FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: May 20, 2004

TO: Planning Commission

FROM: Leslie Johnson, Branch Chief
Zoning Evaluation Division, DPZ

SUBJECT: Staff Analysis of Conceptual Plan CPA 86-C-121-14
Diamond-Reston Park, L.L.C.

INTRODUCTION

This memorandum contains the Staff Analysis of the above-referenced Conceptual Plan Amendment which has been submitted on 2.09 acres located within the Reston Town Center. A locator map of the subject property, reduction of the plan and an 8 ½ x 11" copy of the Plan notes are provided immediately following this analysis as Attachments 1 and 2.

DESCRIPTION OF THE APPLICATION

Diamond-Reston Park, L.L.C., the applicant, is requesting approval of a Conceptual Plan Amendment on 2.09 acres zoned PRC, located in the northwest quadrant of the intersection of New Dominion Parkway and Fountain Drive. The property is further identified as Reston Section 89, Block 5 and located at Tax Map 17-1 ((17)) 5A and 5B. The site is currently being developed with a 16 story (maximum building height of 180 feet) multi-family residential building with a maximum of 100 units at a density of 47.7 du/ac.

The applicant has submitted a Conceptual Plan Amendment to incorporate four (4) additional dwelling units into the previously approved 100 unit residential building. These additional units will be incorporated into the same building envelope, including height and footprint and there will be no other physical changes to the site. The additional four units will bring the density of the site to 49.7 du/ac. The applicant's Statement of Justification is contained in Attachment 3.

SURROUNDING AREA DESCRIPTION:

CPA 86-C-121-14			
Direction	**Use**	**Zoning**	**Plan**
North	Reston Regional Library	PRC	Planned Residential Community -Town Center
South	Commercial-Retail (Town Center Urban Core)	PRC	Planned Residential Community-Town Center
East	Commercial –Retail (The Spectrum)	PRC	Planned Residential Community-Town Center
West	Open Space	PRC	Planned Residential Community – Town Center

BACKGROUND

This property was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of rezoning application RZ 86-C-121, one of the four (4) rezoning applications collectively referred to as the "Reston Town Center Rezonings." Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space, or landscaping details. The approved Development Plan (DP) for the area subject to this Conceptual Plan Amendment application is designated as Part 5 of RZ 86-C-121. The approved DP for Part 5 limits the maximum floor area of commercial space to 455,000 square feet, the maximum overall non-residential FAR to 0.7, and the maximum building height to 15 stories or 180 feet. Residential uses are permitted by-right within the Town Center at a maximum density of 50 du/ac.

On April 4, 2002, the Planning Commission voted to approve CP 86-C-121-14 for high density multifamily residential development on the application property subject to the Conceptual Plan Notes dated April 4, 2002. This approval permitted a 100 unit, 180 foot tall residential building on 2.09 acres at a density of 47.7 du/ac. A copy of the Planning Commission approval is contained as Attachment 4.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Upper Potomac Planning District; Area III

Planning Sector: Reston-Herndon Suburban Center and Transit Station Area Land Unit D

Plan Map: Mixed Use

Reston Master Plan: Town Center

Plan Text:

Town Center Portion of Land Unit D

The Reston Town Center is the designated higher intensity node within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. Reston Town Center portion of Land Unit D consists of sub-units D-1, D-2, part of D-3, D-4, D-5, D-6 and the most western part of D-7. The central portion of the Town Center consists of the approximately 85 acres known as the Town Center Urban Core, located in Sub-unit D-2.

The Reston Town Center should develop as planned in order to provide a viable residential and commercial mix. It is presently planned for a maximum development program of 8,415,000 square feet. Development is planned to be phased in as transportation capacity is available. The proposed composition of this development is as follows:

- Office/research and development - 7,100,000 square feet;
- Retail - 315,000 square feet; and,
- Hotel - 1,000,000 square feet.

The proposed Town Center development will also include hospital uses and a minimum of 1,400 dwelling units, incorporating a mixture of multi-family and single-family housing unit types at up to 50 dwelling units per acre. Additional housing units are encouraged as they would contribute to and enhance the mixed-use character planned for this area.

The Town Center should include a transit center near the intersection of Town Center Parkway and Bluemont Way, in close proximity to the core, and should be planned for a future rail station in the Reston Parkway interchange area. Should such facilities be designated for this area, future development should assist in the provision of facilities to accommodate this need.

Development within the Reston Town Center is contingent upon the implementation of transportation improvements in the area. Projects developed under the mixed-use options should participate in satisfying transportation commitments that are linked to specific development levels in the Town Center. The intensity of development within the Reston-Herndon Suburban Center should generally taper down outside of the Town Center, in order to maintain and highlight this are as the major focal point.

Sub-unit D-1 (part of Reston Parkway Transit Station Area)

Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital and associated medial office building, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center

DESCRIPTION OF THE CONCEPTUAL PLAN (CP)

Title of CP: Reston Town Center Concept Plan Amendment Section 89 Block 5.

Prepared by: Urban Engineering and Assoc., Inc.

Dates: October 10, 2001 revised through March 4, 2004.

The Conceptual Plan Amendment consists of 9 sheets, labeled Sheets 1-9 of 9. Sheet 1 is the cover sheet, and includes a vicinity map, soils map and data chart, a sheet index, and the Conceptual Plan Notes. A copy of the revised Conceptual Plan Notes now dated March 10, 2004 is included as Attachment 2. Sheet 2 shows the proposed site layout, including the building footprint, vehicular and pedestrian circulation, and relationship to adjacent properties. Sheet 3 shows the existing vegetation on-site. Sheet 4 includes density calculations for the Reston PRC and the Reston High Density Residential category, as well as an elevation drawing of the proposed structure. Sheet 5 is the proposed landscape plan, and includes a legend of plant types. Sheet 6 illustrates the proposed landscape plan for the parking structure roof deck, which includes benches, planters, and a reflecting pool, and an illustration of proposed lighting fixtures. Sheet 7 is an elevation diagram showing the relationship between the proposed building and the existing developments as viewed from New Dominion Parkway. Sheet 8 is the rezoning plat showing the legal boundary description of the property, and Sheet 9 is a copy of the approved Development Plan for Reston Town Center Parts 4 and 5.

It should be noted that the only changes to the Conceptual Plan from the previous approval are revisions to the Plan Notes on Sheet 1 to reflect the request for four (4) additional units within the existing building footprint; a more detailed version of the building layout and plaza areas based on the approved site plan for the site as depicted on Sheets 2 and 3; as well as a more detailed landscape plan based on the approved site plan for the site. All of these changes are in substantial conformance with the previously approved Conceptual Development Plan.

The residential building is oriented to New Dominion Parkway, with the vehicular entrance from Fountain Drive. The building footprint consists of structured parking on the lower levels to a maximum of four (4) floors, with the remainder of the structure (approximately less than half of the total footprint) containing the residential units rising to the full height. The vehicular entrance from Fountain Drive aligns with the entrance to the Spectrum Retail Center, and would include a pass-through to a drop-off point at the front side of the building, as well as multi-leveled entrances to the parking levels from the rear of the building.

ANALYSIS

This Conceptual Plan Amendment proposes to add four additional units within the existing multifamily building footprint which will bring the total number of units to 104 at a density of 49.7 du/ac which is in conformance with the use and density recommendations of the Comprehensive Plan, which incorporates the Reston Master Plan by reference. The Reston Master Plan shows the site as Town Center, and high-density residential is a permitted Town Center use. The maximum permitted density within the Town Center is 50 du/ac. No changes to the maximum building height of 180 feet or changes to the underground parking or plazas are proposed. The applicant is proposing to carry forward the previously approved Conceptual Plan Notes, including the commitment to reserve for future dedication to the Reston Library Foundation, 16,599 square feet of land in the northwest corner of Bowman Towne Drive and Fountain Drive and construction of a bus shelter along the site's frontage on Bowman Towne Drive.

Conformance with Proffers and Development Plan

The approved DP for Part 5 limits the maximum floor area of commercial space to 455,000 square feet, the maximum overall non-residential FAR to 0.7, and the maximum building height to 15 stories or 180 feet. Residential uses are permitted by-right within the Town Center. Further, the "Land-Use, Heights, FAR element of the three part "Master Conceptual Plan" approved for the Town Center shows the site identified as Reston Section 89, Block 5 and Outlot D approved for office, retail, residential, community, recreation, and/or parking uses with a maximum FAR of 0.7 and a maximum height of 180 feet.

On the "Circulation" element of the "Master Conceptual Plan" no internal circulation system is shown, and only one entrance to the site from Fountain Drive is shown. The applicant is proposing one entrance only from Fountain Drive, although the building is oriented to New Dominion Parkway. On the "Open Space and Landscaping" element of the "Master Conceptual Plan", a landscape, screening/natural buffer is shown along New Dominion Parkway and Fountain Drive. The applicant has provided streetscape trees and landscape along these two frontages.

In summary, staff believes that the proposed Conceptual Plan Amendment is in conformance with the approved Development Plan.

The proffers accepted by the Board of Supervisors pursuant to RZ 86-C-121 require the review and approval by the Planning Commission of Reston Town Center Conceptual Plans (See Attachment 5). The Conceptual Plans are to include: a vehicular and traffic circulation plan, including location of entrances, minor streets, pedestrian walkways and trails, landscaping and screening, open space, recreation and community facilities, location of a time-transfer transit hub, floor area ratios, height limits, location and type of housing units, location of office and commercial buildings, and location of parking structures. Staff believes that the applicable elements from this list were addressed with the previous approval of the Conceptual Plan and continue to be addressed with the proposed amendment to add four additional units within the existing building footprint.

ZONING ORDINANCE PROVISIONS

Maximum Density

This site is located within the Town Center Urban Core, and was approved for high density residential development. In accordance with Zoning Ordinance Sect. 6-308, the density for all high density residential development shall not exceed 60 persons per acre, and no individual high density residential area shall exceed a density of 50 dwelling units per acre. Sheet 4 states that the density in all high-density residential areas, including this 104 unit proposal is 37.23 persons per acre.

In addition to the density requirements for areas designated as low, medium, or high density, the overall density within a PRC District shall not exceed 13 persons per acre. The applicant has submitted documentation which demonstrates that the overall density for this PRC District with the proposed residential development is approximately 11.76 persons per acre.

Bulk Regulations

In the PRC District there are no minimum lot size requirements, maximum building height requirements or minimum yard requirements for multiple family dwellings except that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. The building will be set back 25 feet at the closest point along New Dominion Parkway, and approximately 25 feet from the right-of-way along Fountain Drive. It will be located within 10 feet of the library property at the corner, and the adjacent open space parcel to the west. Staff had previously determined that this standard had been satisfied with the initial approval and continues to be satisfied with this amended proposal.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff concludes that the proposed Conceptual Plan Amendment to add 4 additional residential units within the approved building footprint is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions, as well as the approved Development Plan.

