



PRC PLAN APPLICATION FILED: May 22, 2007
PLANNING COMMISSION: November 7, 2007
BOARD OF SUPERVISORS: Not yet scheduled.

County of Fairfax, Virginia

October 24, 2007

STAFF REPORT

APPLICATION PRC B-846

HUNTER MILL DISTRICT

APPLICANT: JBG/RIC Retail, LLC. and JBG/RIC, LLC.

PRESENT ZONING: PRC

PARCEL: 17-3 ((3)) 1C & 1D

ACREAGE: 9.96 acres

DENSITY: 50 du/ac

OPEN SPACE: 30.1% (3 acres)

PLAN MAP: Residential Planned Community

PRC PROPOSAL: To approve the PRC Plan associated with DP B-846, to include a total of 498 multi-family units, 428,225 SF of office, and 145,000 SF of minor commercial uses.

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC B-846, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends approval of a modification of the transitional screening requirements between the proposed residential and non-residential uses.

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

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

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

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



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

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicants, JBG/RIC Retail, LLC. and JBG/RIC, LLC., are requesting approval of a PRC Plan, associated with a portion of the Development Plan (DP) approved by the Board of Supervisors concurrent with the approval of rezoning application B-846. The subject property, also known as 11800 Sunrise Valley Drive (east of Reston Parkway and south of Dulles Airport Access & Toll Road), is approximately 9.96 acres in area, and is proposed to be developed as a mixed-use development that includes office service center, minor commercial, and high density residential uses.

The applicant desires to demolish most of the existing buildings and surface parking, with the exception of one 15-story, 218,225 SF structure, better known as the Reston International Center office building. In redeveloping the site, the applicant is proposing to construct a maximum of 498 multi-family units, 428,225 SF of office (includes retaining the existing Reston International Center), and 145,000 SF of minor commercial uses. The PRC Plan also proposes 2,839 parking spaces and 3 acres (30.1%) of open space.

Waivers and Modification:

The applicant is requesting approval of a modification of the transitional screening requirement between the proposed residential and non-residential uses.

LOCATION AND CHARACTER

Site Description:

The 9.96-acre subject property has frontage along the west side of Sunrise Valley Drive and the east side of Reston Parkway, and abuts the Sheraton Reston Hotel to its north, and an Exxon Service Station and Popeye's Fast Food Restaurant to its

south. The existing site, which has limited landscaping and is almost entirely impervious, has approximately 570 surface parking spaces, which are primarily concentrated along the subject property’s western half. Located along the eastern half of the subject property are five (5) existing structures, to include:

- A 7-11 quick-service food store (5,267 SF), fronts onto Sunrise Valley and is located along the southeastern portion of the property (on Block 1D). This structure and associated parking are slated for demolition.
- Wachovia Bank (2,970 SF), also fronts onto Sunrise Valley Drive and is located 75 feet north of the 7-11. Also located on Block 1D, and includes some surface parking as well. This 1-story structure and associated parking are slated for demolition.
- Chili’s Restaurant (8,223 SF eating establishment), is located approximately 370 feet north of Wachovia Bank, along Sunrise Valley Drive, within Block 1C. This 1-story structure is slated for demolition.
- Reston International Center office building (218,225 SF), located approximately 20 feet north of Chili’s Restaurant and within Block 1C. This 15-story structure will remain in place.
- Retail Building (14,036 SF), located approximately 70 feet west of the Reston International Center and within Block 1C. This 1-story structure is slated for demolition.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Reston Sheraton Hotel	PRC	Convention/Conference Center
East	Reston National Golf Course (across Sunrise Valley Drive)	PRC	Open Space and Residential (Medium Density)
South	Popeye’s Restaurant and Exxon Station	PRC	Planned for the uses and intensities (if applicable) approved for the individual parcels. The other parcels in the land unit are planned for office use and residential use at up to 30 dwelling units per acre
West	Reston Crescent 2 office complex and associated parking (across Reston Parkway)	I-4	Office and Residential Uses (up to 30 du/ac)

BACKGROUND (See Appendix 2)**Site History:**

RZ B-846: On March 12, 1969, the Board of Supervisors approved RZ B-846 which rezoned 44.789 acres from the RE-2 District to the then RPC District. RZ B-846 included the approval of a development plan (DP) which designated the following uses: motel and conference center on the eastern portion of the original site area; office service center, minor commercial and high density residential on the western portion of the original site area (including the application site); and a gasoline service center on the southern tip of the original site area. The subject property is located within the area designated as office service center, minor commercial and high density residential.

RPC/PRC Zoning Ordinance Amendment: On June 12, 1978 the Board of Supervisors approved the current zoning ordinance, which converted the RPC zoning classification to the Planned Residential Community ("PRC") zoning district; the effective date of the Zoning Ordinance was August 14, 1978.

SE 80-C-102: On November 17, 1980, the Board of Supervisors approved Special Exception SE 80-C-102, with development conditions, to permit a drive-in bank on part of Lot 1C.

SE 84-C-135: On April 8, 1985, the Board of Supervisors approved SE 84-C-135, to approve a broadcasting tower and microwave facility atop the Reston International Center office structure.

SEA 84-C-135-1: On September 8, 1986, the Board of Supervisors approved SEA 84-C-135-01, in the name of MCI Telecommunications Corporation, to approve a microwave facility atop the Reston International Center office structure.

PCA/DPA-B-846: On January 26, 1998, the Board of Supervisors approved PCA/DPA B-846, in the name of Reston Inn and Conference Center, on Parcel 17-3 ((3)) 1 (north and east of the subject property), to permit a mixed-use development to include, office (130,000 SF), hotel (120,000 SF), multi-family (200,000 SF), and support retail uses (21,500 SF), subject to proffers. The approved Development Plan Amendment also gave approval for a 13,000 SF atrium (addition) to be built onto the site's existing hotel. (Note: the approved DPA proposed Building Tabulations did not include the existing hotel/conference center facility square footage of 210,000 SF).

