provide noise attention measures as determined necessary based on the acoustical analysis to ensure that highway related noise shall not exceed 65 dBA Ldn in the outdoor recreation areas within the Property.

## **PARKING**

7. Zoning Ordinance Parking and Loading Requirements. Parking shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by DPWES, for the uses within the Proposed Development or as modified by the Board of Supervisors.

8. Future Parking Reductions. The Applicant may pursue a parking reduction for the Proposed Development, as may be permitted by Article 11 of the Fairfax County Zoning Ordinance and approved by the Board of Supervisors.

## TRANSPORTATION

### 9. Michael Faraday Drive.

- A. Temporary Public Access Easement. As part of the first site plan approval for the Proposed Development, the Applicant shall grant to the Board of Supervisors a temporary public access easement, in a form acceptable to the County Attorney, in the location shown as “Prop. Temp. Public Access Esm’t. and Dedication – Area A” on Sheet 3 of the GDP, provided the Applicant has not already dedicated such area to the Board of Supervisors in fee simple in accordance with Proffer 9.B below. Such temporary public access easement shall terminate automatically upon the dedication of the area of such easement to the Board of Supervisors in fee simple in accordance with Proffer 9.B below.
- B. Right-of-Way Dedication. Upon the written request of the County, the Applicant shall dedicate the right-of-way shown as “Prop. Temp. Public Access Esm’t. and Dedication – Area A” on Sheet 3 of the GDP in fee simple to the Board of Supervisors for public street purposes. The Applicant shall use good faith efforts to pursue the vacation of the existing private ingress-egress easements recorded in Deed Book 2531, at Page 199, Deed Book 3006, at Page 605, and Deed Book 4775, at Page 139, prior to such right-of-way dedication to the Board of Supervisors. The Applicant shall maintain such dedicated area up and until the time the street is accepted as a public street; the Applicant shall have no obligation to get the street accepted by VDOT as a public street.
- C. Construction of Half-Section of Michael Faraday Drive. The Applicant shall construct a one-half section of Michael Faraday Drive and the associated streetscape elements as shown on Sheet 3 of the GDP prior to the issuance of the first Residential Use Permit (“RUP”) for the Proposed Development. Such one-half section shall consist of the pavement (but not any striping) for one-half of a center turn lane (5.5 feet), one travel lane (11 feet), one bike lane (5 feet), and one on-street parking lane (8 feet) for a total of 29.5 feet from the centerline of Michael Faraday Drive to the curb as shown on Sheet 4 of the GDP. Such streetscape elements shall consist of a landscape amenity panel (8 feet), a concrete sidewalk (8 feet), and a building zone (8 feet) for a total of 24 feet from the edge of pavement to the face of the adjacent residential building as shown on Sheet 4 of the GDP.

### 10. Reston Station Boulevard.

- A. Temporary Public Access Easement. As part of the first site plan approval for the Proposed Development, the Applicant shall grant to the Board of Supervisors a temporary public access easement in the location shown as “Prop. Temp. Public Access Esm’t. and Dedication – Area B” on Sheet 3 of the GDP, provided the Applicant has not already dedicated such area to the Board of Supervisors in fee simple in accordance with Proffer 10.B below. Such temporary public access easement shall terminate automatically upon the dedication of the area of such

easement to the Board of Supervisors in fee simple in accordance with Proffer 10.B below.

- B. Right-of-Way Dedication. Upon the written request of the County, the Applicant shall dedicate the right-of-way shown as “Prop. Temp. Public Access Esm’t. and Dedication – Area B” on Sheet 3 of the GDP in fee simple to the Board of Supervisors for public street purposes. The Applicant shall use good faith efforts to pursue the vacation of the existing private ingress-egress easements recorded in Deed Book 2531, at Page 199, Deed Book 3006, at Page 605, and Deed Book 4775, at Page 139, prior to such right-of-way dedication to the Board of Supervisors. The Applicant shall maintain such dedicated area up and until the time the street is accepted as a public street; the Applicant shall have no obligation to get the street accepted by VDOT as a public street.
- C. Construction of Reston Station Boulevard. The Applicant shall obtain an agreement with the owner of Tax Map 18-3 ((6)) 6, and subject to such agreement the Applicant shall construct the full section of Reston Station Boulevard and the associated streetscape elements as shown on Sheet 3 of the GDP prior to the issuance of the first Residential Use Permit (“RUP”) for the Proposed Development. Such full section shall consist of the pavement and striping for one on-street parking lane (11 feet), one bike lane (6 feet), two travel lanes (11 feet each), one bike lane (5 feet), and one on-street parking lane (8 feet) for a total of 52 feet from curb to curb as shown on Sheet 4 of the GDP. Such streetscape elements shall consist of a landscape amenity panel (8 feet), a concrete sidewalk (8 feet), and a building zone (8 feet) for a total of 24 feet from the edge of pavement to the face of the adjacent residential building along the north side of Reston Station Boulevard as shown on Sheet 4 of the GDP. The landscape amenity panel, sidewalk, and building zone along the south side of Reston Station Boulevard shall be provided by others.

11. Easterly Road.

- A. Private Street with Public Access Easement. As part of the first site plan approval for the Proposed Development, the Applicant shall grant to the Board of Supervisors a public access easement in the location shown as “Prop. Public Access Esm’t – Area C” as shown on Sheet 3 of the GDP.
- B. Construction of Easterly Road. The Applicant shall construct the road along the eastern frontage of the Property and the associated streetscape as shown on Sheet 3 of the GDP prior to the issuance of the first RUP for the Proposed Development. Such road section shall consist of one travel lane (10 feet) in each direction for a total of 20 feet as shown on Sheet 3 of the GDP. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall install signs at both the northern and southern ends of the Easterly Road indicating that the road will connect in the future.

- C. Easement for Future Construction. Upon the written request of the County, the Applicant shall grant to the Board of Supervisors a temporary construction easement in the location shown as “Prop. Public Access Esm’t – Area C” on Sheet 3 of the GDP for the purpose of allowing the future construction of improvements to the road along the eastern frontage of the Property by others.

12. Interparcel Access Easements. As part of the first site plan approval for the Proposed Development, the Applicant shall grant interparcel access easements, including ancillary grading and temporary construction easements, to the owner of the property identified on the Fairfax County Tax Map as 18-3 ((6)) 4 for a connection to the road along the eastern frontage of the Property and a connection to the internal driveway within the interior of the Property as shown on Sheet 3 of the GDP.

13. Reston Road Fund Contribution. Prior to the issuance of the first RUP for each residential building within the Proposed Development, the Applicant shall contribute \$\_\_\_\_\_ per dwelling unit in such building to the Board of Supervisors for road improvements and capacity enhancements to the road network in the Reston area in accordance with guidelines adopted by the Board of Supervisors, as amended, subject to credit for all creditable expenses as determined by the Fairfax County Department of Transportation (“FCDOT”) and/or DPWES. Such contribution shall escalate in accordance with Proffer 37 below.

14. Traffic Signal Contribution. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall contribute \$44,478 to Fairfax County toward the anticipated costs (\$300,000) associated with the future installation by others of a traffic signal at the intersection of Reston Station Boulevard and Michael Faraday Drive.

15. Streetscapes. Streetscaping shall be installed as conceptually illustrated on Sheets 3 and 7 of the GDP. Streetscape elements shall include: a landscape amenity panel located immediately behind the face of curb; a pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building(s) that is designed to allow access to the building, steps, stoops, and/or additional landscaping. Streetscape elements may be adjusted at the time of site plan approval provided the quality of the streetscape and minimum sidewalks are consistent with that shown on Sheets 3 and 7 of the GDP.

- A. Street Trees. Tree planting sites are set forth on Sheet 7 of the GDP, subject to revisions as may be approved at site plan review by the UFMD or necessitated by providing bus stop shelters, clear zone requirements, etc. The Applicant shall retain the services of a certified landscape architect, certified arborist or Registered Consulting Arborist to monitor the design and inspect the planting of the street trees and shall notify UFMD in writing or by electronic mail no later than three business days prior to tree pit construction to allow for County inspection.
- B. Utility Locations. Utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines shall, to the maximum extent feasible, be installed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the GDP as determined by UFMD. If there is no other option,

utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as determined by the UFMD.

- C. Sight Distance Considerations. Sight distance requirements have been provided on the GDP so as to identify and avoid conflicts with street tree locations. If determined at the time of site plan review that street tree locations conflict with sight distance requirements, the Applicant shall investigate whether limited pruning or minor adjustments to the locations of street trees will alleviate sight distance concerns. In the event the Virginia Department of Transportation (“VDOT”) does not approve the tree locations even after the changes anticipated above, the Applicant shall be permitted to relocate the affected street tree without the need for confirmation from DPZ, subject to approval by UFMD.
- D. Maintenance. The Applicant, or any successor associations or equivalent once established, shall maintain and replace in kind all pedestrian realm elements within the Property. The pedestrian realm includes all areas between the back of curb and the back of the building zone whether located within the public right-of-way or on private land with public access easements. The Applicant shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other public entity, as needed) to permit the Applicant to perform such maintenance. Neither the Applicant nor any successor associations or equivalent shall be required to repair or restore any elements of the pedestrian realm within publicly-owned areas that are damaged by public contractors, or permittees that are not acting under the direct authority of the Applicant.

16. Bus Shelter Location. A bus stop/shelter location shall be evaluated for feasibility at the time of site plan approval in consultation with FCDOT along either the Michael Faraday Drive or Reston Station Boulevard frontage of the Property. The bus stop/shelter location may necessitate adjustments to street tree locations and other street furnishings from that shown on the GDP which shall be accommodated without the requirement for a PCA or an amendment to the GDP.

17. Bicycle Parking. As part of the first site plan approval for the Proposed Development, the Applicant shall designate on the site plan and install secure bicycle storage in locations convenient to the residential units. Such bicycle parking shall consist of one (1) long-term bicycle parking space for every three (3) residential units, or portion thereof, and one (1) short-term bicycle parking space for every 25 residential units, or portion thereof. Short-term bicycle parking shall be located at a convenient location for visitors. Long-term bicycle parking shall be in a secure location such as a bicycle room, cage, locker, or other secure parking facility approved by FCDOT.

18. Transportation Demand Management Association. For the purpose of promoting alternatives to single-occupant vehicle (“SOV”) travel, if a future transportation demand management association (“TDMA”) is established for the properties accessing Reston Station Boulevard and Michael Faraday Drive, the Applicant and/or the successor HOA shall reasonably

participate in or otherwise become associated with such TDMA. This obligation is subject to the applicable costs related to participation in the TDMA being allocated on a per unit pro-rated basis for residential units and being no greater than that imposed on similar ownership based HOAs that are also part of the same TDMA and subject to a further showing that the costs associated with the TDMA do not unreasonably limit the HOA's ability to perform its obligations as defined by these proffers or the applicable law. The Applicant and/or successor HOA's participation in the TDMA is anticipated to enhance the TDMA's efforts to reduce SOV travel within the TDMA area. The Applicant and/or successor HOA shall participate in TDMA efforts to identify and implement SOV trip reduction initiatives inclusive of the Application property. Should a TDMA be formed, they will be encouraged to join the Dulles Area Transportation Association (DATA) to further assist with and enhance SOV trip reduction efforts. The Applicant and/or successor HOA shall include these membership costs in the cost of the TDMA, subject to the cost allocation provisions discussed above. Participation in a future TDMA shall not subject the HOA or its individual members/owners to monetary penalties, if any, for non-compliance with the requirements of the TDMA.

### **PUBLIC ART**

19. Public Art. The Applicant shall provide public art within the Property as part of the Proposed Development in consultation with the Initiative for Public Art – Reston (“IPAR”). The Applicant shall coordinate with IPAR to obtain its recommendations regarding the options for the Applicant's provision of public art, the type of public art to be provided, and the location of the public art within the Property. Following such consultation, the Applicant shall make the final determination regarding any public art to be provided within the Property. The Applicant shall provide the public art prior to the issuance of the first RUP for the second residential building for which the Applicant requests RUPs.

### **LANDSCAPING**

20. Landscape Plan. The Applicant shall implement the landscape design for the Proposed Development shown on Sheet 7 of the GDP (the “Overall Landscape Plan”), which illustrates the plantings and other features to be provided with the Proposed Development. The Overall Landscape Plan is conceptual in nature and may be modified by the Applicant as part of final engineering and building design, provided that such modifications provide a similar quality of landscaping as that shown on the Overall Landscape Plan and the GDP, as determined by the Urban Forest Management Division of DPWES (“UFMD”).

- A. Native Species. The Applicant shall use native species to the extent practicable throughout the Proposed Development, provided that the Applicant reserves the right, in consultation with and approval by UFMD, to modify as part of site plan approval for each building the exact species to be used, such as where some plant materials are not available or have been deemed by UFMD to no longer be appropriate.
- B. Site Plan(s). As part of the initial site plan submission for the Proposed Development, the Applicant shall submit to UFMD for review and approval a

detailed landscape and tree cover plan (the “Landscape Plan”), which shall include, among other things:

- i. Irrigation information, if provided;
- ii. Design details for tree wells or grates and other similar planting areas above structures and along streets;
- iii. Composition of the planting materials used for street trees or where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings; and
- iv. Information demonstrating that the Landscape Plan is consistent with the SWM Plan defined in Proffer 21.

C. Planting Quality. The Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the Overall Landscape Plan of the GDP and may include the use of additional shade trees and other plant materials as determined by the Applicant. Where groundcover is shown to be planted in the landscape amenity panels along Michael Faraday Drive and Reston Station Boulevard, this shall include vegetation of varying heights and species including low shrubs of 18 inches to 24 inches, ornamental grasses, and herbaceous perennials. The Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and streetscape improvements and plantings as approved by UFMD, provided such adjustments otherwise are in substantial conformance with the GDP.

D. Planting Strips. The Applicant shall install street trees consistent with the Streetscape plans included on Sheet 8 of the GDP. For trees not planted within an 8-foot wide minimum planting area, or that do not meet the minimum planting area required by the PFM, the Applicant shall provide details for alternative designs showing how the proposed planting spaces will provide for normal tree growth and performance by installing an equivalent solution acceptable to UFMD to meet the following specifications:

- i. A minimum of 6 feet open surface width and 48 square feet open surface area.
- ii. Rooting area a minimum of 8 feet wide, which can be achieved in instances where open surface area width is less than 8 feet by providing suitable rooting area below paved surfaces using methods that do not require soil compaction for structural purposes such as structural cells.
- iii. Soil volume for Category III or IV trees (as indicated in Table 12.17 of the Public Facilities Manual) shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1,200 cubic feet shall be provided. For three trees

or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree.

- iv. Planting spaces shall provide 36-48 inches of soil depth. The specified minimum soil depth shall be 36-48 inches within a 4-foot radius from the base of the tree. Beyond four feet from the base of the tree, the soil depth may be less, provided soil volume requirements are met.
- v. Planting spaces shall be interconnected to the furthest extent feasible.
- vi. Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by Urban Forest Management.

The Applicant shall provide notice to UFMD not less than five (5) business days prior to the Applicant's implementation of the tree planting spaces to permit UFMD to verify the proper installation and planting of trees in conformance with the approved site plan. At such time, the Applicant also shall provide UFMD written documentation demonstrating that the materials and methods used satisfy the requirements of the plan and verifying that the contractors performing the work are licensed as may be required by the manufacturer. Following installation and no later than final bond release for the site plan for which this proffer is applicable, the Applicant shall provide written confirmation from a certified arborist and/or landscape architect verifying installation of trees by a licensed contractor consistent with the requirements of this proffer.

- E. Open Space Designs. As part of final engineering and design, and subject to review and approval by UFMD, the Applicant may elect to modify the designs of the various open space areas from the designs shown on Sheet 7 of the GDP, provided that such modifications offer a similar quality of design and quantity of plantings and materials as those shown on the GDP and are in accordance with Section 18-204 of the Zoning Ordinance.
- F. Fire Marshal Review. If it is determined during site plan review that elements of the streetscape improvements and plantings, as well as any elements of the open space designs, conflict with subsequent comments from the Fire Marshal, the Applicant shall first make efforts to obtain the Fire Marshal's approval by making minor adjustments to such elements. If the Fire Marshal does not approve such adjustments, the Applicant may be permitted to make minor modifications to relocate, remove, or modify the conflicting elements of the streetscape improvements, plantings, and/or the open space designs, subject to approval by the Zoning Administrator in accordance with Section 18-204 of the Zoning Ordinance.
- G. Landscape Planting Pre-Installation Meeting. Prior to the installation of any plants to meet the requirements of the approved landscape plan, the Applicant shall coordinate a pre-installation meeting on the Property with the landscape contractor and UFMD staff. Any proposed changes to the planting locations,

tree/shrub planting sizes, and species substitutions shown on the approved landscape plan shall be reviewed and must be approved by UFMD prior to planting. The installation of plants not approved by UFMD staff may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

- H. Mitigation of Soil Compaction. Soil in planting areas that have been previously compacted shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of one foot prior to installation of landscape material. Specifications for alleviating soil compaction in planting areas shall be provided on the landscape plan.

