RESTON TOWN CENTER CONCEPT PLAN
BDM - SECTION 939
February 14, 1997

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 939, Reston. The Tax Map references for the parcels are 17-3-((1)), parcels 4, part of 5, 5D, 5G, 5J and 14.

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated November 1, 1996 and revised through February 3, 1997, prepared by Davis-Carter-Scott; subject, however, to these notes and provided that minor modifications 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 application property consists of approximately 14.816 acres. Westerra Reston, L.L.C. ("Westerra") is the owner of the property and shall hereinafter be referred to as the "Applicant."

4. The proposed office buildings shall consist of a maximum of 457,000 gross square feet, as approved by the Town Center rezonings (RZ 86-C-121 and subsequent PCAs).

5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

6. Upon build out, a minimum of 20% open space shall be provided.

7. Upon build out, a minimum of 10% tree cover shall be provided.

PHASING

8. As depicted, the Applicant is proposing up to two (2) office buildings. The Applicant will construct this project, its office buildings and the associated parking in phases. The Applicant currently anticipates a phasing schedule as follows:

Phase	**Square Feet**	**Opening**
Building I	326,000	January, 1999
Building II	131,000	January, 2000
	457,000	

9. The Applicant reserves the right to modify the order and timing of the opening of each building. Applicant anticipates exclusively surface parking during Phase I and constructing structured parking during Phase II. Applicant reserves the right to vary the timing and implementation of structured parking, as needed, including the construction of a portion of the structured parking with Phase I. Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking or buildings, unless and until structured parking is required or buildings are constructed.

LANDSCAPING

10. The Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by DEM. The Applicant has attached a more detailed Landscape Plan (prepared by Lewis, Scully, Gionet) which is representative of the quality and quantity of Applicant's final landscaping plan and is subject to final review, modification and approval by the Reston Town Center Design Review Board.

11. 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.

12. All tree save areas and supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by DEM.

13. Certain tree save areas are shown within the VDOT Dulles Toll Road right-of-way. Should said trees be cleared, the Applicant shall, subject to VDOT approval, provide reasonable, supplemental landscaping in the affected area(s) (both within the VDOT right-of-way and/or, if feasible, on the Applicant's site).

14. The Applicant will adhere to the limits of clearing and grading as shown. During site plan review, if it is determined necessary by DEM to remove any trees previously designated to be preserved in order to locate additional necessary utility lines or trails, then an area of additional tree save of equivalent value as determined by DEM shall be substituted at an alternate location on the Property. If a suitable alternate location cannot be identified on site, the Applicant shall plant supplemental trees according to the directions of DEM, pursuant to the PFM.

TRANSPORTATION

The Applicant shall improve Sunset Hills Road as depicted on the Town Center Concept Plan, and in accordance with VDOT standards, as follows:

15. If warranted by VDOT, the Applicant (as provided for in the Town Center proffers) shall install traffic signals at either or both entrances to the site on Sunset Hills Road. Subject to timely approval by VDOT, the Applicant shall complete installation of said traffic signal(s) prior to the issuance of a non-RUP for the first office building.

16. The Applicant shall dedicate right-of-way along the Sunset Hills Road frontage, as shown on the Plan. This area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at site plan approval for the first phase of the project, or upon earlier written demand from the County or VDOT.

17. The Applicant shall construct a third thru lane across the frontage of its site from its western most entrance to Reston Parkway.

18. The Applicant shall construct right turn lanes into both of its entrances, as well as a right turn lane from east bound Sunset Hills Road to south bound Reston Parkway.

19. The Applicant shall construct dual left turn lanes on east bound Sunset Hills Road to north bound Reston Parkway.

20. The Applicant shall work with the County and VDOT to extend the stacking distance of its left turn lane into the western entrance, and shorten the stacking distance of its left turn lane into the eastern entrance.

21. The Applicant shall not be responsible for constructing a third thru lane west of its western entrance; however, the Applicant shall convey such right-of-way as may be necessary for said improvement by others, consistent with Note #16.

22. The Applicant shall have the noted Sunset Hills Road improvements substantially completed (such that the improved and widened road is available for use by the traveling public) by the issuance of the first non-Residential Use Permit for occupancy of the first office building.

23. The Applicant shall dedicate the westernmost portion of the Property (consisting of 0.88 acres), at its intersection with Town Center Parkway, for use as a potential transit drop-off point. This area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at site plan approval for the first phase of the project. Applicant shall not be responsible for constructing any improvements to said area.

24. The Applicant shall have completed the Sunset Hills Road/Reston Parkway intersection improvements (as shown on the Town Center Concept Plan) (such that the improved and widened intersection is available for use by the traveling public) by August 1, 1999.

TRANSPORTATION MANAGEMENT PROGRAM

25. The Applicant will appoint a Transportation System Management ("TSM") program coordinator for its development. Said TSM manager will be responsible for coordinating with LINK and the Reston Town Center TSM programs. Said TSM's will be designed to reduce single occupancy vehicle trips and encourage ride-sharing, the use of mass transit and reduced reliance on single occupancy vehicle travel, all pursuant to the Town Center Proffers.

26. As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.

27. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.

28. The TSM coordinator will promote staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.

29. The TSM coordinator will work with LINK, the Office of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

LAND USES

30. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance.

SITE DESIGN

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

32. The two buildings' architecture generally will be consistent in design and materials used and will complement one another, subject to Reston Town Center Design Review Board review and approval.

33. The design of the plaza area and its amenities will be determined at the Phase 2 site plan review stage. This area will serve as the focal point of the site and will be landscaped and designed accordingly.

34. The parking structure will incorporate architectural treatments to visually break up the horizontal expanses and will include materials compatible with the buildings.

35. The top parking level will incorporate planting(s) to visually soften the structure's appearance and to break- up the top level of parking.

36. The maximum height of the parking structure will be four (4) levels. The parking structure shall be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 4 and 5).

37. The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berming and fencing or walls.

38. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.

39. Applicant shall provide BMP/storm water management on and off site, as depicted, subject to DEM review and approval.

40. Should future mass transit/rail stations become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connection(s) on its site to said mass transit facilities.

TOWN CENTER CONCEPT PLAN AMENDMENTS

41. 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 rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and\or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.

42. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the other land areas, provided that such application 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 application shall otherwise remain in full force and effect.