Proffer Interpretation: On June 15, 2001, the Department of Planning and Zoning made a proffer interpretation for the subject property based on a proposal by the Mark Winkler Company. The proffer interpretation determined that the applicant's request, which called for the retention of the Reston International Center office building and Chili's Restaurant, and replacement of the 14,000 SF retail/commercial structure with a new building having a maximum height of 140

feet and containing a maximum of 210,000 SF of office and minor commercial uses, as well as a parking structure, would be in substantial conformance with the Board's approval of B-846.

DPA-B-846-2: On April 28, 2003, the Board of Supervisors approved Development Plan Amendment DPA-B-846-2 in the name of Exxon Mobil Corporation, to amend the Development Plan for RZ B-846, previously approved for a service station and car wash, to add a quick service food store, and to designate the site as a convention/conference center with an overall Floor Area Ratio (FAR) of 0.06. The application on the 1.86 subject property, located at 11854 Sunrise Valley Drive, was approved with development conditions, but no proffers.

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

ANALYSIS

PRC PLAN (Copy at front of staff report)

Title of PRC Plan: "PRC B-846 - Reston Section 40 Blocks 1C & 1D"

Prepared By: Urban Engineering & Associates, Inc.

Original and Revision Dates: July 17, 2006, as revised through October 15, 2007

The PRC Plan for the proposed office service center, minor commercial, and high density residential project, on Tax Parcels 17-3 ((3)) 1C & 1D, consists of the following twenty-four (24) sheets:

- **Sheet 1 of 24 (Cover Sheet):** Includes General Notes, Building Data Chart, General Project Description, SWM/BMP Narrative, Outfall Narrative, Vicinity Map, Soils Map/Data, Open Space/FAR Tabulations, Owner/Developer/Applicant contact information, Site Data, Tree Cover Calculations, Wetland Certificate, Site Posting Affidavit, General Project Description, SWM/BMP Narrative, Outfall Narrative, LEED Certification Note, and Sheet Index.
- **Sheet 2 of 24 (Miscellaneous Details & Correspondence):** Includes Typical Section of Sunrise Valley Drive Right Turn Lane, Fairfax Water Notes,

PRC SWM Checklist, GrassPave2 Installation Instructions, copy of Stormwater Detention Waiver letter from DPWES, SWM Waiver Approval Conditions Narrative, and FAA Approval Letter.

- **Sheet 3 of 24 (Existing Conditions & Demolition Plan):** Includes existing structure footprints, surface parking, roadways, property and right-of-way lines (to include metes and bounds), easements, water/sewer/utility lines and locations.
- **Sheet 4 of 24 (Overview):** Includes proposed site improvements (and 1" = 200' scale overview), to include proposed building footprints, setbacks, ingress/egress and internal driveway lanes, pedestrian sidewalks, trails, plazas, and open space, adjacent property connections, right-of-way improvements, and outline of below-grade parking facility.
- **Sheet 5 of 24 (Preliminary Site Plan):** Identical to the previously described Overview Plan, includes a larger scale depiction of the north end of the site. Also includes a legend.
- **Sheet 6 of 24 (Preliminary Site Plan):** Identical to the previously described Overview Plan, includes a larger scale depiction of the south end of the site. Also includes a legend.
- **Sheet 7 of 24 (Open Space Exhibit):** Includes depiction of proposed open space area (approximately 3.0 acres), generally includes all areas other than building footprints, internal and ingress/egress driveways, and loading/unloading/surface parking spaces.
- **Sheet 8 of 24 (Firelane Plan):** Includes depiction of all on-site above-grade fire lanes, with firelanes available from the abutting properties to the north and south, as well as one from Sunrise Valley Drive.
- **Sheet 9 of 24 (Architectural Site Plan):** Includes proposed overview of the site, with shaded depictions of the preserved/proposed buildings with their specific building designations (letter), land use, gross square footage, and number of floors.
- **Sheet 10 of 24 (Ground Floor Plan/Typical Floor Plan):** Includes shaded depiction of Ground Floor Plan and Typical Floor Plan. The Ground Floor Plan depicts the proposed building first-story footprints, projected site and building elevations, building entrance and general lobby/elevator location, proposed uses, and parking loading/unloading areas. The Typical Floor Plan depicts the proposed floor plan above the first story ground floor (with the exception of Building A, which depicts the proposed office floor plan above the above-grade parking garage floors).

- **Sheet 11 of 24 (*Development Phasing Plan*):** Includes a layout of proposed Phase 1 (southern half of property includes Buildings F and H), Phase 2 (middle portion of property includes Buildings C and J), and Phase 3 (northern half of property includes Buildings A and L), to include proposed buildings and driveway improvements. Also includes Parking Tabulations, to include proposed uses, gross square footages, parking calculations by phase and overall, and total parking required and provided.
- **Sheet 12 of 24 (*Parking Plan 1-2-3*):** Includes layout of all proposed below-level parking spaces/driveway entrances and projected numbers, to include Parking Level 1 (southern half of property), Parking Level 2 (southern and middle half of property), and Parking Level 3 (southern, middle, and northern half of property).
- **Sheet 13 of 24 (*Parking Plan 4-5-6*):** Includes layout of proposed parking spaces/driveway entrances and projected numbers for Parking Level 4 (below-grade, located along middle and northern half of property), Parking Level 5 through 10 (above-grade levels along northern half of property, located within Building A), and proposed handicapped parking calculations.
- **Sheet 14 of 24 (*N-S Section*):** Includes sections of proposed Buildings F, C, and A, located along the west of the subject property (as viewed from Sunrise Valley Drive), to include proposed uses, floors, projected elevations, and phasing plan.
- **Sheet 15 of 24 (*E-W Section*):** Includes sections of proposed Buildings F and H, C and J, and A and K (as viewed from the south of the property, looking west to east), to include proposed uses, floors, projected elevations, and phasing plan.
- **Sheet 16 of 24 (*West Elevation*):** Includes sections of proposed Buildings A, C, and F, located along the west of the subject property (as viewed from Reston Parkway).
- **Sheet 17 of 24 (*East Elevation*):** Includes sections of proposed Buildings F, H, C, J, and A, located from south to north (as viewed from Sunrise Valley Drive).
- **Sheet 18 of 24 (*Contextual Illustration*):** Architectural rendering/perspective of proposed on-site structures, existing Reston International Center, and surrounding off-site structures, landscaping, and street layout (rendering is viewed from off-site, looking southeast towards the subject property from an elevated perspective).
- **Sheet 19 of 24 (*Circulation Plan*):** Includes depiction of overall site with various on-site and off-site pedestrian sidewalks, trails, plaza areas, and connections.