Staff Recommendations

Staff recommends approval of CPA 86-C-121-14, subject to the Conceptual Plan Notes dated March 10, 2004.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

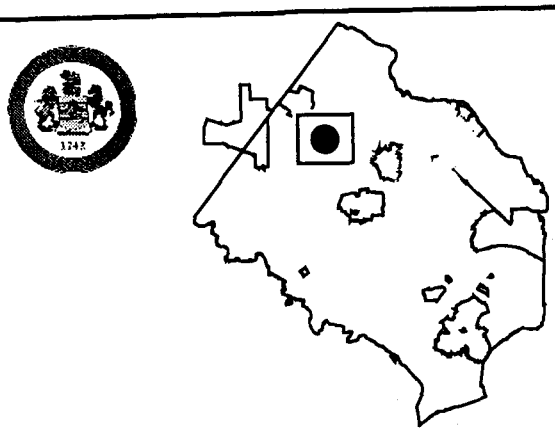
ATTACHMENTS

1. Locator Map
2. Conceptual Plan Reduction and Notes
3. Statement of Justification
4. Approved Conceptual Plan and Plan Notes for CP 86-C-121-14
5. Approved proffers for RZ 86-C-121
6. Glossary of Terms

ATTACHMENT 1

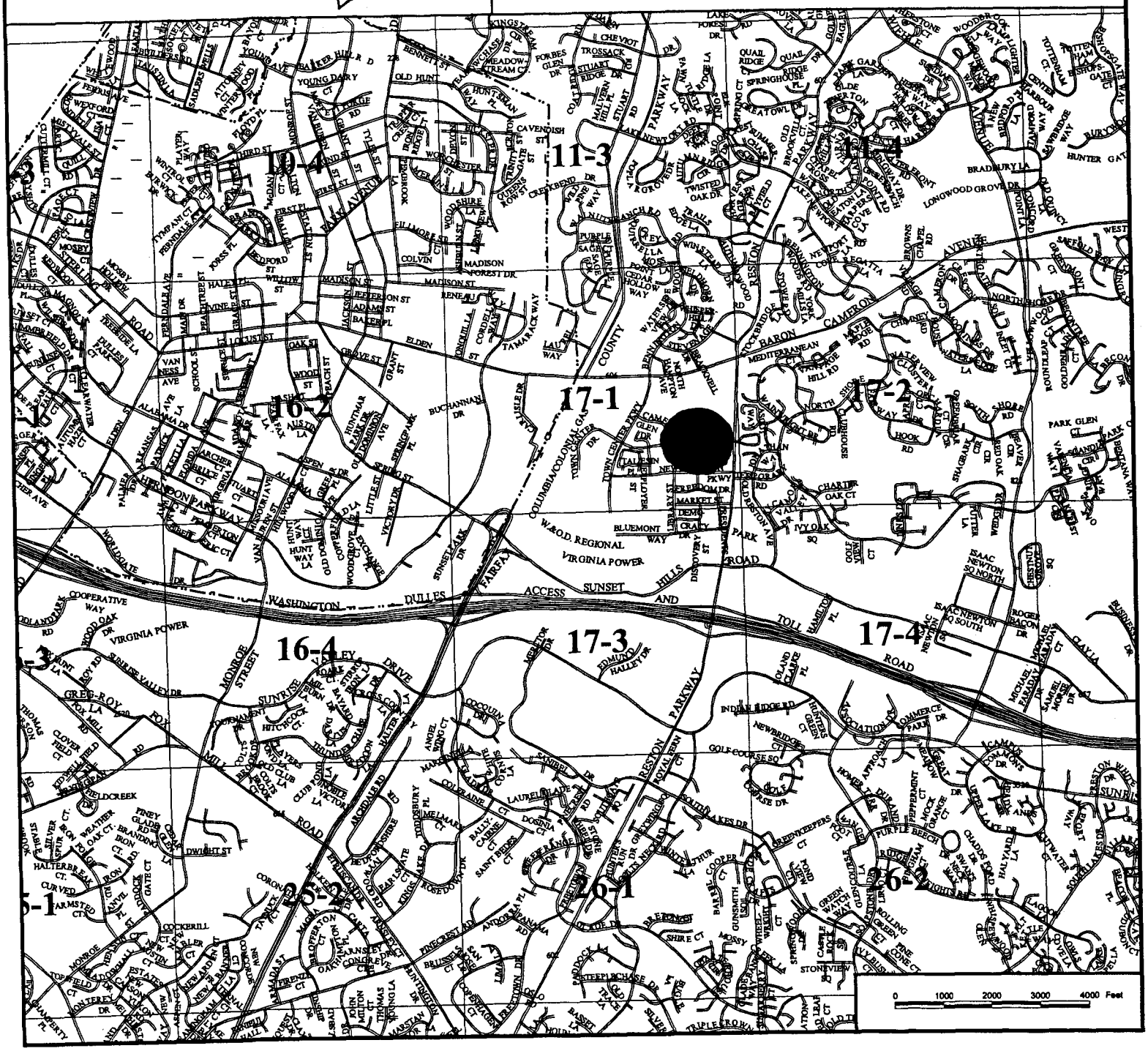
Conceptual Plan Amendment Application

CPA 86-C-121-14



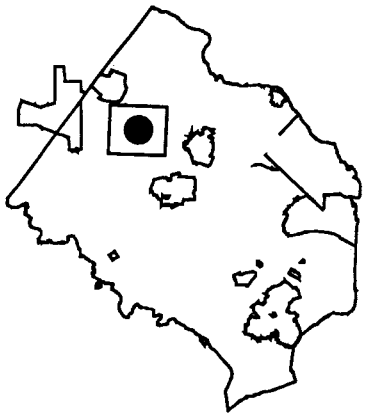
CPA 86-C-121-14
FILED 03/25/04

DIAMOND-RESTON PARK, LLC
TO AMEND THE CONCEPTUAL PLAN
FOR RZ 86-C-121
2.09 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: N.W. QUADRANT OF THE INTERSECTION OF NEW DOMINION PKWY. AND FOUNTAIN DR.
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 017-1- /17/ / 5A, 5B



Conceptual Plan Amendment Application

CPA 86-C-121-14



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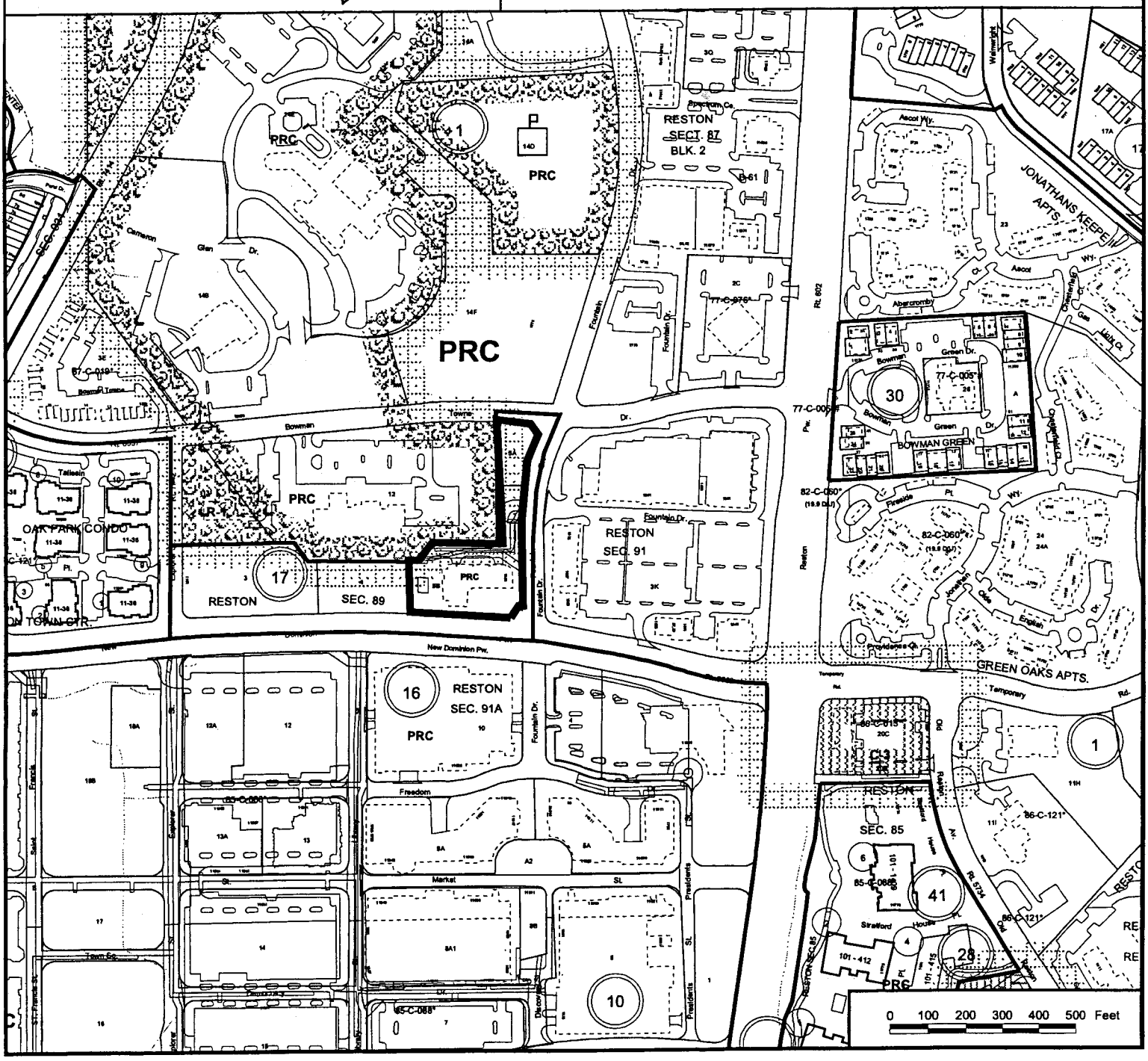
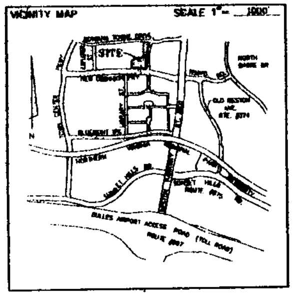
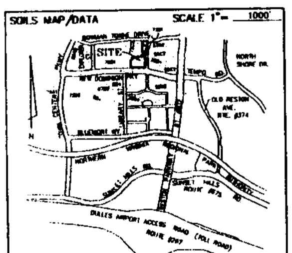


RESTON TOWN CENTER CONCEPT PLAN AMENDMENT
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

VICINITY MAP SCALE 1" = 1000'



SOILS MAP/DATA SCALE 1" = 1000'



SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD.
78B1	CALVERTON (L	POOR - B,W,C	MARG - W,C,R	GOOD	MODERATE	A
72C2	BUCKS (L)	GOOD	FAIR - S	GOOD	MODERATE	C
72B1	BUCKS (L)	GOOD	FAIR - S	GOOD	MODERATE	C
55B2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
20B1	MEADOWVILLE	FAIR - B,W	MARG - W	GOOD	MODERATE	B

OWNER / DEVELOPER / APPLICANT

DIAMOND RESTON PARK, L.L.C.
3919 OLD LEE HIGHWAY, SUITE 82A
FAIRFAX, VIRGINIA 22030
PH. (703) 384-1206

ARCHITECT

SK&I ARCHITECTURAL DESIGN GROUP, LLC
7735 OLD GEORGETOWN ROAD, SUITE 1000
BETHESDA, MD 20814
PH. (301) 654-9300

NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 89, BLOCK 5
March 10, 2004

GENERAL

[illegible]

SITE DATA

CURRENT ZONE: PRC

SITE AREA ANALYSIS:
- ORIGINAL SITE AREA= 91,324 SF OR 2.09651 AC
- STREET DEDICATION= 4,819 SF OR 0.10803 AC (RECORDED W/ DB. 14822 PG. 815)
- LIBRARY DEDICATION= 16,584 SF OR 0.38095 AC (RECORDED W/ DB. 14822 PG. 815 - BLOCK 5B)
- REMAINING SITE AREA= 70,111 SF OR 1.60953 AC (RECORDED W/ DB. 14822 PG. 815 - BLOCK 5A)

PROPOSED USE: HIGH DENSITY RESIDENTIAL

BUILDING DATA:
GROSS FLOOR AREA= 280,000 SF (RESIDENTIAL)
80,000 SF (GARAGE)
NUMBER OF STORIES= 10 ABOVE GRADE, 3 BELOW GRADE
BLDG. HEIGHT= 180 FT. (MAX.)
NUMBER OF UNITS= 104 UNITS (MAX.)

