

Status of Hunter Mill District Land Use Projects

Reston District Police Station and Governmental Center: Proffer Condition Amendment (PCA 74-2-113-4)/Development Plan Amendment (DPA 74-2-113-8)/PRC Plan PRC 74-2-113-2 and Feature Shown 2232-H11-18 has been accepted to allow for the construction of a new Reston District Police Station and Governmental Center with associated parking, located at 12000 Bowman Towne Drive, Reston. (Tax Map # 017-1 ((1)), Parcel 4B. The new two-story building will be located on the west side of the site, directly south of Cameron Glen Drive. There will be an increase in both the secured and public parking in addition to the relocation of the fuel island and sustainable development features. Demolition of the existing building will occur after the new facility is completely occupied and operational. **The Planning Commission on January 18, 2012, recommended approval. Board of Supervisors public hearing is set for February 28, 2012 at 3:30 p.m.**

Fairway Apartments Redevelopment Proposal: The Fairway I & II Residential LLC (Applicant) Planned Residential Community (PRC) Plan (**PRC A-502-2**) has been revised. The Applicant is now proposing a reduction in the market rate units from 940 to 806/reduction of 134 units and phased development. Fairway West will consist of approximately 570 residential units in a mix of townhomes and wood-frame multifamily construction, with the proposed high-rise tower with above grade parking being eliminated. Fairway East will consist of 233 residential units in a mix of townhomes and wood-frame multifamily construction. The Planning Commission voted to recommend approval of this application on July 21, 2011. **The Board of Supervisors public hearing scheduled for January 10, 2012 at 4:00 p.m. has been deferred until February 28, 2012, 4:30 p.m.**

Corinthian Colleges, Inc. d/b/a Everest College is moving from the current location of 1430 Spring Hill Road, McLean, VA to 8620 Westwood Center Drive, Tysons, VA. The school of special education currently offers courses and training in Medical Assisting, Medical Administration Assisting, Medical Insurance Billing and Coding and Dental Assisting. The College desires to also continue their nursing degree program, therefore a Special Exception is required. **Planning Commission public hearing for SE 2011-HM-18 is scheduled for February 23, 2012 at 8:15, and an expedited Board of Supervisors public hearing is scheduled for February 28, 2012 at 3:30 p.m.**

Sunrise Valley Renovations (PRC –C -377): Renovations consist of constructing several small editions (administration suite, main entrance and cafeteria) at the front of the school to meet program requirements and at the rear of the school a library addition and a large single story classroom addition to replace the existing modular classroom structure. Site upgrades will include an expanded bus drop off area, a new kiss and ride access, additional parking and a new ADA access to the upper play fields. **The Planning Commission hearing is scheduled for March 29, 2012 at 8:15 p.m.**

Chipotle Mexican Grill, Inc., has submitted a Special Exception to permit a fast food restaurant in the South Lakes Village Shopping Center, located at 11160 G2 South Lakes Drive, Reston, VA. The Applicant proposes to convert an existing 3,000 square feet vacant space into a Chipotle Mexican Grill restaurant. The fast food restaurant will utilize the existing building façade, sidewalks, landscaping, utilities, stormwater management, loading area and parking area. The internal space will be reconstructed, Chipotle signage added to the front building façade, and a grease trap interceptor installed at the rear of the building.

CARS-DB1, LLC have filed rezoning applications for Dominion Square 1580, 1586 and 1592 Spring Hill Road: Tax Map 29-3((01)), Parcels 2C1, 2C2 and 2D to rezone from the Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to the Planned Tysons Corner (PTC), HC and SC Districts. RZ 2011-HM-012 concurrent with RZ 2011-HM-013 proposes to redevelop multiple car dealerships into a vibrant, transit oriented mixed-use neighborhood with office, hotel, retail and residential uses. Included in the development will be five (5) residential buildings, a large public park/facility near the stream valley area to the south. The low-rise retail structures and multiple surface parking lots will be replaced with high-rise buildings and structured parking. Planning Commission public hearing has not been scheduled.

