

## The FAIRFAX Newsletter

The 33 acres of primarily undeveloped land – just south of the Dulles Toll Road and future Innovation Center Metrorail station – was rezoned to the PDC, Planned Development Commercial, district in 2005 and approved for 2.23 million-square feet of mixed-use development including office, hotel, retail and mid- and high-rise multi-family residential uses, all with ground-floor retail uses.

What has been developed by the applicant so far at Arrowbrook Centre is the 17-acre, \$10 million Arrowbrook Park along Sunrise Valley Drive – dedicated in 2010 to the Fairfax County Park Authority – that features both passive and active areas, including lit soccer fields, tennis courts, bocce ball courts, and play areas.

### **Akridge Reston Office Tower Revisions Gain Commission Support**

Changes to the architecture and massing of Akridge's 23-story office tower planned for construction in the northwest quadrant of Reston Parkway and Bowman Towne Center Drive received the support of the Fairfax County Planning Commission at the May 18<sup>th</sup> public hearing.

The application (PRCA 77-C-076), filed jointly with property owner RTC Partnership LLC, proposes to amend the PRC (Planned Residential Community) plans approved in 2012 to revise the building's design. The applicant has removed plans to build the tower atop a parking podium and instead will extend the tower to the ground level and create a new 6-story atrium lobby.

The 1,275-space parking garage has been expanded from five levels to six, with undulating metal panels providing screening along Reston Parkway and Bowman Towne Drive which then transition to precast concrete panels with a similar wave pattern along the western and northern facades. On the seventh floor of the garage, the developer is locating a publicly-accessible terrace with landscaping, a lawn panel, trees and landscaping, and seating areas.

Also changed, the design of the building entrance and entry plaza, with 10 surface parking spaces eliminated to allow expansion of the plaza, which will now feature outdoor seating, landscaping, and hardscaping to improve the ground-level pedestrian experience.

The redesign also includes use of the rooftop as an outdoor terrace amenity, with outdoor seating and a trellis structure, an enclosed event space with restrooms and pantry, and a 2,500-square foot vegetated green roof, according to the plans.

Speaking on behalf of the applicant at the hearing, attorney Andrew Painter (Walsh, Colucci, Lubeley & Walsh, PC) said the reasons for revisions “can best be described as changing tenancy expectations and leasing standards over the last few years.”

“It is also to accommodate what we believe to be the discerning tastes of tenants in the Town Center North area,” Painter told the commission. The changes improve the distinctive architectural features of the building, making it more elegant and creating “a defining element on Reston Parkway,” he said.

Painter pointed out that there are no changes proposed to the approved density, open space, setbacks, or vehicular entrance points.

The 418,900-square foot tower was approved in 2012 to replace the existing 5-story office building and surface parking lot on the 2.36-acre parcel flanked on the south and north sides by the Spectrum Shopping Center.

#### **1760 Reston Parkway Rendering;**

*Source: Walsh, Colucci, Lubeley & Walsh*