PARKING TABULATION:
REQUIRED PARKING:
1.6 SPACES/UNIT X 104 UNITS= 167 SPACES
PARKING PROVIDED: = 208 SPACES (INCLUDES REQUIRED HANDICAPPED PARKING PER ADA STANDARDS).

NOTE: APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER OF PARKING SPACES WITH FINAL ENGINEERING AND DESIGN, SO LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE

LOADING TABULATION:
REQUIRED LOADING:
1 SP./1ST 25,000 GFA + 1 SP./100,000 GFA = 3 SPACES
LOADING PROVIDED = 3 SPACES

OPEN SPACE
OPEN SPACE PROVIDED = 31,983 SF.
PERCENT OPEN SPACE = 35.0%

DENSITY
DWELLING UNITS PER ACRE = 49.81 UNITS/ACRE
RESTON PRC DENSITY = 11.78 PERSONS/ACRE
RESTON HIGH DENSITY RESIDENTIAL = 37.22 PERSONS/ACRE

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL DEVELOPMENT PLAN
3. EXISTING VEGETATION SITE PLAN
4. ARCHITECTURAL ILLUSTRATIVE PLAN
5. LANDSCAPE PLAN
6. PARKING STRUCTURE LANDSCAPE PLAN
7. NEW DOMINION PARKWAY ELEVATION
8. DEVELOPMENT PLAN
9. DEVELOPMENT PLAN

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS

COVER SHEET
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

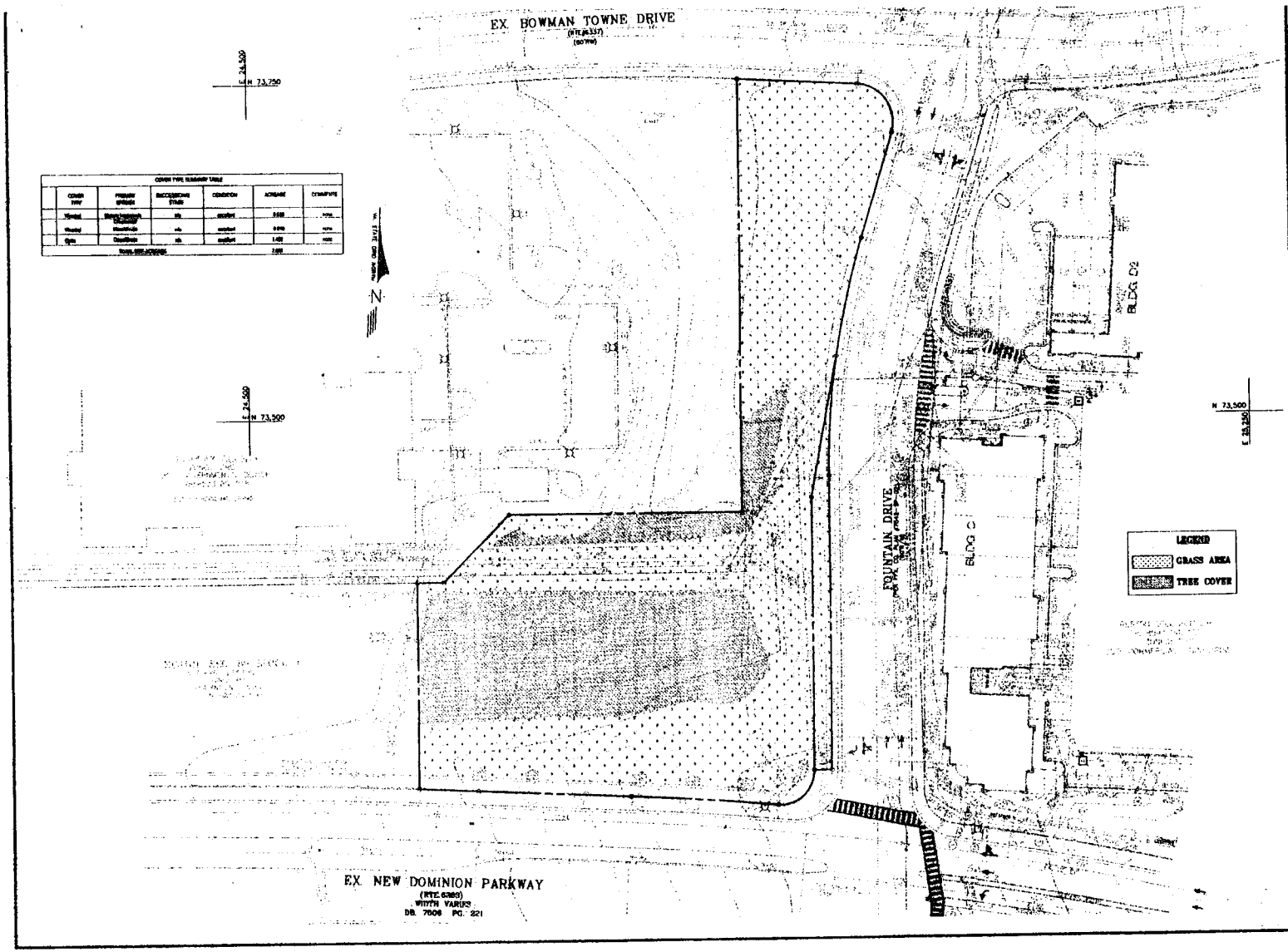
SCALE: AS NOTED | CI: N/A | DATE: OCT. 2001

SHEET 1 OF 9

FILE No. MISC-1097-CPA

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

CONCEPTUAL DEVELOPMENT PLAN
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=30'
DATE: OCT. 2001
URBAN ENGINEERING & ASSOC. INC.
BLDG. C
BLDG. D2
FOUNTAIN DRIVE
EX. BOWMAN TOWNE DRIVE
EX. NEW DOMINION PARKWAY
N
VA. STATE GRID NORTH



COVER TYPE SUMMARY TABLE					
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
Wooded	Mixed Hardwoods	n/a	excellent	[illegible]	none
Wooded	Mixed Hardwoods	n/a	excellent	[illegible]	none
Open	Open Grass	n/a	excellent	[illegible]	none
TOTAL SITE ACREAGE				[illegible]	

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7912 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

EXISTING VEGETATION SITE PLAN

SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' C.I.T. DATE: OCT. 2001

SHEET 3 OF 9

FILE No. MISC-1097-CPA

DENSITY TABULATIONS

Reston FDC Density

Charged Units by Net Increment 1.3 persons/Unit

	Acres	Units	Persons	Persons/Acre	Dwelling Units/Acre
Net Density	2.876	12,195	36,201	12.5886	4.24
S 93, 92, 95 and 97, 9-3 & 4B	188.11	1,353	2,790	37.4130	13.45
Parks, S 91A	79.13	1,700	2,400	30.3000	18.60
Non S 81, 82		914	1,800		
Non S 95 & 1	2.6651	104	208	78.2198	40.04
Non S 95 B 1	5.93	300	600	101.1054	50.62
Subtotal	3,054.08	16,736	42,375	13.8632	5.24
Reston Master	2,305.96	10,830	32,310	14.0167	3.77
S. 40, B1	16.99	191	346	20.7833	10.87
Non S.3A, B1B	5.13	20	60	11.6179	3.9571
Subtotal	2,327.94	10,980	32,716	14.0600	4.72
Grand Total	5,381.72	26,864	75,072	13.9500	4.75

REGIONAL HIGH DENSITY RESIDENTIAL, OVERDENSITY DENSITY

High density multi-family residential density not to exceed 50 dwellings

SECTION	Acreage	Units	Unit Type	Persons	Persons/Acre
S. 43, B-2	4.53	200	MF	600	
S. 43, B-2B	2.50	17	SFA	51	
S. 43, B-2	8.07	140	MF	420	
S. 43, B-1B	3.46	21	SFA	63	
S. 43, B	11.97	158	SFA	474	
S. 43, B-1A	5.0	75	SFA	225	
S. 81, B	8.19	180	MF	540	
S. 81, B-2	13.80	164	MF	492	
S. 82, B-2A	13.35	116	MF	348	
S. 86, B-1	5.45	35	SFA	105	
S. 86, B-2	12.38	65	SFA	195	
S. 78, B-2B	16.26	112	SFA	336	
S. 78, B-2A	9.26	78	SFA	234	
S. 78, B-2	3.37	20	SFA	60	
S. 87, B-1C	2.4	11	SFA	33	
S. 32, B-3A	15.78	48	SFA	144	
S. 93, 94A	10.3	174	MF	470	
S. 93, B-4B	13.50	80	SFA	240	
S. 99, B-2	6.95	163	MF	195	
S. 99, B-3	3.89	104	MF	312	
S. 12, B-1	2.78	18	SFA	54	
S. 32, B-1 & 1B	11.3	78	SFA	234	
S. 36, B-1	6.37	44	SFA	132	
S. 57, B-2	3.43	30	SFA	90	
S. 78, B-3	6.17	40	SFA	120	
S. 93	95	455	SFA	1365	
S. 43	31.91	120	MF	1120	
S. 81	9.12	144	MF	288	
S. 87, B-4A & 4B	12.28	134	MF	268	
S. 40, B-1	14	128	MF	256	
S. 95, B1	5.93	200	MF	300	
S. 81, B	78.15	1,700	MF	3400	
TOTAL	358.8671	6242		14778	37.233

Reston Town Center Urban Core Dwelling Units Per Acre			
Minimum - 50 units/ac			
	Acres	Units	
S. 81A	75.12	1,093	
S. 81	9.12	688	
TOTAL	84.24	2,081	28.344

Persons/Unit Factors Used:

Multifamily elevator unit	2.0
Multifamily garden unit/Flat	2.5
Single family attached unit	2.0
Single family detached unit	3.5

Source of Information:

Records maintained by Western Region
Approved Town Center Concept Plan for S. 40B
Approved Development Plan for S. 47
Approved Development Plan for S. 86
Approved Development Plan for S. 87, B-4A & 4B
Approved Development Plan for S. 40B-1
Approved Site Plan for W. 99A & 100A
Proposed Development Plan for S. 81, B 1 & 2
Proposed Concept Plan for S. 86, B 1

FDC

DETAIL GRADING LETTER OF PERMISSION

FAIRFAX COUNTY
VIRGINIA

DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
FACILITIES MANAGEMENT DIVISION
12000 Government Center Parkway, Suite 424
Fairfax, Virginia 22035-0011

Phone 703-324-5033 Fax 703-324-3146

May 6, 2003

Mr. Mike O. Breslin
Diamond Properties, LLC
9550 Old Lee Highway
Suite 52A
Fairfax, VA 22030

Re: Reston Regional Library P.M. 17-1-(1)(1) et 12

Dear Mr. Breslin:

The Facilities Management Division, on behalf of the Fairfax County Board of Supervisors (the "County"), the owner of the Reston Regional Library (Fairfax County Tax Map 017-4-01-0012B) (the "Property"), plans to construct on Wiehle-Reston Park, LLC, (the "Block 5 Owner"), to raze the Property and provide unimproved and grading work and activities on, through and across the Property that is doubtful a new and permanent grade thereon, as set of the Block 5 Owner's development of the adjacent Section 89, Block 5 parcel (the "Parcel"), as such development is more particularly set forth on site plan Tech SP 03-1 (the "Site Plan").

The Block 5 Owner's right to use the Property shall be upon and only during periods of actual excavating, construction, remediation or maintenance; further, this right shall not be construed to allow the Block 5 Owner to erect any building or structure of a permanent nature on the Property, except for the planting of additional landscaping as set forth on the Site Plan. In addition, the Block 5 Owner shall install unobstructed landscaping on the Property along the common boundary with the Block 5 Owner's property, as remaining, to include a combination of trees, shrubs, bushes and similar plantings, all as more particularly set forth on the Site Plan.