## **STORMWATER MANAGEMENT**

21. Stormwater Management. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet applicable Fairfax County Public Facilities Manual (“PFM”) requirements for stormwater quantity and stormwater quality in effect at the time of the approval of this Application. The site plan shall include strategies for addressing both water quantity and water quality management issues, including detailed mitigation measures to be implemented as part of construction. The Applicant shall construct stormwater quantity and quality measures in accordance with the site plan (and each subsequent revision thereto) with the Proposed Development, such that the runoff reductions outlined below shall be achieved.

- A. Stormwater Management Goals. Using a series of infiltration facilities and/or structural and non-structural stormwater management and/or Best Management Practices (“BMP”) facilities, the Applicant shall demonstrate the Proposed Development’s conformance with applicable PFM requirements for stormwater quantity and stormwater quality in effect at the time of the approval of this Application.
- B. Maintenance Responsibility. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the “SWM Agreement”) providing for the perpetual maintenance of all stormwater management facilities that are part of the Proposed Development (“SWM Facilities”). The SWM Agreement shall require the Applicant (or its successor UOA/HOA/COA) to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.
- C. SWM Maintenance Fund. Prior to site plan approval for the Proposed Development, the Applicant shall establish an account (the “SWM Maintenance Account”) to be used for the ongoing maintenance of the SWM Facilities located

on or serving the Property. The SWM Maintenance Account shall be an interest bearing account held by a financial institution authorized to do business in the Commonwealth of Virginia. As applicable, a line item for ongoing maintenance of the SWM Facilities shall be included in the budget of any UOA/HOA/COA established for the Proposed Development, and the fees collected for such purposes by the UOA/HOA/COA shall be deposited in the SWM Maintenance Account annually. The association documents that establish and control the UOA/HOA/COA shall provide that the SWM Maintenance Account shall not be eliminated as a line item in the UOA/HOA/COA budget, and that funds in the SWM Maintenance Account shall not be utilized for purposes other than to fund the maintenance of the SWM Facilities. Prior to issuance of first RUP for the Proposed Development, the Applicant shall make an initial contribution to the SWM Maintenance Account in an amount equal to the estimated cost for the residential units' maintenance responsibility for the first 20 years of the facilities, based on cost data for the facilities, as established by the UOA/HOA/COA budget and approved by DPWES using the U.S. Environmental Protection Agency's Urban Stormwater Data Summary. Thereafter, the SWM Maintenance Account shall be funded through pro-rata assessments of the owners of the Proposed Development as set forth in the UOA/HOA/COA documents, as applicable.

- D. SWM Replacement Fund. Prior to site plan approval for the Proposed Development, the Applicant shall establish an account (the "SWM Replacement Account") to be used as an escrow account for the eventual replacement of the SWM Facilities serving the Property. The SWM Replacement Account shall be an interest bearing account held by a financial institution authorized to do business in the Commonwealth of Virginia. As applicable, a line item for future replacement of the SWM Facilities shall be included in the budget of any UOA/HOA/COA(s) established for the Proposed Development, and the fees collected for such purposes by the UOA/HOA/COA shall be deposited in the SWM Replacement Account annually. The association documents that establish and control the UOA/HOA/COA shall provide that the SWM Replacement Account shall not be eliminated as a line item in the UOA/HOA/COA budget, and that funds in the SWM Replacement Account shall not be utilized for purposes other than to fund the replacement of the SWM Facilities. Prior to issuance of first RUP for the Proposed Development, the Applicant shall make an initial contribution to the SWM Replacement Account in an amount equal to forty percent (40%) of the estimated replacement cost for the facilities, based on cost data for the facilities, as established by the UOA/HOA/COA budget and approved by DPWES using the U.S. Environmental Protection Agency's Urban Stormwater Data Summary. Thereafter, the SWM Replacement Account shall be funded through pro-rata assessments of the owners of the Proposed Development as set forth in the UOA/HOA/COA documents, as applicable.

## **PUBLIC SCHOOLS CONTRIBUTION**

22. Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on January 7, 2003, prior to the issuance of the first

RUP for each residential building within the Proposed Development, the Applicant shall contribute \$3,818.43 per dwelling unit in such building (based on an assumed rate of 0.325 students per unit multiplied by \$11,749 per new student generated) to the Board of Supervisors for transfer to the Fairfax County School Board to be utilized for capital improvements and capacity enhancements to schools in the Reston area that serve the Property. Such contribution shall escalate in accordance with Proffer 37 below. Prior to the commencement of construction for the Proposed Development, the Applicant shall notify the Fairfax County Public Schools of the intended construction and anticipated completion date for the Proposed Development.

## **ARCHITECTURE**

23. Architectural Design and Building Materials. The character of the architectural design and building materials for the Proposed Development shall be in general conformance with the elevations shown on Sheets 8 and 8A of the GDP. The Applicant reserves the right to adjust the average grade elevation and the architectural design details of the residential buildings, including, but not limited to, the building materials, articulation, and fenestration, as part of final architectural design and engineering without requiring approval of a PCA or GDP, provided (a) the maximum building height is not increased, (b) the minimum open space is not decreased, and (c) the quality of the architectural design and the quality of the building materials remain in general conformance with that shown on the GDP, as determined by the Zoning Administrator.

## **PARKS AND RECREATION**

24. On-Site Park. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall install an on-site park area for the use of residents (the “Pocket Park”). The Pocket Park shall include landscaping, two (2) hardscape seating areas, a shade trellis, an outdoor game table, fitness stations, a bike rack, and a minimum of three (3) benches as shown on Sheet 7 of the GDP. As part of site plan approval for the Proposed Development, the Applicant shall grant a public access easement for the Pocket Park to Fairfax County as shown on Sheet 7 of the GDP. The public access easement shall provide that the Pocket Park shall, at a minimum, be open to the general public from sunrise to sunset, provided that the Applicant reserves the right to: (i) establish reasonable rules and regulations governing the use of the Pocket Park, and (ii) temporarily limit access to the Pocket Park for reasonable periods of time for purposes of construction and/or maintenance.

25. Athletic Field Contribution. To address the Comprehensive Plan’s recommendations regarding the provision of public facilities and athletic fields in the Transit Station Areas, the Applicant shall contribute \$143,448.16 to the Fairfax County Park Authority for the development of athletic fields in the Reston area. This contribution shall be made prior to issuance of the first RUP for the Proposed Development.

## **GREEN BUILDING**

26. Green Building. In order to promote energy conservation and green building techniques, the Applicant shall select one of the following programs to be implemented and will inform the Environment and Development Review Branch of DPZ which program the Applicant has chosen as part of the first site plan submission for the Proposed Development.

- A. National Green Building Standard. If the Applicant selects the Home Innovations Research Lab’s 2012 National Green Building Standard (“NGBS”), then the Applicant shall seek certification in accordance with the NGBS rating system using the Energy Star Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development Review Branch of DPZ from a home energy rater certified through the Home Innovations Research Lab that demonstrates each residential unit has attained certification.
- B. LEED for Homes. If the Applicant selects the U.S. Green Building Council (“USGBC”) Leadership in Energy and Environmental Design (“LEED”) for Homes (“LEED for Homes”) rating system, then the Applicant shall pursue LEED certification under the most recent version of the LEED for Homes rating system, or other applicable LEED rating system as determined in consultation with the EDRB, in effect at the time the Applicant registers the project with the USGBC.
- i. Project Checklist. The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits that the Applicant anticipates attaining for the Proposed Development (or portion thereof) under the applicable LEED for Homes rating system. A professional engineer or licensed architect will provide certification statements at both the time of building plan review for the building(s) for which certification is sought confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.
- ii. LEED-AP. The Applicant will include a LEED accredited professional (“LEED-AP”) as a member of the design team. The LEED-AP shall also be a professional engineer or licensed architect, and will work with the design team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the Applicant will provide documentation to the EDRB demonstrating compliance with the commitment to engage such a professional.
- iii. Green Building Escrow. Prior to building plan approval, the Applicant shall post, for the applicable building(s), a “Green Building Escrow” in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of one hundred percent (100%) of the gross square footage for each such residential building multiplied by \$2 per square foot. This escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED certification by the USGBC under the applicable version of the LEED for Homes rating system. The provision to the EDRB of documentation from the USGBC that such building has attained LEED certification will be sufficient to

satisfy this commitment. If the Applicant fails to provide documentation to the EDRB demonstrating attainment of LEED certification within three (3) years of issuance of the final RUP for such building, the Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implement of County environmental initiatives.

- iv. Release of Green Building Escrow. The Green Building Escrow for each building, as applicable, shall be released in accordance with the following:
  - a. If the Applicant provides to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation demonstrating that LEED certification has been attained, the entirety of the Green Building Escrow for such building(s) shall be released to the Applicant.
  - b. If the Applicant provides to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation demonstrating that LEED certification has not been attained for such building(s) but that the USGBC has determined that such building(s) fall(s) within three points of attainment of LEED certification, then fifty percent (50%) of the Green Building Escrow for such building(s) will be released to the Applicant and the other fifty percent (50%) will be released to Fairfax County to be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
  - c. If the Applicant fails to provide to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation demonstrating that such building(s) has/have fallen short of LEED certification by three or fewer points, the entirety of the Green Building Escrow for such building(s) will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
- v. Extension of Time. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

- C. EarthCraft. If the Applicant selects EarthCraft, then the Applicant shall provide documentation to DPZ that the residential building has been awarded certification in accordance with the EarthCraft House Program.

### **AFFORDABLE/WORKFORCE HOUSING**

27. Affordable Dwelling Units. Unless otherwise exempt pursuant to Section 803 of Part 8 of Article 2 of the Zoning Ordinance in effect as of the approval date of this Application (the “ADU Ordinance”), the Applicant shall provide Affordable Dwelling Units (“ADUs”) pursuant to the ADU Ordinance.

28. Workforce Dwelling Units. The Applicant shall provide Workforce Dwelling Units (“WDUs”) consisting of a total of three (3) dwelling units each containing three (3) bedrooms to be administered generally as set forth in the “Board of Supervisors’ Workforce Dwelling Unit Administrative Policy Guidelines” adopted October 15, 2007 (the “Policy Guidelines”), except as modified by these Proffers. Where this proffer conflicts with the Policy Guidelines, this proffer shall control the administration of the WDUs.

- A. Any ADUs provided pursuant to the ADU Ordinance shall qualify as WDUs for the purpose of satisfying the requirement to provide WDUs under this proffer.
- B. The Applicant reserves the right to relocate, at its sole discretion, all or any number of the WDUs required by the number of dwelling units which may be developed in a particular building to the other building on the Property, as long as the requirements of the Policy Guidelines and these Proffers are otherwise satisfied.
- C. Notwithstanding the foregoing, if the Board of Supervisors amends the Policy Guidelines, the Applicant reserves the right, in its sole discretion, to opt into such new policies, in whole or in part, without the need for a PCA and, if the Applicant elects to opt into any such new policies, the provisions of this Proffer which relate to such new policies shall no longer have any force or effect.
- D. The Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such agreement and the provisions of this proffer shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

### **MISCELLANEOUS PROFFERS**

29. Phase I Dulles Rail Tax District Buyout. The approval of this Application will change the use of the Property from one that is subject to an annual special improvement tax payable to the Phase I Dulles Rail Transportation Improvement District (the “District”) to one that is not subject to payment of that tax. Pursuant to Virginia Code Ann. §33.2-2107 (2016), the Applicant must pay to the County \$20,898.87, which is the amount representing the County’s estimate of the present value of special improvement taxes that would have been payable to the District had the Subject Property continued as a use subject to payment of that tax. This payment is due to the County from the Applicant within 60 days of the date of this approval. If that payment is not made, then the approval of this Application shall be null and void and of no effect, without further action by the Board of Supervisors. If at some future time, the Property again becomes subject to payment of the special improvement tax to the District, then a portion of the lump sum payment may be credited towards the payment of subsequent special improvement taxes for the Property in an amount as reasonably determined by the County on a pro rata basis, considering the lapse of time that the Property was not so subject to payment of the special improvement tax.

30. Traffic Signal Preemption. Prior to site plan approval for the Proposed Development, the Applicant shall contribute \$10,000 to the Capital Project titled Traffic Light Signals – FRD Proffers in Fund 300-C30070, Public Safety Construction, for use in the installation of preemptive traffic signal devices on traffic signals within the Hunter Mill District, as determined by the Fire and Rescue Department and reviewed for approval by VDOT.

31. Garage Conversion. Any conversion of the two-over-two garages or the use of two-over-two garages that precludes the parking of vehicles and the storage of trash and recycling containers within the two-over-two garages is prohibited. Owners of these units shall be required to store trash and recycling containers inside their garages, except on collection days. A covenant setting forth these restrictions shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any units and shall run to the benefit of the HOA/COA and the Board of Supervisors. The covenant shall include the following statement: “Please note that for the units subject to this covenant, one of the required parking spaces is provided within the garage. Purchasers of these units are advised to review the interior dimensions of the garage to determine what size vehicles can be accommodated.” These restrictions shall be included in the marketing materials for the initial sales of units and disclosed in the HOA/COA documents. Prospective purchasers shall be advised of these restrictions, including the dimensions of the garage, in writing, prior to entering into a contract of sale for any two-over-two unit.

32. Transformer Location. The Applicant shall provide a transformer to serve the Proposed Development in the general location shown on Sheet 3 of the GDP, provided, however, that the Applicant may adjust the final location of the transformer as part of site plan approval for the Proposed Development in consultation with DPWES. The ultimate location of the transformer shall not impede pedestrian facilities.

33. Universal Design. The Applicant shall provide universal design features for a minimum of two (2) residential units constructed on the Property, inclusive of any code-required units, which shall be provided in the multi-family building. The universal design features shall include, but not be limited to, the following:

- i. Front entrance doors that are a minimum of thirty-six (36) inches wide;
- ii. Lever door handles instead of knobs;
- iii. Light switches that are forty-four (44) to forty-eight (48) inches high;
- iv. Thermostats a maximum of forty-eight (48) inches high;
- v. Electrical outlets a minimum of eighteen (18) inches high;
- vi. A curb-less shower, or a shower with a curb of less than four and one-half (4.5) inches high; and/or,
- vii. Grab bars in the bathrooms that are ADA compliant.

34. Reston Association. The Applicant shall petition the Reston Association for the joinder of the individual residential units within the Proposed Development into the Reston Association with respect to the use of Reston Association amenities and the payment of appropriate annual dues for such use consistent with those dues paid by existing members of the Reston Association.

35. Advance Density Credit. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein.

36. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to “Applicant” in this proffer statement shall include within its meaning and shall be binding upon Applicant’s successor(s) in interest and/or developer(s) of the site or any portion of the site.

37. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

38. Annual Escalation Clause. For all proffers in this document specifying monetary contributions, unless otherwise indicated, the contribution and/or budget amount shall escalate or de-escalate, as applicable, on a yearly basis from the base year of 2017 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

[Signature pages follow]

HARDWOOD PLYWOOD AND VENEER ASSOCIATION,  
an Illinois corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

PULTE HOME CORPORATION,  
a Michigan corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Pulte Home Corporation  
Rezoning RZ 2015-HM-005  
Statement of Justification**

**March 6, 2015  
Revised July 7, 2015  
Revised March 11, 2016  
Revised April 29, 2016  
Revised July 8, 2016  
Revised August 4, 2016**

## **I. Introduction**

Pulte Home Corporation (the "Applicant") seeks approval of a rezoning and Generalized Development Plan ("GDP") to redevelop the property identified on the Fairfax County Tax Map as 18-3 ((6)) 5 (the "Property") with multifamily residential uses consistent with the vision for Reston's Transit Station Areas. The proposed development will replace a single-story office building with attractive and high-quality façades, enhance the mix of uses desired near the Wiehle Reston East Metro Station, and facilitate the planned grid of streets for the Transit Station Area.

## **II. Property Location and Existing Conditions**

The Property is located south of Sunset Hills Road, east of Wiehle Avenue, and north of the Dulles Toll Road, near the southern end of Michael Faraday Drive. The Wiehle Reston East Metro Station is approximately one-quarter mile to the west on the west side of Wiehle Avenue. The 1.58-acre parcel is zoned I-4 (Medium Intensity Industrial) and is developed with an approximately 11,000-square-foot office building that serves as the headquarters for the Hardwood Plywood and Veneer Association. The Property currently has minimal areas of open space and very limited landscaping. The area surrounding the Property is developed with predominantly low- and mid-rise office and institutional uses.

## **III. Fairfax County Comprehensive Plan**

The Fairfax County Board of Supervisors adopted the Reston Transit Station Areas Comprehensive Plan Amendment (the "Plan Amendment") on February 11, 2014 to plan for the arrival of the Silver Line and the construction of three Metro stations in Reston. Phase 1 of the Silver Line began passenger service on July 26, 2014, terminating at the Wiehle Reston East Station, which has exceeded ridership projections since its opening. The Reston Town Center and Herndon Metro stations will be served by Phase 2 of the Silver Line.

