

PRELIMINARY PLAN

for

R O U N D H I L L

At

RESTON, VIRGINIA

DAN COLEMAN ASSOCIATES

Planning • Engineering • Landscape Architecture

201 Sir Francis Drake Boulevard
Greenbrae, California 94904
Telephone 461-1000

September 1, 1968

Mr. Robert H. Ryan
Chairman of the Board
Gulf Reston, Inc.
Reston, Virginia 22070

Dear Mr. Ryan:

Enclosed find a Preliminary Plan for the proposed development of a 127.28-acre parcel of land at Reston, Virginia.

The purpose of this preliminary study was to furnish you with planning and engineering information that will aid in your determination as to whether or not certain carefully selected parcels of the Reston properties may be sold to, or developed for, large tract builders.

Your instructions were that although the planning and engineering should recognize the mass production techniques which are a necessary part of the mass builders operation, the resulting development should be in character with Gulf-Reston's policies for the overall development of Reston.

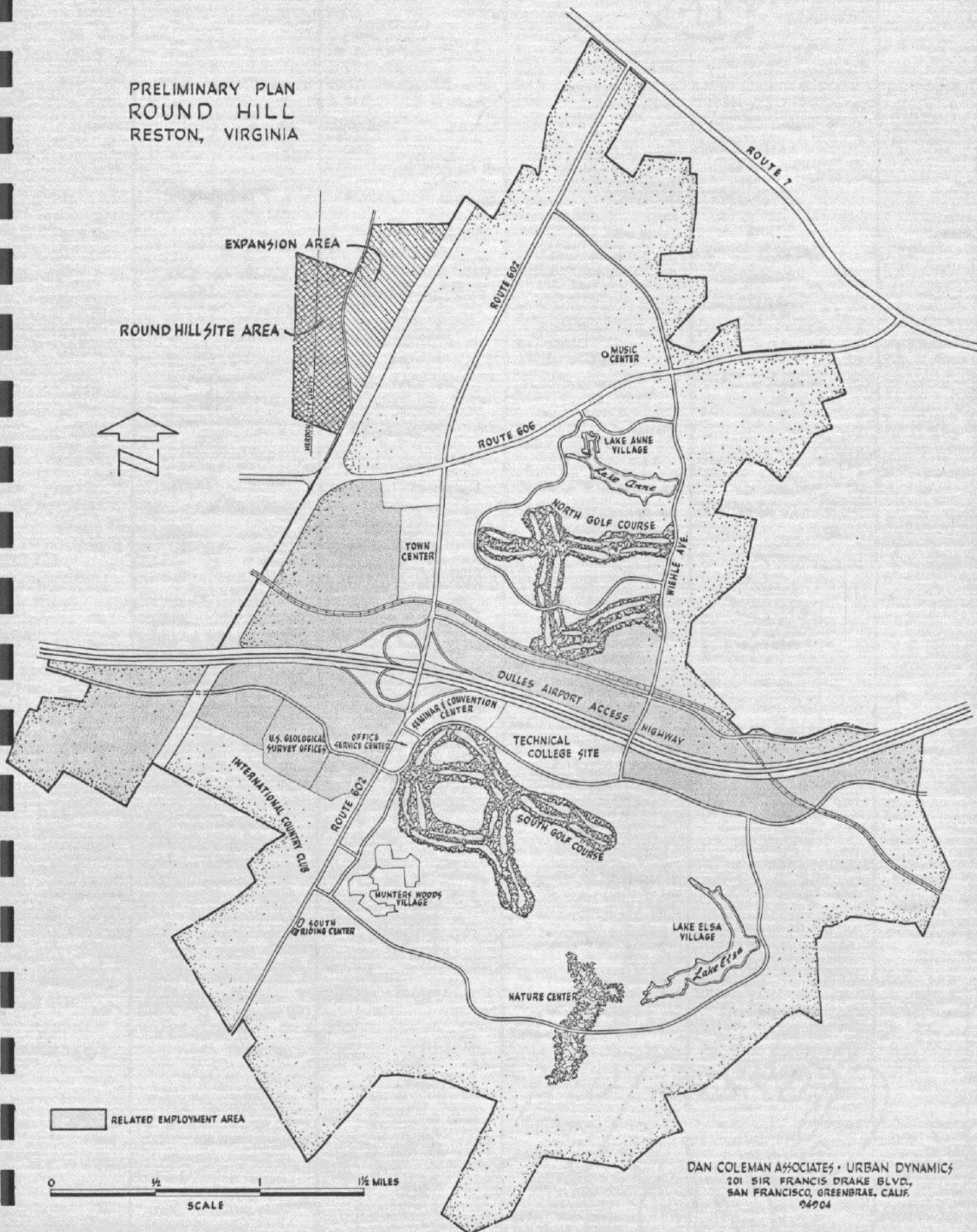
The 127.28-acre parcel selected for this study lies along the westerly perimeter of the Reston properties, northerly of Route 606 . The subject parcel is bordered along its easterly side by Stuart Road and it lies westerly of the planned route of the proposed Outer Beltway.