- **Sheet 20 of 24 (*Pond Drainage Divides*):** Includes Storm Drainage Outfall from 1980 (“For Information Purposes Only”), depicting surrounding drainage areas, outfall area, conditions, development, and base conditions table.
- **Sheet 21 of 24 (*Offsite SWM Computations*):** Includes Stormwater Management BMP Narrative, Outfall Narrative, Opinion of Adequate Outfall, SW-10 Narrative, Schematic Diagrams Storm Drainage Routings, Land Use Map Existing Conditions, Land Use Map Proposed Conditions, Profile of Spillway for Multi-Level Wet Pond, Existing Drainage Divides Map, and Soils Map and related table.
- **Sheet 22 of 24 (*Zoning Correspondence*):** Includes copies of approved Board of Supervisor rezoning letter and ordinance for B-846 (granted on March 12, 1969), a copy of Board of Supervisor’s granted Special Exception Amendment SEA 84-C-135-01 approval letter (granted on September 8, 1986), a copy of Board of Supervisor’s approved Special Permit SP-75 approval letter (granted on October 2, 1975), and a copy of the approved Development Plan for Rezoning B-846, along with a depiction of the plan with the boundaries of the site superimposed.
- **Sheet 23 of 24 (*Zoning Correspondence*):** Includes copies of two (2) zoning letters from the County of Fairfax to Mr. Ben Tompkins, agent for the applicant, Development Conditions Narrative, and Reston PRC Density table.
- **Sheet 24 of 24 (*Offsite Permission Letters*):** Includes three (3) off-site Letters of Permission for proposed improvements to the north and east of the subject property.

The PRC Plan depicts a site layout as follows:

Proposed Structures

- The applicant is proposing to demolish all on-site structures, landscaping, and surface parking, except for the existing 218,225 SF, 15-story, Reston International Center office building. The new improvements will include four (4) high-rise residential structures (all with ground floor minor commercial), a 1-story minor commercial building located along the north of the Reston International Center office building, and a 16-story structure, dedicated to parking, minor commercial, and office uses.

As previously noted, the applicant has provided a phasing plan on Sheet 11 of 24 (*Development Phasing Plan*), which depicts three (3) separate building phases. Phase I will include the construction of two (2) residential/commercial structures (Buildings F and H), structured parking (828 spaces), and the construction of associated internal/external driveways and open space along the south end of the subject property. Phase II will also include the construction of two (2) residential/commercial structures (Buildings C and J), structured parking (630 spaces), and the construction of associated

internal/external driveways and open space along the center of the subject property. The last phase, Phase III, will include the construction of one (1) office/commercial/parking structure (Building A/B) and commercial structure (Building L), structured parking (1,381 spaces), and the construction of associated internal/external driveways and open space along the north end of the subject property. The applicant has added a General Note (Sheet 1 of 24) that states that the Building Labels are for identification purposes only and do not indicate a sequence of construction. The note states that the approximate/anticipated completion date for each phase, which will be built in accordance with market demand and subject to change without amendment of the PRC Plan, shall include: Phase I: 2010, Phase II: 2012, and Phase III: 2014.

More specifically, the proposed buildings shall include:

- **Residential Building F and Building H:** Both proposed residential buildings will be located along the south end of the subject property, part of Phase 1, and include ground floor minor commercial uses. Building F will contain 18 stories of multi-family residences, with a gross floor area (GFA) of 217,500 SF. Building F, which will be located along the southwest corner of the subject property (along Reston Parkway), will be built on top of structured parking (1 level of above grade and 3 levels of below-grade), as well as a 1-story, 15,500 SF, minor commercial ground floor (listed as Building E). The maximum building height for Building F will be 246' feet. Directly to the east, Building H will contain 10 stories of multi-family residences, with a gross square area (GFA) of 120,000 SF. Building H, which will be located along the southeast corner of the subject property (along Sunrise Valley Drive), will also be built on top of above and below-grade structured parking, as well as a 1-story, 13,000 SF, minor commercial ground floor (listed as Building G). The maximum building height for Building H will be 150' feet.
- **Residential Building C and Building J:** Both proposed residential buildings will be located in the middle of the subject property, part of Phase 2, and will also include ground floor minor commercial uses. Building C will contain 18 stories of multi-family residences, with a gross square area (GFA) of 217,500 SF. Building J, which will be located along the west side of the subject property (along Reston Parkway), will be built on top of below-grade structured parking (discussed later in this section), as well as a 1-story, 16,000 SF, minor commercial ground floor (listed as Building D). The maximum building height for Building C will be 246' feet. Directly to the east, Building J will contain 10 stories of multi-family residences, with a gross square area (GFA) of 120,000 SF. Building H, which will be located along the east side of the subject property (along Sunrise Valley Drive), will be built on top of below-grade structured parking, as well as a 1-story,

12,500 SF, minor commercial ground floor (listed as Building I). The maximum building height for Building J will be 150' feet.

- **Commercial Building A:** Located along the northwest corner of the subject property, Building A, which is part of Phase 3, will be built on top of below-grade structured parking, and include ground and second floor minor commercial uses (listed as Building B and containing 82,400 SF), structured parking upon the ground floor through the sixth floor, and office related uses (containing 210,000 SF) from the seventh to the sixteenth floor. The maximum building height for Building A will be 253' feet.
- **Commercial Building L:** Located along the north side of the existing Reston International Center office building, Building L, which is part of Phase 3, is proposed as a one-story, 5,600 SF, minor commercial structure. The maximum building height for Building L will be 30' feet.

