

**PROPOSED PRC DEVELOPMENT CONDITIONS**  
**PRC C-020**

**July 20, 2016**

If it is the intent of the Board of Supervisors to approve PRC C-020 for a mix of residential and non-residential uses proposed on Tax Map 18-1 ((5)) 8A1 and 8A2, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. Substantial Conformance. Development of the property shall be in substantial conformance with the PRC Plan/Special Exception Plat entitled "Tall Oaks," prepared by Urban, Ltd., dated September 8, 2015 and revised through June 20, 2016, consisting of 54 sheets (the "Plan"). Where these conditions use the term "applicant," such term shall also include the applicant's successors and assigns unless otherwise noted.
2. Development. The Property may be developed with up to (a) 156 dwelling units (inclusive of affordable dwelling units) and (b) 14,393 gross square feet of nonresidential uses as permitted by Paragraph C of Section 6-302 of the Zoning Ordinance, provided that not more than 2,500 square feet of fast food uses and 4,000 square feet of quick service food store uses shall be permitted. No other Category or Group uses shall be permitted except as provided in Sections 6-303 and 6-304 of the Zoning Ordinance.
3. Eating Establishments. Prior to the issuance of a Non-Residential Use Permit ("Non-RUP") for an eating establishment use, the applicant shall provide a tabulation to the Zoning Administrator demonstrating that adequate parking under the Zoning Ordinance's standards for both the proposed use and the non-residential portion the development as a whole is available.
4. Affordable Dwelling Units. Unless otherwise exempt pursuant to Section 803 of Part 8 of Article 2 of the Zoning Ordinance, the Applicant shall provide Affordable Dwelling Units ("ADUs") pursuant to the Zoning Ordinance. The specific number of ADUs shall be determined at the time of site plan approval for the dwelling units in accordance with the requirements of the Zoning Ordinance. For example, provided 156 dwelling units are shown on the site plan consistent with the mix of units shown on the Plan, 11 of those units shall be ADUs.
5. Architectural Design. The general architectural design of the development shall be provided as shown on Sheets A1 through A11 of the Plan (the "Conceptual Elevations"). The Conceptual Elevations are conceptual in nature and may be modified by the applicant to secure approval from the Reston Association Design Review Board ("RADRB") and final engineering and building design, provided that such modifications are in substantial conformance with these conditions. Subject

to RADRB approval, the primary building materials for the Proposed Development, as generally reflected on the Conceptual Elevations, shall be selected from among the following: wood, siding, Hardie Board (or similar cementitious fiber material), EIFS, brick, masonry/stone, aluminum, glass, steel, split-face block and pre-cast panels, provided that final architectural details and accents may include other materials. Final architectural design shall be coordinated with the RADRB.

6. Building Materials for Retaining Walls. Building materials for retaining walls shall consist of concrete, masonry, wood, and/or similar materials as approved by RADRB.
7. Parking Garages. Parking garages for the single family attached and multifamily dwelling units where the parking space(s) is/are located inside or attached to the individual unit shall be designed and constructed to a minimum interior width of eleven and one-half feet (11.5') for single car garages and twenty feet (20') for two-car garages. Notwithstanding the unit dimensions shown on the Plan, individual townhome building widths may be expanded or contracted to accommodate the required interior garage widths, either through removal of a garage space or by reallocating unit dimensions within a row of townhomes, subject to meeting the parking requirements in Article 11 of the Zoning Ordinance. The minimum depth of all such garages shall be twenty feet (20').
8. Loading. A schedule shall be maintained by the owner or property manager of the non-residential portion of the development to track the use and availability of the loading space serving the retail, office, fast food and quick-service food store or other uses located on the property. The schedule on the use of the loading space shall be made available to the Zoning Administrator upon request.
9. Village Center Elements. A series of public plazas, open spaces, linear green spaces and similar community gathering spaces shall be provided as part of the development generally as shown on Sheets 30 through 33 of the Plan (collectively, the "Village Center Elements"). The Village Center Elements shall include, but are not limited to, naturalized lawn areas, hardscape and landscape areas, outdoor furniture, benches/seating areas, natural or manmade climbing structures, knee or seating walls, exercise/fitness stations, hammocks, public art, a fountain or other focal feature, and/or similar amenities as conceptually shown on the Plan. The Applicant may adjust the number, type and location of the features/amenities comprising the Village Center Elements as approved by the RADRB and the Park Authority, provided the general character and quality of the Village Center elements are consistent with Sheets 30 through 33 of the Plan, as determined by the Zoning Administrator. The Village Center Elements shall be completed in accordance with the applicant's phased construction of the development, provided that individual elements shall be substantially complete and open for use prior to issuance of the Residential Use Permit ("RUP") for the single-family attached residential buildings immediately adjacent to such elements.