The westerly portion of the subject parcel lies within the corporate limits of the Town of Herndon. The balance of the land lies within unincorporated territory in Fairfax County.

The subject parcel surrounds on 3 sides a parcel of land of approximately 6 acres which is not a part of the present Reston holdings. This parcel lies adjacent to Stuart Road approximately 1,000 feet southerly of the northerly line of the subject area. This 6-acre parcel has been planned so that it may remain in its present state or be developed in the future in keeping with the proposed Preliminary Plan.

PRELIMINARY PLAN
ROUND HILL
RESTON, VIRGINIA

EXPANSION AREA
ROUND HILL SITE AREA



DAN COLEMAN ASSOCIATES • URBAN DYNAMICS
201 SIR FRANCIS DRAKE BLVD.
SAN FRANCISCO, GREENBRAE, CALIF.
94904

TOPOGRAPHIC FEATURES

The easterly one-third of the subject parcel is comprised of a relatively flat north-south trending ridge. Most of this ridge land adjacent to Stuart Road has been cleared. At the midpoint of the parcel, the ridge contains a 25-foot high, almost circular, wooded hilltop. This prominent topographic element is proposed as being preserved as a focal point in the Preliminary Plan. It gives the proposed development its name ROUND HILL.

The westerly two-thirds of the subject parcel is comprised of forested land which falls at an average gradient of approximately 5 percent from the above described ridge to the westerly limits of the parcel.

Sugarland Run borders the general westerly side of the subject parcel. This beautifully wooded stream valley is shown on the Hern-don Master Plan as being preserved as a Natural Park Area. Since Sugarland Run contains a live stream, an opportunity exists for the creation of a lake or lakes in this Natural Park Area. Access to

the proposed Sugarland Run Natural Park is provided in the Preliminary Plan and a small lake is planned at a point where the Sugarland Run stream bed crosses the northwesterly corner of the subject parcel.

A natural drainage way crosses the subject parcel in an east-west direction approximately 1,000 feet southerly of the northerly property line. This stream bed is preserved and is a feature of the Preliminary Plan.

ZONING

That portion of the subject parcel which lies within the corporate limits of the Town of Herndon is presently zoned for single-family residences on lots with a minimum area of one-half acre. The Town of Herndon had a zoning study prepared in 1964 which proposed that the Herndon portion of the subject parcel be zoned for single-family residential use at a density of 4 units per acre. Herndon's Zoning Ordinance provides for multi-family uses, townhouses and a range of single-family lot sizes down to a minimum of 8,500 square feet.

That portion of the subject parcel which lies in Fairfax County is presently zoned for single-family residences on lots with a minimum area of one acre. The County adopted Master Plan for Reston shows the subject parcel in low density residential use. This means 3.7 persons per acre or about 1 unit per acre.