Before entering the Property, the Block 5 Owner shall, at its expense, (i) provide and maintain comprehensive general liability insurance of at least $2 million in the aggregate and $1 million per occurrence, as well as the statutory minimum for workman's compensation and employer liability insurance, with insurance companies authorized to do business in the Commonwealth of Virginia and naming the County as an additional insured thereon; (ii) provide the County written evidence of such insurance; and (iii) give the County at least 24-hour prior notice of its intent to enter the Property (which notice may be verbal or telephonic). The Block 5 Owner shall maintain all such insurance during the period in which it is conducting permitted activities on the Property. For purposes of compliance with the insurance and notice provisions of this paragraph, all correspondence and notice shall be directed to one of the Office of Library Administration for the County.

Sincerely,

Thomas W. Patterson
Director, Facilities Management Division

COMMONWEALTH OF VIRGINIA:

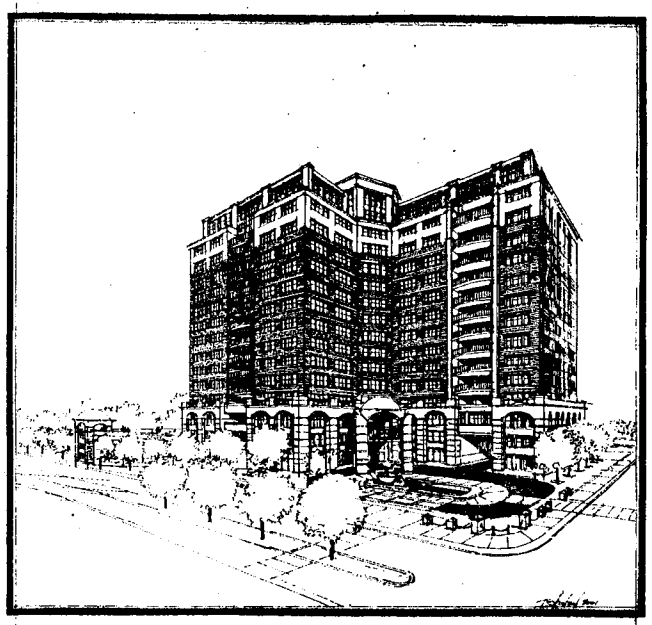
COUNTY OF FAIRFAX:

The foregoing instrument was acknowledged before me this 8th day of May 2003, by Tomas Patterson, Director, Facilities Management Division, on behalf of the County of Fairfax.

My commission expires: June 30, 2005

Notary Public

cc: Judy Commer, Fairfax County DPWES
Eric Siegel, P.E., Urban Engineering and Associates, Inc.
Todd C. Lemmy, Esquire, Cooley Godward LLP
Sam Clay, Director, Fairfax County Public Library



RESTON TOWN CENTER
CONDOMINIUMS

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS, INCLUDING CONSTRUCTION OF ADDITIONAL RESIDENTIAL UNITS UP TO THE MAXIMUM NUMBER OF UNITS SHOWN ON THIS TOWN CENTER CONCEPT PLAN.

PLAN DATE
12-12-02
1-9-03
2-21-03
3-21-03
5-12-03

REVISIONS (APPROVED)
1. SE-03-M CONCEPT PLAN AMENDMENT
2. SE-03-M FINAL SITE PLAN

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

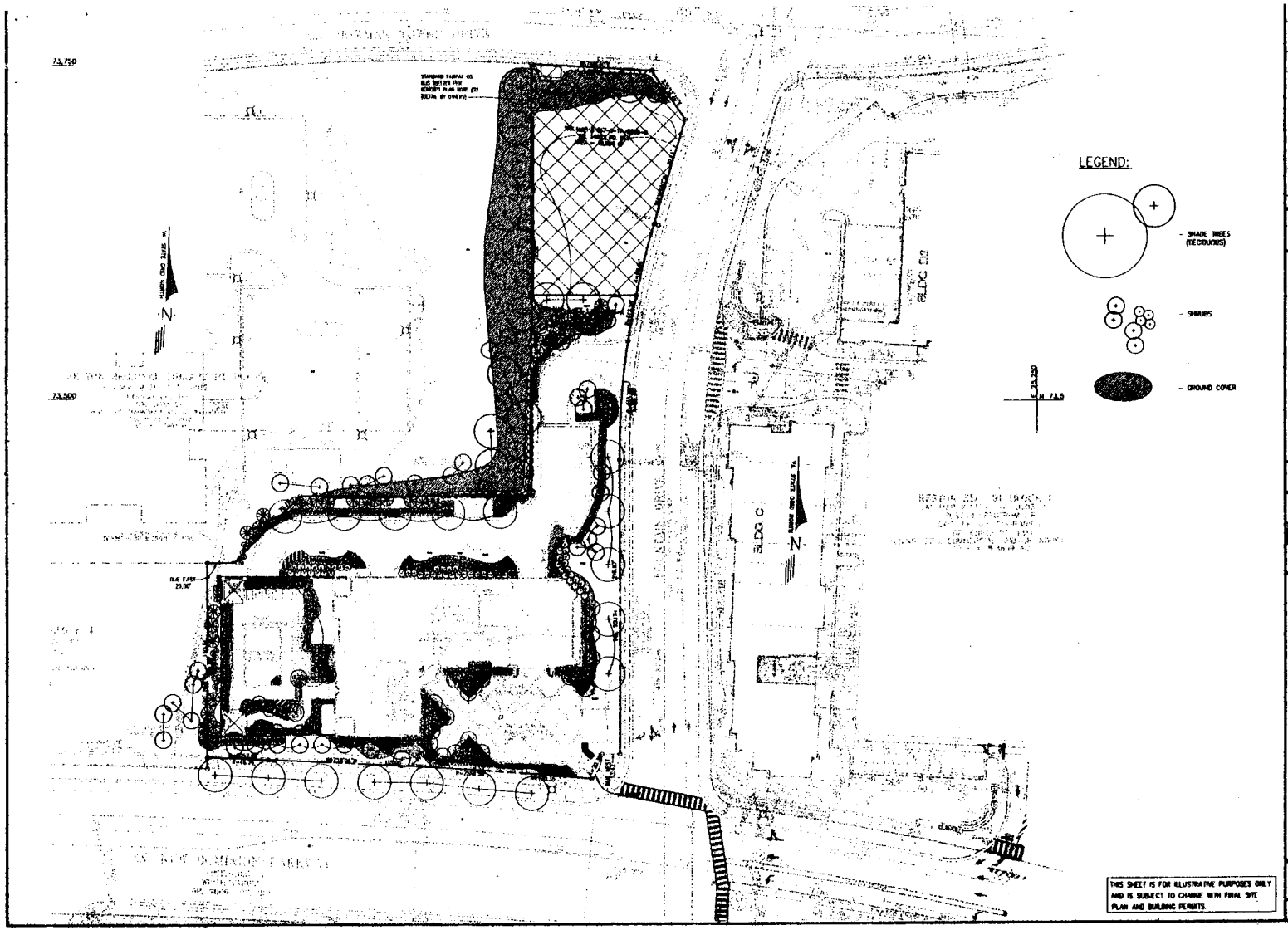
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
3701 FAIR RIDGE DRIVE, FIFTH FLOOR
ARLINGTON, VIRGINIA 22033 (703) 642-9000

ARCHITECTURAL ILLUSTRATIVE PLAN
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE N/A | C.L. N/A | DATE: OCT., 2001

SHEET 4 OF 9

FILE NO. MISC-1097-CPA



URBAN ENGINEERING & ASSOC., INC.

LANDSCAPE PLAN

SECTION 89 BLOCK 5
RESTON

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

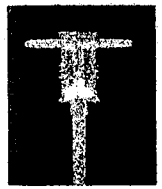
DATE: OCT. 2001

SCALE: 1"=30'

C.L. N/A

SHEET 5 OF 9

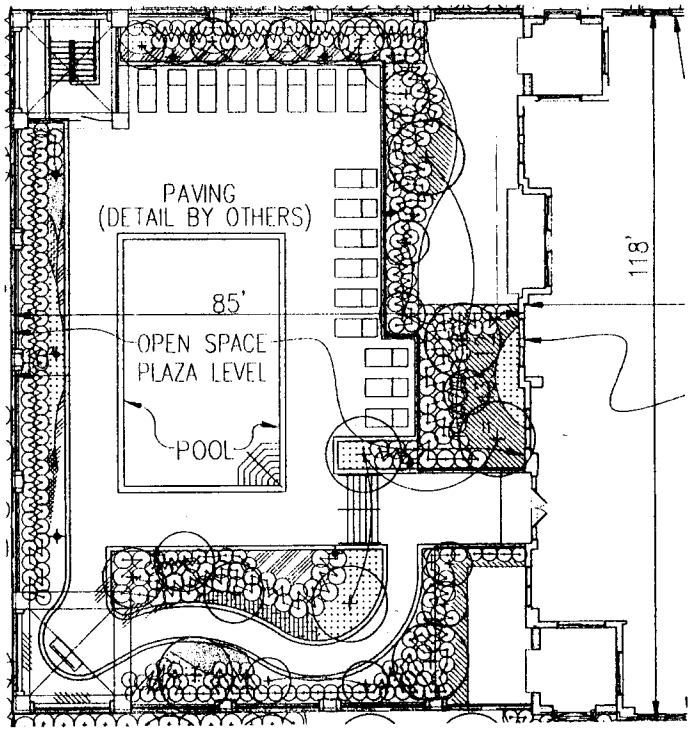
REF. No. MSC-1097-CPA



PARKING LOT/PEDESTRIAN LIGHT SPECIFICATIONS

NOT TO SCALE

MODEL:	AV680 100W METAL HALIDE
MANUFACTURER:	HESS AMERICA P.O. BOX 430 SHELBY, NC 28151 (704)471-2211
QUANTITY:	PER PLAN
COLOR:	BLACK
NOTE:	INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS.

No.	DATE	DESCRIPTION	REVISION APPROVED BY DIVISION OF DESIGN REVIEW
1	03-19-04	CONCEPT PLAN AMENDMENT	

PLAN NAME: 10-19-01, 02-19-02, 03-19-03, 03-19-04

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LEESBURG PIKE, SUITE 100
FALLS CHURCH, VIRGINIA 22043 (703) 642-4680