10. Maintenance of Village Center Elements. Ongoing maintenance of the Village Center Elements, including responsibility for programming of the plazas included in the Village Center Elements, shall be completed by the applicant and addressed as part of the declarations, owner association and/or UOA documents required by the Declaration/Association Documents.
11. Public Access Easement. Prior to site plan approval for the first dwelling unit to be constructed on the property, a public access easement in a form approved by the Office of the County Attorney shall be granted across all of the pedestrian and bicycle pathways/sidewalks and plazas that comprise the Village Center Elements or have a direct connection to the offsite trails owned by the Reston Association, provided that no such access easement shall be required for pathways that lead directly to one or more dwelling unit(s), all as more particularly shown on Sheet 26 of the Plan.
12. Pedestrian Connection. To the extent feasible, special pavers, scored concrete, or other materials should be provided along the rear alleyways of the townhome and two-over-two multi-family dwelling units to establish and/or differentiate pedestrian pathways from the vehicle driveways fronting such alleyways.
13. Outdoor Fitness Stations. A minimum of six (6) outdoor fitness stations shall be constructed on the property. At least three (3) such stations shall be designed to promote stretching and balance-type exercises that are good for all ages and, especially, older adults, as shown on Sheets 31 and 33 of the Plan. The fitness stations shall be selected in consultation with the Fairfax County Park Authority and clustered in their location, with final locations to be determined at the time of site plan approval for the first dwelling unit to be constructed on the property. The fitness stations shall be completed in accordance with the applicant's phased construction of the development, provided that the three stations geared toward older adults shall be substantially complete and open for use prior to issuance of the Residential Use Permit ("RUP") for the adjacent residential building, Buildings C and D.
14. Public Art. Public art shall be incorporated into the Village Center elements following consultation with the Initiative for Public Art-Reston ("IPAR") on the type and location of such elements, and as may be approved by RADRB. The Applicant shall make the final selection of the public art features in consultation with the RADRB based on recommendations from IPAR and shall incorporate such features into the development prior to issuance of the final RUP.
15. Green Building – Residential. One (or more, depending on the dwelling unit type) of the following sustainability programs shall be selected and implemented by the applicant in order to promote energy conservation and green building techniques for the proposed dwelling units, and the applicant shall 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 portion of the development for which such program is selected.