It is the opinion of the writer and members of the Reston Staff that certain areas within the limits of the Reston Master Plan now shown in low density use should be upgraded to a slightly higher density. The subject parcel certainly is an area for such consideration, since it lies on the border between Reston and the already built-up more intensively developed Town of Herndon.

The Reston Master Plan provides for an overall average residential density of approximately 13 persons per acre or about an average of 3.5 units per acre. The Preliminary Plan proposes that the use of the subject parcel be upgraded to the Reston overall average density. This would result in approximately 450 units being developed on the 127.28-acre parcel.

RESIDENTIAL TYPES

The Preliminary Plan proposes that Round Hill be developed with the following approximate mix:

- A) 200 - 10,000 Square-Foot, Single-Family Lots
- B) 100 - Basfaath Semi-detached Units
- C) 150 - Town House Units
- 450 Total Units

A) The proposed 10,000 square-foot, single-family lots are shown on the Preliminary Plan as having a uniform size of 75 feet by 135 feet for interior lots and 80 feet by 135 feet for corner and cul-de-sac lots.

The Fairfax County Zoning Ordinance provides for single-family lots with a minimum area of 10,000 square feet, however, under RPC Zoning, there is no minimum lot size. Under RPC Zoning, it apparently has become a policy of the County to require 24 feet between building structures. However, this difference does not have to be equally split into two - twelve-foot side yards. This means that the maximum building widths on the proposed 75-foot wide single-family lots would be fifty-one feet.

B) The proposed Basfaath units are, as the name implies, building types that fall between a single-family lot and townhouse. You have detailed information on this housing form and it need not be expanded upon here.

C) The proposed Town House Units have been shown as 28-foot wide units at a density of approximately 8 units per acre and with a parking ratio of a minimum of one and one-half spaces per unit.

GRADING

The Preliminary Plan has been developed so that all single-family residential units can be developed on pad lots or as one-half story split level structures.

About one half of all proposed street gradients are 1 percent with a level depth of lot of approximately 85 feet at right angles to the street. Most of the remaining streets are at a gradient of 5 percent with a limited amount of 8 percent grades.