Parking and Access

- The applicant is proposing a total of 2,839 on-site parking spaces. This total includes eight (8) surface parking spaces (located to the north of the Reston International Center office building), and 2,831 below-grade and above-grade structured indoor parking spaces. The Fairfax County Zoning Ordinance requires the applicant to provide 2,698 parking spaces for their proposed uses, to include office (existing and proposed), shopping center, restaurants, and residential.
- In conformance with the three (3) previously noted building phases, the applicant is proposing to construct all on-site parking in three (3) similar phases. Phase 1, located along the south end of the subject property, under Residential Buildings F and H, will consist of 828 parking spaces within three (3) levels of below-grade parking. Phase 2, located along the middle of the site, under Residential Buildings C and J, will also consist of 630 additional parking spaces within three (3) levels of below-grade parking. Phase 3, located along the north end of the site, will consist of two (2) levels of below-grade parking under Building A, and six (6) levels of above-grade parking within Building A. The total parking within Phase 3 will include approximately 1,381 parking spaces.
- Once all three (3) phases are complete, the proposed indoor parking levels will be accessed by a total of six (6) entrance/exit points. This includes one (1) entrance/exit located near the south of Residential Buildings F and H, one (1) entrance/exit located to the west of Residential Buildings F and C, two (2) entrance/exits located along the north and south sides of Building A, one (1) entrance/exit located to the east of Building L, and one (1) entrance/exit located along the east of Residential Building J, directly feeding onto Sunrise Valley Drive.

- In addition to the indoor driveways located within the structured parking garages, the applicant is also proposing an outdoor above-ground internal driveway. The proposed internal driveway will have a principal spine, or strip, that runs down the middle of the development, connecting the subject property to the off-site developments along its north and south ends. The principal driveway/spine will also have two (2) perpendicular driveways that run east and connect directly to Sunrise Valley Drive (one driveway is located along the south of the property and the other runs between Buildings J and K). Lastly, the principal driveway/spine will also have connecting driveways along its west, that run along the south, west, and north of Residential Buildings F and C.
- The subject property will have four (4) separate ingress/egress points (driveways) along Sunrise Valley Drive, with no vehicular access onto/from Reston Parkway. Two of the proposed points/driveways are mentioned in the bullet above, and will directly connect to the principal internal driveway/spine, and the other two driveways will lead directly to the indoor structured parking entrances/exits, located to the east of Buildings J and L.
- The applicant will be constructing eight (8) perpendicular surface parking spaces to the east of Building L, along the north end of the subject property. The proposed spaces will be accessible from Sunrise Valley Drive or from the indoor parking entrance/exit driveway to the east of Building L, and will include adjacent off-site parking space/driveway improvements, also to be constructed by the applicant.

Loading/Unloading

- The applicant's proposed uses and square footages will generate a loading/unloading requirement of twenty-three (23) spaces. However, the PRC Plan indicates that the applicant will be proposing a total of five (5) loading spaces, pursuant to Zoning Ordinance 11-202.15 (*which states that in no instance shall more than five (5) off-street loading spaces be required for a given use or building except as may be determined by the Director of DPWES*). The applicant has depicted all five (5) of the spaces on the PRC Plan, with one (1) located along the south side of Residential Building F, two (2) spaces located between Buildings A and K, and two (2) spaces located to the south of Building K. Irrespective of what is shown on the PRC Plan, a final determination as to the number of required loading/unloading spaces shall be made at the time of site plan review by DPWES.

Pedestrian Circulation

- The PRC Plan depicts proposed trails and sidewalk connections within the subject property, as well as along Sunrise Valley Drive and off-site properties to the north of the site. Along the entire subject property's eastern boundary line (adjoining Sunrise Valley Drive), the applicant shall construct an eight (8) foot wide major paved trail. The proposed trail shall continue off-site along

Sunrise Valley Drive, over an off-site parcel to the north of the subject property (also owned by the applicant) and eventually connect to an existing 8-ft wide asphalt sidewalk located near the Reston Sheraton Hotel/Sunrise Valley Dr. driveway entrance. Pedestrians will be able to access the subject property from four (4) separate points along the proposed Sunrise Valley Drive trail, to include two (2) separate entrances located near the southeast corner of the site, a sidewalk entrance on both sides of the proposed driveway located between Buildings J and K, and an entrance running along the proposed northern driveway, that leads to the proposed parking garage under Building L. The applicant is also proposing a number of sidewalk connections along both sides of the principal driveway/spine that runs through the middle of the site that will permit pedestrian access between all on-site structures and access to Sunrise Valley Drive. No pedestrian access is proposed onto Reston Parkway.

Open Space & Landscaping

- Approximately 30.1% (3 acres) of the site will remain as open space, to include a hiking/biking trail and additional recreational uses that may include a pool, a gym, landscaped plazas and seating areas.
- The applicant has indicated on the PRC Plan that landscaping concepts, screening measures, and tree cover will be provided with the final site plan, and shall comply with Chapter 12 of the Public Facilities Manual (PFM), Article 13 of the Fairfax County Zoning Ordinance, and the PRC Plan. The PRC Plan indicates that the applicant shall provide the minimum 10% tree cover over the subject property, which will cover 26,790 SF.

Retail Sale Establishment – Large

- The applicant has included a note onto the PRC Plan and staff has added a development condition stating that no retail sales establishment-large shall be allowed on the site, and that no single retail sales establishment shall be permitted to occupy a gross floor area greater than 60,000 square feet.

Transportation Analysis (Appendix 3 and 4)

The Fairfax County Department of Transportation has reviewed the subject request including the zoning history on the property and has no comment on its disposition.

The applicant has listed on the PRC Plan (General Notes, Sheet 1 of 24) possible transportation improvements to be provided at the time of site plan, subject to VDOT and Fairfax County DOT approval, that may include:

- A. Provision of individual turn lanes or a single continuous right turn lane into the site entrances on Sunrise Valley Drive.
- B. Extension of the left turn lane into the site's central entrance on Sunrise Valley Drive as shown hereon.
- C. Crosswalks across Sunrise Valley Drive.

