

RESTON TOWN CENTER CONCEPT PLAN -
SECTION 95, BLOCK 1
Chancellor Park At Reston
March 20, 1998

GENERAL

1. The parcel subject to this Town Center Concept Plan is known as Reston, Section 95, Block 1.
2. The property which is the subject of this application shall be developed in accordance with this Town Center Concept Plan (the "Plan"); 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 Tax Map reference for the parcel is 17-3 ((1)), part of Parcel 5. CareMatrix of Massachusetts, Inc., its successors or assigns (the "Applicant"), shall utilize the proposed building for housing for the elderly.
4. The gross floor area for the proposed building shall not exceed 181,000 square feet and the FAR shall not exceed .70. The foot print area for the proposed building shall not exceed 36,553 square feet. The proposed building shall contain no more than 168 dwelling units.
5. The maximum building height shall not exceed: (1) 50 feet (to mid pt. of roof) on the Reston Parkway side; and (2) 64 ft. (to mid pt. of roof) on the other sides of the building.
6. The application property consists of approximately 5.36 acres.

LANDSCAPING

7. The Applicant shall provide landscaping on the application property (the "Site") as shown on Sheet 3 of this Plan. The exact location of the provided plants and trees may be modified as necessary for the installation of utilities, Virginia Department of Transportation ("VDOT") requirements, and Fairfax County ("County") requirements, in coordination with DEM but shall, at a minimum, provide the quality and quantity of plantings depicted on the Town Center Concept Plan (subject to any reduction resulting from the future construction by the Commonwealth of Virginia/Fairfax County of an additional westbound lane on Sunset Hills Road in the reservation area shown on the Plan, as discussed in the transportation notes below).
8. A landscape plan generally consistent with the quality and quantity of landscaping reflected on Sheet 3 of this Plan shall be submitted for review and approval by the Urban Forestry Branch of DEM at the time of site plan approval. The Applicant will work in good faith with the Urban Forester to identify and transplant (if reasonably possible) certain trees on the Site (or nearby sites) to the locations of the supplemental landscaping reflected on Sheet 3 of this Plan. Such transplantings shall be in lieu of (not in addition to) the supplemental landscaping reflected on Sheet 3 of this Plan. Such transplantings shall be generally consistent with the quality, quantity, and cost of the supplemental landscaping reflected on Sheet 3 of this Plan.

9. The landscape plan noted in Paragraph 8 above shall provide for the preservation of the specific quality trees identified for preservation on Sheet 3 of this Plan. In an effort to maximize tree preservation efforts, the Applicant shall hire a certified arborist (the "Certified Arborist") to perform a pre-construction evaluation of the condition of the trees designated for preservation on Sheet 3 of this Plan. The Applicant, in consultation with the Certified Arborist, shall prepare and implement a tree preservation action plan to include recommended activities both before, during, and after construction which will improve the condition of these trees and their potential for survival. This action plan shall be submitted for review and approval by the Urban Forester prior to any land disturbing activities on the Site.

In the event it is determined by the Certified Arborist, in consultation with the Urban Forestry Branch, that any of the trees designated to be preserved on Sheet 3 of this Plan cannot be preserved due to poor health, a safety hazard, VDOT/County requirements, installation of utilities, or as a result of final engineering, a replanting plan that includes comparable landscaped areas shall be developed and implemented, as proposed by the Applicant and approved by the Urban Forester. One nursery grown tree with a minimum caliper of 4.5" (measured at a point 12" above ground level) will be planted for each tree (designated to be preserved on Sheet 3 of this Plan) that cannot be preserved.

10. All supplemental landscaping located within or contiguous to 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 Site, subject to review and approval by DEM.

PEDESTRIAN CIRCULATION

11. The external and internal pedestrian circulation system (including sidewalks, crosswalks, trails, and paths) shall be provided as generally shown on Sheets 2 and 3 of this Plan.

TRANSPORTATION

12. All of the roads and road improvements shown on this Plan for northbound Reston Parkway and westbound Sunset Hills Road (the "Overall Improvements") shall be completed prior to the issuance of a Residential or Non-Residential Use Permit for the Site. The Reston Parkway-Sunset Hills Road Intersection improvement plan (CO. NO. 7871-PI-01) and the Sunset Hills Road improvement plan (CO. NO. 5468-PI-06-1) provide for all of the Overall Improvements.
13. The Applicant shall reserve the area shown on the Plan along the southern frontage of the Site for an additional westbound 350' right turn lane on Sunset Hills Road (the "Additional Lane"), as shown on the Plan. This reserved area shall be dedicated and conveyed to the Fairfax County Board of Supervisors in fee simple, at no cost to the County, within sixty (60) days from demand by VDOT or the County. Concurrently, the Applicant shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of the Additional Lane. The Applicant reserves density credit in accordance with Section 2-308 of the Zoning Ordinance of Fairfax County as it may apply to all dedications described herein or as may be reasonably required by the County or VDOT at site plan approval.

- a. The Applicant will not be responsible for any costs (construction, relocation of utilities/poles, or other) associated with the construction of the Additional Lane.
- b. The Applicant shall be allowed to continue its use of the Site after the construction of the Additional Lane even though the Additional Lane will reduce the setback of the building and reduce the landscaping shown on the Plan.
- c. The Applicant shall not be responsible for replacing the landscaping reduced by the construction of the Additional Lane.

LAND USES

14. The Applicant shall utilize the proposed building for housing for the elderly. The Applicant reserves the right to place on the Site any accessory and/or ancillary uses permitted by the Fairfax County Zoning Ordinance (the "Zoning Ordinance"); such uses shall be limited to those that serve the Site and are permitted by the Zoning Ordinance.

SITE DESIGN

15. The architectural details and the primary building materials for the proposed building shall be compatible with those utilized on the buildings in the surrounding area and are subject to final review and approval by the Reston Town Center Design Review Board ("DRB"). Landscaping, signage, and lighting also are subject to final review and approval by the DRB.
16. 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.
17. The Applicant intends to pursue a separate Comprehensive Sign Plan for the Site pursuant to Article 12 of the Zoning Ordinance. Notwithstanding what is shown on this Plan, in the event that the Applicant does not pursue a Comprehensive Sign Plan or fails to obtain the necessary approvals for such Comprehensive Sign Plan, the Applicant shall provide signage in accordance with the standard signage requirements of Article 12 of the Zoning Ordinance.
18. The proposed development will use public water and sewer.
19. The site data shown hereon is subject to change with final architectural and engineering drawings.

TOWN CENTER CONCEPT PLAN AMENDMENTS

20. 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.

21. 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 any 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.

AMENITIES

22. The overlook terrace, crafts courtyard, and park benches shall be provided as generally shown on Sheets 2-4 of this Plan.
23. Van service will be provided to the individuals living in the proposed building for local off-site appointments, shopping trips, and the like.

INTERIOR NOISE MITIGATION

24. For any units within 360 feet of the centerline of Reston Parkway, a maximum interior noise level of 45 dBA Ldn shall be achieved. Such standard will be met by employing the following:
 - a. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39.
 - b. Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.
 - c. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
25. As an alternative to the above, the Applicant, at its sole discretion, may pursue other methods of mitigating Reston Parkway noise if it can be demonstrated, through an independent noise study for review and approval by DEM, that these methods will be effective in reducing interior noise levels to 45 dBA Ldn or less, or that noise impacts will be such that interior noise mitigation measures will not be needed.