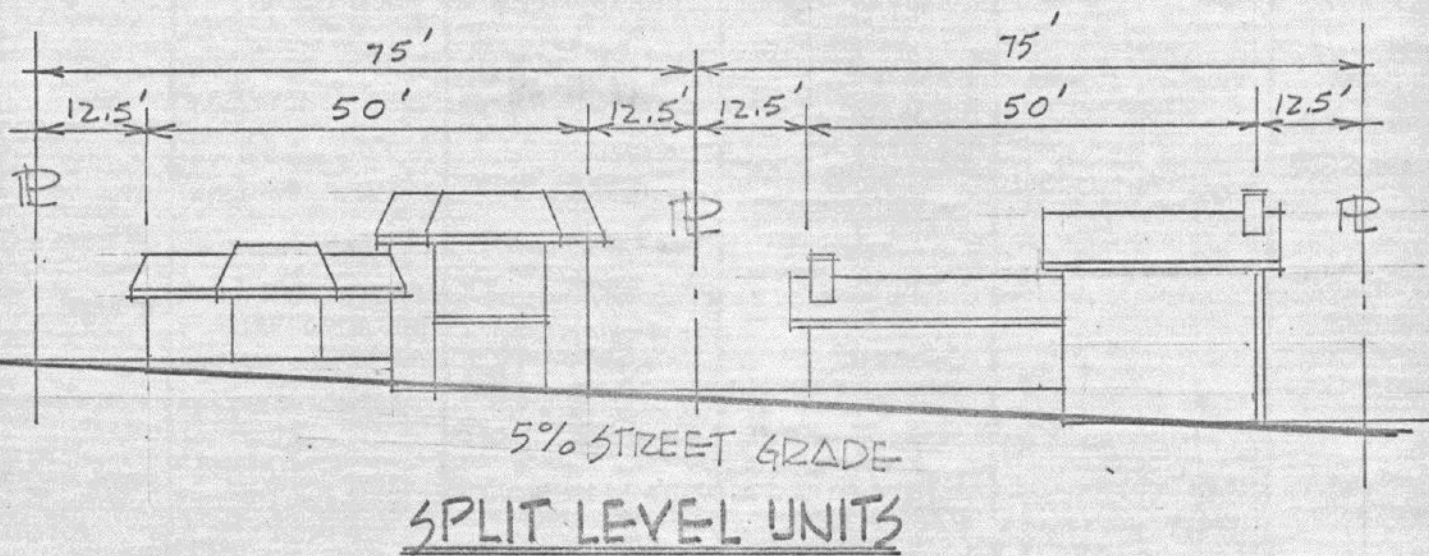
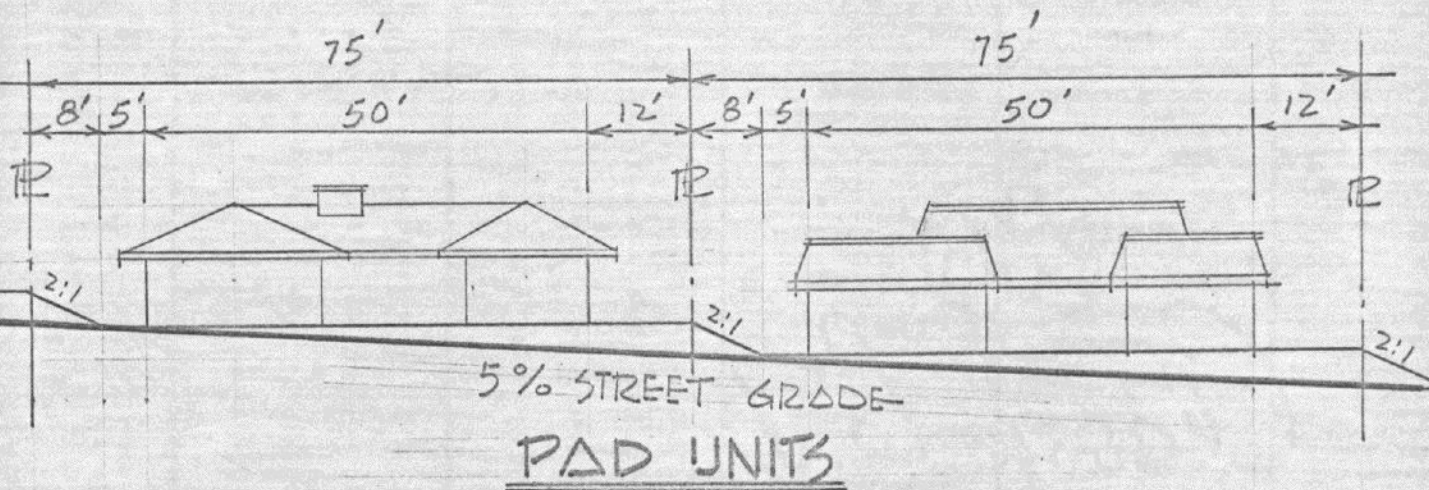
Since most of the land lies at a natural gradient of 5 percent, the Preliminary Plan was designed with most streets running at right angles to the 5 percent grade. With this arrangement, the streets and abutting lots can, in most instances, be laid on the ground and grading is minimized as is the necessity for tree removal.

Further, the fall across a 75-wide lot on a 5 percent gradient is about 4 feet or about a half-story height. By using a house design with a half-story split, the necessity for pad grading is eliminated.

The Preliminary Grading Plan included herein has assumed half-story split level structures as stated above. There is room in the proposed lot arrangement, however, for all lots to be developed as level pads.

Most of the proposed Basfaath units front on a street with a one percent grade and have a level pad depth of 100 feet. A limited number of these units are proposed on a street with a 5 percent gradient.

Town House parcels are planned as level pads.