The Comprehensive Plan encourages the transformation of the Transit Station Areas from low and medium density office parks to transit-focused neighborhoods with a mix of uses and pedestrian connectivity. A significant focus of the new Comprehensive Plan recommendation is to encourage substantial residential uses in these former office and industrial areas to better balance the mix of uses.

The Property is located in the north subdistrict of the Wiehle Station Transit-Oriented Development District (the "Wiehle Station Area"), and has a base Comprehensive Plan recommendation of office uses up to 0.5 FAR or residential uses up to 30 dwelling units per acre. The Comprehensive Plan also includes a redevelopment option under the Residential Mixed Use designation at an intensity up to 1.5 FAR, with residential uses comprising 75% of each of these areas, with approximately 4,600 units in this subdistrict.

## **IV. Proposed Development**

The Applicant proposes to rezone the Property to the R-30 (Residential, 30 Dwelling Units/Acre) district in accordance with the base recommendation in the Comprehensive Plan to replace the existing office building on the Property with 10 stacked townhouses or "two-over-two" dwelling units (considered multiple family dwellings under the Zoning Ordinance definition) and a mid-rise multifamily building containing 32

residential units (the “Proposed Development”). The two-over-two units will face Michael Faraday Drive with the multifamily building oriented toward Reston Station Boulevard to align with the desired grid of streets.

The Proposed Development will improve pedestrian and vehicular connectivity in the Wiehle Station Area and accommodate the extensions of Michael Faraday Drive and Reston Station Boulevard along the west and south sides of the Property, respectively. The site layout respects and responds to the conceptual grid of streets shown in the Comprehensive Plan, and will help realize the vision of Reston Station Boulevard as the new “main street” that will anchor the Wiehle Station Area. The Proposed Development will establish the desired block pattern formed by the extension of these streets and will ensure that the Property is fully integrated with its surroundings. To further the establishment of the desired street network, the Applicant has proffered to reserve approximately 19,965 square feet of right-of-way for Reston Station Boulevard and Michael Faraday Drive, which represents nearly 30% of the site area and construct large portions of those important roads. The Applicant has now proffered to build the full half section of Michael Faraday Drive and the entire section of Reston Station Boulevard along its Property frontage prior to initial occupancy of the project.

Eight-foot wide sidewalks, as recommended by the Comprehensive Plan, will provide a safe, easy, and comfortable route to the Metro for residents of the Proposed Development as well as the surrounding areas. In addition to the wide sidewalks, the streetscape will be enhanced with street trees, a landscape amenity panel and high quality architectural treatments to add visual interest for pedestrians.

The residential façades will face out onto the adjacent streets to frame the public realm, with welcoming entries on the ground floor of the two-over-two units along Michael Faraday Drive. The design, with a consistent street wall and individual entries with stoops that address and engage with the sidewalk, is characteristic of higher density urban neighborhoods. There is a slight variation in the build-to line to avoid a monotonous appearance along the row of the five stacked units. Neighboring units have different configurations of windows and doors, with some units featuring articulated elements such as bay windows, to create a more interesting façade that breaks down the scale of the building wall. The design of the multifamily building also features architectural elements to establish a pedestrian-scaled environment, with two ground-level entry points proposed from Reston Station Boulevard.

The residential units will use green building techniques to further the Comprehensive Plan's environmental stewardship goals. The Proposed Development, which is above a 1.0 FAR and contains more than 50% impervious cover in the existing condition, will achieve channel and flood protection using a pre-developed forested condition and not the existing condition, resulting in a reduction rate for the 1, 2, and 10 year storms well beyond the recommended 25%. Further, the Applicant proposes the use of a structural BMP, a storm filter (or similar), and a LID in the form of a Filterra or equivalent to exceed the stormwater quality recommendations in the Plan.

Publicly-accessible pocket parks are proposed near the northeast and southwest corners of the Property for the enjoyment of residents and others in the Transit Station Area. A hardscaped plaza area will feature benches and landscaping, and is an appropriate location for the integration of public art into the Proposed Development. It will be accessed by sidewalks connecting to both Reston Station Boulevard and Michael Faraday Drive. The front of the two-over-two units feature hardscaped areas for the use of residents, which will further activate the street frontages and provide additional eyes on the street to promote pedestrian activity in the Wiehle Station Area.

Given the high-rise residential development already occurring in the Wiehle Station Area and planned throughout the Transit Station Areas, the Proposed Development will expand the range of new housing choices available in Reston. The two-over-two units and mid-rise building represent an alternative to the high-rise multifamily units and will serve a broader segment of the area's housing needs while offering the same access to transit and amenities. For example, young families may desire to live in transit-oriented and pedestrian-friendly environment, and should be able to do so in a variety of unit types that meet their needs and preferences.

Although the Proposed Development utilizes the Comprehensive Plan's base recommendation, it is also consistent with the vision for Residential Mixed Use areas under the redevelopment option. These areas are planned for predominantly residential uses, with a goal of 75% residential uses in each area. The Proposed Development will help achieve this goal by replacing nonresidential uses with new housing opportunities, establishing a foundation for future redevelopment in the surrounding area and furthering the objective of integrating more residential to balance the land uses in the Wiehle Station Area.

## **V. Requested Waivers and Modifications**

The Applicant requests approval of the following waivers and modifications as part of this application.

### Zoning Ordinance Waivers and Modifications Requested

1. Section 3-3006(1), Minimum District Size: Pursuant to Section 9-610, the Applicant requests a modification of the minimum district size from 3 acres to 1.58 acres. The reduced district size will permit an infill project in conformance with the Comprehensive Plan's vision for the Wiehle Station Area as a walkable mixed-use neighborhood, and flexibility is especially important for initial proposals that will serve as a foundation and catalyst for other redevelopment. The Proposed Development will be fully integrated with the adjacent properties in their current configurations, as well as with future redevelopment in the surrounding areas.
2. Section 3-3010(2)(A)(a), Minimum Yard Requirements: The Applicant requests a modification of the minimum front yards from 15 feet to eight feet for the two-over-two units and the multifamily building. This modification is required for the two-over-two units because they are considered multiple family units under the Zoning Ordinance definition, which are permitted in the R-30 district, but are architecturally expressed as single-family attached units. In other words, the R-30 zoning district contemplates the proposed use and density, but greater flexibility is necessary for the proposed site layout to accommodate two-over-two units in the form of urban townhouses. The modest reduction is required for the multifamily building to accommodate a more urban streetscape in conformance with the Comprehensive Plan. The bulk plane is also reduced from 20 degrees to 8 degrees with this request.
3. Section 2-412(1)(C) Extensions into Required Yards: The Applicant requests modification of the minimum encroachments from lot lines for uncovered stairs and stoops and bay windows to allow for an urban streetscape with a strong connection between private and public space for units fronting Michael Faraday Drive and Reston Station Boulevard. The 5-foot minimum distance from lot lines will be reduced to a minimum of two (2) feet with this waiver. Along both streets, there is sufficient space in the pedestrian zone that these encroachments will not impact pedestrians or interfere with other elements of the streetscape.
4. Section 3-3010(5), Minimum Open Space: The Applicant requests a modification of the minimum amount of open space from 26% to 20% of the gross site area. The Property currently contains very limited areas of open space, as the majority of the site is occupied by the existing office building and a surface parking lot. Furthermore, the area of proposed right-of-way dedication totals approximately 30% of the site area, constraining the amount available to be provided as open space. The proposed open space areas will feature attractive landscaping, especially around the perimeter of the Property where it will enhance the appearance from adjacent properties. The Applicant is coordinating with the Reston Association and other property owners in the vicinity to ensure open space will be available off-site for the benefit of the entire neighborhood.
5. Section 11-203(4), Off-Street Loading Space: The Applicant requests a waiver of the requirement to provide two loading spaces to serve the proposed residential uses. Although considered multiple family units by the Zoning Ordinance, the two-over-two units do not require a separate commercial loading area to serve the buildings. Similarly, the multifamily building does not require a dedicated loading area. The building is intended to contain a small amount of condominium

units, so there will not be as much resident turnover as in a rental building that would necessitate loading spaces.

PFM Waivers and Modifications Requested

1. Plate Number 4-7 (Standard TS-5A): The Applicant requests a modification to reduce the minimum width for a private street with no parking from 24 feet to 23 feet for the internal alley. The proposed configuration will permit the urban scale of development while maintaining fire department access.
2. Section 10-0303.2 and 10-0306, Trash and Recycling Collection Facility. The Applicant requests a waiver of the requirement to provide a central trash and recycling collection facility for the two-over-two units. Further, the units function more as single-family attached than multifamily units, so interior space is provided in each garage for trash and recycling bins, to be collected by a private service.

**VI. Conformance with the Comprehensive Plan**

The Comprehensive Plan recommends the Property for office use at 0.5 FAR or residential use up to 30 dwelling units per acre. The Proposed Development includes residential uses at 26.6 dwelling units per acre, and complies with the Comprehensive Plan policies for use and density as they apply to the Property. The Proposed Development is consistent with the Plan's vision for the Wiehle Station Area as a transit-focused neighborhood with a "robust residential component," and will help achieve the primary goal of generating pedestrian activity.

The Proposed Development will contribute to the desired land use pattern by replacing a low-rise office building with multifamily residential uses that are integrated with a new grid of local streets that will enhance pedestrian connectivity.

**VII. Conclusion**

The Applicant's rezoning application furthers the mixed use vision for the Wiehle Reston East Metro Station Area by introducing residential uses into an area that is currently characterized by low-intensity office and industrial uses. High-quality architecture, site design, and streetscaping will enhance the public realm and complement the future grid of streets. The Proposed Development will promote pedestrian connectivity and offer additional housing opportunities in proximity to transit, as envisioned by the Comprehensive Plan.

Respectfully submitted,



A handwritten signature in blue ink, reading "Eric J. Wittler", is written over a horizontal line.

1291376

**REZONING AFFIDAVIT**

DATE: August 17, 2016  
(enter date affidavit is notarized)

I, Brian J. Winterhalter, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)             applicant  
                                  applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): RZ 2015-HM-005  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Hardwood Plywood and Veneer Association Agents: C.T. Howlett, Jr.	1825 Michael Faraday Drive Reston, VA 20190	Title Owner
Pulte Home Corporation Agents: Stephen S. Collins Gary J. Leygraaf Donald H. Hughes Samantha R. Steketee (Former) Lewis P. Birnbaum (Former) Jarod D. Blaney Michael J. Miller	9302 Lee Highway, Suite 1000 Fairfax, VA 22031	Applicant/Contract Purchaser

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

129137b

DATE: August 17, 2016  
 (enter date affidavit is notarized)

for Application No. (s): RZ 2015-HM-005  
 (enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Rust Orling Architecture, Inc. Agents: Scott J. Fleming Alena (nmi) Kurushko John W. Rust	1215 Cameron Street Alexandria, VA 22314	Architect, Agent for Applicant/Contract Purchaser
Land Planning and Design Associates Agents: Zachary A. Lette Amie B. Evans Aaron M. Schwartz David A. MacDougall Jacob E. Bennett (Former) Hannah M. Lintner (Former)	1006 E. Jefferson Street, Suite B Charlottesville, VA 22902	Landscape Architect, Agent for Applicant/Contract Purchaser
Gorove/Slade and Associates, Inc. Agents: Christopher M. Tacinelli Tushar A. Awar Maria C. Lashingner	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Traffic Engineer, Agent for Applicant/Contract Purchaser
Land Design Consultants, Inc. Agents: Matthew T. Marshall Joshua C. Marshall	4585 Daisy Reid Avenue, Suite 201 Woodbridge, VA 22192	Civil Engineer, Agent for Applicant/Contract Purchaser
Cooley LLP Agents: Antonio J. Calabrese, Esq. Mark C. Looney, Esq. Colleen P. Gillis, Esq. Jill S. Parks, Esq. Brian J. Winterhalter, Esq. Amanda R. Williams, Esq. Jeffrey A. Nein, Planner Ben I. Wales, Planner Molly M. Novotny, Planner Katherine P. Humphrey(Former) Samantha R. Steketeer, Planner Matthew S. Diana, Planner Jason L. Beske, Planner	11951 Freedom Drive Reston, VA 20190	Attorney, Agent for Title Owner and Applicant/Contract Purchaser

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

1291376

DATE: August 17, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2015-HM-005
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Hardwood Plywood and Veneer Association
1825 Michael Faraday Drive
Reston, VA 20190

DESCRIPTION OF CORPORATION: (check one statement)

- [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
A nonprofit 501(c)(3) trade association with no shareholders

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Don Finkell, Chairman Vice Presidents: Bob Grant-Former Troy Halo Directors: George Freeman
Pat Lynch, Vice Chairman Greg Lottes Brian Beakler Bill Caine Andy Weiner
Rocky Boucher, Past Chairman Dave Mullen-Former Heather Bartlett John Varner Herb Upton
C.T. Howlett, Jr., President, Secretary, and Treasurer Mike Clausen-Former Kris York Dennis Bradway Wave Oglesby
Lou Van Oyen, Vice President of the Canadian Division (Former); Tim Heidt, VP of the Canadian Div. Rick Montoya Paul Davis-Former
(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiarics, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: August 17, 2016  
(enter date affidavit is notarized)

129137b

for Application No. (s): RZ 2015-HM-005  
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Pulte Home Corporation  
9302 Lee Highway, Suite 1000  
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Pulte Diversified Companies, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Richard J. Dugas, Jr., Director, President  
 Jarod D. Blaney, DN, President  
 Steven M. Cook, Director, Senior Vice President, General Counsel, and Secretary  
 Robert T. O'Shaughnessy, Executive Vice President  
 Bruce E. Robinson, Vice President and Treasurer  
 D. Bryce Langen, Assistant Treasurer and Assistant Secretary  
 Kimberly M. Hill, Vice President  
 Gary J. Leygraaf, Vice President  
 Matthew A. Stiegelman, Vice President  
 Bradley J. Nicholas, Vice President  
 Michael J. Miller, Vice President  
 Kelly Marie M. Conlon, Assistant Secretary  
 Ross E. Irwin, Assistant Secretary  
 Chandler C. Voiles, Assistant Secretary  
 Leah H. Dryden, Assistant Secretary

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 17, 2016  
(enter date affidavit is notarized)

1291376

for Application No. (s): RZ 2015-HM-005  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Pulte Diversified Companies, Inc.  
3350 Peachtree Road Northeast, Suite 150  
Atlanta, Georgia 30326

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

PulteGroup Inc.