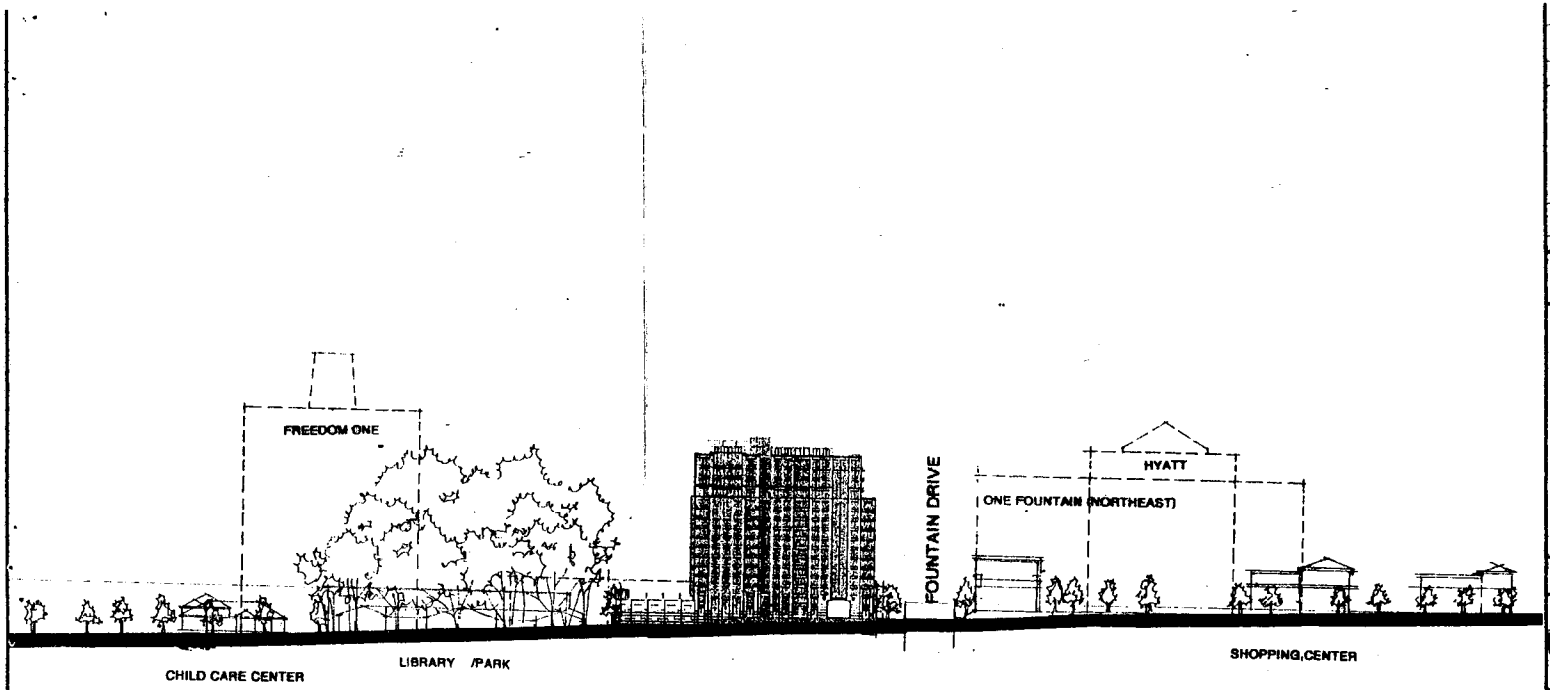
PARKING STRUCTRE LANDSCAPE PLAN

SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1/8"=1' C.I. N/A DATE: OCT. 2001

SHEET 6 OF 9

FILE No. MTBC-1087-CPA



NEW DOMINION PARKWAY ELEVATION

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS.

URBAN ENGINEERING & ASSOC., INC.

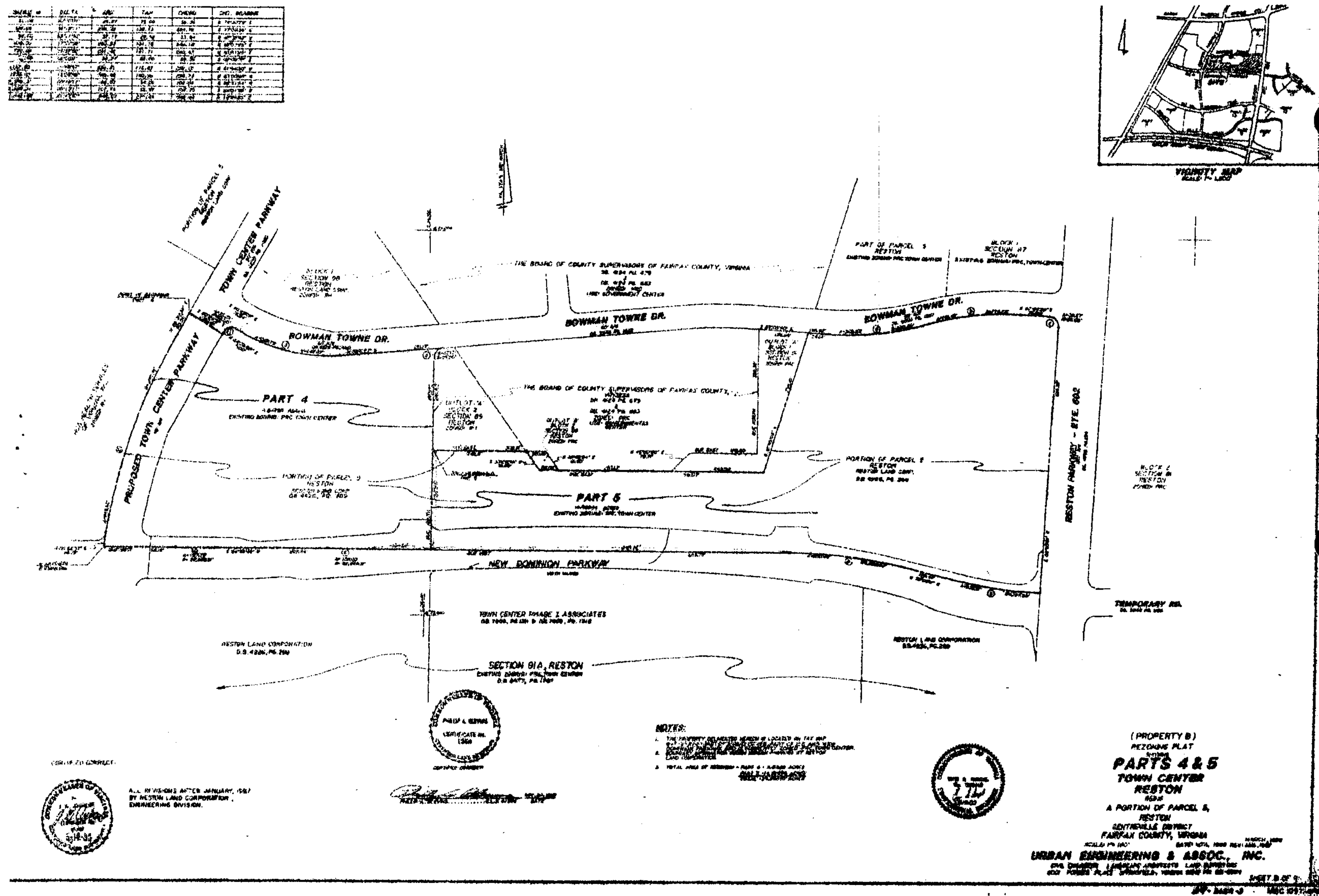
NEW DOMINION PARKWAY ELEVATION

SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60'
DATE: MARCH, 2002

SHEET 7 OF 9

FILE No. MISC-1087-CFA


VICINITY MAP
THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
BOWMAN TOWNE DR.
TOWN CENTER PARKWAY
PROPOSED TOWN CENTER PARKWAY
PART 4
EXISTING ZONING: PRC TOWN CENTER
PART 5
EXISTING ZONING: PRC TOWN CENTER
PORTION OF PARCEL 5
RESTON
RESTON LAND CORP.
RESTON PARKWAY - RTE. 602
NEW DOMINION PARKWAY
TEMPORARY RD.
TOWN CENTER PHASE 1 ASSOCIATES
RESTON LAND CORPORATION
SECTION 91A, RESTON
NOTES:
(PROPERTY B)
REZONING PLAT
PARTS 4 & 5
TOWN CENTER
RESTON
A PORTION OF PARCEL 5,
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
URBAN ENGINEERING & ASSOC., INC.
ALL REVISIONS AFTER JANUARY, 1987
BY RESTON LAND CORPORATION,
ENGINEERING DIVISION.

RESTON TOWN CENTER CONCEPT PLAN
DIAMOND RESTON PARK, L.L.C.
SECTION 89, BLOCK 5

A. INTRODUCTION

Diamond Reston Park, L.L.C. (the "Applicant") seeks approval of a Town Center Concept Plan ("TCCP") amendment to permit construction of four (4) additional multi-family residential units on Section 89, Block 5, Parcels 5A and 5B (the "Property") within the Reston Town Center Study Area ("Study Area") and adjacent to the Reston Town Center Urban Core ("Urban Core"). The additional residential units will be incorporated into the previously approved 100-unit multi-family structure; the structure's building footprint and height will remain unchanged. The residential development is nestled among neighboring office and retail uses and an abundance of community services serving the planned community of Reston, including child care facilities, medical services and a regional library. The construction of these multi-family units will assist in fulfilling the Reston Master Plan and Proffers' objectives for providing a range of housing opportunities within Reston and for phasing construction of residential units in the Study Area and Urban Core with the development of non-residential uses.

B. BACKGROUND

The Fairfax County Board of Supervisors approved the creation of the Study Area and Urban Core as part of a series of four (4) rezonings to the Planned Residential Community ("PRC") district in 1987. The Study Area is comprised of approximately 449 acres of land, including approximately 84 acres in the Urban Core. Development plans and Proffers accompanied each of the four (4) rezoning cases and dictated, among other things, the allowable uses, development densities, building heights and general locations for development within each of the rezoned areas. Generally, each Development Plan permits a mix of uses, including residential, and the Proffers suggest a mix of housing unit types and minimum number of residential units to be constructed within the Study Area and Urban Core.

The Property is subject to the Conceptual Development Plan approved with rezoning case RZ 86-C-121 for Reston Part 5, and Town Center Concept Plan CP 86-C-121-14, approved by the Planning Commission April 4, 2002. The Town Center Concept Plan permits construction of a 16-story (above grade) multi-family residential building with a maximum of 100 dwelling units, at a density of 47.7 du/ac, and a maximum height of 180 feet.

C. OVERVIEW OF APPLICATION

The TCCP proposes to incorporate four (4) additional dwelling units into a previously approved multi-family residential development on two (2) undeveloped parcels totaling approximately 2.09 acres. The parcels generally are located to the west of Fountain Drive, east of Explorer Street, north of New Dominion Parkway and south of Bowman Towne Drive. The Property is identified as Fairfax County Tax Maps 017-1-17-0005A and 017-1-17-0005B. A copy of the Fairfax County Tax Map is included with this TCCP, with the Property outlined in red.

The proposed development consists of a single, 16-story high-rise building containing a maximum of 104 residential units and a maximum building height of 180'. The four (4) additional residential units will be incorporated into the same building envelope, including height and footprint, of the previously approved 100-unit multi-family building. Residential unit sizes will range from approximately 1,600 s.f. on the lowest floors to 4,200 s.f. on the penthouse levels.

Three and one-half (3.5) levels of structured parking will be constructed both beneath the residential building and along the western end of the residential building. Taking advantage of the existing topography and slope, the bulk of the structured parking will be "carved" into the hillside along New Dominion Parkway, meaning only a small portion of the structured parking will be above-grade when viewed from across New Dominion Parkway.

An outdoor plaza area and reflecting pool will be constructed on the roof of the western end of the parking structure, providing residents a gathering place and focal point amenity for community events and private functions. The complex will also include conference meeting space, a fitness center and two elaborate and functional pedestrian plazas for use by the residents.