- D. Bicycle amenities such as racks.
- E. Designation of a transportation coordinator to work with FCDOT to implement a voluntary TDM Program.
- F. A traffic signal at Roland Clarke Place and Sunrise Valley Drive.
- G. A traffic signal at the central site entrance on Sunrise Valley Drive.
- H. Improvement of the bus stops at the Sheraton and Reston Parkway along Sunrise Valley Drive.

The applicant has also added a note to the General Note's section of the PRC Plan that they shall continue to provide \$214,900 for improvements to Reston Parkway, as was previously required with the subject property's expired site plan 6734-SP-02-2. Staff has included a copy of the applicant's Cordon Analysis (from Wells & Associates and dated March 23, 2007) and a copy of the applicant's comment response letter to FCDOT (also from Wells & Associates and dated October 15, 2007).

Issue: Traffic Impact Analysis

The Virginia Department of Transportation (VDOT) notes that a traffic impact analysis should be submitted for review. The analysis should include transportation improvements that will be constructed to mitigate the increase in peak hour traffic.

Resolution

The traffic impact analysis shall be performed at the time of final site plan. VDOT has determined that the submission of the analysis at the time of site plan review is acceptable. The applicant has added a note to the General Note's section of the PRC Plan indicating that, "(a) Traffic Impact Analysis Study shall be provided at the time of site plan submission."

Environmental Analysis (Appendix 5)

Issue: Countywide Trails System

The Countywide Trails Plan map depicts a "*Major Paved Trail*" along the west side of Sunrise Valley Drive, to the east of the subject property. The Trails Plan requires the following:

- Major Paved Trail (asphalt or concrete) is required to be built at a minimum of 8' or more in width, with VDOT requiring a minimum of 10' feet in width if located in the right-of-way.

Resolution

The applicant has added the required eight (8) foot wide major paved trail upon

their property along with a twelve (12) foot wide trail easement.

Cultural Resource Analysis (Appendix 6)

There are no identified cultural resources on or near the subject property that will be adversely affected by the applicant's proposal.

Urban Forest Management (Appendix 7)

Issue: Tree Cover

A general note on the Cover Sheet of the PRC Plan states that the landscape concepts, screening measures and tree cover provided with the final site plan shall comply with the provisions of Chapter 12 of the PFM and the CDP for this project. From this statement, it is understood that minimum plantings area requirements will be met and required distances from restrictive barriers will be provided as specified in PFM 12-0702.1B(2): *Trees planted to provide all or part of the tree cover requirement shall be shown on a landscaping plan in accordance with Section 12-0701. These trees shall be planted as per Section 12-0805 with the minimum size planting area provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. The minimum width of any planting area shall be 8', measured from the interior of the sides of the restrictive barrier such as curb or pavement. Trees shall be planted no closer than 4' from any restrictive barrier.*

Resolution

The applicant has added the aforementioned PFM requirement to their general notes.

Issue: Tree Plantings

Tree plantings are shown over below-grade portions of the parking garage. Adequate soil depth for root zone development and water holding capacity is important for the long term survival of these trees. A minimum of 36 inches of soil should be provided where trees are shown to be planted over underground parking areas.

Resolution

The applicant has added a general note to the cover sheet of the PRC Plan and staff has included a development condition requiring conformance with this note.

Public Facilities Analyses (Appendices 8 through 13)

Fairfax County Park Authority (Appendix 8)

The Park Authority has reviewed the proposed PRC Plan and has indicated that the development could add 1,070 new residents (based on an average multi-family household size of 2.15 in the Upper Potomac Planning District: $498 \text{ du} \times 2.15 \text{ household size} = 1,070 \text{ residents}$).

Issue: Public Plaza

The applicant is proposing a public plaza feature within the center of the site. The plans show an area of paving with potential water features. More details on the facilities and amenities need to be provided with the application. The Park Authority recommends that this plaza be publicly accessible during daylight hours.

Resolution

The applicant shall be required to provide specific plaza/amenity plans and details during the final site plan approval process.

Fairfax County Public Schools (Appendix 9)

RZ B-846 was adopted by the Board of Supervisors on March 12, 1969, prior to the proffer system being adopted by the County in the mid 1970's. The approved rezoning included a development plan (DP) that permitted high density residential upon the property (as well as office service center and minor commercial uses). As this is a PRC Plan application subject to administrative review (which is essentially a preliminary site plan), rather than a rezoning or development plan amendment application, proffers are not required and the application is not subject to the proffer guidelines related to school impact.

The following data is only provided for informational purposes. The proposed development will be served by Terraset Elementary School, Hughes Middle School and South Lakes High School. The 498 multi-family units proposed with this application would create the potential for 38 new students. If the approved proffer guidelines were applicable, the students generated by this application would warrant a proffered contribution of \$441,949 for schools ($38 \text{ students} \times \$11,630 \text{ per student}$).

Fire and Rescue (Appendix 10)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston. The requested amendments currently meet fire protection guidelines, as determined by the Fire and Rescue Department.

Sanitary Sewer Analysis (Appendix 11)**Issue:**

As indicated by the County's Wastewater Management Division, the applicant needs to do sewer capacity analysis to ascertain that the existing eight (8) inch sewer line on the property has adequate capacity to handle the anticipated flow from the proposed development or proffer to make any improvement that will be required before or in conjunction with the development.

Resolution

The applicant has added a general note to Sheet 1 of the PRC Plan which states: "At the time of submission of a site plan corresponding to this PRC Plan, the applicant shall provide DPWES with an analysis of the capacity of the sanitary sewer lines serving the property. If the County determines that any sewer line serving the property is inadequate, the applicant shall upgrade or improve offsite sanitary sewer lines, as necessary, to accommodate all future phases of the proposed development." The County's Wastewater Management Division has reviewed the applicant's note and is satisfied with its content. Staff has also included a development condition requiring conformance with this note.