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

PulteGroup Inc.  
3350 Peachtree Road Northeast, Suite 150  
Atlanta, Georgia 30326

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Publicly traded on the NYSE

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 17, 2016  
(enter date affidavit is notarized)

1291376

for Application No. (s): RZ 2015-HM-005  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Rust Orling Architecture, Inc.  
1215 Cameron Street  
Alexandria, VA 22314

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

John W. Rust  
Mark S. Orling

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Land Planning and Design Associates  
1006 E. Jefferson Street, Suite B  
Charlottesville, VA 22902

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

William R. Mechnick  
Zachary A. Lette  
John C. Schmidt (Former)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 17, 2016  
(enter date affidavit is notarized)

129137b

for Application No. (s): RZ 2015-HM-005  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Gorove/Slade and Associates, Inc.  
3914 Centreville Road, Suite 330  
Chantilly, VA 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
Christopher M. Tacinelli                      Additional: Tushar A. Awar  
Chad A. Baird  
Daniel B. VanPelt  
Erwin N. Andres

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Land Design Consultants, Inc.  
4585 Daisy Reid Avenue, Suite 201  
Woodbridge, VA 22192

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Matthew T. Marshall  
Joshua C. Marshall

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)        There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: August 17, 2016  
(enter date affidavit is notarized)

129137b

for Application No. (s): RZ 2015-HM-005  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

Cooley LLP  
11951 Freedom Drive  
Reston, VA 20190

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- Gian-Michele a Marca
- Jane K. Adams
- Maureen P. Alger
- DeAnna D. Allen
- Mazda K. Antia
- Orion (nmi) Armon
- Gordon C. Atkinson
- Michael A. Attanasio
- Jonathan P. Bach
- Charles J. Bair
- Celia Goldwag Barenholtz
- Frederick D. Baron
- Matthew S. Bartus
- Michael D. Basile
- Keith J. Berets
- Ann (nmi) Bevitt
- Laura Grossfield Birger
- Thomas A. Blinka

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: August 13, 2016  
(enter date affidavit is notarized)

129137b

for Application No. (s): RZ 2015-HM-005  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Coolcy LLP (continued)  
11951 Freedom Drive  
Reston, VA 20190

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- |                             |                                  |                               |
|-----------------------------|----------------------------------|-------------------------------|
| Nicholas (nmi) Bolter       | John A. Dado                     | William S. Galliani           |
| Barbara L. Borden           | Scott D. Dailard                 | W. Andrew H. Gantt III        |
| Jodie M. Bourdet            | Benjamin G. Damstedt             | Jon E. Gavenman               |
| Wendy J. Brenner            | Craig E. Dauchy                  | Colleen P. Gillis             |
| David (nmi) Bresnick        | Mark J. Decm                     | Jonathan C. Glass             |
| Matthew J. Bringham         | Renee R. Deming                  | Michael B. Goldstein (Former) |
| James P. Brogan             | Darren K. DeStefano              | Wendy C. Goldstein            |
| Nicole C. Brookshire        | Eric W. Doherty                  | Kathleen A. Goodhart          |
| Matthew D. Brown            | William P. Donovan, Jr.          | Lawrence C. Gottlieb (Former) |
| Alfred L. Browne III        | Michelle C. Doolin               | Shane L. Goudey               |
| Matthew T. Browne           | Joseph M. Drayton                | William E. Grauer (Former)    |
| Peter F. Burns              | Matthew P. Dubofsky              | Jonathan G. Graves            |
| Blain B. Butner             | Christopher B. Durbin            | Jacqueline I. Grise           |
| John T. Byrnes              | John C. Dwyer                    | Kenneth L. Guernsey           |
| Robert T. Cahill            | Shannon M. Eagan                 | Patrick P. Gunn               |
| Antonio J. Calabrese        | Eric S. Edwards                  | Divakar (nmi) Gupta           |
| Christopher C. Campbell     | Ivor R. Elrifi                   | Sarah J. Guske (Former)       |
| William Lesse Castleberry   | Gordon H. Empey                  | Jeffrey M. Gutkin             |
| Lynda K. Chandler           | Sonya F. Erickson                | John B. Hale                  |
| Reuben H. Chen              | Heidi A. Erlacher                | Danish (nmi) Hamid            |
| Dennis (nmi) Childs         | Mark C. Everiss                  | Laurence M. Harris            |
| William T. Christiansen, II | Michael R. Faber                 | M. R. Hartman, III            |
| Sean M. Clayton             | Lester J. Fagen                  | Bernard L. Hatcher            |
| John A. Clendenin           | Jesse D. Farmer                  | Matthew B. Hemington          |
| Samuel S. Coates (Former)   | Brent D. Fassett                 | Cathy Rae Hershcoopf          |
| Jeffrey L. Cohen            | John R. Feore, Jr.               | Gordon K. Ho                  |
| Thomas A. Coll              | Christopher M. Finney            | Nicholas A. Hobson            |
| Joseph W. Conroy            | M. Wainwright Fishburn, Jr.      | Lila W. Hope                  |
| Christopher (nmi) Coulter   | Jennifer Fonner Fitchen (Former) | C. Thomas Hopkins             |
| James R. Crabtree           | Thomas J. Friel, Jr.             | Richard M. Hopley             |
| Carolyn L. Craig            | Francis M. Fryseak               | Mark M. Hrenya                |
| John W. Crittenden          | Koji F. Fukumura                 | Brendan J. Hughes             |
| Janet L. Cullum             | James F. Fulton, Jr.             | Christopher R. Hutter         |
| Nathan K. Cummings          |                                  | Jay R. Indyke                 |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: August 17, 2016  
(enter date affidavit is notarized)

1291376

for Application No. (s): RZ 2015-HM-005  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)  
11951 Freedom Drive  
Reston, VA 20190

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- |                            |                                |                              |
|----------------------------|--------------------------------|------------------------------|
| Craig D. Jacoby            | Stephane (nmi) Levy            | Danielle E. Naftulin         |
| Eric C. Jensen             | Elizabeth L. Lewis             | Ryan E. Naftulin             |
| Robert L. Jones            | Michael R. Lincoln             | Jeremy M. Naylor             |
| Jeffrey M. Kaban           | James C. T. Linfield           | Stephen C. Neal              |
| Barclay J. Kamb            | Samuel M. Livermore            | Edward J. O'Connell (Former) |
| Richard S. Kanowitz        | Douglas P. Lobel               | Ian (nmi) O'Donnell          |
| Kimberly J. Kapan-Gross    | J. Patrick Loofbourrow         | Rama (nmi) Padmanabhan       |
| Matthew A. Karlyn (Former) | Mark C. Looney                 | Kathleen M. Pakenham         |
| Jeffrey S. Karr            | Robert B. Lovett               | Timothy G. Patterson         |
| Sally A. Kay               | Haibo J. Lu                    | Sarah E. Pearce              |
| Heidi M. Keefe             | Edward J. Lukins               | Anne H. Peck                 |
| David R. Kendall           | Andrew P. Lustig               | D. Bradley Peck (Former)     |
| Jason L. Kent              | Thomas O. Mason                | David G. Peinsipp            |
| Mehdi (nmi) Khodadad       | Jennifer (nmi) Massey (Former) | Nicole K. Peppe              |
| Charles S. Kim             | Joshua O. Mates                | Kevin J. Perry               |
| Kevin M. King              | James J. Maton                 | Robert W. Phillips           |
| Benjamin H. Kleine         | Michael J. McGrail             | Susan Cooper Philpot         |
| Michael J. Klisch          | Becket (nmi) McGrath           | Frank V. Pietrantonio        |
| Jason M. Korol             | John T. McKenna                | Mark B. Pitchford            |
| Barbara A. Kosacz          | Bonnie Weiss McLeod            | Michael L. Platt             |
| Kenneth J. Krisko          | Mark A. Medearis               | Christian E. Plaza           |
| Carol Denise Laherty       | Laura M. Medina                | Aaron M. Pomeroy             |
| Mark F. Lambert            | Beatriz (nmi) Mejia            | Marya A. Postner             |
| Matthew E. Langer          | Craig A. Menden                | Steve M. Przesmicki          |
| Samantha M. LaPine         | Erik B. Mileh                  | Seth A. Rafkin               |
| John G. Lavoie             | Chadwick L. Mills              | Frank F. Rahmani             |
| Pang (nmi) Lee             | David E. Mills                 | Marc A. Recht                |
| Robin J. Lee               | J. Kevin Mills                 | Michael G. Rhodes            |
| Louis (nmi) Lehot (Former) | Patrick J. Mitchell            | Michelle S. Rhyu             |
| Jamie K. Leigh             | Ali M.M. Mojdehi               | Lyle D. Roberts              |
| Natasha V. Leskovsek       | Ann M. Mooney                  | John W. Robertson            |
| Shira Nadich Levin         | Timothy J. Moore               | Ricardo (nmi) Rodriguez      |
| Alan (nmi) Levine          | M. Howard Morse                | Kenneth J. Rollins           |
| Michael S. Levinson        | Phillip E. Morton              | Kevin K. Rooney              |
|                            | Frederick T. Muto              |                              |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: August 17, 2016  
(enter date affidavit is notarized)

1291376

for Application No. (s): RZ 2015-HM-005  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Coolcy LLP (continued)  
11951 Freedom Drive  
Reston, VA 20190

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Adam J. Rutenberg  
Akash (nmi) Sachdeva  
Thomas R. Salley III  
Jessica I. Valenzuela Santamaria  
Glen Y. Sato  
Martin S. Schenker  
Joseph A. Scherer (Former)  
Marc G. Schildkraut  
William J. Schwartz  
Ellen A. Scordino  
Audrey K. Scott  
John H. Sellers  
Ian R. Shapiro  
Michael N. Sheetz  
C. Christopher Shoff  
Jordan A. Silber  
Brent B. Siler  
Ian D. Smith  
Stephen R. Smith  
Whitty (nmi) Somvichian  
Wayne O. Stacy (Former)  
Anthony M. Steigler  
Justin M. Stock  
Steven M. Strauss  
James N. Strawbridge (Former)  
M. Anne Swanson  
C. Scott Talbot  
Mark P. Tanoury  
Joseph (nmi) Teja, Jr.

Gregory C. Tenhoff  
Michael E. Tenta  
Timothy S. Teter  
Michael R. Tollini  
Michael S. Tuscan  
Joseph J. Vaughan  
Miguel J. Vega  
Erich E. Veitenheimer III  
Aaron J. Velli  
David A. Walsh  
Mark B. Weeks  
Mark R. Weinstein  
Thomas S. Welk  
Peter H. Werner  
Scott B. Weston  
Francis R. Wheeler  
Geoffrey T. Willard  
Andrew S. "Drew" Williamson  
Peter J. Willsey  
Mark Windfeld-Hansen  
David J. Wittenstein  
Nancy H. Wojtas  
Amy M. Wood  
J. Peyton Worley  
Nan (nmi) Wu  
Babak (nmi) Yaghmaie  
Jonathan (nmi) Yorke  
David R. Young  
Christina (nmi) Zhang  
Kevin J. Zimmer

Additional:

Peter M. Adams  
Ryan E. Blair  
Laura A. Berczin  
Luke T. Cadigan  
Adam C. Chase  
John A. Clark  
Louise M. Delahunty  
Karen E. Deschainc  
Eamonn J. Gardner  
Bobby A. Ghajar  
Patrick E. Gibbs  
Todd J. Gluth  
Daniel I. Goldberg  
William N. Haddad  
Paula E. Holland  
Reginald Ronald Hopkinson  
Joshua A. Kaufman  
Natasha E. Kaye  
Brian F. Leaf  
Nicola A. Maguire  
Mika Reiner Mayer  
Barbara R. Mirza  
Colm D. Murphy  
Garth A. Osterman  
Matthew (nmi) Pavao  
Yvan-Claude J. Pierre  
Stephen H. Rosen  
Andrew E. Roth  
Michelle G. Schulman  
Eric J. Schwartzman  
Tali (nmi) Sealman  
Steven J. Tonsfeldt  
Seth (nmi) Van Aalten  
John N. Wilkinson  
Walter (nmi) Wu  
Summer J. Wynn

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: August 17, 2016  
(enter date affidavit is notarized)

129137b

for Application No. (s): RZ 2015-HM-005  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 17, 2016  
(enter date affidavit is notarized)

129137b

for Application No. (s): RZ 2015-HM-005  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

Pulte Home Corporation has contributed in excess of \$100.00 to Supervisor Cook

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[ ] Applicant

[x] Applicant's Authorized Agent

*Brian J. Winterhalter*

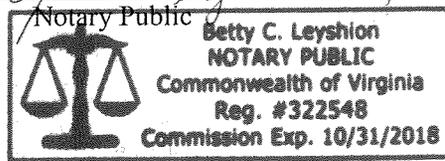
Brian J. Winterhalter, Esq.

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 17th day of August 2016, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/2018

*Betty C. Leyshion*



**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, POLICY PLAN,  
Land Use – Appendix, Amended through 4-29-2014**

**RESIDENTIAL DEVELOPMENT CRITERIA (pages 24 – 30)**

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

**1. Site Design:**

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) Consolidation: Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.
- b) Layout: The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
  - provide dwelling units that are oriented appropriately to adjacent streets and homes;
  - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
  - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
  - provide convenient access to transit facilities;
  - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) Open Space: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) Landscaping: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) Amenities: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

## **2. Neighborhood Context:**

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

### **3. Environment:**

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) **Preservation:** Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) **Slopes and Soils:** The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) **Water Quality:** Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) **Drainage:** The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

- e) Noise: Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) Lighting: Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) Energy: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

#### **4. Tree Preservation and Tree Cover Requirements:**

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

#### **5. Transportation:**

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) Transportation Improvements: Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:

- Capacity enhancements to nearby arterial and collector streets;
  - Street design features that improve safety and mobility for non-motorized forms of transportation;
  - Signals and other traffic control measures;
  - Development phasing to coincide with identified transportation improvements;
  - Right-of-way dedication;
  - Construction of other improvements beyond ordinance requirements;
  - Monetary contributions for improvements in the vicinity of the development.
- b) Transit/Transportation Management: Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
- Provision of bus shelters;
  - Implementation and/or participation in a shuttle bus service;
  - Participation in programs designed to reduce vehicular trips;
  - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
  - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, as follows:
- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
  - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
  - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
  - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
  - The number and length of long, single-ended roadways should be minimized;
  - Sufficient access for public safety vehicles should be ensured.
- d) Streets: Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) Non-motorized Facilities: Non-motorized facilities, such as those listed below, should be provided:

- Connections to transit facilities;
  - Connections between adjoining neighborhoods;
  - Connections to existing non-motorized facilities;
  - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
  - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
  - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
  - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
  - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) Alternative Street Designs: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

## **6. Public Facilities:**

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

## **7. Affordable Housing:**

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of

the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) Dedication of Units or Land: If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single-family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) Housing Trust Fund Contributions: Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For forsale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

## **8. Heritage Resources:**

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

## **ROLE OF DENSITY RANGES IN AREA PLANS**

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,

- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

## **GUIDELINES FOR TRANSIT-ORIENTED DEVELOPMENT (pages 33 – 38)**

Fairfax County seeks to accommodate future residential and employment growth and expand choices for residents and employees by encouraging transit-oriented development (TOD) as a means to achieve compact, pedestrian-oriented, mixed-use communities focused around existing and planned rail transit stations.

The following guidelines and design principles are intended to effect well-planned transit-oriented development and should be considered in planning efforts as new station areas are identified and when an existing station area is subject to a major replanning effort. When applicable, these principles should be used in the review of major rezoning cases for development around planned and existing rail transit stations. These guidelines are intended to provide guidance for TOD in addition to the specific guidance found in Area Plans for each station area.

### **1. Transit Proximity and Station Area Boundaries:**

*Focus and concentrate the highest density or land use intensity close to the rail transit station, and where feasible, above the rail transit station.*

This TOD area may be generally defined as a ¼ mile radius from the station platform with density and intensity tapering to within a ½ mile radius from the station platform, or a 5-10 minute walk, subject to site-specific considerations. Station-specific delineations should allow for the consideration of conditions such as roads, topography, or existing development that would affect the frequency of pedestrian usage of transit and therefore affect the expected walking distance to a station within which higher intensity development may be appropriate. Higher intensities within the delineated area may be appropriate if barriers are overcome and demonstrable opportunities exist to provide pedestrians a safe, comfortable and interesting walk to transit. To protect existing stable neighborhoods in the vicinity of transit but not planned for transit-oriented development or redevelopment, and to focus density toward the station, Area Plans should include clearly delineated boundaries for transit-oriented development based upon these criteria and a recognition of the respective differences in service levels and capacity of heavy rail, commuter rail and light rail transit which influence the overall density and intensity appropriate for a particular station area.

### **2. Station-specific Flexibility:**

*Examine the unique characteristics and needs of a particular station area when evaluating TOD principles to ensure the appropriate development intensity and mix of land uses relative to the existing and planned uses for the surrounding areas.*

Each of Fairfax County's planned and existing rail transit stations has a unique character in terms of surrounding land uses, transportation infrastructure and roadways, environmental and topographical characteristics, and location within the rail system. Although each individual station should balance node and place functions to some

extent, the value of the system as a whole can be enhanced if there is some degree of specialization, which can enhance the goals of TOD. Implementation of TOD within Transit Station Area (TSA) boundaries established in Area Plans, should consider the characteristics of the larger area surrounding the TSA (e.g., stable residential neighborhood, revitalization area, urban center). Transit station areas within a larger mixed-use center should be integrated into the overall planning fabric of the mixed-use center.

### **3. Pedestrian and Bicycle Access:**

*Provide safe pedestrian and bicycle travel to and from and within the station area.*

Non-motorized access and circulation are critical elements of successful TODs and should be encouraged. Techniques to promote maximum pedestrian and bicycle access must include an integrated pedestrian and bicycle system plan with features such as on-road bicycle lanes, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, adequate lighting, covered walkways, pedestrian aids such as moving sidewalks and escalators, covered and secure bicycle storage facilities close to the station, shower and changing facilities, a pedestrian-friendly street network, and appropriate sidewalk width. Conflict between vehicles and pedestrians/bicyclists should be minimized. This may be achieved through the appropriate location of parking facilities including kiss-and-ride facilities, and the appropriate location and design of access roads to the rail transit station. Planning for accessible trail systems should consider distances traveled by both pedestrians and cyclists and should provide usable trails and other systems beyond the Transit Station Area.

### **4. Mix of Land Uses:**

*Promote a mix of uses to ensure the efficient use of transit, to promote increased ridership during peak and off-peak travel periods in all directions, and to encourage different types of activity throughout the day.*

A balanced mix of residential, office, retail, governmental, institutional, entertainment and recreational uses should be provided to encourage a critical mass of pedestrian activity as people live, work and play in these areas. The appropriate mix of uses should be determined in the Area Plans by examining the unique characteristics and needs of each station area. Specific development plans that conflict with the achievement of the mix of uses planned for that station area are discouraged.

### **5. Housing Affordability:**

*Provide for a range of housing opportunities by incorporating a mix of housing types and sizes and including housing for a range of different income levels.*

Housing within TODs should be accessible to those most dependent on public transportation, including older adults, persons with disabilities and other special needs,

and persons with limited income. Housing should be provided within the residential component of a TOD for low and moderate income residents. Affordable and workforce housing should be provided on-site or, if an alternative location can provide a substantially greater number of units, in adjacent areas within the TOD. Housing for seniors is encouraged to the extent feasible.