1. SITE LAYOUT

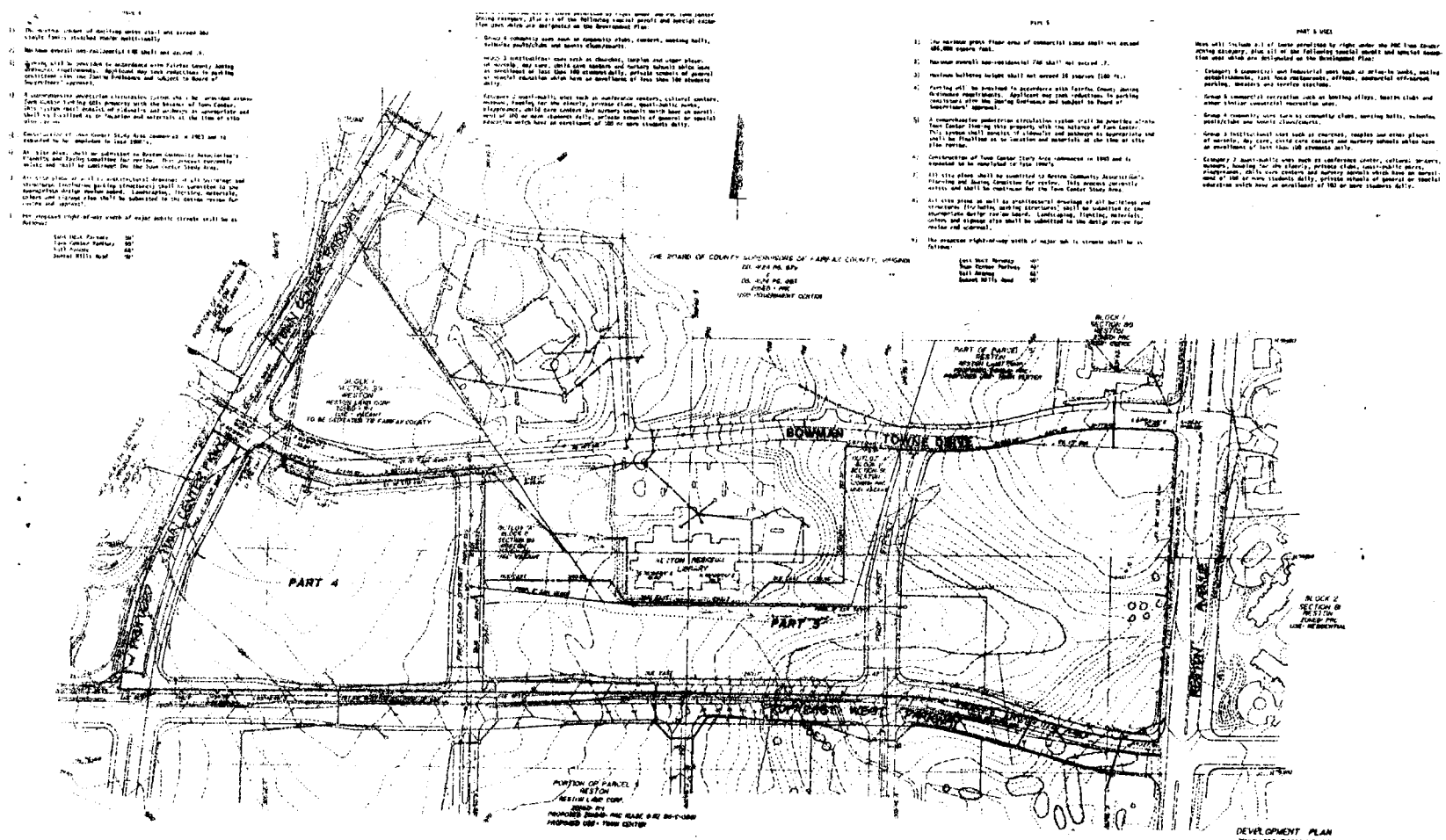
The proposed development was designed to respect the existing sloping topography of the Property and facilitate the construction of the residential units close to the street to emphasize an urban living environment. The proposed vehicular entrance for the Property is located along Fountain Drive and is aligned with the existing entrance to the Spectrum retail center across the street, which will ease the flow of traffic between the opposing developments. Because the project only proposes four (4) additional units, for a maximum total of 104 residential units, any additional vehicular traffic generated by the residential units will be minimal and can be accommodated on the existing road network.

The existing pedestrian and bicycle connections along both Fountain Drive and New Dominion Parkway, which connect to the Urban Core, as well as the existing pedestrian connection between the Property and the Reston Regional Library will be preserved. The proposed units also are within walking distance of an existing bus transit system, future rail station and the W&OD Trail. A bus shelter will be installed along Bowman Town Drive.

Although not included in the Plan Notes attached to the TCCP, the Applicant will relocate a portion of the existing pedestrian trail on the adjacent open space area and the Reston Regional Library to accommodate the construction of the parking structure along the western boundary of the Property. The relocated pedestrian trail will be designed and constructed consistent with the existing trail dimensions and materials.

2. ARCHITECTURAL DESIGN AND LANDSCAPING

The proposed architectural design of the residential high-rise, structured parking and plaza area is designed to complement the existing architectural design prevalent within the Urban Core. The tapered design of the residential building, transitioning into the parking structure and



DEVELOPMENT PLAN
PROPOSED REZONING OF

PARTS 4 & 5
TOWN CENTER
RESTON

BEING
A PORTION OF PARCEL 3,
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=100' DATE: OCT., 1986 REV: JAN., 1989

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS
[illegible] SHEET 9 OF 9

adjacent open space, provides a unique urban design while respecting existing development patterns established elsewhere in the Urban Core and Study Area. As exemplified on the Concept Plan, the top of the proposed complex emulates that of other high rise buildings in the Urban Core, such as Stratford residential condominiums and the Hyatt Regency Reston Hotel.

The development also proposes a unique and ornate landscape plan that represents a breakthrough for Reston's urban landscaping. The perimeter landscaping will consist of a mixture of shade trees and shrubs along the drive aisles and base of the parking structure, as well as a porte cochere at the front entrance. Purposely located at the intersection of Fountain Drive and New Dominion Parkway, the porte cochere amplifies the street corner, provides a focal point for the development and creates a more ceremonial vehicular turnaround.

A small residents' park, complete with special paving, individual plantings, bollards, sitting area and reflecting pool, is proposed for the roof of the planned parking structure. No parking shall be permitted on the roof of the parking deck. These amenities will enhance the overall design and, more importantly, the views from the residential units and surrounding high-rise buildings.

D. CONCLUSION

The Town Center Concept Plan requests permission to incorporate four (4) additional dwelling units within the previously approved 100-unit multi-family residential structure. The additional dwelling units will not alter the building's height or footprint, and the development's well-designed architecture and urban amenities will complement the Urban Core. With approval of this TCCP, Reston Town Center will continue to develop as a live-work-play environment with a full range of housing options supported by neighborhood recreational amenities, services and entertainment. Additionally, this development supports the efforts of the Fairfax County Board of Supervisors to permit appropriate residential densities and a diversity of housing options in proximity to future rail stations. The Applicant respectfully requests the support of the Planning Staff and the approval of this TCCP by the Planning Commission.

Respectfully submitted:

Mark C. Looney, Esquire

198850 v1/RE
49FM01!.DOC

NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 89, BLOCK 5
March 10, 2004

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 89, Block 5, Reston. The Tax Map reference for the parcels are 17-1-((17)) Parcels 5A and 5B (the "Property"). The property is planned Town Center and zoned PRC Town Center (Planned Residential Community).

2. Town Center Concept Plan. The properties that are the subject of this application shall be developed in substantial accordance with this Town Center Concept Plan, dated Oct. 2001, revised through March 10, 2004, and prepared by Urban Engineering and Associates, Inc.; 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. Area. The application property consists of approximately 2.09 acres (91,324 S.F.). Diamond Properties, L.L.C. is the owner of the property and shall hereinafter be referred to as the "Applicant."

4. Water and Sewer. The proposed development will use public water and sewer.

5. Storm Water Management. The Applicant may request a waiver of on-site stormwater management and BMP requirements, as the Property is part of the regional storm water management system for the Reston Town Center Study Area. Storm water management and Best Management Practices ("BMP") for the Property will be handled offsite in the regional detention pond created pursuant to that certain "TOWN CENTER STORM WATER MANAGEMENT DETENTION EASEMENT AND MAINTENANCE AGREEMENT," recorded among the land records of Fairfax County at Deed Book 6369, Page 1540. In the event a waiver of on-site stormwater management and BMP is not granted, the Applicant shall provide the required on-site facilities.

6. Residential Uses.

   A. Under the Town Center rezonings (RZ 86-C-121 and subsequent PCAs), and the Development Plan for Parts 4 and 5 of the Reston Town Center Study Area, Block 5, Parcels 5A and 5B are permitted to develop for residential uses with a maximum building height of 180 feet.

   B. The proposed multifamily residential building shall consist of a maximum of 104 residential units of varied sizes depending on market demand and at the discretion of the Applicant. The Applicant reserves the right to develop fewer dwelling

units than the number of units represented in the site data shown hereon, and to correspondingly reduce the number of parking spaces.

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

8. Building height. The maximum residential building height shall not exceed 180 feet above grade. The portion of the proposed parking structure that is not located beneath the residential building will be a maximum of four (4) parking levels above grade.

9. Open space. The Applicant shall provide a minimum of 35% open space on Section 89, Block 5, Parcels 5A and 5B, combined.

10. Tree cover. The existing tree cover for the majority of the Property has been removed as part of the Property's development. The Applicant shall provide a minimum of 10% tree cover for Section 89, Block 5, Parcels 5A and 5B, combined.

11. Parking. 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 residents' needs and market requirements, provided the minimum open space is maintained, and provided that the height of the parking structures and the footprints of the parking structures and surface parking areas are not exceeded.

12. Recreational Facilities. The Applicant shall construct recreational uses for residents of the proposed development selected from among the following:

    a) A fitness center that may include weights, exercise equipment, sauna/steam room, and the periodic availability of a personal trainer;
    b) A community center with meeting room, media equipment and other similar facilities selected by Applicant; and
    c) Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens/patios, reflecting pool and other facilities selected by Applicant.

TIMING

13. Construction Timing. The Applicant commenced construction on the Property in early 2004 and expects to complete construction by mid-2005.

LANDSCAPING

14. Landscape plan. The Applicant shall implement a landscaping plan consistent with quality and quantity of plantings shown on Sheet 5 of this Town Center Concept Plan (the "Landscape Plan"). The Landscape Plan shall include deciduous trees, shrubs, bushes and similar underplantings, including a complement of three-inch (3") caliper trees along the Property's frontage on New Dominion Parkway and Fountain Drive. The

final location of the plantings and trees may be modified as necessary for the installation of utilities, Virginia Department of Transportation ("VDOT") requirements and Fairfax County requirements, including modifications resulting from the future construction of any transportation or related improvements along either New Dominion Parkway or Fountain Drive. The Landscape Plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by the Urban Forestry Division of DPW&ES at the time of site plan approval.

15. Plantings Within Easements. The Applicant shall provide supplemental landscaping within or adjacent to utility and other easements on the Property consistent with the Landscape Plan, subject to appropriate approval(s). If not permitted, and to the extent feasible, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by the DRB and DPW&ES.

16. Parking deck. No parking spaces shall be designed or permitted on the rooftop of the proposed parking structure. The Applicant shall provide landscaping and other amenities for residents on the rooftop of the parking structure as generally shown on Page 6 of this Town Center Concept Plan. Subject to review and approval of the DRB and the Urban Forestry Branch of the DPW&ES, the Applicant reserves the right to modify the design and schedule of landscaping and other amenities to be provided on the parking structure rooftop to ensure the viability and care of such landscaping in view of its proposed location above a concrete parking structure. Any such modifications shall provide, at a minimum, the quality and quantity of planting depicted on this Town Center Concept Plan.

17. Adjacent Open Space Area. Subject to the approval of the owner of the open space area located immediately west of the Property (Fairfax County Tax Map #17-1 ((17)), Parcel 4)(the "Adjacent Open Space Area") and the granting of appropriate letters of permission and/or easements by such owner, the Applicant shall trim, manicure and enhance the portion of the Adjacent Open Space Area through which the existing pedestrian path connects New Dominion Parkway and the Reston Regional Library, including providing supplemental landscaping, as warranted, along the pedestrian path and its immediate environs. The supplemental landscaping shall include a complement of shrubs, bushes and similar plantings along the pedestrian path. The Applicant shall include the details of such supplemental landscaping as part of the Applicant's Landscape Plan discussed in Note 14 above that is to be reviewed and approved by the Urban Forestry Branch of the DPW&ES. The Applicant shall complete such work prior to the issuance of the first residential use permit for the proposed development on the Property. Unless otherwise agreed to by the Applicant and the owner of the Adjacent Open Space Area, the Applicant shall not be responsible for the future maintenance and repair of the supplemental landscaping completed by Applicant on the Adjacent Open Space Area.

