

THE RESTON PLANNING AND ZONING COMMITTEE  
MEETING AGENDA

Time: Monday, October 1, 2007 -- 7:30 pm  
Main Conference Room, Reston Association Building  
1930 Isaac Newton Square

1. Introduction of a prospective Associate Member to the Reston Planning & Zoning Committee.
2. Further review of Exxon Mobil gas station: Location – corner of Wiehle Avenue and Isaac Newton Square. The structures on this property are to be reconfigured; the Committee will review these plans. There are to be no changes in the location of the fuel pumps or the canopy over them.
3. Further review of the plans of Atlantic Realty Company for the site of the United Christian Church on Colts Neck Road. This is a housing unit for the elderly. This development will need an out of turn plan amendment and is due to be heard before the Planning Commission and Board of Supervisors early in October.
4. Further review of JBG proposed development on Sunrise Valley Drive.
  - Fairfax County plan PRCB—846.
  - Total acreage: 9.9633
  - Blocks 1C and 1B.
  - Total residential units, all buildings: 498
  - Total office, retail, residential and commercial FAR: 2.80
  - All current one story buildings to be demolished.
  - Five new buildings are proposed as follows:
    - 2 residential buildings of 18 stories each with a gross square footage of 217,500 square feet each over a first floor retail component of 15,500 – 16,000 square feet each. These two buildings will be located near the Reston Parkway end of the land area.
    - Two residential buildings of ten stories each near Sunrise Valley Drive, each 120 feet high, over a retail component of 12,500 – 13,000 square feet. Retail components for these four buildings are not included in the height calculation of these buildings.
    - A fifth building is planned near the existing International Center Office building. It will consist of the first floor retail component, four stories of garage, and nine stories of office space for a total height of 256 feet.
  - Total new construction will have a gross floor area of 1,030,000 square feet. To this must be added the existing office building which has a gross floor area of 183,200 square feet. Garage construction is planned for 1,107,200 square feet for 2,500 parking spaces. New plans may show some revisions in these figures.
  - Ms. Regina Coyle, Director of the Zoning Evaluation Division of Fairfax County will be present to speak to the Committee on the matter of the JGB proposal.

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5. Committee discussion of any other business, new or old, and approval of minutes of previous meeting.
6. Set next meeting date and adjourn.

Agenda subject to change without notice by order of the Chairman, David Vanell (703) 904-9299, or Arthur S, Hill, Vice Chairman, (703) 264-1178

September 19, 2007

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