## **6. Urban Design:**

*Encourage excellence in urban design, including site planning, streetscape and building design, which creates a pedestrian-focused sense of place.*

A pleasant pedestrian environment can contribute to the quality of a transit experience, which is also a pedestrian activity. Urban design elements to achieve an appropriate sense of place and a pleasant pedestrian environment may include any or all of the following: well-landscaped public spaces such as squares and plazas; urban parks; courtyards; an integrated pedestrian system; street-oriented building forms with a pedestrian focus; compact development; appropriate street width and block size; measures to mitigate the visual impact and presence of structured parking; and, high-quality architecture.

## **7. Street Design:**

*Provide a grid of safe, attractive streets for all users which provide connectivity throughout the site and to and from adjacent areas.*

The street grids around transit station areas should be designed at a scale that facilitates safe pedestrian and cyclist movement and provides for vehicular circulation and capacity. Street design should incorporate elements such as lighting, appropriate street width, sidewalk width and intersection dimensions to allow for pedestrian, bicycle and vehicular use, and should be designed to provide universal access to people with a range of abilities and disabilities. The design of streets should encourage lower traffic speeds and superior pedestrian circulation through provision of on-street parking, street trees, and other features and amenities.

## **8. Parking:**

*Encourage the use of transit while maximizing the use of available parking throughout the day and evening and minimizing the visual impact of parking structures and surface parking lots.*

Proper size and location of parking facilities contribute to creation of a pedestrian- and transit-supportive environment. The use of maximum parking requirements, shared use parking facilities, incentive programs to reduce automobile usage, carpooling, metered parking, car-sharing programs, neighborhood parking programs, and other techniques can encourage the use of transit while also maximizing the use of parking spaces at different times of day. Efforts to provide urban design elements such as on-street

parking, placement of parking structures underground and minimizing surface parking lots are encouraged. Wherever possible, ground floor uses and activities should be incorporated into structured parking, particularly where parking structures are located along streets where pedestrian activity is encouraged. Location of commuter garages should be sensitive to pedestrian and bicycle activity within and adjacent to the Transit Station Area and adjacent neighborhoods.

## **9. Transportation and Traffic:**

*Promote a balance between the intensity of TOD and the capacity of the multimodal transportation infrastructure provided and affected by TOD, and provide for and accommodate high quality transit, pedestrian, and bicycle infrastructure and services and other measures to limit single occupant vehicle trips.*

A TOD should contain the following characteristics relating to transportation and traffic:

- A multimodal transportation infrastructure, with an emphasis on pedestrian and biking facilities, that offer a choice in transportation modes providing convenient and reliable alternatives to driving to a station area, particularly those station areas without parking.
- A design that accommodates, but minimizes single occupant vehicle trips. Additional measures to minimize single occupant vehicle trips, including Transportation Demand Management measures, should be identified and applied.
- Traffic-calming measures, design techniques and road alignment that balance pedestrian and bicycle accessibility and vehicular access.

The cumulative impacts of TOD on transportation infrastructure should be evaluated in the TOD area, and improvements provided where needed. *The impacts on roads:* Where applicable, a higher level of delay is acceptable for vehicular traffic within TOD areas. A non-degradation policy should be applied to areas immediately adjacent to a TOD area and to arterials serving the TOD area. This policy requires that traffic flow in these adjacent areas and on arterials serving the TOD area perform no worse after development of a TOD takes place. Where it is not possible or appropriate to maintain a non-degradation policy, in lieu of additional road capacity, there can be improvements, measures and/or monetary contributions to a fund to enable the application of techniques to reduce vehicle trips by an appropriate amount in and around the TOD area. *The impacts on transit, pedestrian, and bicycle facilities:* A high level of service should be maintained for transit users that minimizes delay, the need for transfers, and transfer delay. Where it is not possible to maintain a high level of transit service because of extraordinarily high costs, monetary contributions to a fund for the eventual improvement of transit service can be provided in lieu of the maintenance of a high quality transit service. An acceptable level of transit service nevertheless should be maintained during TOD development. A high level of service should be maintained for pedestrians and cyclists, including safety and security, direct pathways, reasonable grades, and minimized delays at intersections.

## **10. Vision for the Community:**

*Strive to achieve a broadly inclusive, collaborative, community participation process when evaluating TOD plans that propose substantial changes in use, intensity or density for existing or new transit station areas planning efforts.*

Broad-based support and collaboration can be achieved through planning processes that encourage involvement and participation. These processes should utilize a range of tools and techniques for engaging the community and other interested stakeholders. While the particulars of the process should relate to each station, planning processes should include the use of citizen task forces, and other means to result in the following: (1) a collaborative and interactive formulation of a cohesive vision for the transit station area before specific development proposals are formally considered; (2) a TOD vision that is integrated with and complements surrounding neighborhoods; (3) incorporation of a broad range of aspirations and needs of those communities; (4) active participation by county planning officials, supervisors, community groups and developers to identify, and encourage broad-based involvement and participation by, a wide range of stakeholders, including all interested citizens' associations; and (5) continuing stakeholder involvement on a collaborative basis in framing development proposals ultimately considered for specific parcels.

## **11. Regional Framework:**

*Provide a more efficient land use pattern by concentrating growth around existing and planned transit station areas.*

Maximizing development around transit can provide a regional benefit by accommodating some of the region's projected employment and residential growth, as well as making jobs accessible by transit. In instances where substantial changes in use, density or intensity are being considered as part of station area planning, the implications and impacts on the transit system should be considered. Cumulative impacts on transit service and capacity as well as on traffic capacity should be evaluated in a transit-oriented development, and improvements evaluated where needed. These planning efforts should include coordination and cooperation with adjacent jurisdictions, regional organizations, and transit providers, such as WMATA and VRE. The use of Transfer of Development Rights (TDR's) should be examined as a technique to relocate zoned density to TOD areas if it results in future development that agrees with Comprehensive Plan recommendations.

## **12. Environmental Considerations:**

*Seek opportunities for mitigating environmental impacts of development.*

The environmental benefits of compact, mixed use development focused around transit stations can include improved air quality and water quality through the reduction of land consumption for development in other areas. The utilization of land near transit and the

existing infrastructure allows the county to accommodate increasing growth pressures in a smaller area served by infrastructure. Improvements in air quality due to reduced vehicle miles traveled and reduced automobile emissions can also be viewed as a benefit of TOD. Environmental impacts (such as impacts on mature trees and stormwater runoff) of proposed development should be examined and mitigated to minimize potential negative impacts. Low Impact Development Techniques, such as rain gardens and green roofs, should be incorporated into proposed developments to reduce potential impacts of stormwater runoff from these areas. Development in TODs should be designed in a manner that conserves natural resources; the application of energy and water conservation measures should be encouraged. Sites undergoing redevelopment should optimize stormwater management and water quality controls and practices for redevelopment consistent with revitalization goals.

### **13. Economic Benefits:**

*Create an employment base and encourage commercial revitalization adjacent to transit facilities.*

Development around transit stations can help to address housing and transportation costs in the county by providing opportunities to balance these costs in TODs. Employment uses near transit can provide opportunities for lowered transportation costs for employees. Additionally, housing near transit offers similar transportation savings and opportunities for housing near employment. Opportunities to create new small business opportunities as well as assist in the retention of existing small businesses should be evaluated as part of TOD planning.

### **14. Open Space:**

*Provide publicly-accessible, high-quality, usable open space.*

Urban parks and open space contribute to a development's sense of place and are integral amenities offered to residents, workers and shoppers. Transit-oriented development plans should provide amenities such as public gathering spaces, civic focal points, plazas and open green space and offer a variety of activities such as dining, casual games and recreation, performances, visual arts and special events. These spaces should be accessible to the larger community as well as the immediate transit-oriented development area. Development plans should also incorporate open space preservation, such as stream valleys, where appropriate, and provide access to the county's network of parks and trails.

### **15. Public Facilities and Infrastructure:**

*Evaluate opportunities to include public facility improvements and services within the TOD area.*

TOD may provide opportunities to improve public facilities. Locating public facilities in station areas provides important public services in areas accessible to public transportation and can increase activity within the TOD. Cumulative impacts of development in a TOD on public facilities and transit access facilities should be identified and offset. Such impacts include those on schools, parks, libraries, police, fire and rescue, water and sewer, stormwater management and other publicly owned community facilities. Current data on station access facilities and demand should be used as available, to assess needs for replacement or enhancement of facilities such as bus bays, taxi access, substations and parking.

#### **16. Phasing of Development:**

*Ensure that projects are phased in such a way as to include an appropriate mix of uses in each phase of the development.*

A balanced mix of residential and nonresidential uses should be provided to encourage a critical mass of pedestrian activity. However, concurrent development of all uses may not be feasible due to market conditions. In instances where a certain mix of uses is critical to the success of the TOD, the development should include a commitment to phase the project in such a way as to include an appropriate mix of uses in each phase to help ensure the long-term success of the mixed-use development. It may also be appropriate, when a project's overall success depends on certain specific elements, to make later phases contingent on completion of those elements. Phasing the development can minimize the potential impacts on the surrounding community and increase amenities for residents, employees, and visitors within the transit-oriented development area. Phasing plans should include pedestrian and bicycle access plans to allow proper non-motorized access throughout the development phases. Provision of open space and recreational amenities should be phased as well so that provision of these facilities is not postponed until final phasing of a development.



# County of Fairfax, Virginia

## MEMORANDUM

DATE: June 13, 2016

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Denise M. James, Chief *emj*  
Environment and Development Review Branch, DPZ

**SUBJECT: Land Use Analysis:**  
RZ 2015-HM-005 Pulte Home Corporation

This memorandum, prepared by Jennifer R. Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated February 2015 as revised through April 25, 2016; and proffers dated April 29, 2016. 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. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, Pulte Home Corporation, is requesting a rezoning (RZ) and Generalized Development Plan (GDP). The requested applications are for approximately 1.58 acres located on tax map parcel 18-3 ((6)) 5. The applicant proposes to replace an existing 11,000 square foot office building with 10 stacked townhouse or "two over two" dwelling units and a mid-rise multifamily building with 32 residential units for a total of 42 dwelling units. The density would be 26.6 dwelling units per acre. In the interim condition, a singular point of vehicular access would be provided from Easterly Road via Reston Station Boulevard, both new road links. The proposed site design allows for future interparcel access to the north and limited access to Sunset Hills Road from Easterly Road when the northern parcel is redeveloped.

### LOCATION AND CHARACTER OF THE AREA

The subject development is located in Reston on the northeastern edge of the Wiehle Station Transit-Oriented (TOD) District in an area planned for Residential Mixed Use. It is located in a suburban office park located east of Wiehle Avenue, south of Sunset Hills Drive and north of the Dulles Airport Access Road (DAAR). The site is bordered on all four sides by properties zoned

I-4 and developed with low and medium rise office buildings and surface parking. To the north across Sunset Hills Road is the Washington and Old Dominion (W&OD) Trail.

### **COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan Areawide Recommendations for the Reston Transit Station Areas may be accessed at:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/reston-restontsas.pdf>

In the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Reston, as amended through October 20, 2015, on Pages 153 - 158, the Plan, as applied to the application area, states the following:

#### **“Wiehle Station Transit-Oriented Development (TOD) District**

The Wiehle Station TOD District is envisioned to evolve into an educationally-focused urban neighborhood with residential areas that are well-connected to transit via multiple new pedestrian-oriented streets. In the North Subdistrict, these streets are to be anchored by a new “main street,” Reston Station Boulevard (as extended), with ground floor retail providing a safe, varied and comfortable pedestrian environment.

The district’s retail uses are planned to have more of a local serving (as compared to regional serving) function. In addition, redevelopment should integrate urban parks that are linked by the new street grid to provide places for people of all ages to walk and enjoy outdoor spaces. It should also facilitate multiple links to two important nearby existing recreational amenities in the area, the W&OD trail and Lake Fairfax Park.

Guidance for evaluating development proposals in each subdistrict is contained in the Areawide Recommendations and the following subdistrict recommendations. . .

#### ***North Subdistrict***

The North TOD subdistrict is comprised of approximately 193 acres and is bounded by the Hidden Creek Country Club on the north, Lake Fairfax Park on the northeast, the DAAR on the south and the Plaza America shopping center on the west. Sunset Hills Road extends from east to west through the subdistrict with Wiehle Avenue being the primary north-south street, as shown on Figure 51.

Existing development in the area is predominantly suburban office parks housing a variety of office uses (including medical offices, educational uses, specifically Northern Virginia Community College and Marymount University, and banks), and retail and service-oriented uses (including fast food restaurants, childcare facilities and fitness businesses). Reston Fire and Rescue Station 25 is located in this district. Other development includes Reston Station, an

approved but as yet unbuilt mixed-use development in the northwest quadrant of the intersection of Wiehle Avenue and the DAAR located on top of a seven-level county-owned and operated transit center and park-and-ride facility with 2,300 spaces for Metro parking.

#### *Base Plan*

The subdistrict is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre.

#### *Redevelopment Option*

The vision for this subdistrict is for significant redevelopment at higher intensities in a mix of mid-rise and high-rise buildings with more diverse land uses than currently exist and a wider array of support services. Residential buildings should front on tree-lined streets and be designed with inviting street level facades. Reston Station Boulevard is expected to be extended west to Plaza American and east across Wiehle Avenue to Michael Faraday Drive. This new street will serve as a “main street” for the subdistrict, supporting a concentration of ground level retail uses and other active uses, including plazas and other open spaces.

Redevelopment proposals that include land to the east of Wiehle Avenue should provide improved pedestrian and bicycle crossings of this street that will increase pedestrian and bicyclists’ safety, visibility and convenience. Crossings might include overpasses, underpasses or at-grade crossings. Each of these types of crossings can provide both benefits and drawbacks to creating a more hospitable pedestrian environment and depend upon the particular circumstances of each proposal. . .

The Residential Mixed Use area is planned for intensity up to 1.5 FAR, with the exception of the Isaac Newton Square area, see guidance below. The area is planned for predominantly residential uses (approximately 4,600 units) with a mix of other uses including office, hotel and supporting retail. Development proposals should typically be 75 percent residential use. The opportunity exists to achieve the Residential Mixed Use goal of 75 percent residential uses for the larger area if Isaac Newton Square redevelops in accordance with Plan guidance. . .

Individual development may have flexibility to build more than the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the area designated as Residential Mixed Use. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.”

**COMPREHENSIVE PLAN MAP: Mixed Use**

## **LAND USE ANALYSIS**

### Use and Intensity

The applicant is seeking to redevelop the subject property under the Base Plan recommendation in the North Subdistrict of the Wiehle Station TOD District. The Base Plan recommends residential use at up to 30 dwelling units per acre. The proposal for 42 stacked townhouses and multifamily residential units results in a density of 26.6 dwelling units per acre.

The Comprehensive Plan for the Reston Transit Station Areas (TSAs) envisions most new housing to be multi-family to achieve the desired urban form, but urban townhouses may be appropriate in some locations. The subject property, which is located on the northeastern edge of the Wiehle Station TOD in the Residential Mixed Use area, within the ½ mile radius of the Wiehle-Reston East Metro Station, may be appropriate for townhouse development if the planning objectives in the Comprehensive Plan are met.

While the proposed density is within the base plan recommendation, as currently proposed, the application is not meeting several key planning objectives.

### Coordinated Development

The Comprehensive Plan recommends that development proposals need to ensure that projects will function in a compatible, well-designed, efficient manner, that they are compatible with development on adjacent properties, and that they do not preclude adjacent parcels from developing in conformance with the Comprehensive Plan. The applicant has provided a contextual plan that shows the possible redevelopment of the properties located to the immediate north, south and west. The property to the south, owned by 1831 Michael Faraday LLC, has submitted a redevelopment plan. Agents representing the property to the north and west have met with county staff to discuss their preliminary redevelopment plans. The contextual plan demonstrates the potential for pedestrian and vehicular connectivity to all of the surrounding properties. However, given that the timeline of the subject application is ahead of the other potential redevelopments, it is difficult to determine if this proposal will function compatibly with the other redevelopments.

The applicant is strongly encouraged to meet with the other landowners in the northeastern quadrant of the Wiehle Avenue/DAAR intersection in the Wiehle Station TOD area to coordinate and create a large centrally located public open space within this quadrant. The landowners, almost all of whom are creating redevelopment plans, have already met on several occasions to discuss the street grid in this area. Meeting to coordinate another key element in the transformation of this area from a suburban office park to a vibrant community as envisioned by the Comprehensive Plan will be essential to the success of this area. By coordinating with the other landowners and coming up with a plan to establish a centrally located, well designed and publically accessible open space, it could assist the applicant in addressing the Plan objective to provide for quality public open space on its small site. The current public open space, mostly located at the rear of the site behind the multi-family residential building and adjacent to 25 surface parking spaces and a 10 foot by 10 foot

transformer pad, is poorly located and not inviting. This poorly designed and located space does not meet the development review performance objective to achieve excellent site design

#### Streetscaping/Connectivity

The Comprehensive Plan's development performance objectives call for new pedestrian and bicycle connections to be provided through complete streets within the TSAs. The applicant is proposing pedestrian and bicycle improvements to the Reston Station Blvd and Michael Faraday Drive streetscapes and pedestrian improvements on Easterly Road. All three streets will likely be developed first as an interim condition. The development plans show the ultimate condition to occur at such time that the properties to the north, south and east each redevelop.

