ATTACHMENT 1

CONCEPTUAL PLAN APPLICATION

CP 86-C-119-02

CP 86-C-119-2
FILED 10/30/98

WESTERRA RESTON, LLC
COMMERCIAL USE
4.83 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: NORTHWEST QUADRANT OF SUNSET HILLS ROAD AND RESTON PARKWAY ON THE SOUTH SIDE OF W&OD TRAIL
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-3 ((1)) 5H,

CP 86-C-121-11

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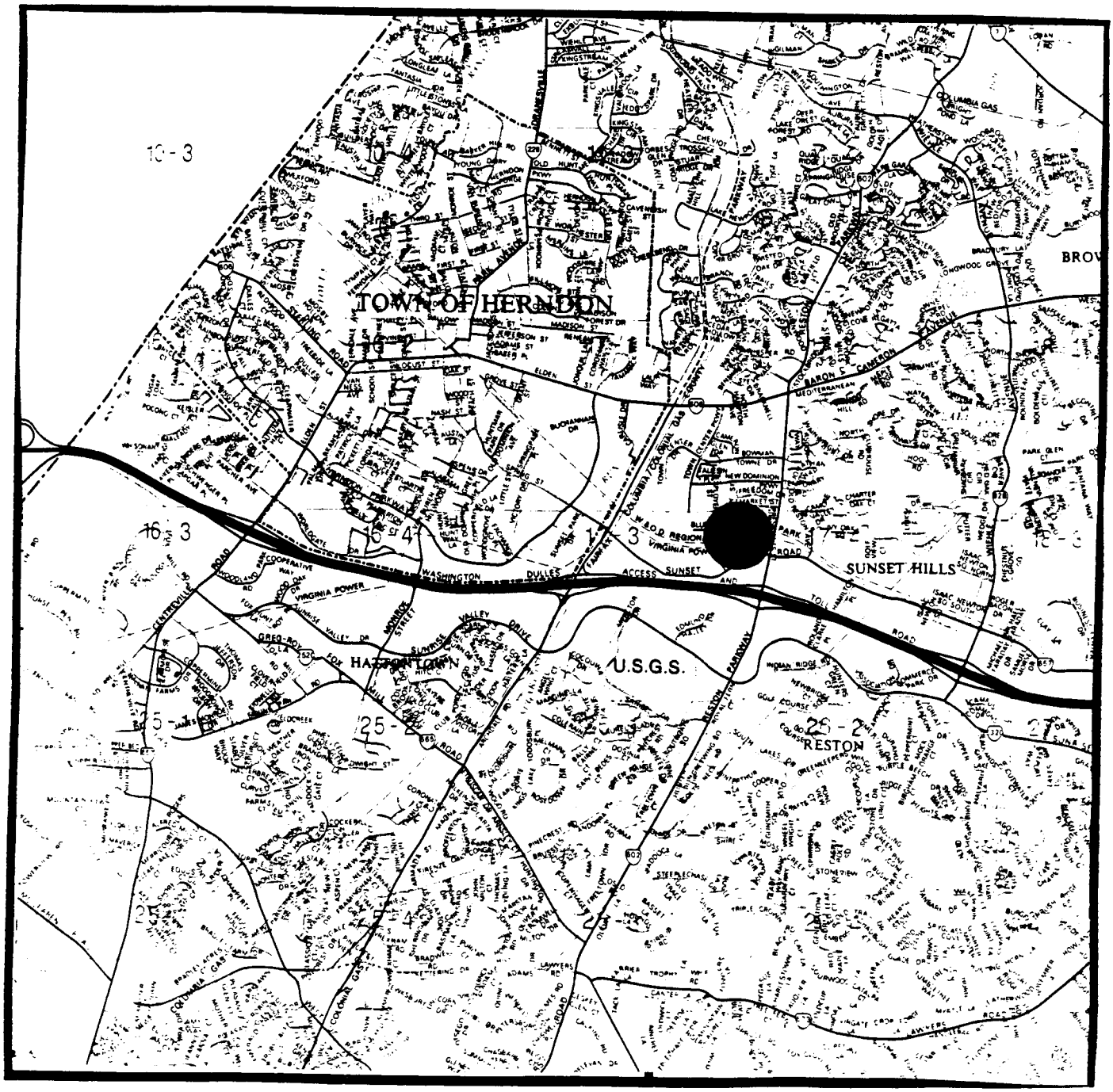
FILED 10/30/98

WESTERRA RESTON, LLC
COMMERCIAL USE
6.42 ACRES OF LAND; DISTRICT - HUNTER MIL
LOCATED: NORTHWEST QUADRANT OF SUNSET HILLS AND RESTON PARKWAY ON THE SOUTH SID W&OD TRAIL
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-3 ((1)) 5 PT.



