

RESTON TOWN CENTER CONCEPT PLAN -
SECTION 935, BLOCK 2
Village Commons

December 5, 1997

February 10, 1998 *QJK*

GENERAL

1. The parcels subject to this Town Center Concept Plan are known as Reston, Section 935, part of Block 2.
2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated December 5, 1997, prepared by Davis-Carter-Scott and Urban Engineering; subject, however, to these notes and provided that minor modification may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").
3. The Tax Map references for the existing parcels are 17-3 ((1)), Parcel 2C, Parcel 5K, and part of Parcel 1. Westerra Reston, L.L.C., its successors or assigns (the "Applicant"), may develop the southern portion of Section 935, Block 2 with up to four (4) stand-alone buildings.
4. The total gross square footage for the buildings shall not exceed 50,000 square feet. The Applicant reserves the right to alter individual building footprints within the building envelope (shown as a dotted line on the Plan) and vary individual building sizes, provided the total overall square footage does not exceed 50,000 square feet. The building square footages shown on the plan are the area of the first floor elevation only. The applicant reserves the right to construct any of the buildings as two-story buildings.
5. The maximum building height shall not exceed 45 feet.
6. The application properties together consist of approximately 5.18 acres.

LANDSCAPING

7. The Applicant shall provide landscaping on the application property as shown on Sheet 1 of the Town Center Concept Plan. In order to create a visually unified development, the Applicant shall include consistent and complementary foundation plantings, planters and/or landscaped outdoor dining areas. The exact location of the provided plants may be modified as necessary for the installation of utilities, VDOT requirements and tenant requirements, in coordination with DEM but shall, at a minimum, provide the quality and quantity of plantings depicted on the Town Center Concept Plan.
8. All supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") rights-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicant shall relocate the trees within the application property, subject to review and approval by DEM.

PEDESTRIAN CIRCULATION AND SIDEWALKS

9. The internal street along which the buildings are facing shall be designed with a pedestrian orientation and scale. The streetscape shall be designed as shown in the perspective illustrations and site features drawing contained on Sheets 4 & 5 of the Town Center Concept Plan. Sidewalks shall be located along both sides of the internal street and all buildings shall be located adjacent to the street and easily accessed from the sidewalks. All pedestrian crossings of the internal streets shall be clearly delineated.
10. The Applicant shall provide a pedestrian connection with the adjacent Reston Executive Center property subject to Reston Executive Center's approval.

TRANSPORTATION

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TRANSPORTATION

11. All roads and road improvements shown on this plan shall be provided in accordance with the site plans for Section 937 (9153-SP-01), the YMCA site (9303-SP-01) and the Sunset Hills Road improvement plan (5468-SP-04). The Sunset Hills Road improvements included in this plan are a third through lane and an exclusive right turn lane for the entrance to the site.

12. All road improvements approved as part of the above referenced plans, including improvements to Sunset Hills Road, construction of the interparcel access road as reflected on this plot and installation of the traffic signal at the major entrance to this site, shall be completed prior to the issuance of the first non-Residential Use Permit ("non-RUP").

13. A public access easement granting vehicular access through the site to the YMCA property will be recorded.

14. If warranted and approved by VDOT prior to August 1, 1998 and if funds are made available from the owner of the Reston Executive Center (Tax Map 17-3-0001-28A, 28B & 28C) or other third parties by August 1, 1998, the Applicant shall install a traffic signal at the entrance to the Reston Executive Center. The Applicant agrees to assist and cooperate with the owners of the Reston Executive Center to obtain approval of the traffic signal from VDOT. Subject to approval by VDOT and funding of the signal by August 1, 1998, the Applicant shall complete the installation of the traffic signal at the Reston Executive Center entrance prior to the issuance of a non-RUP for any of the buildings on the application property.

15. If a traffic signal is warranted and approved by VDOT at the entrance to the Reston Executive Center, the Applicant will not be required to provide an interparcel connection with the adjacent Reston Executive Center. If DEM requires an interparcel connection, it will be provided at the location shown on the plan subject to necessary easements, if any, being granted by the Reston Executive Center owners.

16. The applicant has shown an area on the plan where an interparcel connection can be accommodated with the Reston Executive Center to the east.

LAND USES

17. The Applicant reserves the right to develop any or all of the following uses: retail sales establishments, eating establishments, offices, financial institutions, personal service establishments, fast food restaurants, drive-in bank, retail uses with drive-thru facilities, and accessory uses and accessory service uses. No more than two (2) drive-thru facilities may be constructed, and no more than one (1) fast food restaurant with drive-thru will be developed. Uses with drive-thru facilities (retail, drive-in bank, drive-thru fast food restaurant) are limited to Buildings #2 and #3. More than one of these uses may occupy any of the buildings shown on the Plan.

MIN. LOT AREA
YARD REQUIREMENTS
FRONT
SIDE
REAR

SITE DESIGN

18. The individual buildings on the site shall be designed to create a unified and coordinated development and shall be complementary in terms of architectural style and scale. This unified development shall be accomplished through the use of coordinated building materials, color, landscaping and other similar design features and the following:

- a. The primary building materials shall be the same as those being utilized on the adjacent Homestead Village and Target buildings. The Applicant reserves the right to use complementary building colors and materials including accent brick and/or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, and reflective and non-reflective glass.
- b. All buildings shall be constructed with four-sided architectural treatments.
- c. Rooftop mechanical equipment shall be screened from ground-level view.
- d. Building colors shall be limited to four principal colors and four accent colors. The Applicant shall select one of these colors to be included on every building, thereby creating a unified, common color theme. These limitations shall not apply to banners, awnings and/or other decorative features.
- e. The fencing materials to be used may be wrought iron, masonry, landscaping or any combination of these materials. Any illustrative drawings showing fencing of one of these materials may use these materials interchangeably.

19. Landscaping, signage, lighting and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").

20. Parking lot and building lighting shall be provided in accordance with Article 14 of the Zoning Ordinance, and shall be directed inward and/or downward to avoid glare onto adjacent properties.

21. Signage shall be provided in accordance with the provisions of Article 12 of the Zoning Ordinance unless modified by the Board of Supervisors under a Comprehensive Sign Plan. The Applicant intends to file and pursue a separate Comprehensive Sign Plan for the site. The project identification sign located at the main entrance on Sunset Hills Road shall be a ground-mounted monument sign.

22. Trash areas shall be screened with masonry enclosures and landscaping, as approved by the DRB. The drive-thru vehicle stacking lanes and the ground-level service areas, such as loading areas, shall be screened with landscaping, fencing or a combination thereof, as approved by the DRB.

TOWN CENTER CONCEPT PLAN AMENDMENTS

23. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center proffers. Specifically, the Applicant reserves the right to subsequently pursue Development Plan or Proffer Amendments, Town Center Concept Plan Amendment(s), Special Exception(s) or Special Permit(s) (on the whole or any portion of the site) to revise uses, increase heights and density, and to pursue any and all modifications as permitted by the Town Center Development Plan, the proffers, or the Fairfax County Zoning Ordinance.

24. Any portion of the site may be the subject of a Town Center Concept Plan Amendment application without joinder and/or consent of the owners of the other land areas, provided that such Amendment does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not the subject of such an Amendment shall otherwise remain in full force and effect.

DAVI
ARCHITECT

REVISIONS