The proposed streetscape for Michael Faraday Drive in the ultimate condition does not meet the Comprehensive Plan recommendations. On street parking is not provided and the dimensions of the building zone and the landscape amenity panel are insufficient. It is recommended that the applicant eliminate the driveway spaces behind the stacked townhouses to allow additional space to meet the Comprehensive Plan's recommended streetscape that includes a minimum 8 foot wide building zone, a 6-8 foot wide sidewalk, an 8 foot wide landscape amenity panel and on street parking. Some flexibility for these dimensions may be appropriate if it can be demonstrated that overall Comprehensive Plan performance objectives will be addressed.

The pedestrian circulation plan maps how pedestrians and bicyclists can access the Wiehle Metro Station in the interim and ultimate conditions. The applicant should also indicate the distance from the property to the metro station for both conditions on the development plans.

#### Site Design/Open Space

All development proposals in the Reston TSAs are expected to achieve high quality site design. The proposed design locates the stacked townhouses facing Michael Faraday Drive and the multi-family residential building fronting on Reston Station Boulevard, surface parking at the rear of the site, and vehicular access off of Easterly Road. Two additional opportunities to provide vehicular access to the north are shown, one from Easterly Road and the other on site behind the stacked townhouses. The alignment of the proposed residential units to frame the two primary streets meets the Comprehensive Plan guidance. However, as was discussed in detail in the Coordinated Development section of this memorandum, the proposed publically accessible open space at the rear of the site is poorly designed and located. The significant amount of surface parking is also undesirable and may negatively impact the property to the north when it redevelops.

The applicant has provided an open space exhibit on the GDP and stated in a response letter that 4,000 square feet of the open space will be publically accessible. This amount appears to be well under the Comprehensive Plan recommendation for a publically accessible open space goal of 20 percent of the net lot area (the total lot area not including areas for streets and 12 feet of the streetscape area). The applicant should provide the calculations on the GDP that demonstrate that they are meeting the Comprehensive Plan recommendation for publically accessible open space. Of course, by coordinating with the other landowners in this quadrant, off-site open space may could be considered.

The dead end alley located along Reston Station Boulevard should be shielded by more than the evergreen shrubs as is shown on the landscape plan. The applicant is strongly encouraged to shield the alley with a well-designed architectural feature such as a brick planter or seating wall. A similar commitment in another area of the Wiehle Station TOD District has been provided.

Reston places a high value on public art and it should be provided throughout the community. The applicant has committed to work with the Initiative for Public Art – Reston (IPAR) to allow the installation of public art on the property in consultation with IPAR. The applicant has shown an area within the streetscape along Reston Station Boulevard near the corner with Michael Faraday Drive where public art is proposed. This location will be visible to the pedestrian, bicycle and vehicular traffic in this area.

#### Architectural and Building Design

The Comprehensive Plan anticipates redevelopment of the highest caliber in terms of architectural design. The applicant has provided architectural details of the proposed stacked townhouses and multi-family residential units and is proffering to an architectural design and building materials that are in general conformance with what is shown on the GDP as determined by the Zoning Administrator.

The Comprehensive Plan recommends that development proposals with a residential component should commit to providing dwelling units that incorporate universal design. Proposals located within TSAs should provide more units. These units may be either market rate or affordable. Rather than the proposed commitment to provide a minimum of two percent of the proposed dwelling units with universal design features, which would likely result in one dwelling unit with these features, it is recommended that the applicant commit to providing a list of universal design options similar to those proffered in two other development cases under review and located in the Wiehle Station TOD District, RZ/FDP 2015-HM-012 and PRC B-846-04. Some universal design options are provided to each initial purchaser at no additional cost and additional options are offered at the purchaser's cost.

#### Affordable /Workforce Housing

As the Reston TSAs redevelop with more residential uses, the Comprehensive Plan recognizes the importance of providing adequate affordable housing in order to serve a variety of households. The applicant is strongly encouraged to fulfill their affordable housing commitment by providing housing units on site that meet the County's affordable housing criteria. Currently, the applicant has stated that they are interested in discussing potential options for an alternative workforce housing commitment.

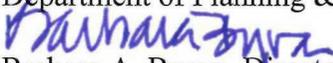


# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 22, 2016

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division,  
Department of Planning & Zoning

**FROM:**   
Barbara A. Byron, Director  
Office of Community Revitalization

**SUBJECT:** RZ 2015-HM-005 (Pulte)

The Office of Community Revitalization (OCR) has reviewed the generalized development plan (GDP) and proffers both dated August 5, 2016, for the above referenced case. The application request is to rezone from the I-4 District to the R-30 District to allow the development of a mid-rise multi-family residential building with 32 units and 12 two-over-two 'townhouse' units. Parking will be provided in individual garages for the two-over-two units, a ground floor garage for the mid-rise units, and a surface lot serving both.

The development proposal shows Michael Faraday Drive and Reston Station Boulevard as public streets (generally located off-site) along the western and southern boundaries, respectively. Access is shown from a private street along the eastern boundary, with a T-shaped parking area in the rear of the mid-rise building, and a small open space area bordering the parking lot on the north side, adjacent to the dumpster.

While the project, as proposed, will introduce a new housing opportunity into the metro station area, significant concerns remain about its coordination and integration with future development in the area. Specific comments and recommendations are as follows:

- **Coordinated development:** The small size of the application (1.58 acres) highlights the importance of coordinated development, as it will be difficult for an application of this size and intensity to be integrated into the overall community and fully meet the needs of its residents by itself. The applicant has done a good job of coordinating the design of the public streets along the west and south with proposed applications in the area. The



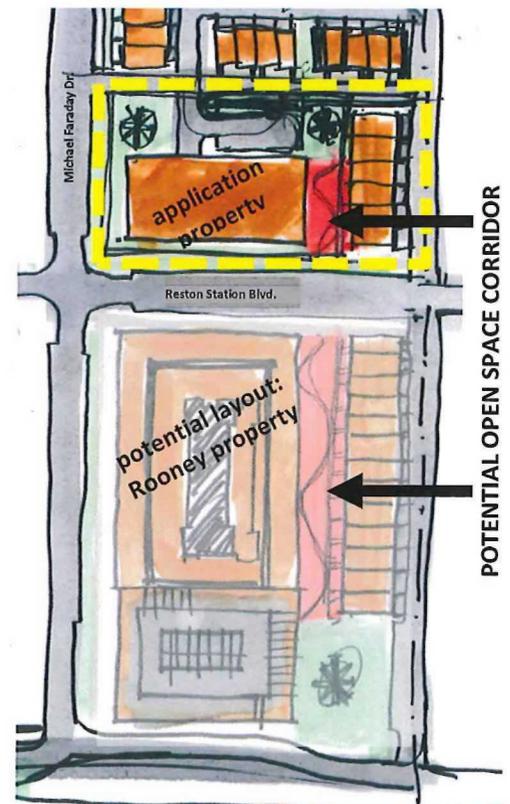
**Office of Community Revitalization**  
12055 Government Center Parkway, Suite 1048  
Fairfax, VA 22035  
703-324-9300, TTY 711  
www.fcrevit.org

implementation of these public streets will continue to require work with the neighbors, and commitments should be carefully reviewed to ensure their completion. The overall coordination of the site design with the surrounding area, however, remains lacking. While it is difficult to design a site to coordinate with surrounding developments that have not yet been approved, if an applicant on a small site chooses to move forward alone, without consolidation, it should demonstrate how the design will potentially integrate with the expected surrounding development. Demonstration of such coordination could help offset a lack of on-site features such as open space.

The illustrative layout on Sheet 5 of the GDP shows how the proposed development would fit into the expected layout of the greater quadrant. While this illustrative does not guarantee that the surrounding properties will develop in this manner, it demonstrates one possibility. The intent of such an illustrative is to demonstrate that there is at least one potential way for development in the quadrant to be organized in a cohesive manner. In this case, the illustrative shows how the small amount of open space located along the northern edge of the site might be expanded with redevelopment to the north. Even in this drawing, however, it is apparent that the minimal open space (even if expanded to the north) does not connect to any other significant open space. Additionally, as shown, development of the property to the north would result in the front doors of that development facing the surface parking lot of this development. The architecture shown on Sheet 8A of the GDP does demonstrate that the 'rear' of the building is detailed in a manner that is similar to the front, which is appropriate for this setting; however, the minimal open space and surface parking lot are not appropriate for the "front door" of the adjacent development. The illustrative in the GDP, therefore, does not adequately show that the proposed development will fit appropriately into the potential development pattern of the surrounding area.

*Recommendation:*

This issue could be addressed in multiple ways. Ideally, the applicant could reorient the proposed development so that the on-site open space is visually connected to the larger network of open space expected in the area (as shown in the sketch to the right). A proposed reorientation, shown here, would place the access along the northern boundary. This would allow future development to the north to place the rear of their units against the rear of this site. This would also eliminate the need to for driveways between the two-over-two units and the mid-rise building on site, allowing an open space corridor that could be aligned with a proposed open space corridor to the south, tying the pocket parks on this site with the larger open space planned to the south. Finally, as Reston Station Boulevard is planned as the major organizing road in this quadrant, a reorientation as proposed would face this site's mid-rise building with the proposed multi-family building to the south, and align the access to the townhouse-type units along the private alley along the east.



Alternatively, additional open space could be provided on-site to serve the needs of the residents. The number of units proposed could be reduced to both increase open space and decrease surface parking needs, or a different building type with additional internal parking could be provided, again to decrease surface parking needs and allow for a better arrangement of uses on the small site.

- **Streetscape:** The application provides for adequate sidewalks and landscaping along the street frontages of Reston Station Boulevard and Michael Faraday Drive. As proposed, however, the streetscape along the private, local street along the eastern site edge does not appear to meet the recommendations of the Plan. A less-traveled local street, such as this, should provide a minimum of a four foot wide building zone, a six foot wide sidewalk, and an eight foot wide landscape amenity panel. While few dimensions are provided for the streetscape on the GDP, a total of 11 feet is shown between the building face and the curb. This appears to allow a five foot wide sidewalk and a six foot wide building zone along approximately half the facade, with no building zone provided where a stairwell extends to the sidewalk. No trees or landscaping are shown along the eastern road. As noted, this is expected to be a less-traveled road for pedestrians; however, it will serve as a tertiary link in the network and should provide a pleasant pedestrian experience. It is staff's opinion that the applicant's choice of building type and location is limiting the provision of streetscape along this road.

*Recommendation:*

The footprint of the mid-rise building should be adjusted to accommodate the recommended streetscape along the eastern edge of the site, and street trees and other landscaping should be provided.

- **Stormwater management features:** As noted in the Comprehensive Plan and the Development Guidelines, development in the Reston metro corridor is expected to provide excellence and innovation in the treatment of stormwater. Stormwater management features should contribute to the character of the site and/or the open space. It is therefore appropriate to treat stormwater using low impact development techniques that add and highlight landscaping and vegetation rather than immediately piping water underground and off-site. While the applicant has proposed to utilize permeable pavers in a portion of the parking area, no SWM features have been incorporated into the open space design.

*Recommendation:* As has been noted, minimal open space is provided on this site. Should additional open space be provided as recommended earlier, the design of those spaces should incorporate SWM features, highlighting both environmental sensitivity and increased quality of design.

cc: Carmen Bishop, Staff Coordinator, ZED-DPZ  
Tracy Strunk, Deputy Director, OCR  
OCR Files



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 26, 2016

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, Department of Planning & Zoning

**FROM:** Michael A. Davis, Acting Chief   
Site Analysis Section, Department of Transportation

**FILE:** RZ 2015-HM-005

**SUBJECT:** Pulte Homes Corp. (The Lofts at Reston Station)  
1825 Michael Faraday Drive, Reston VA 20190  
Tax Map: #18-3 ((6)) 5

This department has reviewed the subject application including the General Development Plan (GDP) dated February 2015, as revised through August 5, 2016, and offers the following comments:

Reston Station Boulevard:

- During review of the application, FCDOT recommended a three lane cross section for Reston Station Boulevard to include on-street parking on both sides and striped bicycle lanes in each direction. Based on discussions among FCDOT, VDOT and the applicant, a reduced fifty-two (52) foot cross section was recommended between the proposed face of curbs for this roadway. This width would provide some flexibility to reconfigure the cross section in the future if a westbound left turn lane was needed in the ultimate signalized intersection with Michael Faraday Drive. However, this assumes that on-street parking would need to be reduced from both sides of the street to only one side. Based on Sheet 3 of the GDP, the proposed bulb outs would need to be removed and the storm water systems or other utilities relocated or reconstructed. To minimize any conflicts in the future given the compromise on the cross section width, FCDOT recommends the bulb out not be installed along this roadway so that any reconfiguration of the cross section will be mainly be limited to re-striping and not reconstruction. The applicant should revise the design on Sheet 3 to provide the "striped alternate" design shown on Sheet 11 of the GDP.

Interparcel Access Easement:

- Given the applicant has widened the width of the proposed internal alleyway from twenty (20) feet to twenty-three (23) feet, the proposed interparcel access easement needs to be adjusted to match the new width of the alleyway.
- The applicant would need to commit to provide the necessary construction and grading easements for both interparcel access easement locations in order to allow the future roadway construction to occur by others.
- The applicant should commit in proffers to install interim signage that indicates that future roadway connections are expected at both interparcel access easement locations shown on the GDP.

Bicycle Parking Rates:

- In accordance with the Fairfax County Bicycle Parking Guidelines within a Transit Station Area (TSA), the applicant should commit to provide 1 long term (resident) bicycle parking space for every 3 units and 1 short term (visitor) bicycle parking space for every 25 units. The rates provided do not conform to the county guidelines for applications with a TSA.

Refuse Collection:

- Staff is concerned about the concept for refuse collection described by the applicant for this application. It is unclear where the bins will be stored once rolled outside of the multi-family building. If the bins are left within the alleyway behind the garage doors of the adjacent 2-over-2- units conflicts may arise among vehicles backing out of the 2-over-2 units, vehicles entering/exiting the multi-family building and the refuse collection truck.

Transportation Fund Contribution:

- On February 11, 2014, the Board of Supervisors approved the Reston Master Plan Special Study (Phase I) Plan Amendment. As part of that approval, Supervisor Hudgins moved that the Board adopt the Planning Commission recommendation to direct staff and “the Planning Commission to develop an inclusive process to prepare a funding plan for the transportation improvements recommended in the Reston Master Plan and report with its recommendations. The funding plan should include arrangements for financing the public share of Reston infrastructure improvements and facilitate co-operative funding agreements with the private sector. The Planning Commission strongly believes that public and private investment in Reston is both critical and responsible for ensuring Reston’s future success”. We believe the applicant should commit to contribute to the Reston Fund currently being established to in order to address the Reston Master Plan guidance.

Barbara Berlin, Director

August 26, 2016

Page 3 of 3

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Proffers:

- Staff has reviewed the proffers dated August 5, 2016, and have provided comments under separate cover related to roadway design and interim maintenance, interparcel access, traffic signal contribution, streetscape, bicycle parking, transportation fund contribution, future TDM participation.

cc: Carmen Bishop, DPZ-ZED

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MAD/EAI



COMMONWEALTH of VIRGINIA  
DEPARTMENT OF TRANSPORTATION

Charles A. Kilpatrick  
COMMISSIONAIRE

4975 Alliance Drive  
Fairfax, VA 22030

August 16, 2016

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Alex Faghri  
Senior District Land Use Specialist

**Subject:** **RZ 2015-HM-005, Pulte Home Corporation**

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.

This office has reviewed the revised plans dated August 8, 2016. All our July 20<sup>th</sup> comments have been addressed and we have no further comment. This office does not have any objection to approval.

Please contact me if you have any questions.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 22, 2016

**TO:** Carmen Bishop  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Clinton Abernathy, Engineer IV  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Rezoning Application # RZ 2015-HM-005, Pulte Home Corporation,  
LDS Project #3279-ZONA-002- Tax Map #018-3-06-0005, Hunter Mill  
District

The comments from April 6, 2016 review of the previous submission has been adequately addressed.

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

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Storm water Planning  
Division, DPWES  
Shahab Baig, Chief, North Branch, SDID, DPWES  
Zoning Application File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 15, 2016

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Denise M. James, Chief *DMJ*  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: **RZ 2015-HM-005**  
Pulte Home Corporation

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application (RZ) and proffers, revised through March 11, 2016. 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. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in conformance with Plan policies. Applicable Comprehensive Plan citations are attached.