- A. NGBS (formerly NAHB). If the Applicant selects National Green Building Standard (“NGBS”), then the Applicant shall seek certification in accordance with the 2012 NGBS using the Energy Star Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Department of Public Works and Environmental Services (“DPWES”) and the Environment and Development Review Branch of DPZ from a home energy rater certified through the Home Innovation Research Labs that demonstrates each dwelling unit has attained certification prior to the issuance of a RUP for the applicable dwelling unit or building.
  - B. EarthCraft. If the Applicant selects EarthCraft, then the Applicant shall provide documentation to DPWES and DPZ that the residential building has been awarded certification in accordance with the EarthCraft House Program as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ prior to issuance of a RUP for the applicable dwelling unit or building.
16. Limits of Clearing and Grading. The limits of clearing and grading (“LOC”) shall be in substantial conformance with the limits of clearing and grading shown on the Plan, subject to modification for the installation of utilities and/or trails as determined necessary by the Director of DPWES.
  17. Landscape Plan. A landscape plan shall be submitted for review and approval by the Urban Forest Management Division (UFMD), DPWES as part of the first and all subsequent site plan submissions (the “Landscape Plan”) for the portion of the development shown on such plan. The Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on Sheets 28 and 35 of the Plan, including the preservation of existing trees where possible, and new plantings, including deciduous trees, evergreen trees, shrubs and similar underplantings to replace or supplement any trees that are removed as part of clearing and grading the portion of the property to be redeveloped. New plantings along the property’s frontage on North Shore Drive shall consist primarily of a bio-diverse mix of native or regionally-acclimated shrubs, groundcover, and deciduous tree species, including a complement of three-inch (3”) caliper canopy trees, planted in mulched beds designed to encourage the generation of associated plant communities. The Landscape Plan shall also include the placement of all new public and/or private utilities and the relocation of existing public and/or private utilities. Adjustments to the type and location of vegetation shall be permitted as approved by the Reston Association’s Design Review Board (“RADRB”) in consultation with DPZ and the UFMD. If it is determined during site plan review that elements of the streetscape improvements, plantings, tree preservation areas, and/or open space designs conflict with subsequent comments from either the Fire Marshal, the Fairfax County Department of Transportation (“FCDOT”) or the

Virginia Department of Transportation (“VDOT”) (related to sight distance), the Applicant may implement adjustments to such features without the need for an amendment to these conditions or the Plan, provided any such modifications: (i) are made in consultation with, and subject to the approval of, DPZ, FCDOT, and UFMD, (ii) with the intent to provide the streetscape improvements, plantings, tree preservation areas, and open space designs shown on the Plan to the extent possible given the Fire Marshal’s and/or FCDOT/VDOT’s comments, and (iii) the overall tree canopy shown on the Plan is not reduced.

18. Onsite Landscaping. Landscaping may be installed in phases based on the applicant’s order of construction and staging requirements, provided that the applicant may, due to weather or other conditions and with the concurrence of UFMD, defer installation of all or portions of the required landscaping to the next available planting season so as to provide a better chance for its long term survival. In the event of such delay or deferral, the applicant may continue to receive RUPs by submitting a Seasonal Landscape Deferral application, agreement and bond, as needed, in accordance with Par. 3 of Sect. 18-704 of the Zoning Ordinance, provided the development otherwise remains in substantial conformance with the Plan and these conditions.
19. Tree Inventory and Condition Analysis. A Tree Inventory and Condition Analysis shall be submitted as part of the first and all subsequent plan submissions for the portions of the development shown on such plan. The Tree Inventory and Condition Analysis shall be prepared by a Certified Arborist or Registered Consulting Arborist (the “Project Arborist”), and shall include elements of PFM 12-0507 deemed appropriate to the project site as determined by UFMD.
20. Tree Preservation Plan. The Project Arborist, in consultation with a landscape architect and UFMD, shall identify as part of the Landscape Plan, in accordance with the Zoning Ordinance and Public Facilities Manual requirements, individual trees located on the property and/or located within twenty-five feet (25’) of the property’s boundary on the adjacent upland forest owned by the Reston Association (Tax Map 18-1 ((5)), Parcel 8C) (the “RA Property”) or the property’s boundary on the adjacent Villas De Espana townhouse community (Tax Map 18-1 ((5)) Parcel 1B (the “TH Property”) that (i) the applicant proposes for preservation (“Trees to be Preserved”) (collectively, the “Tree Preservation Plan”). Tree preservation measures shall be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications shall be provided on the plan detailing how preservation measures shall be implemented.
21. Site Monitoring and Replantings. The Trees to be preserved shall be protected during construction by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts spaced no farther than ten (10) feet apart, or through use of a super silt fence. The fencing shall be erected at the proposed