PEDESTRIAN CIRCULATION

18. Pedestrian Circulation. The external and internal pedestrian circulation system (including trails, sidewalks, crosswalks and paths) shall be provided as generally shown on Sheet 2 of this Town Center Concept Plan.

19. Sidewalk and Traffic Signal Right-of-Way. The Applicant previously dedicated in fee simple to the Board of Supervisors additional right-of-way, consistent with areas depicted on this Town Center Concept Plan, for the future construction, by others, of a traffic signal at the intersection of Fountain Drive and Bowman Towne Drive, as well as to incorporate existing and/or proposed pedestrian sidewalks/trails into such right-of-way.

20. Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manuel (PFM), at the time of site plan approval for the Property.

TRANSPORTATION

21. Warrant Study and Contribution for Traffic Signal at Bowman Towne Drive and Fountain Drive. The Applicant shall update a previous traffic signal warrant study for the intersection of Bowman Towne Drive and Fountain Drive to incorporate the proposed 104-unit residential development and shall submit the results of the updated analysis to the Virginia Department of Transportation ("VDOT") within 30 days of the next site plan submission for the proposed residential building. In the event VDOT determines in writing that a traffic signal is warranted at the subject intersection by the time of the next site plan approval for the proposed 104-unit residential development, and there has been no commitment by others to fund such signal, the Applicant shall contribute $20,000 toward the installation of a traffic signal at the subject intersection. Any contribution required pursuant to this provision shall be made at the time of site plan approval.

22. Bus Shelter. The Applicant shall construct one (1) bus shelter (open, with bench and constructed of Plexiglas or similar material) along the Property's frontage on Fountain Drive in the location shown on Sheet 2 of the Town Center Concept Plan. The bus shelter shall be constructed prior to the issuance of the first residential use permit for the proposed residential building. The Applicant shall install a covered trash receptacle within the bus shelter. The property owners association to be created and tasked with maintaining the common areas of the Property following construction of the residential building shall be responsible for providing refuse removal and maintenance of the bus shelter.

SITE DESIGN

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

24. Building Materials and Parking Structure Treatment. The Applicant shall construct the residential building and associated parking structure in accordance with the building design and elevations shown on Sheet 4 of this Town Center Concept Plan and shall utilize exterior materials and designs selected from among the following: brick, pre-cast panels, stucco, EIFS (Exterior Insulation Finish System), split-face block and Hardi panels. The parking structure will incorporate architectural and/or landscape treatments to break up visually the horizontal expanses and will include materials similar to and compatible with the residential building.

25. Lighting. 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 on adjacent properties. The location of light poles on the Property shall be in general conformance with the locations shown on Sheet 5 of the Town Center Concept Plan, subject to final engineering and design as part of site plan approval. The maximum height of the light poles and fixtures shall not exceed eighteen (18) feet.

DEDICATION TO RESTON LIBRARY

26. Reservation of Land for Expansion of Reston Regional Library. The Applicant shall reserve for future dedication to the Fairfax County Library Foundation, without compensation, an area approximately 16,599 square feet in size along the Property's frontage on Fountain Drive and Bowman Towne Drive (minus any dedications for the installation of a traffic signal at such intersection as discussed in Note 18 above), as more particularly shown on Sheet 2 of this Town Center Concept Plan (the "Reservation Area"), to accommodate potential future expansion of the Reston Regional Library (the "Library Expansion") located adjacent to the Property (Tax Map #17-1 ((17)), Parcel 12). This reservation shall be noted on the submitted site plan for the uses and development included in this Town Center Concept Plan and shall remain in place for a period of thirteen (13) years from the date of the issuance of the first residential use permit for the proposed residential development, or until such time as Fairfax County notifies the Applicant in writing that it no longer needs the Reservation Area, whichever occurs first. Notwithstanding the foregoing reservation, however, the Applicant shall have the right to place construction staging equipment and/or construct/locate a temporary sales facility within the Reservation Area from which the Applicant may market for sale the residential units to be constructed as part of this development.

27. Dedication of Land to Fairfax County Library Foundation. The Applicant shall dedicate to the Fairfax County Library Foundation, without compensation, the Reservation Area for the Library Expansion, which is to be designed, bonded and constructed by others; provided, however, that such dedication is requested and made within the time set forth in Note 26 above. Given (a) the Applicant's need to conduct construction staging for and marketing of the proposed residential development within the Reservation Area, and (b) the Applicant's need to ensure the construction of the Library Expansion within the Reservation Area maintains sufficient lateral support for the entrance to the Applicant's development due to the sloping topography of the land within the Reservation Area, the

Applicant's requirement to dedicate the Reservation Area also is contingent upon the satisfaction of the following:

a. The Applicant has completed construction and/or marketing of the proposed residential development and no longer has an ongoing need for the Reservation Area for development purposes;

b. Approval of final construction plans for the Library Expansion, to be designed and funded by others, by the necessary public and/or private reviewing agencies for which any portion of the Reservation Area is needed;

c. Review by the Applicant of the construction plans for the Library Expansion, including any modifications to the entrance to the Property that may be necessary or desired as a result of the Library Expansion; and

d. Construction of the Library Expansion shall be at no cost to the Applicant, including any modifications to the entrance to the Property located adjacent to the Reservation Area or the construction of retaining walls within the Reservation Area to provide lateral support to the Property, as applicable.

28. In the event the Library Expansion requires less dedication from the Property than is provided by the Reservation Area, the excess Reservation Area shall be terminated and the underlying Property shall no longer be encumbered by the Reservation Area.

29. The Applicant shall perform off-site grading on the adjacent Reston Regional Library parcel (Tax Map #17-1 ((17)), Parcel 12) in accordance with the Letter of Permission included on Sheet 4 of this Town Center Concept Plan.

TOWN CENTER CONCEPT PLAN AMENDMENTS

30. 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. 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.

31. 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.

NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 89, BLOCK 5
April 4, 2002

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 89, Block 5 and Outlot D, Reston. The Tax Map reference for the parcels are 17-1-((17)), Parcel 5, and 17-1-((1)), Parcel 3L (the "Property"). The property is planned Town Center and zoned PRC Town Center (Planned Residential Community).

2. Town Center Concept Plan. The properties that are the subject of this application shall be developed in substantial accordance with this Town Center Concept Plan, dated Oct. 2001, revised through March 20, 2002, and prepared by Urban Engineering and Associates, Inc.; 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. Area. The application property consists of approximately 2.09 acres (91,324 S.F.). Westerra Reston, L.L.C. is the owner of the property and shall hereinafter be referred to as the "Owner." William H. Lauer is the contract purchaser of the property and shall hereinafter be referred to as the "Applicant."

4. Water and Sewer. The proposed development will use public water and sewer.

5. Storm Water Management. The Applicant may request a waiver of on-site stormwater management and BMP requirements, as the Property is part of the regional storm water management system for the Reston Town Center Study Area. Storm water management and Best Management Practices ("BMP") for the Property will be handled offsite in the regional detention pond created pursuant to that certain "TOWN CENTER STORM WATER MANAGEMENT DETENTION EASEMENT AND MAINTENANCE AGREEMENT," recorded among the land records of Fairfax County at Deed Book 6369, Page 1540. In the event a waiver of on-site stormwater management and BMP is not granted, the Applicant shall provide the required on-site facilities.

6. Residential Uses.

   A. Under the Town Center rezonings (RZ 86-C-121 and subsequent PCAs), and the Development Plan for Parts 4 and 5 of the Reston Town Center Study Area, Block 5 and Outlot D are permitted to develop for residential uses with a maximum building height of 180 feet.

   B. The proposed multifamily residential building shall consist of a maximum of 100 residential units of varied sizes depending on market demand and at the discretion

of the Applicant. The Applicant reserves the right to develop fewer dwelling units than the number of units represented in the site data shown hereon, and to correspondingly reduce the number of parking spaces.

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

8. Building height. The maximum residential building height shall not exceed 180 feet above grade. The portion of the proposed parking structure that is not located beneath the residential building will be a maximum of four (4) parking levels above grade.

9. Open space. The Applicant shall provide a minimum of 35% open space on Section 89, Block 5 and Outlot D, combined.

10. Tree cover. The existing tree cover for the majority of the Property will be removed as part of the proposed development. As part of the Property's development, the Applicant shall provide a minimum of 10% tree cover for Section 89, Block 5 and Outlot D, combined.

11. Parking. 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 residents' needs and market requirements, provided the minimum open space is maintained, and provided that the height of the parking structures and the footprints of the parking structures and surface parking areas are not exceeded.

12. Recreational Facilities. The Applicant shall construct recreational uses for residents of the proposed development selected from among the following:

    a) A fitness center that may include weights, exercise equipment, sauna/steam room, and the periodic availability of a personal trainer;
    b) A community center with meeting room, media equipment and other similar facilities selected by Applicant; and
    c) Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens/patios, reflecting pool and other facilities selected by Applicant.

TIMING

13. Construction Timing. The Applicant is proposing a single residential building and associated parking structure on Section 89, Block 5 and Outlot D. The Applicant intends to construct the associated parking structure at the time of building construction. Depending on market conditions, the approval of the PRC Plan and Site Plan, and the issuance of required permits, construction could begin in late 2002 or early 2003.

LANDSCAPING

14. Landscape plan. The Applicant shall implement a landscaping plan consistent with quality and quantity of plantings shown on Sheet 5 of this Town Center Concept Plan (the "Landscape Plan"). The Landscape Plan shall include deciduous trees, shrubs, bushes and similar underplantings, including a complement of three-inch (3") caliper trees along the Property's frontage on New Dominion Parkway and Fountain Drive. The final location of the plantings and trees may be modified as necessary for the installation of utilities, Virginia Department of Transportation ("VDOT") requirements and Fairfax County requirements, including modifications resulting from the future construction of any transportation or related improvements along either New Dominion Parkway or Fountain Drive. The Landscape Plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by the Urban Forestry Division of DPW&ES at the time of site plan approval.

15. Plantings Within Easements. The Applicant shall provide supplemental landscaping within or adjacent to utility and other easements on the Property consistent with the Landscape Plan, subject to appropriate approval(s). If not permitted, and to the extent feasible, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by the DRB and DPW&ES.

16. Parking deck. No parking spaces shall be designed or permitted on the rooftop of the proposed parking structure. The Applicant shall provide landscaping and other amenities for residents on the rooftop of the parking structure as generally shown on Page 6 of this Town Center Concept Plan. Subject to review and approval of the DRB and the Urban Forestry Branch of the DPW&ES, the Applicant reserves the right to modify the design and schedule of landscaping and other amenities to be provided on the parking structure rooftop to ensure the viability and care of such landscaping in view of its proposed location above a concrete parking structure. Any such modifications shall provide, at a minimum, the quality and quantity of planting depicted on this Town Center Concept Plan.

17. Adjacent Open Space Area. Subject to the approval of the owner of the open space area located immediately west of the Property (Fairfax County Tax Map #17-1 ((17)), Parcel 4)(the "Adjacent Open Space Area") and the granting of appropriate letters of permission and/or easements by such owner, the Applicant shall trim, manicure and enhance the portion of the Adjacent Open Space Area through which the existing pedestrian path connects New Dominion Parkway and the Reston Regional Library, including providing supplemental landscaping, as warranted, along the pedestrian path and its immediate environs. The supplemental landscaping shall include a complement of shrubs, bushes and similar plantings along the pedestrian path. The Applicant shall include the details of such supplemental landscaping as part of the Applicant's Landscape Plan discussed in Note 14 above that is to be reviewed and approved by the Urban Forestry Branch of the DPW&ES. The Applicant shall complete such work prior to the issuance of the first residential use permit for the proposed development on the Property. Unless otherwise agreed to by the Applicant and the owner of the Adjacent Open Space Area, the

Applicant shall not be responsible for the future maintenance and repair of the supplemental landscaping completed by Applicant on the Adjacent Open Space Area.