### DESCRIPTION:

The approximately 1.58 acre subject property is situated at 1825 Michael Faraday Drive. It is generally south of Sunset Hills Road, east of Wiehle Avenue, north of the Dulles Airport Access Road (DAAR) and within the ½ mile radius of the Wiehle-Reston East transit station. The property is currently zoned I-4 (industrial, medium intensity) and it is developed with a one story office building and a surface parking lot. This proposal requests approval to rezone the property to R-30 (Residential, 30 dwelling units per acre) in order to develop one new multifamily building with 32 units and 10 stacked townhouse units (2 over 2's) for a total of 42 dwelling units.

## ANALYSIS

### **Water Quality Protection and Stormwater Management Best Management Practices:**

The subject property is situated within the Difficult Run watershed and it is intensely developed with the surface parking and building. The stormwater management narrative indicates that an underground stormwater facility will be installed to meet the water quality and quantity requirements for the subject development. A general location for this underground stormwater facility is shown on the development plan north of the multi-family building, but very little detail has been provided. Drainage from this property outfalls to an existing culvert north of the property. The narrative further indicates that this facility will provide detention for the 1, 2, 10 year storm events, and that it will meet the requirements of the Public Facilities Manual. However, no information has been provided that describes how the applicant intends to address the *Environmental Stewardship* goals of the Reston Comprehensive Plan.

The *Environmental Stewardship* goals of the Reston Comprehensive Plan emphasize the provision of water quality and quantity controls onsite to the maximum extent possible, in order to reduce the amount of stormwater runoff leaving the site. Specifically, the Plan states that “For sites that have greater than 50 percent impervious cover in the existing condition, the total volume of runoff released from the site in the post-developed condition for the 2-year, 24-hour storm should be at least 25 percent less than the total volume of runoff released in the existing condition for the same storm. Furthermore, the peak runoff rate for the 2-year, 24-hour storm in the post-developed condition should be at least 25 percent less than the existing condition peak runoff rate for the same storm.” Ultimately, the entire 1.58 acre property is proposed to be developed with impervious surface with no inclusion of low impact development measures to mitigate and infiltrate stormwater runoff. The applicant should address the Comprehensive Plan objectives cited above and indicate how these objectives will be accomplished.

Staff encourages the applicant to elaborate on the stormwater program and the *Environmental Stewardship* goals of the Reston Comprehensive Plan in all relevant aspects of this application including the statement of justification, the development plan and the proffers. In addition, the applicant is encouraged to provide more detail regarding the actual location, installation and construction phasing of the all stormwater management facilities for this development.

It is noted that stormwater management/best management practice measures, outfall adequacy and conformance with the County’s Stormwater Management Ordinance will be subject to further review and approval by the Department of Public Works and Environmental Services (DPWES).

**Transportation Generated Noise:** The Policy Plan guidance recommends that the interior noise levels for new residential development and other noise sensitive uses should not exceed DNL 45 dBA in interior areas of new homes and 65 dBA for outdoor recreational areas. This proposed residential building is proximate to the DAAR and the Silver Line Metro Station. The applicant has provided Proffer 8 which commits to provide an acoustical analysis at the time of

site plan submission and it further commits to provide to noise attenuation measures at the appropriate specifications for new residential development. This issue has been resolved.

**Green Building:** Proffer 22 provides a commitment to meet the county's green building policy, but several revisions are recommended to reflect the updated nomenclature and flexibility of options. Those suggested revisions include the following:

- Elimination of language referencing the National Association of Homebuilders Green program which has been replaced by the 2012 National Green Building Standard;
- Inclusion of the escrow language if the LEED for Homes option is selected; or
- Elimination of the LEED for Homes option.

**Preservation/Restoration:** This redevelopment is proposed to occur within an extremely impervious site. In keeping with the Plan guidance to protect, restore and enhance tree canopy cover, staff encourages the applicant to find more opportunities for landscaping including additional trees, wherever possible. The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES to find additional opportunities to restore tree cover and vegetation on this site.

DMJ: MAW

#### **COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan.

The Fairfax County Comprehensive Plan, 2013 Edition, Area III, Reston, as amended through October 20, 2015, pages 41-48 state:

#### **ENVIRONMENTAL STEWARDSHIP**

Reston is a community founded on the integration of nature with developed areas and the stewardship of its wetlands, streams, lakes, forests, and other natural areas. Protecting, restoring and enhancing Reston's diverse natural areas will remain a central planning principle and activity. Reston Association (RA), the Reston Town Center Association (RTCA), the Northern Virginia Regional Park Authority (NVRPA), Fairfax County, homeowner associations, and individual property owners will plan and manage Reston's natural resources with the following environmental stewardship planning goals in order to keep natural areas healthy and resilient:

- Protect the headwater areas and other environmentally sensitive areas through the implementation of innovative stormwater management practices.
- Restore and enhance the mature tree canopy and other natural areas.

- Establish high expectations regarding use of green technology and low impact development techniques for all buildings and neighborhoods.
- Provide noise attenuation measures as appropriate.

### **Stormwater Management**

Future development offers considerable opportunities to improve upon past stormwater management practices in furtherance of efforts to protect and restore local streams and to reduce pollutant loads entering the Potomac River and Chesapeake Bay. Low impact development (LID) techniques of stormwater management can serve to reduce runoff volumes entering local streams and can more easily be incorporated within densely developed areas than more traditional detention and retention ponds. These LID practices can include, but are not limited to, bioretention or biofiltration facilities (commonly known as rain gardens), vegetated swales, porous pavement, vegetated roofs, tree box filters and the collection and reuse of stormwater runoff.

Environmentally-friendly stormwater design should be an integral design principle that will be part of the conceptual stage of site development for all future development, recognizing that stormwater management measures may be phased with development. The stormwater design should first seek to minimize the effect of impervious cover, followed by the application of stormwater reuse, retention, detention, extended filtration and, where soils and infrastructure allow, infiltration to improve downstream waters. The incorporation of stormwater management strategies in parks and other open space areas may support this approach while providing recreational amenities, and there may be opportunities to incorporate LID practices within other open space areas.

Coordination of stormwater management controls among multiple development sites may also be effective in achieving stormwater management goals in an efficient manner. Stormwater management and water quality controls should be optimized for all future development projects consistent with the scale of such projects.

Stormwater quantity and quality control measures should be provided with the goal of reducing the total runoff volume or significantly delaying its entry into the stream system. In furtherance of stream protection and/or restoration through replication of natural hydrologic conditions, the emphasis should be on LID techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.

LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.

In addition, at a minimum the following guidelines should be followed for any application for which a floor area ratio (FAR) of 1.0 or more is proposed. Any such development proposals should be reviewed on a case-by-case basis for the appropriate optimization of stormwater management and water quality controls, allowing for flexibility in specific approaches taken to achieve these guidelines.

1. For sites that have greater than 50 percent impervious cover in the existing condition, the total volume of runoff released from the site in the post-developed condition for the 2-year, 24-hour storm should be at least 25 percent less than the total volume of runoff released in the existing condition for the same storm. Furthermore, the peak runoff rate for the 2-year, 24-hour storm in the post-developed condition should be at least 25 percent less than the existing condition peak runoff rate for the same storm.
2. For sites that have 50 percent or less impervious cover in the existing condition, the total volume of runoff released as well as the peak release rate for the 1- and 2-year, 24-hour storm in the post-developed condition should be equal to or less than the total runoff volume and peak release rate in the existing condition for the same storm.
3. In addition to item 1 or 2 above, stormwater runoff associated with the development should be controlled such that either: (a) the total phosphorus load for the property is no greater than what would be required for new development pursuant to Virginia's Stormwater Regulations/ the county's Stormwater Management Ordinance; or (b) an equivalent level of water quality control is provided.

As an alternative to items 1, 2 and 3 above, stormwater management measures may be provided that are sufficient to attain the Rainwater Management credit of the most current version of Leadership in Energy and Environmental Design-New Construction (LEED-NC) or LEED-CS (Core & Shell) rating system (or equivalent of this/these credit(s)).

As an alternative to the minimum guidelines above, stormwater management measures and/or downstream improvements may be pursued to optimize site-specific stormwater management and/or stream protection/restoration efforts, consistent with the adopted watershed management plan(s) that is/are applicable to the site. Such efforts should be designed to protect downstream receiving waters by reducing stormwater runoff volumes and peak flows from existing and proposed impervious surfaces to the maximum extent practicable, consistent with watershed plan goals.

### **Natural Resources Management**

Protection, enhancement and management of natural resources in the existing wetlands and streams in Reston are critical to the long term viability of those habitats.

#### *Wetlands*

Wetlands filter water and provide important habitat for native plants and animals. One notable wetlands habitat is the Sunrise Valley Wetlands, which lies within ¼ mile of the Herndon Station. This privately owned land is a federally-mandated mitigation site established by Reston Land Corporation through a Conservation Covenant in July 1994. This site provides multiple ecosystems, including open water, marsh and upland forest that attract a wide range of wildlife. Recreational uses that are compatible with the

environmental, public accessibility and educational objectives of the wetlands should be encouraged.

#### *Streams and Buffer Areas*

The Reston Association (RA) manages many of the stream valleys and lakes within Reston as part of its water resource program. Various tributaries have been negatively impacted by years of unchecked stormwater runoff, consumption of understory plants by deer, and encroachment by non-native invasive plant species. Generally, these streams suffer from numerous exposed utilities, particularly sewers; areas of severe stream bank erosion and many fallen trees; and a significant number of large sediment deposits. RA is implementing a long-term action plan for a Watershed Master Plan to restore the Glade, Snakeden Branch, and tributaries to Colvin Run in Reston.

#### *Lakes and Ponds*

Four constructed lakes, (Lake Anne, Thoreau, Audubon and Newport), cover 125 acres, provide valuable habitat for fish and aquatic plants, serve as visual amenities, and create recreation opportunities while also functioning as stormwater management facilities. These lakes are actively managed by RA for aquatic health, sediment, algae, and shoreline stabilization. In addition, Lake Fairfax, owned by the Fairfax County Park Authority, is located adjacent to Reston and also provides stormwater management and recreation. Smaller ponds provide stormwater management and have become important features of the Reston area. Additional tree canopy and shoreline stabilization should be considered to enhance these important features

#### *Environmental Enhancement*

Environmental enhancement efforts should be encouraged and should include endeavors such as the planting of native species of vegetation in degraded open space areas, invasive plant control, deer management, stream restoration, and creating new natural areas where disturbed areas currently exist. These expanded natural areas could build on the stream valley parks, adding land that increases riparian buffers and enhances stream valley corridors. Natural areas outside of Resource Protection Areas could serve as nodes for human activity and greatly improve quality of life while relieving stress on existing riparian areas. Stream valley park expansions should not include large hardscape areas (other than trails) and resources management should drive park design.

#### **Tree Canopy Goals**

Trees provide numerous environmental and human health benefits and should be considered an essential element in the vision for development and redevelopment within Reston. Environmental benefits include stormwater management, energy conservation, and mitigation of ozone and carbon in the air. When clustered together, as in a park setting, trees provide habitat areas for wildlife. From an urban design perspective, street trees enhance aesthetics, provide shade and relief from the sun and other elements, and create a sense of safety and protection from street traffic. The recommendations to protect, restore and enhance the tree canopy include the following:

- Follow guidelines established in the Tree Action Plan: a 20-Year Strategic Plan to Conserve and Manage Fairfax County's Urban Forest

- Consult Reston Association's list of "banned" plants and "preferred" native plantings when selecting trees and other plants for landscaping.
- Avoid the overuse of one tree species along streets
- Replace existing trees preferably in the same watershed
- Expand the eradication program for invasive species
- Expand the planting program for native trees, seedlings, and shrubs and wildflowers to ensure regeneration and resilience of natural areas

### **Green Buildings Practices**

The Policy Plan's Environment section provides guidance for green building practices. Non-residential development in the TSAs should achieve LEED Silver certification or the equivalent, at a minimum, in light of the level of redevelopment potential proposed for the TSAs. Achievement of higher levels of LEED certification is also encouraged.

Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices.

A broad range of practices can be pursued in support of or in addition to green building certification.

The following are examples of energy and ecologically conscious approaches to building design that should be encouraged within Reston:

- Provision of green (vegetated) roofs
- Use of site and building design and orientation for passive solar heating and daylighting
- Use of thermal and/or photovoltaic solar energy systems
- Incorporation of passive cooling through proper shading and ventilation
- Use of ground source heat pump heating and cooling systems for space conditioning and hot water requirements
- Reduction of water consumption, including the re-use of gray water where allowed
- Use of radiant floor heating
- Provision of roof-mounted wind turbines as an energy source
- Recycling of building materials and maximizing the use of locally produced materials
- Use of light reflecting roof surfaces

- Use of outside light shades that provide shading for glass while also directing sunlight deep into interior building spaces
- Provision of or readiness for charging stations and related infrastructure for electric vehicles, particularly for multifamily residential where opportunities may be limited.”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 7-9 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 j. Regulate land use activities to protect surface and groundwater resources. . . .
- Policy k. For new development and redevelopment, apply better site design and low impact design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created. . . f
  - Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 10 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, 2013 Edition, Environment section as amended through February 12, 2013, pages 11 and 12 states:

. . . “Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses. . . .

**Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA.”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 18 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....”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through pages 19 -21 state:

**“Objective 13: Design and construct buildings and associated landscapes to use energy water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. In consideration of 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 may 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 best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- 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;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;

- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds 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 b. Within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan, ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity), ensure that higher than basic levels of green building certification are attained....”



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 22, 2016

**TO:** Carmen Bishop, Planner II  
Zoning Evaluation Division, DPZ

**FROM:** Hugh C. Whitehead, Urban Forester III  
Forest Conservation Branch, DPWES

*HWC*

**SUBJECT:** The Lofts at Reston Station, Section 911, Block 5  
RZ 2015-HM-005

I have reviewed the above referenced rezoning application consisting of a comment response letter, revised draft proffers, and a General Development Plan. All items are stamped as received by the Zoning Evaluation Division on August 5, 2016. The following comment is based on this review.

- Comment:** Proffer 19.D.iv states: "Planting spaces shall provide 36-48 inches of soil depth." The specified minimum soil depth shall be 36-48 inches within a 4-foot radius from the base of the tree. Beyond four feet from the base of the tree the soil depth may be less, provided soil volume requirements are met.

**Recommendation:** Revise Proffer 19.D.iv as follows: "Planting spaces shall provide 36-48 inches of soil depth. The specified minimum soil depth shall be 36-48 inches within a 4-foot radius from the base of the tree. Beyond four feet from the base of the tree the soil depth may be less, provided soil volume requirements are met."

All other comment made during review of earlier submissions have been adequately addressed. If there are any questions, please contact me at (703)324-1770.

HCW/  
UFMDID #: 200443

cc: DPZ File





# FAIRFAX COUNTY PARK AUTHORITY



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

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

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

**DATE:** July 19, 2016

**SUBJECT:** RZ 2015-HM-005, The Lofts at Reston Station (Pulte) - **Revised**  
Tax Map Number: 18-3 ((6)) 5

### BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated July 8, 2016 and revised draft proffers dated July 7, 2016 for the above referenced application. This memorandum replaces earlier analysis memos dated March 25, 2016 and June 1, 2015 for the subject application. The Development Plan shows 44 new multi-family dwelling units on a 1.58-acre parcel to be rezoned from I-4 to R-30 with proffers. Based on an average urban multi-family household size of 1.75, the development could add 77 new residents to the Hunter Mill Supervisory District.

### COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Parks and Recreation element of the Policy Plan includes an Urban Parks Framework that provides an urban parkland standard and detailed guidance on urban park development.

Reston Transit Station Area recommendations in the Area III Plan describe the importance of urban parks, trails, and other recreational amenities. Recommendations regarding provision of parks are described in Areawide recommendations (Land Use, Development Review Performance Objectives, and Urban Parks, Recreation Facilities and Cultural Facilities) as well as in individual Transit Station Areas. The subject site is located within the Wiehle-Reston East TSA. Recommendations for the TSA include provision of local-serving parks and amenities in accordance with the Urban Parks Framework, offsetting recreational impacts onsite or at nearby parks, and contributing toward land and improvements to meet athletic field goals set out in the

Areawide text (Area III, Reston Transit Station Area, Wiehle-Reston East Transit Station Area, p. 108).

The Reston Plan identifies eleven core needs for the Reston Park System as the community grows and redevelops. The specific core needs to be met include: trails; local parkland; playgrounds; sport courts; athletic fields (addressed through development contributions of land and facilities); dog exercise areas and parks; memorial gardens; public art; and indoor facilities such as aquatic and fitness, tennis, and performance spaces (Area III Plan, Reston, pages 39-41). Redevelopment in the TSAs and Village Centers should address these needs by utilizing guidance from the Urban Parks Framework.