ALTERNATE GRADING DESIGNS
SCALE 1"=20'

SANITARY SEWERS

A sanitary sewer of sufficient capacity to handle sewage from the proposed development now exists along the westerly border of the property. This sewer crosses the subject parcel at its northwest corner. The Plan has been designed so that all sewage would be delivered to this northwest corner.

WATER SUPPLY

Water mains of sufficient capacity to serve the proposed development now exist in Reston, however, these mains are some distance removed from the subject area. The nearest sources are at the Lake Anne Village Center or south along Route 602 near the W. & O.D. Railroad Right of Way.

GAS SUPPLY, ELECTRICAL POWER & TELEPHONE

Natural gas supply mains, electrical power and telephone lines of sufficient capacity to serve the proposed development are all in the general vicinity of the subject parcel and can be extended to serve the proposed development without any problems.

DRAINAGE

All drainage is proposed as being delivered by gutter flow into a storm drainage system which will, in turn, flow either into the natural drainage swale crossing the property, or directly into Sugarland Run. No drainage problems are anticipated in the development.

PLAN FEATURES

The Round Hill Preliminary Plan proposes a super-block arrangement wherein a perimeter loop street would serve a series of open ended cul-de-sacs which, in turn, would terminate upon a central common green and walkway. This common area is planned to flow through the entire development changing in size and interest and connecting several major features such as the Round Hill central park area, the East-West natural stream shed, the proposed small lake and the Sugarland Run Natural Park.


A perimeter greenbelt reserve is planned to encircle the entire development. In this perimeter reserve, all existing trees should be saved.