Fairfax County Water Authority (Appendix 12)

The subject property is located within the Fairfax County Water Authority Service Area. Adequate domestic water service is available at the site from existing 16-inch, 8-inch, and 6-inch water main located at the property. Depending on the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. A minimum of two points of connection to the public supply system Depending on the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Stormwater Analysis (Appendix 13)

The subject property is located within the Sugarland Run Watershed. The outfall for the existing site presently discharges into an existing off-site wet pond (approved with #0786-SP-09 in 10/9/1999), which provides stormwater detention (SWM) and best management practices (BMP) for the entire subject property. The pond then outfalls to the existing Fairfax County Regional SWM/BMP facility located on Reston Section 913. A Stormwater Detention Waiver (#6734-WSWD-001-1) was approved by the Department of Public Works and Environmental Services (DPWES) on August 28, 2006, that permitted a waiver of standard on-site County stormwater detention requirements for the subject property. DPWES has indicated that the PRC Plan generally meets the Stormwater Management requirements. A final determination regarding the adequacy of any

proposed SWM/BMP measures will be made by the DPWES at the time of final site plan review.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Bulk Regulations

In the PRC District there are no minimum lot size requirements, maximum building height requirements or minimum yard requirements for residential or commercial structures except that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. The Reston National Golf Course is located to the southeast of the subject property, across Sunrise Valley Drive. The golf course, which was built in 1970 and shares over a half-mile of frontage along Sunrise Valley Drive, has an enclave of single-family attached dwelling units within the center of its course. The enclave, also known as the Hunters Green Cluster, is not directly adjacent to the development but is the closest residential development. The subject property, which runs along the west of Sunrise Valley Drive, is located over 400 linear feet from the closest Hunters Green Cluster dwelling unit. In addition, the applicant is proposing a minimum building setback of 40 feet from Sunrise Valley Drive, which ensures that no proposed building will be located closer than 440 feet to the closest existing dwelling unit.

To the north of the subject property is the Sheraton Reston Hotel, which was approved for a mix of uses, to include residential, retail, office, and hotel. The approved building heights listed within Development Plan Amendment B-846 (approved by the BOS on January 26, 1998) range from 1 to 8 stories, and 35 to 140 feet. The two (2) abutting properties to the south of the subject property include a 1-story Exxon Service Station and a 1-story Popeye's Fast Food Restaurant. In summary, staff believes that the applicant's proposed location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. As mentioned above, the subject property is not directly adjacent to existing residential developments. The Hunters Green Cluster subdivision is over 440 feet away, and, in staff's opinion, is a satisfactory distance away from the proposed development. The Sheraton Reston Hotel property is approved for future residential uses, and will be built to a similar scale and intensity as the proposed development. The abutting uses to the south are both existing developments and staff believes that they will not be negatively affected by the applicant's proposed improvements.

As previously noted, on March 12, 1969, the Board of Supervisors approved RZ B-846 and its corresponding development plan (DP) and determined that a mix of uses, to include office service center, high density residential, and minor commercial, were in conformance with the standards of the RPC Zoning District (later changed to the PRC District). It is Staff's opinion that the applicant's PRC Plan, which proposes approximately 34.3% office, 11.6% commercial, and 54%

high density residential, is in conformance with that approval and the applicable zoning ordinance regulations.

OTHER ZONING ORDINANCE REQUIREMENTS

P-District Standards

The requested PRC Plan must comply with Section 16-102, Design Standards.

Section 16-102 Design Standards (PRC Plan)

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. Staff believes that the subject property's high density residential proposal most closely conforms to the Residential R-30 District. The subject property development would meet the minimum district size, minimum lot area (*the R-30 District only requires a minimum lot area for non-residential uses*), minimum lot widths (*the R-30 District only requires a minimum lot widths for non-residential uses*), and all of the required yard requirements except for Buildings A and L. Building A, which includes ground floor retail (listed as Building B) has a zero setback along the western property line and Building A and L have a zero setback along the northern property line. R-30 District would require a 20 ft yard requirement along the western property line (Reston Parkway) and a 10 foot yard requirement along the northern property line. All of the other existing and proposed structures meet or exceed the minimum R-30 District yard requirements. The maximum building height within the R-30 District is 150 feet, but the Board may approve an increase in height. Except for Building L, which is 30 feet in height, the applicant is proposing buildings that range in height from 150 to 253 feet. The R-30 District has a maximum floor area ratio of 1.00 (for uses other than residential), a maximum density of thirty (30) dwelling units per acre, and a minimum open space requirement of 40%. The applicant is proposing a nonresidential floor area ratio of 1.32, a maximum of fifty (50) dwelling units per acre, and an open space of 31%.

Staff believes that the subject property's office and commercial proposal most closely conforms to the C-7 Regional Retail Commercial District. The subject property development would meet the minimum C-7 District lot area, minimum lot width, open space, and yard requirements except for Buildings A, C, and F. The C-7 District requires a minimum 40 foot setback requirement from the front (Reston Parkway) property line, and Building A has a zero setback, and Buildings C and F have a minimum of 20 feet. The maximum building height within the C-7 District is 90 feet, but the Board may approve an increase in height. The maximum floor area ratio for the C-7 District is 0.80, provided however an increase to 1.0 may be permitted by the Board; again, the applicant is proposing a nonresidential floor area ratio of 1.32.