Tysons West Residential, L.L.C. and JBG/Tysons Hotel, L.L.C. have filed a rezoning and Conceptual Development Plan (CDP) application proposing to rezone the property from the General Industrial (I-5), Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to the Planned Tysons Corner Urban Center (PTC), HC and SC Districts (RZ 2011-HM-032). The property is currently developed with the Sheraton Premier Hotel and the former Moore Cadillac/Hummer dealership. The Applicant seeks to transform the Property, referred to as “Promenade at Tysons West”, into a walkable, transit-oriented neighborhood with a mix of residential, retail, office and hotel uses. The Property is located at Tax Map 29-1 ((1)) 10D and 29-3 ((1)) 1B and 29-3 ((20)) C1. Planning Commission public hearing has not been scheduled.

Q-R Spring Hill, LLC (Perseus Realty) has filed a rezoning and Conceptual Development Plan (CDP) application for 1577 Spring Hill Road, Tax Map 029-3 ((1)) Parcel 2F to rezone / Conceptual Development Plan to rezone the property from Regional Retail - C-7, Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-026). The proposed mixed-use development is near the Tysons West Metro Station and will consist of office, hotel, residential and retail development. This Applicant has joined with the owners of the property to the southwest, Tax Map 29-1 ((1)) 2G (Sunburst). The Planning Commission public hearing has not been scheduled.

1587 Springhill Holdings, Inc. located at Tax Map 029-3 ((1)) 2G has filed a rezoning and Conceptual Development Plan (CDP) application to rezone from Regional Retail - C-7, Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-027). The property is currently developed with a motel and restaurant that were constructed in 1982. The proposed mixed-use development is near the Tysons West Metro Station and will consist of two office buildings and one residential building, all of which will have ground floor retail. This Applicant has joined with the owners of the property to the northeast, Tax Map 29-1 ((1)) 2F (Perseus Realty). The Planning Commission public hearing has not been scheduled.

JBG/RIC, L.L.C. and RIC Retail, L.L.C. (Reston Heights) 11800 & 11842 Sunrise Valley Drive: Tax Map 17-3((3)), Parcels 1C & 1D: has submitted a revised Planned Residential Community (PRC) plan PRC B-846-03 to previously approved plan for 145,000 square feet of above grade retail, 100,00 square feet of below grade retail, 428,225 square feet of office with 498 residential units. The revised plan does not change the density or use allocation. The plan proposes a new grocery and neighborhood retail into pedestrian friendly, urban-type streetscape with mid-rise residential above. **At the request of applicant, this application has been indefinitely deferred.**

Reston Spectrum LP, Tax Map 017-1 ((1)) Parcels 3K, 3P and 3Q: with a total acreage of 24.29 is seeking approval of Planned Residential Community (PRC) plan 86-C-121-04 for mixed use development. The three Land Bays will consist of the following: Land Bay A is planned for 546 dwelling units, 255 hotel rooms, 172,000 square feet of office and 62,500 square feet of retail uses; Land Bay B is planned for 643 dwelling units, 270 hotel rooms and 48,650 square feet of retail uses; and Land Bay C is planned for 237 residential uses and 134,896 square feet of retail and bank uses (84,000 square feet of this retail is currently existing and will be retained). **At the request of the Applicant, this application has been indefinitely deferred.**

RTC Partnership, LLC filed a Planned Residential Community plan (PRC 77-C-076) to remove the current office building known as the “Town Center Office Building” @ 1760 Reston Parkway, and redevelop a 23-story, Class A mixed-use office and retail building. The building will consist of approximately 413,700 square feet of office uses and approximately 5,200 square feet retail use, with a Floor Area Ratio of 4.08. Parking for the proposed building will feature both below – and above-grade parking spaces. The above ground portion of the parking will sit atop retail uses and will be screened with a context-sensitive façade treatment that will be harmoniously integrated in the office structure. **The Planning Commission public hearing has been scheduled for March 14, 2012 at 8:15 p.m.**

RPB & M, LCC: 11401, 11403, 11407, 11411 & 11417 Sunset Hills Road, Reston: RPB & M, LLC has

filed rezoning application **RZ 2010-HM-004 and Final Development Plan 2010-HM-008**. Planning staff is waiting for additional information from the Applicant regarding the 527 traffic analysis.

Coresite Real Estate: 12100 Sunrise Valley Drive LLC is requesting an approval of Special Exception – SE 2011-HM-019 to revitalize and expand the existing data center development on the property. The second building in the northern portion of the property will be joined to the existing facility via a skywalk. The special exception is requesting an increase in floor area ration from 0.4 to 0.6 as allowed under the regulations of the I-4 District. Tax Map 17-3 ((8)) (3A) (1A). **The Planning Commission date is scheduled for March 29, 2012.**