LOC prior to commencement of any demolition, clearing or grading on the relevant portion(s) of the property and shall be made clearly visible to construction personnel. The Applicant's Project Arborist shall be present on the property during implementation of the Phase 1 Erosion and Sediment Control Plan and shall monitor any construction activities conducted within or adjacent to areas of Trees to be Preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist shall visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by UFMD. Written reports shall be submitted to UFMD and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports shall be described and detailed in the Tree Preservation Plan. In the event that any of the Trees to be Preserved, including those 25 feet from the limits of clearing and grading die, as determined by UFMD staff, the applicant shall provide, either on the property or on the RA Property, if permitted by RA, replacement planting equal to the 10-year existing canopy area lost due to the death or removal of trees designated for preservation that do not survive construction. Such replacement trees shall be deciduous trees 2.0-3.0 inches in caliper or 8-ft. tall evergreen trees, as approved by UFMD, from among tree species native or regionally-acclimated to Fairfax County and installed within one planting season following discovery of such tree loss or death or such other time period as the applicant and UFMD may agree. If tree loss is due to construction activity not authorized by the approved Landscape Plan, in addition to replacing any Tree to be Preserved that is removed or irreparably damaged shall be in accordance with Section 12-0516 of the Public Facilities Manual.

22. Project Arborist Pre-Construction Meeting. Prior to the pre-construction meeting, the Applicant shall have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading, and such adjustments shall be implemented.
23. Project Arborist Pre-Installation Meeting. Prior to the installation of plants to meet the requirements of the approved Landscape Plan, the applicant's project arborist shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD. The installation of plants not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrub prior to bond release. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions of species specified on the approved Landscape Plan shall be reviewed at this time and must be approved by UFMD prior to planting. Notice to

- UFMD shall be provided not less than 72 hours prior to the applicant's implementation of the tree planting.
24. Stormwater Management. A variety of stormwater management measures may be provided, which include but are not limited to: green roof area, vegetated swales, rain gardens, filterstrips and other measures that could be incorporated into the landscape design of the project.
  25. Maintenance of Landscaping along Reston Association Blue Trail. The landscaping and understory plantings located on the property abutting the Reston Association Blue Trail along the southern property boundary shall be regularly maintained by the applicant to prevent overgrowth in order to maintain clear views along the trail.
  26. Bus Shelter. Subject to approval by Fairfax County Department of Transportation ("FCDOT"), a bus shelter shall be installed on the property ("Bus Shelter"), generally in the location shown on the Plan, provided that adjustments to the location may be made in consultation with the Zoning Administrator and FCDOT without a requirement to amend these conditions or the Plan. The Bus Shelter shall be installed prior to issuance of the first RUP for Building M, the townhomes immediately adjacent to the Bus Shelter, unless another time is agreed to by FCDOT. Subject to RADRB approval, the design and materials of the Bus Shelter shall be of similar size and quality to that shown on Sheet 32 of the Plan and shall include benches and trash receptacles, provided that an alternate design may be provided if approved by RADRB. Ongoing maintenance of the bus shelter and trash pickup shall be completed by the applicant and addressed as part of the declarations, owner association and/or UOA documents required by the Declarations/Association Document condition below. A public access easement in a form approved by the Office of the County Attorney shall be provided as part of site plan approval for the area on which the bus shelter is located.
  27. Bus Pad Construction and Maintenance. The portion of the roadway/driveway located in front of the Bus Shelter (but not necessarily the entire roadway/driveway over which a bus may travel) shall be constructed with concrete or reinforced asphalt to minimize roadway damage caused when buses drop off and pick up passengers (the "Bus Pad"). Ongoing maintenance, repair and maintenance of the Bus Pad shall be completed by the applicant and addressed as part of the declarations, owner association and/or UOA documents required by Condition #33 below. Prior to site plan approval, a public vehicle ingress-egress easement shall be granted over the portion of the internal roadway/driveway(s) over which buses will travel through the property.
  28. Bus Service. Prior to site plan approval for the residential buildings, the Applicant shall coordinate with FCDOT Fairfax Connector staff to discuss the following:

- A. Alternatives available to address maintenance of the existing Fairfax Connector route serving the property while the proposed development is under construction;
  - B. Means of communicating to existing transit riders any temporary changes to the Connector route serving the property as a result of construction activity; and
  - C. Modifications to the internal roadway curb radii and ADA ramps, if needed, to improve bus circulation through the property.
29. Bike Racks. Bike racks shall be the inverted U-style racks or other design approved by FCDOT. The total number of bike parking/storage spaces shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking with a minimum of 15 bike parking/storage spaces provided for the development. Bicycle facilities shall be installed shall be substantially complete and open for use prior to issuance of the RUP for the adjacent residential building.
30. Bike Share Area. An area for a bike share station shall be made available on the property by the applicant or applicable owners association upon written request of the County, provided funding for the said station is in place, generally as shown on Sheet 32 of the Plan. Access to the location shall be provided at no cost to the operator of such service. The applicant shall have no obligation to build or fund the station or operate the service.
31. Bike Lane. Subject to VDOT and/or FCDOT approval, striping and signage for a dedicated bike lane along the Property's frontage on North Shore Drive shall be provided within the existing right-of-way and curb lines as shown on Sheet 2 of the Plan. The specific lane markings for the bike lane shall be approved by FCDOT and/or VDOT as part of site plan approval, including appropriate transitions to the existing path network serving the property. The striping shall be completed prior to issuance of the first RUP for the property.
32. Transportation Operational Analysis. Prior to site plan approval for the first residential building, the transportation operational analysis submitted to FCDOT and VDOT concurrent with this application and Plan shall be updated in accordance with the scope and methodology agreed upon by FCDOT and VDOT. Thereafter, the applicant shall address with FCDOT and VDOT any adjustments to the striping and/or signal timing recommended by the updated operational analysis for the intersection of North Shore Drive and Wiehle Avenue and shall implement such adjustments, unless otherwise determined by FCDOT and VDOT.
33. Declaration/Association Documents. Prior to recording any declaration of residential condominium for all or part of the property, a declaration and/or Umbrella Owners' Association (the "UOA") shall be recorded for the property to address the general maintenance and other obligations of the owner(s) (and their successors and assigns), including the fulfillment of these conditions. The declaration and/or association documents shall acknowledge that the property already is a member of and subject to the covenants of the Reston Association

and shall identify those maintenance or development obligations that will or are expected to fall principally on the owner(s) of any future dwelling unit(s) as a result of being subjected to the respective declarations. Purchasers of individual dwelling units shall be advised in writing of these conditions and any associated maintenance obligations prior to entering into a contract of sale. As applicable, all condominium and/or residential property owner association documents for the single family attached and multifamily dwelling units constructed with garage parking spaces inside or attached to the individual unit shall include regulations prohibiting (a) the storage/location of trash receptacles outside the unit/garage except for the day before, day of, and day after the scheduled trash and or recycling pickup days and (b) temporary or permanent parking on driveways or sidewalks that overhang into the street, horizontal or diagonal parking across a driveway or any illegal form of parking. Such regulations also shall provide that garages shall be used only for the parking of a vehicle(s) and ancillary uses that do not prevent or interfere with the parking of a vehicle. Copies of the applicable declarations shall be provided to the Office of the County Attorney prior to recordation to confirm the presence of the required prohibitions.

34. Notice of Building Permit Issuance. Prior to issuance of the first residential building permit for the proposed development, notification shall be provided by the applicant to the Fairfax County Public Schools (FCPS) of the applicant's intent to commence construction.
35. Traffic Signal Preemption Devices. Prior to the issuance of the first RUP, \$20,000 shall be contributed by the applicant to the Fairfax County Fire and Rescue Department ("FCRD") to be used by FCRD for installation of two preemption devices for traffic signals located along the primary travel route from the closest fire station to the property. The applicant shall have no responsibility for installation or maintenance of the preemptive signal devices.
36. Reston Association Contribution. Prior to the issuance of the first RUP, the Applicant shall contribute \$20,000 to the Reston Association for capital improvements at Tall Oaks Swimming Pool.

The above proposed conditions are a staff recommendation and do not reflect the position of the Board of Supervisors unless and until adopted by that Board of Supervisors.

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. The applicant shall be responsible for obtaining the required Residential Use Permit and/or Non-Residential Use Permits through established procedures.