In summary, development under the PRC zoning district permits a greater level of flexibility for development of a more urban scale with increased building heights, density, and reduced building setbacks, as is characterized by development other PRC zoned properties. The virtue of their zoning and approved development plan, the applicant has no setback requirements, square foot maximums, floor area ratio, or height restrictions. As such, staff believes that this standard has been met.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading/unloading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. In conformance with the PRC District and County regulations, the applicant is proposing to provide approximately 3 acres (30.1%) of open space, 2,839 total parking spaces (2,698 are required), and five (5) loading/unloading spaces. Staff has added a development condition stating that, irrespective to that shown on the PRC Plan, the applicant shall need to meet the required number of loading/unloading spaces for the development, subject to the determination of DPWES; and that all waivers or modifications shall be determined at that time. No signage has been proposed with this application; however, all proposed signage must be provided in accordance with the provisions of the Zoning Ordinance. As proposed, this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. The subject property is currently accessible by an existing public street network. The applicant has proposed a number of on-site sidewalks, as well as a major paved trail along the entire length of its southern property line, that will permit pedestrian circulation throughout the site as well as connect to existing off-site pedestrian sidewalks/trails along Sunrise Valley Drive. Pedestrian access to the north side of the Dulles Toll Road is available over the Wiehle Avenue and Reston Parkway spans, but these routes are, in staff's opinion, burdensome to navigate and not pedestrian-oriented for the average walker or biker. Vehicular access is available to the W&OD Trail, across the Dulles Access and Toll Road, as well as to other uses and services within the Reston Town Center including the bus transit facility. The Fairfax Connector (Reston South Express Line, Route 585) passes along Sunrise Valley Drive, and would provide residents and users of the subject property with eastbound (West Falls Church Metro Station) and westbound (Reston South Park and Ride) bus options. With regard to future transit facilities, the subject property is located within a one-mile radius of the

proposed Wiehle Avenue (Phase 1) and Reston Parkway (Phase 2) Dulles Metrorail stations. The project will be built in two phases: First, extending Metro from the Orange Line between East and West Falls Church stations to Wiehle Avenue, and second, extending it through Reston and Herndon to Dulles Airport and Route 772 in Loudoun County. As detailed, this standard has been satisfied.

6-301 Purpose and Intent

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

Objective 1: *A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.* The applicant is proposing a total of 498 multi-family dwelling units, and has committed to providing 12% of the units as work-force housing units. The workforce units will be provided pro-rata with the market rate housing units, and will be provided in a mix of dwelling unit types. The proposed development is mixed-use and will provide ample employment opportunities for residents, as the applicant's proposal calls for over 428,000 SF of office uses (existing and proposed) and 145,000 SF of commercial uses. The subject property is also located near the Reston Town Center, which offers a variety of employment opportunities and commercial services. As such, staff believes that this objective has been satisfied.

Objective 2: *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.* The subject property was rezoned on March 12, 1969, and included the approval of a development plan (DP) that designated the following permitted uses: office service center, minor commercial and high density residential. These designations indicate that the Board envisioned a mixed-use development pattern for a significant portion of the original 44.789-acre site. At the time of the original rezoning (and today) the PRC District Zoning provisions contained no yard, height, or floor area ratio limitations. As noted, the applicant is proposing a mixed-use development, which includes a maximum of 498 multi-family units, 428,225 SF of office (includes retaining the existing Reston International Center), 145,000 SF of minor commercial uses, and 3 acres (30.1%) of open space.

Staff believes that the applicant's proposed development, which includes four (4) residential structures with ground floor commercial uses, as well as a proposed

office structure with two floors of commercial uses, is an appropriate mix of uses upon the property and will help foster interdependence between the residential and nonresidential uses. Due to the rectangular-like shape of the subject property, the applicant has designed the site with a row of buildings along Sunrise Valley Drive and another row along Reston Parkway. The applicant has added a number of onsite sidewalks and internal driveways which connect to various open space features, plazas, and buildings, all of which are located within 250 linear feet of one another. As most of the site's proposed parking is located indoors, staff believes that the urban space created between the structures will benefit and remain somewhat isolated/unaffected by the primary flow of traffic onto and around the property.

Located to the north of the subject property is the Reston Sheraton Hotel, which was approved for mixed-use development to include residential, retail, office, and hotel. The approved building heights listed within Development Plan Amendment B-846 (approved by the BOS on January 26, 1998) range from 1 to 8 stories, and 35 to 140 feet. The applicant also owns this property and has provided a number of connections between the two sites. The two (2) abutting properties to the south of the subject property include a 1-story Exxon Service Station and a 1-story Popeye's Fast Food Restaurant. These two properties also connect to the subject property using common driveways.

In staff's opinion, the applicant's proposed onsite design provides suitable access, connectivity, order, and creative arrangement between the land uses, and the proposal is in conformance with the Board of Supervisor's approved 1969 development plan. Although staff would prefer a less intensive development, it is staff's opinion that this objective has been satisfied.

Objective 3: *A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.* The applicant is proposing separate vehicular and pedestrian improvements upon the subject property. The subject property will have four (4) separate ingress/egress points (driveways) along Sunrise Valley Drive, with no vehicular access currently proposed onto/from Reston Parkway. Motorist will be able to enter the property's structured parking garage (which includes 2,831 spaces with the completion of Phase 3) using a total of six (6) entrance/exit points. In addition to the driveways located within the structured parking garages, the applicant is also proposing an outdoor above-ground internal driveway design that will permit vehicular movement/circulation just outside the ground floor level of all proposed structures. Pedestrians will be able to use a variety of proposed sidewalks throughout the site that will permit access between all on-site structures and amenities, as well as to the planned major paved trail along Sunrise Valley Drive. The trail will link with an adjacent sidewalk/trail to the northeast of the subject property that continues onward to Wiehle Avenue, and eventually onto the W&OD Trail. The subject property is

presently served by a Fairfax Connector Bus Line, which links the Reston South Park & Ride to the West Falls Church Metro Station. Additionally, the nearby Reston Town Center includes a bus transit facility. Lastly, the subject property is located within one-mile of each of the proposed Metro rail stations, to be located along the Dulles Toll Road at Reston Parkway and Wiehle Avenue. Therefore, Staff believes that this objective has been satisfied.

Objective 4: *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.* The Reston Town Center, which is located within a mile of the subject property, has been and is continuing to be developed to include cultural, educational, medical and recreational facilities. Approximately 30.1% (3 acres) of the site will remain as open space, to include a hiking/biking trail and additional recreational uses that may include a pool, a gym, landscaped plazas and seating areas. Staff believes that this objective has been satisfied.

Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.* The existing site is largely manmade and impervious, and includes very little vegetation and/or natural environment. The applicant is proposing to redevelop the subject property by demolishing four (4) existing structures, preserving one (1) structure, and constructing five (5) new structures. The structures will face onto one of the site's two frontages, either Sunrise Valley Drive or Reston Parkway, and will range in height from 150 feet (proposed residential structures) to 197 feet (Reston International Office Building) along Sunrise Valley Drive, and from 246 feet (proposed residential structures) to 253 feet (proposed office/commercial/parking building) along Reston Parkway. The proposed buildings will be setback approximately 40 feet from Sunrise Valley Drive, 60 feet from the south property line, and have a zero setback along the west and north property lines. With the exception of 8 surface parking spaces, all other proposed parking for the site (2,831) will be enclosed. In conclusion, staff believes that the proposed structure locations attempt to take maximum advantage of the manmade environment by reducing the amount of surface parking, providing an additional setback from the Sunrise Valley Drive right-of-way, and by proposing the larger height structures to front onto Reston Parkway, versus Sunrise Valley Drive.

The applicant has added a Leadership in Energy and Environmental Design (LEED) Certification Note to the PRC Plan (on Sheet 1 of 24) that they intend to achieve at least "LEED Silver certification for all buildings on site and that they are a member of the LEED for Neighborhood Design Pilot Program and the Smart Growth Alliance". According to the U.S Green Building Council, LEED-certified buildings have lower operating costs and increased asset value, are healthy and comfortable for their occupants, reduce waste sent to landfills, conserve energy and water, reduce harmful greenhouse gas emissions, and demonstrate an owner's commitment to environmental stewardship and social responsibility. As proposed, Staff believes that this objective has been satisfied.

Objective 6: *The provision of adequate and well-designed open space for the use of all residents.* As previously noted, the applicant is proposing approximately 3 acres (30.1%) of open space, to include landscaped open areas, pedestrian plazas, on-site sidewalks, and a major paved trail (along Sunrise Valley Drive). The pedestrian plazas are centrally located between the four (4) residential structures, and will connect with streetscaped areas proposed along the primary internal driveway. On-site sidewalks are proposed throughout the site and will link all subject property structures and amenities, as well as provide numerous connections to the proposed eight (8) foot wide major paved trail along Sunrise Valley Drive. Therefore, staff believes that this objective is satisfied.

Objective 7: *The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.* All public utilities, facilities, and service-related accommodations will be addressed at the time of site plan approval.

Waivers/Modifications

- **Modification of the transitional screening requirements between the proposed residential and non-residential uses.**

The applicant has requested a modification of the transitional screening and barrier requirements for residential uses adjacent to office uses. Paragraph 1 of Section 13-304 allows transitional screening and barriers to be waived or modified between uses that are to be developed under a common development plan or site plan or series of development or site plans within a PRC District when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments. The applicant is proposing a mixed-use development with each of the four (4) residential structures being built with ground floor commercial uses, as well as a new office structure which will have first and second story commercial uses. Staff believes that the applicant's proposed design, which includes pedestrian and vehicular interconnectivity between all proposed and existing structures, plazas, streetscaped internal driveways, sidewalks/trails, and open space features, adequately contributes to and addresses the compatibility between the three (3) proposed uses. As such, staff does not object to the requested modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the approved development plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of PRC B-846, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends approval of a modification of the transitional screening requirements between the proposed residential and non-residential uses.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Office of the Clerk approval letter and approved Zoning Plat and Development Plan for RZ B-846 and DP B-846.
3. Transportation Analysis
4. Cordon Analysis from Wells & Associates (dated March 23, 2007) and comment response letter from Wells & Associates to FCDOT (dated October 15, 2007).
5. Environmental Analysis
6. Cultural Resource Analysis
7. Urban Forest Management Division
8. Fairfax County Park Authority
9. Fairfax County Public Schools
10. Fire and Rescue
11. Sanitary Sewer Analysis
12. Fairfax County Water Authority
13. Stormwater Analysis
14. Zoning Ordinance Provisions
15. Glossary

PROPOSED DEVELOPMENT CONDITION

PRC 87-C-088

October 24, 2007

If it is the intent of the Board of Supervisors to approve PRC B-846, located at 11800 Sunrise Valley Drive, Tax Map 17-3 ((3)) 1C & 1D, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. A sewer capacity analysis shall be submitted by the applicant at the time of site plan review that evaluates whether the existing sewer line on the site has adequate capacity to handle the projected flow from this development. The applicant shall make/install any necessary improvements prior to issuance of a non-RUP or an occupancy permit for the proposed development, as determined necessary by DPWES.
2. A landscape plan shall be submitted with the site plan that demonstrates sufficient landscaping shall be provided onsite to satisfy all applicable landscape and tree cover requirements of the Zoning Ordinance and Public Facilities Manual.
3. A minimum depth of 36 inches of soil shall be provided where trees are proposed to be planted over underground parking areas, as determined by UFM, DPWES.
4. No retail sales establishment-large shall be permitted on-site, and no single retail sales establishment shall be permitted to occupy a gross floor area greater than 60,000 square feet.
5. Irrespective of what is shown on the PRC Plan, the number of required loading/unloading spaces for the development shall meet the requirements of Article 11 of the Zoning Ordinance, as determined by the Director of DPWES. All waiver and modifications of such requirements shall be addressed at the time of site plan review.
6. The work-force housing units, as referenced on Sheet 1 of 24, General Note #27, shall be administered consistent with the recently adopted Workforce Dwelling Unit Administrative policies, or an alternative administration approach, as may be mutually agreed upon by the County and the applicant.
7. The work-force housing units, as referenced on Sheet 1 of 24, General Note #27, shall be administered in accordance with the adopted Workforce Dwelling Unit Administrative Policy Guidelines, or alternatively, 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 Workforce Dwelling Units. 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. If such an agreement is executed by all applicable parties, then the Workforce Dwelling Units shall be administered in accordance with such an agreement. Such an agreement and any modifications thereto, shall be recorded in the land records of Fairfax County.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.