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OVERLAY DISTRICT(S):
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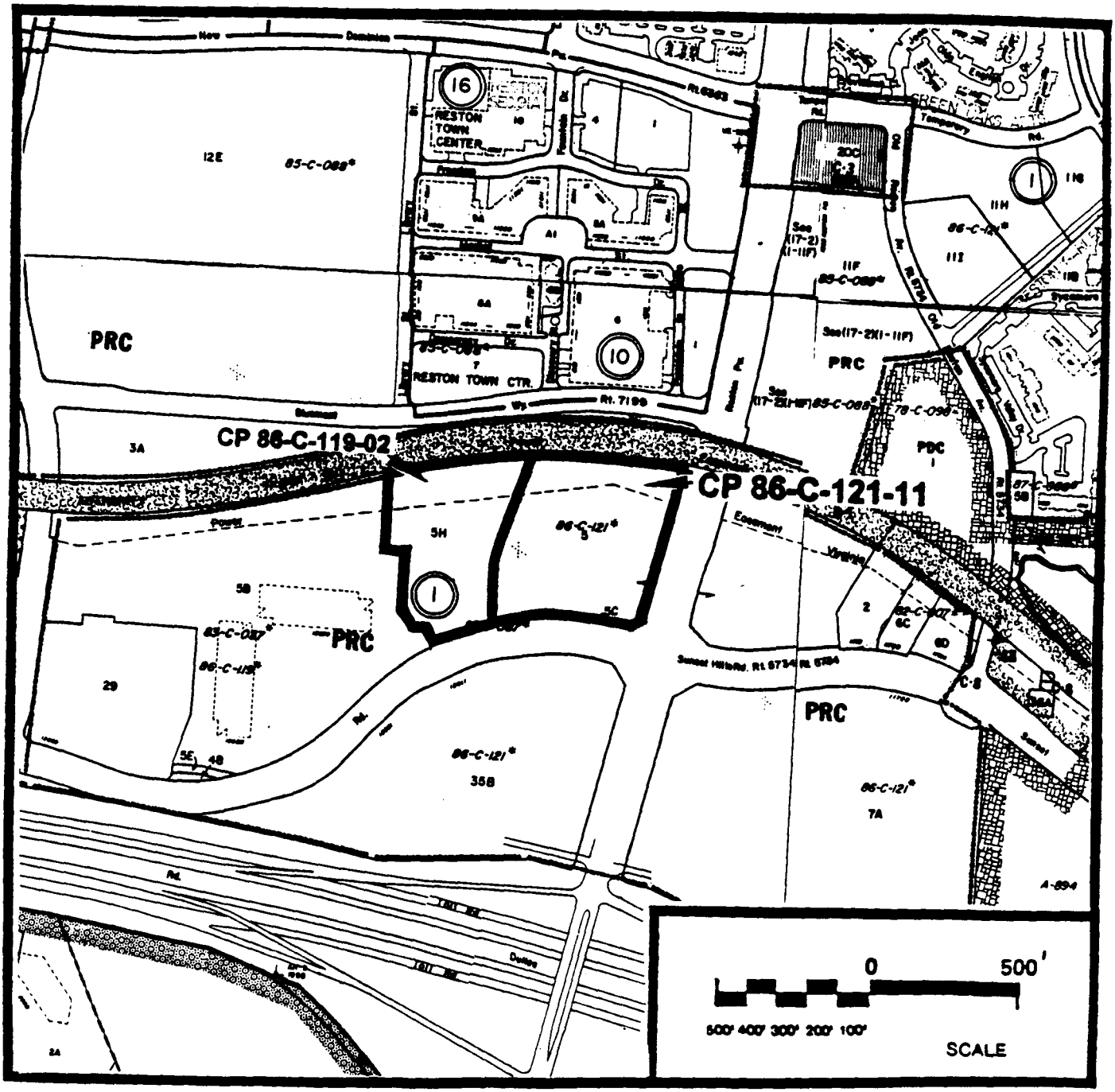

NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 93, BLOCKS 3&4
October 18, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 18 1999
ZONING EVALUATION DIVISION

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 93, Blocks 3&4, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5 and parcel 5H. The property is zoned PRC Town Center (Planned Residential Community).

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated October 23, 1998 and revised through October 18, 1999, prepared by Gensler Architects; 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 Public Works and Environmental Services ("DPW&ES").

3. The application property consists of approximately 11.25 acres (490,050 s.f.), including the right-of-way reservation for the future proffered road connection to the Town Center Urban Core. The Applicant reserves the right to request advanced density credit consistent with the provisions of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or the Virginia Department of Transportation ("VDOT") should this right-of-way reservation be dedicated in the future. Westerra Reston L.L.C. 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 424,453 square feet, consistent with the Town Center rezonings (RZ 86-C-119 and RZ 86-C-121 and subsequent PCAs) and this Application. The potential eating establishment shown on the Concept Plan connected with Building 1 is included in the total maximum square feet for the site. The Applicant reserves the right to reallocate any unused floor area from Building 2 (Section 93, Block 3) to Section 93, Blocks 1 and 2, in accord with the proffers for RZ 86-C-119, which permit an overall FAR of 1.0 for Section 93, Blocks 1, 2 and 3.

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. The maximum building height shall not exceed 9 stories or 120'. The parking structures will be a maximum of four parking levels above grade on Block 4 and five parking levels above grade on Block 3.

7. Upon build out, a minimum of 25% open space shall be provided for Section 93, Blocks 3 &

4 combined.

8. Upon build out, a minimum of 15% tree cover shall be provided for Section 93, Blocks 3&4 combined.

9. Parking will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance; however, the Applicant reserves the right to provide additional spaces per the tenants' needs, provided open space is neither reduced nor encroached upon.

PHASING

10. The Applicant is proposing up to two (2) office buildings. The Applicant reserves the right to construct this project in phases. The Applicant anticipates a phasing schedule as follows (which is subject to change based on market demands):

Phase	**Square Feet**	**Opening**
Building I (Block 4)	188,920	2001
Building II (Block 3)	235,533	2002
Total	424,453	

11. The Applicant reserves the right to modify the final size, order and timing of the opening of each building, provided the overall, total, maximum gross floor area and building height are maintained. The Applicant intends to construct the parking structures associated with each building at the time of construction of each building. The Applicant reserves the right to vary the timing and implementation of structured parking, as needed. The 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

12. The Applicant shall maintain a 75 foot landscaped setback along Reston Parkway, which will include tree save areas and supplemental landscaping, as generally depicted on the Town Center Concept Plan. The following measures shall be taken to protect the tree save areas:

    A. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the PRC plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees six inches or greater in diameter located within the tree preservation areas shown on the Conceptual Plan. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching,

and fertilization.

B. All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence, which shall be installed under the supervision of the certified arborist prior to any clearing and grading activities within 10' of the drip line for the trees within the tree preservation area. The certified arborist shall verify in writing that the tree protection fence has been properly installed. The tree preservation plan shall describe the methods to be used to minimize the impact of clearing and grading activities on the trees within the preservation areas.

C. The Applicant's certified arborist shall determine the suitability of any on-site trees for relocation within the Property. The recommendations of the certified arborist will be submitted to the County Urban Forester for review and comment. In addition, the recommendations of the certified arborist shall include methods and specifications for the relocation of trees on-site and proposed planting locations. These recommendations shall constitute a Tree Relocation Plan, which will be submitted to the Urban Forestry Branch for review at the time of the PRC plan.

13. The Applicant shall implement a landscaping plan consistent with this Town Center Concept Plan. Said landscaping plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by DPW&ES.