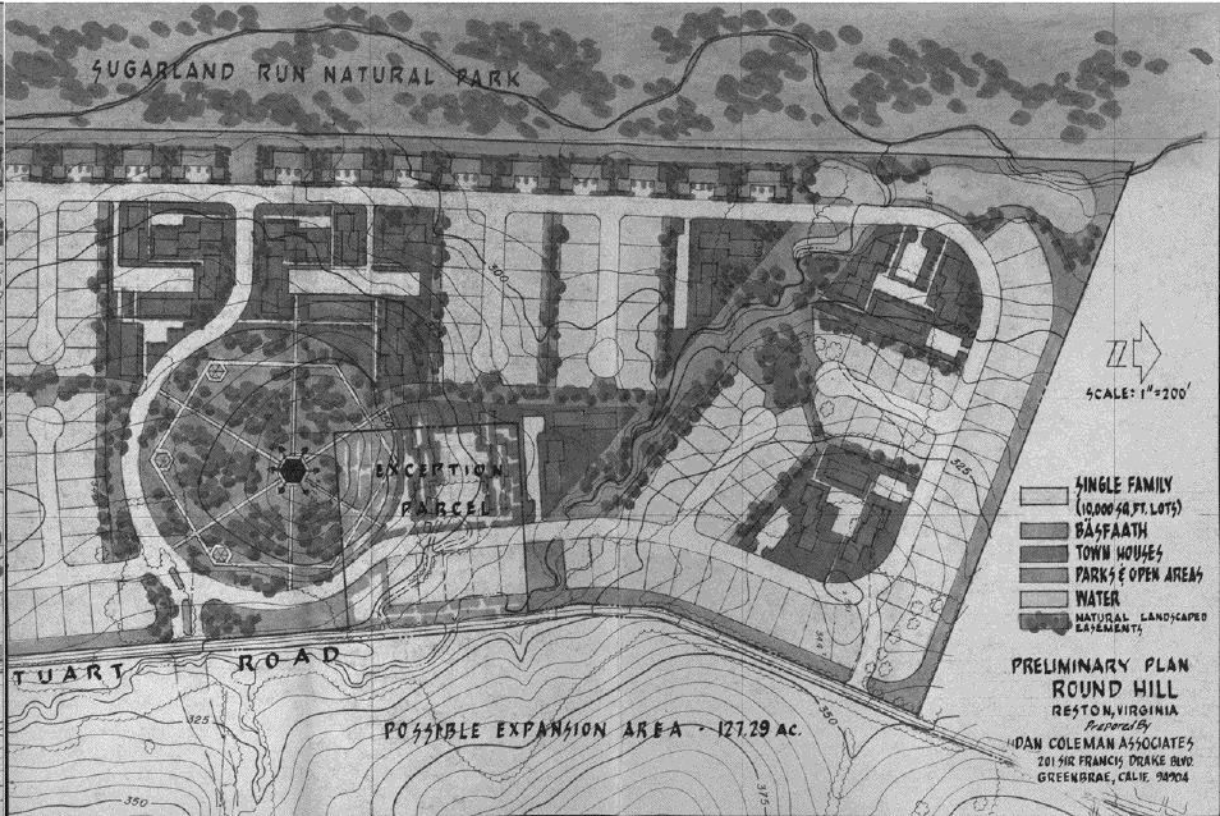
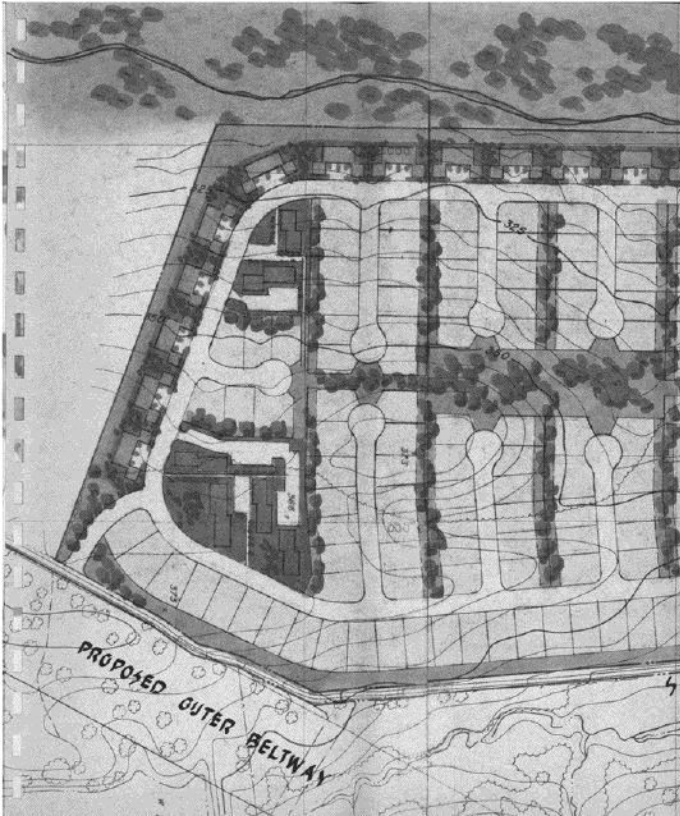
The rear 25 feet of each row of single-family lots is proposed to contain a Natural Landscape Easement. Within the proposed easements, grading and tree cutting should be prohibited so as to result in a natural tree area of 50 feet between lots. The grading plan has been designed so that most of the existing trees lying within the proposed easements can be saved. In those areas where grading proves to be absolutely essential or where there are no existing trees, tree planting should be a part of the development process.

The above listed special features, the building type mix and the proposed street layout and grading plan should produce a development that would permit the mass production techniques of the large tract developer, while at the same time, resulting in a living area that could find its place in the future we all envision for Reston.

Very truly yours,

DAN COLEMAN ASSOCIATES


Dan Coleman



SUGARLAND RUN NATURAL PARK

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N
SCALE: 1"=200'

- SINGLE FAMILY
(10,000 SQ. FT. LOTS)
- BASEFATH
- TOWN HOUSES
- PARKS & OPEN AREAS
- WATER
- NATURAL LANDSCAPED
ELEMENTS

EXCEPTION
PARCEL

PROPOSED OUTER BELTWAY

STUART ROAD

POSSIBLE EXPANSION AREA - 127.29 AC.

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RESTON, VIRGINIA
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SUGARLAND RUN NATURAL PARK