## **ANALYSIS AND RECOMMENDATIONS**

### ***Urban Parkland Needs***

The Plan for the Reston Transit Station Area calls for an urban park system to serve residents, visitors and workers. This system should contain a complement of urban park types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to serve local leisure needs; support environmental and sustainability goals; and contribute to the area's sense of culture, liveliness, and identity. As described in the Comprehensive Plan, "Creation of an urban park network is fundamental to the vision for the TSAs and to the successful redevelopment efforts around the transit stations" (Area III, Reston Transit Station Area, Areawide Recommendations, Urban Parks, Recreation Facilities, and Cultural Facilities, p. 99).

Reston Transit Station Area Areawide Recommendations state the following:

"The urban parkland standard calls for 1.5 acres of urban park space per 1,000 residents and 1.0 acre of urban park space per 10,000 employees that is well integrated into the urban fabric and distinguished from site and public realm landscaping and streetscape features. A range of recreation facilities and park amenities should be incorporated into the urban park spaces to serve the recreation and leisure needs of nearby residents, workers and visitors."

(Area III, Reston Transit Station Area, Areawide Recommendations, Urban Parks, Recreation Facilities, and Cultural Facilities, p. 96)

Applying the above urban parkland standard to the proposed development and assuming an average household size of 1.75, there is a need for 0.12 acres (about 5,227 square feet) of public urban park space onsite. Sheet 7 shows an onsite pocket park/open space area behind the multifamily building and adjacent to surface parking that includes a paved seating area with one bench and a trellis, another small paved area with an outdoor game table, two outdoor fitness stations, and a 5' wide pathway that connects to Michael Faraday Drive. Draft Proffer 23 references the onsite pocket park, but only provides a commitment to include two benches. Staff requests commitment to provide the active recreation facilities as shown on the CDP.

Sheet 1 indicates that 7,800 square feet of publicly accessible open space is provided. However, much of the space shown consists of a narrow walkway and the actual size of the usable pocket

park is smaller than the size indicated. The public pocket park includes a stormwater filter and a transformer pad that further limit the amount of usable park space. The recent addition of another two-over-two building (units 11 & 12) reduces the amount of open space available while at the same time increasing the need for onsite park space. The placement of these units further constricts the open space connection to Michael Faraday Drive and keeps the public park space and facilities hidden from the public realm. A wider opening to the public park space at Michael Faraday Drive would help to ensure the public feels welcome to use the park and amenities.

*Evaluation:* The proposed development generates a need for about 5,227 square feet of public urban park space onsite. Sheets 1 and 7 show an onsite pocket park/open space area behind the multifamily building and adjacent to surface parking that includes a few small active recreation facilities. Staff requests commitment to provide the active recreation facilities as shown on the CDP.

The actual size of the usable pocket park space is not noted on the plan, but it appears to be less than the need generated. In addition, the placement of two new units (11 & 12) further constricts the open space connection to Michael Faraday Drive and keeps the public park space and facilities hidden from the public realm. A wider opening to the public park space at Michael Faraday Drive would help to ensure the public feels welcome to use the park and amenities.

### ***Athletic Field Needs***

Plan language in the Reston Station Areas also describes the need for provision of active recreation facilities the TSAs. The Plan states:

“A goal of adding capacity equivalent to twelve athletic fields serving Reston should be achieved through development contributions of land and/or facilities. At a minimum, three new full-service athletic fields should be provided within the corridor.

...

Based on the projected redevelopment, the need for 12 fields is equitably fulfilled using a measure of 2.2 million GFA of development per field within the TSA corridor. Implementation of this metric and achievement of active recreation facilities, as well as all other park and recreation facility types, will primarily occur through the development review process.”

(Area III, Reston Transit Station Area, Areawide Recommendations, Urban Parks, Recreation Facilities, and Cultural Facilities, p. 98)

Based on an estimated 100,800 square feet of proposed GFA, the application generates a need for approximately 0.05 athletic field. An athletic field contribution of \$1.72 per square foot (GFA) of new development, or \$173,376 is requested.

*Evaluation:* The application generates a need for approximately 0.05 athletic field. A contribution of \$1.72 per square foot (GFA) of new development, or \$173,376 is requested. Draft Proffer 24 commits to provide this requested amount with issuance of the first occupancy permit (RUP) for the development. This commitment satisfies the athletic field recommendations of the Comprehensive Plan.

### **SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section.

- The proposed development generates a need for about 5,227 square feet of public urban park space onsite.
- The actual size of the usable pocket park space is not noted on the plan, but it appears to be less than the need generated. Much of the “public open space” shown is a narrow pathway leading to the pocket park.
- Staff requests a commitment to provide the active recreation facilities within the pocket park as shown on the CDP.
- The placement of two new units (11 & 12) further constricts the open space connection to Michael Faraday Drive and keeps the public park space and facilities hidden from the public realm.
- A wider opening to the public park space at Michael Faraday Drive would help to ensure the public feels welcome to use the park and amenities.
- Staff appreciates the applicant’s commitment to contribute \$173,376 for athletic field provision as noted in draft Proffer 24.

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Andrea L. Dorlester  
DPZ Coordinator: Carmen Bishop

Copy: Cindy Walsh, Director, Resource Management Division  
Carmen Bishop, DPZ Coordinator  
Chron File  
File Copy



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

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

May 11, 2015

RECEIVED  
Department of Planning & Zoning

MAY 18 2015

Zoning Evaluation Division

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning

**FROM:** Aimee Holleb, Assistant Director *AH*  
Office of Facilities Planning Services

**SUBJECT:** RZ 2015-HM-005, Pulte Home Corporation

**ACREAGE:** 1.58

**TAX MAP:** 18-3 ((6)) 5

**PROPOSAL:**

The rezoning application requests to rezone the site from the I4 District to R30 District. The project would develop the site with 42 stacked townhouse units or "two-over-two" dwelling units (considered multi-family dwellings under the Zoning Ordinance definition). The site currently contains one office building.

**ANALYSIS:**

The schools serving this area are Sunrise Valley Elementary, Hughes Middle and South Lakes High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2014 / 2019	Enrollment (9/30/14)	Projected Enrollment 2015-2016	Capacity Balance 2015-2016	Projected Enrollment 2019-20	Capacity Balance 2019-20
Sunrise Valley ES	694 / 750	579	601	93	585	165
Hughes MS	1,109 / 1,109	1,001	1,071	38	1,275	-166
South Lakes HS	2,126 / 2,700	2,378	2,452	-326	2,606	94

*Capacities based on 2016-20 Capital Improvement Program (December 2014)  
Project Enrollments based on 2014-15 to 2019-20 6-Year Projections (April 2014)*

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2019-20 and are updated annually. At this time, if development occurs within the next five years, elementary and high school are projected to have surplus capacity. The middle school is projected to have a capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The FY 2016-20 Capital Improvement Program (CIP) includes capacity enhancements for South Lakes High School to be completed in school year 2018-19. As a result of this project the capacity of South Lakes would increase to 2700. The CIP also includes renovation and capacity enhancement for Sunrise Valley Elementary School to be completed in school year 2016-17. This would increase the capacity of the school from 694 to 750. Additionally, the CIP includes renovation and capacity enhancement for Hughes to be completed in the 10 year CIP cycle.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Proposed

School level	Low Rise Multi Family Ratio	Proposed # of units	Proposed Student yield
Elementary	.194	42	8
Middle	.046	42	2
High	.085	42	4

14 total

2013 Countywide student yield ratios (November 2014)

**RECOMMENDATIONS:**

Proffer Contribution

A net of 14 new students is anticipated (8 Elementary, 2 Middle, and 4 High). Based on the approved Residential Development Criteria, a proffer contribution of \$164,486 (14 x \$11,749) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution funds be directed as follows:

*...to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from [the applicant's development].*

It is also recommended proffer payment occur at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. As a result, an escalation proffer would allow for payment of the school proffer based on the current suggested per student proffer contribution in effect at the time of development. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

*Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should modify the ratio of students per unit or the amount of contribution per student, the Applicant shall pay the modified contribution amount for that phase of development to reflect the then-current ratio and/or contribution.*

Proffer Notification

It is also recommended that the developer proffer notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

**ADDITIONAL INFORMATION:**

Future Development Impacts

In addition, Sunrise Valley Elementary, Hughes Middle, and South Lakes High School also are receiving students from several other significant developments that are approved in the nearby area. Student yields from these developments are likely to impact receiving schools. These developments include:

Application #	Application Name	Status	Proposed Units	Estimated Students
RZ/FDP 2009-HM-019	Reston Station @ Wiehle Ave.	Approved	444 MF Mid/High Rise	35
RZ 2010-PR-014B	RPB&M (Sunset Hills Road)	Approved	520 MF Mid Rise	36

Barbara Berlin  
May 11, 2015  
Page 3  
RZ 2015-HM-005, Pulte Home Corporation

AJH/ar

Attachment: Location Map

cc: Pat Hynes, School Board Member, Hunter Mill District  
Ted Velkoff, Vice-Chairman, School Board Member, At-Large  
Ilryong Moon, School Board Member, At-Large  
Ryan McElveen, School Board Member, At-Large  
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services  
Douglas Tyson, Assistant Superintendent, Region 1  
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning  
Kimberly Retzer, Principal, South Lakes High School  
Aimee Monticchio, Principal, Langston Hughes Middle School  
Kevin West, Principal, Sunrise Valley Elementary School



# County of Fairfax, Virginia

## MEMORANDUM

DATE: May 18, 2015

**TO:** Carmen Bishop  
Staff Coordinator, Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Laurie Stone  
Strategic Planner  
Fire and Rescue Department

**SUBJECT:** Zoning Application Analysis

**REFERENCE:** Application Number: RZ 2015-HM-005 (Pulte Home Corporation)

The Fire and Rescue Department (FRD) is providing the following comments on the referenced application.

### **Current Fire and Rescue Service Delivery**

The proposed Pulte Home development in Reston is located in the emergency response area of the Reston Fire and Rescue Station 25 located on Wiehle Avenue. The next closest fire station is the Fox Mill Fire and Rescue Station 31 located in Herndon, Virginia.

### **Emergency Response Impact of Proposed Development**

The proposed Pulte Home development in Reston consisting of 42 stacked townhouses or "two-over-two" dwelling units will result in an increase in residential population.

FRD analyzes the historical rate of incidents per population in each fire station's response area across the county to determine each fire station's workload capacity. In CY2014, the Reston Fire and Rescue Station 25 responded to 3,159 incidents, an average of nine calls per day for each station. The potential impact on emergency services generated from the additional residential population can be handled by the existing fire stations.

Although the projected increase in incidents from one rezoning case may not exceed a fire station's workload capacity, multiple rezoning cases in a station's response area could significantly impact that station's unit availability and overall response times to emergency incidents. The Department of Planning and Zoning should consider the cumulative impact of multiple rezoning applications in an area to determine the entire impact on Fire and Rescue emergency service delivery.

Residential occupancies are much higher risk than commercial occupancies resulting in a greater number of emergency incidents. Residential units are occupied 24/7 and include high risk populations such as children and older adults which directly correlate with increases in all types of emergency calls.

Proudly Protecting and  
Serving Our Community

Fire and Rescue Department  
4100 Chain Bridge Road  
Fairfax, VA 22030  
703-246-2126  
[www.fairfaxcounty.gov/fire](http://www.fairfaxcounty.gov/fire)



**Traffic Signal Preemption Equipment for Emergency Responders:**

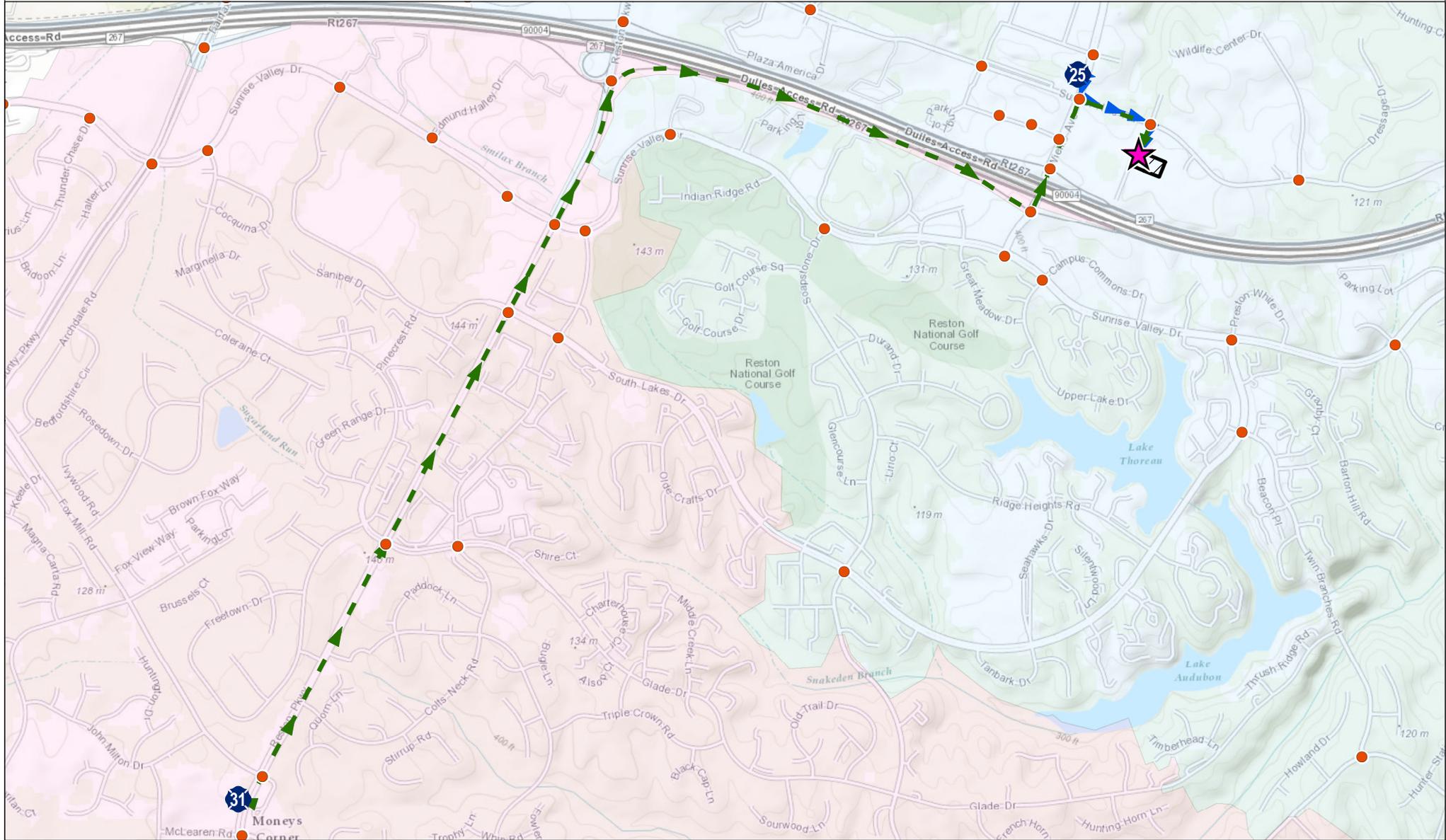
As Fairfax County increases in population density and roadways become more congested, it will be even more challenging for FRD to meet response time goals to emergency incidents. To improve emergency response times, the FRD is aggressively pursuing installation of preemption equipment on traffic signals throughout the county. Traffic preemption also improves both civilian and firefighter safety by reducing the potential for accidents at intersections.

In summary, the proposed Pulte Home development of 42 new residential townhouses could have an impact on Fire and Rescue services of additional incidents per year. Although the existing fire stations can absorb this higher call volume, multiple new developments in the station's coverage area could significantly impact response times to all emergency incidents. Therefore, the FRD is requesting the developer proffer the cost of preemption devices for traffic signals (about \$10K each) located along the primary travel route from the closest fire station to the proposed development. The attached map identifies the traffic signals needing preemption equipment.

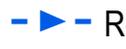
Please contact me at 703-246-3889 if you have any questions regarding the comments.



# FRD Lofts at Reston Station Study



-  Access Point
-  Property Boundary
-  Fire Stations
-  VDOT Traffic Signals

-  Route: Station 25 to Access Point
  -  Route: Station 31 to Access Point
- First Due Boundaries
- |     |     |
|-----|-----|
| 425 | 431 |
|-----|-----|

FRD-GIS. Current as of: 4/21/2015



# Fairfax Water

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

April 17, 2015

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

Re: RZ 2015-HM-005  
The Lofts at Reston  
Tax Map: 18-3

Dear Ms. Berlin:

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

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located in Michael Faraday Drive. See the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Ross Stilling, Chief, Site Plan Review at (703) 289-6385.

Sincerely,



Gregory J. Prelewicz, P.E.  
Manager, Planning Department

Enclosure



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 26, 2015

**TO:** Carmen Bishop  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sharad Regmi, P.E.  
Engineering Analysis and Planning Branch

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** **Application No. SE 2015-HM-005 (Pulte Home Corporation)**  
**Tax Map No. 018-3-((06))-0005**

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 sewer into the Blue Plains Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment. 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 10 inch line located in the Michael Faraday Drive 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.

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

- Other pertinent comments:**



## 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		