14. All 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 DRB and DPW&ES.

TRANSPORTATION

15. All roads and road improvements shown on this plan have been or shall be provided in accordance with the site plan 7871-SP-01.

16. The Applicant shall construct a right turn lane into the site entrance on Sunset Hills Road, as shown on the Plan.

17. The Applicant has dedicated right-of-way along the Sunset Hills Road frontage, as shown on the Plan. This area has been dedicated and conveyed to the County in fee simple, at no cost to the County with density credit reserved for such dedication.

18. In accord with the proffers and development plan for Reston Town Center, the Applicant has shown on the Conceptual Plan a 50' wide reservation for a public street right-of-way through the site to connect Sunset Hills Road and Bluemont Way. The right-of-way of this area will be dedicated upon written request by the County once the proffer threshold (after the

construction of 6,300,000 square feet of office and research and development space on the properties subject to the Reston Town Center transportation proffers) requiring this road has been achieved. The Applicant is not required to construct this roadway in conjunction with this Conceptual Plan approval. The Applicant will replace any landscaping shown on the Concept Plan that might be lost due to the construction of this roadway with similar type trees, shrubs or plants at new locations on the Property. The pedestrian connection through the site connecting to Bluemont Way will be retained should the potential roadway be constructed.

LAND USES

19. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance and as permitted by the Town Center rezonings and approved Development Plan, including a possible eating establishment.

SITE DESIGN

20. 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.

21. The design of the plaza area associated with each building and its amenities will be determined at the site plan review stage for each building. The plaza area will serve as the focal point of the site with a pedestrian orientation including seating and attractive plantings. The plaza area will be landscaped and designed accordingly.

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

23. The Applicant hereby reserves the right to request a waiver of the requirement for landscaping the top deck of the parking structures. If the waiver is approved, this landscaping will be offset by landscaping around the base of the parking structure, the tree save areas along Reston Parkway, and the landscaped plaza area between the two buildings. Planters for shrubs and flowering trees shall be provided at each end of the top deck of the parking structures, as shown on the Conceptual Plan.

24. The Applicant hereby reserves the right to request a waiver of the requirement to provide shade trees within the interior and peripheral parking lot landscaping within the areas of the Virginia Power overhead power line easement. This easement precludes any plantings with maximum heights greater than five to fifteen feet, depending upon the location within the Virginia Power easement, subject to Virginia Power approval. If a waiver is approved, the interior and peripheral parking lot landscaping in the easement areas will be satisfied by planting shrubs and other similar vegetation as shown on the Plan, which plantings shall be

coordinated with the Urban Forestry Branch during the site plan review process. The Applicant shall coordinate with Virginia Power and the Urban Forestry Branch to provide landscaping that will shade the parking areas within the Virginia Power easement to the greatest extent possible. All proposed landscaping within the Virginia Power easement shall be subject to review and approval by Virginia Power.

PEDESTRIAN CONNECTION AND BRIDGE

25. The Applicant will provide a pedestrian connection, consistent with the Public Facilities Manual, from the entrance at Sunset Hills Road through the site to connect with the proposed pedestrian access bridge over the W&OD Trail, as depicted on the Plan. The pedestrian connection through the Property will be a minimum six feet wide within a ten foot wide public pedestrian access easement.

26. The Applicant will construct a pedestrian access bridge across the W&OD Trail, subject to Northern Virginia Regional Park Authority ("NVRPA") approval, generally in the location reflected on this Plan. The pedestrian bridge will be a minimum ten feet wide. The construction of the surface trail through the middle of the site will be phased with the construction and will be completed prior to the issuance of the first Non-Residential Use Permit ("Non-RUP"). Assuming timely approval by the NVRPA, the construction of the pedestrian bridge across the W&OD Trail will be completed by the time of issuance of the first Non-RUP for the second office building.

27. Signalization for the pedestrian crossing at the site entrance across Sunset Hills Road will be installed by the time of issuance of the first Non-RUP for the first office building, subject to VDOT approval and timely issuance of permits by VDOT.

28. The Applicant shall provide bicycle racks for storage of bicycles on-site, and each building shall be equipped with shower stall(s).

TOWN CENTER CONCEPT PLAN AMENDMENTS

29. 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.

30. 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.

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