PEDESTRIAN CIRCULATION

18. Pedestrian Circulation. The external and internal pedestrian circulation system (including trails, sidewalks, crosswalks and paths) shall be provided as generally shown on Sheet 2 of this Town Center Concept Plan.

19. Sidewalk and Traffic Signal Right-of-Way. The Applicant shall dedicate in fee simple to the Board of Supervisors additional right-of-way, consistent with areas depicted on this Town Center Concept Plan, for the future construction, by others, of a traffic signal at the intersection of Fountain Drive and Bowman Towne Drive, as well as to incorporate existing and/or proposed pedestrian sidewalks/trails into such right-of-way. Such dedications shall occur at the time of site plan approval for the Property or upon demand by either Fairfax County or VDOT, whichever occurs first.

20. Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manuel (PFM), at the time of site plan approval for the Property.

TRANSPORTATION

21. Warrant Study and Contribution for Traffic Signal at Bowman Towne Drive and Fountain Drive. The Applicant shall update a previous warrant study for a traffic signal at the intersection of Bowman Towne Drive and Fountain Drive to incorporate the proposed residential development and shall submit the results of the updated analysis to the Virginia Department of Transportation ("VDOT") within 30 days of initial site plan submission. In the event VDOT determines in writing that a traffic signal is warranted at the subject intersection by the time of site plan approval for the proposed residential development, and there has been no commitment by others to fund such signal, the Applicant shall contribute $20,000 toward the installation of a traffic signal at the subject intersection. Any contribution required pursuant to this provision shall be made at the time of site plan approval.

22. Bus Shelter. The Applicant shall, if requested by the FCDOT, construct one (1) bus shelter (open, with bench and constructed of Plexiglas or similar material) along the Property's frontage on Fountain Drive. The final location of the bus shelter shall be determined in consultation with the FCDOT at the time of site plan approval for the Property, and shall be constructed prior to the issuance of the first residential use permit for the proposed residential building. The Applicant shall install a covered trash receptacle within the bus shelter. The property owners association to be created and tasked with maintaining the common areas of the Property following construction of the residential building shall be responsible for providing refuse removal and maintenance of the bus shelter.

SITE DESIGN

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

24. Building Materials and Parking Structure Treatment. The Applicant shall construct the residential building and associated parking structure in accordance with the building design and elevations shown on Sheet 4 of this Town Center Concept Plan and shall utilize exterior materials and designs selected from among the following: brick, pre-cast panels, stucco, EIFS (Exterior Insulation Finish System), split-face block and Hardi panels. The parking structure will incorporate architectural and/or landscape treatments to break up visually the horizontal expanses and will include materials similar to and compatible with the residential building.

25. Lighting. 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 on adjacent properties. The location of light poles on the Property shall be in general conformance with the locations shown on Sheet 5 of the Town Center Concept Plan, subject to final engineering and design as part of site plan approval. The maximum height of the light poles and fixtures shall not exceed eighteen (18) feet.

DEDICATION TO RESTON LIBRARY

26. Reservation of Land for Expansion of Reston Regional Library. The Applicant shall reserve for future dedication to the Fairfax County Library Foundation, without compensation, an area approximately 16,599 square feet in size along the Property's frontage on Fountain Drive and Bowman Towne Drive (minus any dedications for the installation of a traffic signal at such intersection as discussed in Note 18 above), as more particularly shown on Sheet 2 of this Town Center Concept Plan (the "Reservation Area"), to accommodate potential future expansion of the Reston Regional Library (the "Library Expansion") located adjacent to the Property (Tax Map #17-1 ((17)), Parcel 12). This reservation shall occur in conjunction with site plan approval for the uses and development included in this Town Center Concept Plan and shall remain in place for a period of fifteen (15) years from the date of recordation of the deed of reservation, or until such time as Fairfax County notifies the Applicant in writing that it no longer needs the Reservation Area, whichever occurs first. The deed of reservation, however, shall provide the Applicant the right to place construction staging equipment and/or construct/locate a temporary sales facility within the Reservation Area from which the Applicant may market for sale the residential units to be constructed as part of this development.

27. Dedication of Land to Fairfax County Library Foundation. The Applicant shall dedicate to the Fairfax County Library Foundation, without compensation, the Reservation Area for the Library Expansion, which is to be designed, bonded and constructed by others. Given (a) the Applicant's need to conduct construction staging for and marketing of the

proposed residential development within the Reservation Area, and (b) the Applicant's need to ensure the construction of the Library Expansion within the Reservation Area maintains sufficient lateral support for the entrance to the Applicant's development due to the sloping topography of the land within the Reservation Area, the Applicant's requirement to dedicate the Reservation Area is contingent upon the satisfaction of the following:

a. The Applicant has completed construction and/or marketing of the proposed residential development and no longer has an ongoing need for the Reservation Area for development purposes;

b. Approval of final construction plans for the Library Expansion, to be designed and funded by others, by the necessary public and/or private reviewing agencies for which any portion of the Reservation Area is needed;

c. Review by the Applicant of the construction plans for the Library Expansion, including any modifications to the entrance to the Property that may be necessary or desired as a result of the Library Expansion; and

d. Construction of the Library Expansion shall be at no cost to the Applicant, including any modifications to the entrance to the Property located adjacent to the Reservation Area or the construction of retaining walls within the Reservation Area to provide lateral support to the Property, as applicable.

28. In the event the Library Expansion requires less dedication from the Property than is provided by the Reservation Area, the excess Reservation Area shall be terminated and the underlying Property shall no longer be encumbered by the Reservation Area.

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. 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.

County (at cost exclusive of land costs) for exhibition of Fairfax County art and artifacts. This room may or may not be part of the art and cultural center at the discretion of Applicant. Should Fairfax County elect not to lease such room, it will be utilized by Applicant for art and cultural uses.

D. DEVELOPMENT PLAN FOR RZ 86-C-121

1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to include:

   a vehicular traffic circulation plan including approximate location of entrances
   minor streets in approximate location
   pedestrian walkways and trails
   landscaping and screening
   open space
   recreation and community facilities
   location of a time-transfer transit hub
   floor area ratios
   height limits
   general location and type of housing units
   general location office and commercial buildings
   general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the overall preliminary site plan is approved, Applicant will submit preliminary and final site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.

E. DEVELOPMENT PLAN FOR RZ 86-C-118

1. Property C will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission of

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch

PLEASE TYPE
OR PRINT IN BLACK INK

RECEIVED
Department of Planning & Zoning
MAR 1 6 2004
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT

APPLICATION NO. CPA86-C-121-14
(Assigned by Staff)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Diamond-Reston Park, LLC, the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the _____ District to the _____ District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION

Reston Section 89, Blocks 5A & 5B
Lot(s) Block(s) Subdivision Deed Book Page No.

2. TAX MAP DESCRIPTION:

17-1((17))5A & 17-1((17))5B 2.09 acres
Map No. Double Circle No. Single Circle No. Parcel(s)/Lot(s) No. Total Area (Ac. or Sq. Ft.)

3. POSTAL ADDRESS OF PROPERTY: (If any)

None

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)

Located on the northwest corner of the intersection of New Dominion Parkway and Fountain Drive

5. PRESENT USE: Vacant

6. PROPOSED USE: Residential

7. SUPERVISOR DISTRICT: Hunter Mill

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Mark C. Looney
Type or Print Name of Applicant or Agent

Signature of Applicant or Agent

11951 Freedom Drive, One Freedom Square, Reston, VA 20190
Address

Telephone No. Home 703-456-8652 Work

Please provide name and telephone number of contact person if different from above.

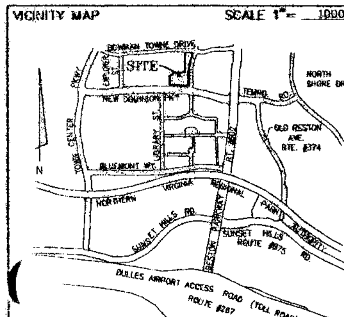
DO NOT WRITE IN THIS SPACE

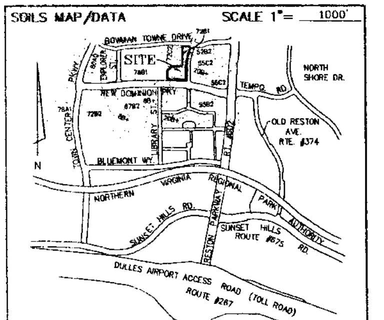
Date application received: _____ Application Fee Paid $ N/A

Date application accepted: 03-25-04 Virginia Ruffner

FORM RZ (10/89)

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA





SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD.
76B1	CALVERTON (1)	POOR-B.W.C	MARG-W.C.R	GOOD	MODERATE	A
72C2	BUCKS (1)	GOOD	FAIR-S	GOOD	MODERATE	C
[illegible]	[illegible]CKS (1)	GOOD	FAIR-S	GOOD	MODERATE	C
[illegible]	[illegible]LG	GOOD	GOOD	GOOD	SEVERE	C
[illegible]	[illegible]LG	GOOD	GOOD	GOOD	SEVERE	C
20B1	MEADOWVILLE	FAIR-B.W	MARG-W	GOOD	MODERATE	B

OWNER / DEVELOPER / APPLICANT

DIAMOND RESTON PARK, L.L.C.
3919 OLD LEE HIGHWAY, SUITE 82A
FAIRFAX, VIRGINIA 22030
PH. (703) 394-1206

ARCHITECT

SK&I ARCHITECTURAL DESIGN GROUP, LLC
7735 OLD GEORGETOWN ROAD, SUITE 1000
BETHESDA, MD 20814
PH. (301) 654-9300

NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 89, BLOCK 5
March 10, 2004

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 89, Block 5, Reston. The Tax Map reference for the parcels are 17-1-((17)) Parcels 5A and 5B (the "Property"). The property is planned Town Center and zoned PRC Town Center (Planned Residential Community).

2. Town Center Concept Plan. The properties that are the subject of this application shall be developed in substantial accordance with this Town Center Concept Plan, dated Oct. 2001, revised through March 10, 2004, and prepared by Urban Engineering and Associates, Inc.; 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. Area. The application property consists of approximately 2.09 acres (91,324 S.F.). Diamond Properties, L.L.C. is the owner of the property and shall hereinafter be referred to as the "Applicant."

4. Water and Sewer. The proposed development will use public water and sewer.

5. Storm Water Management. The Applicant may request a waiver of on-site stormwater management and BMP requirements, as the Property is part of the regional storm water management system for the Reston Town Center Study Area. Storm water management and Best Management Practices ("BMP") for the Property will be handled offsite in the regional detention pond created pursuant to that certain "TOWN CENTER STORM WATER MANAGEMENT DETENTION EASEMENT AND MAINTENANCE AGREEMENT," recorded among the land records of Fairfax County at Deed Book 6369, Page 1540. In the event a waiver of on-site stormwater management and BMP is not granted, the Applicant shall provide the required on-site facilities.

6. Residential Uses.

A. Under the Town Center rezonings (RZ 86-C-121 and subsequent PCAs), and the Development Plan for Parts 4 and 5 of the Reston Town Center Study Area, Block 5, Parcels 5A and 5B are permitted to develop for residential uses with a maximum building height of 180 feet.

B. The proposed multifamily residential building shall consist of a maximum of 104 residential units of varied sizes depending on market demand and at the discretion of the Applicant. The Applicant reserves the right to develop fewer dwelling units than the number of units represented in the site data shown hereon, and to correspondingly reduce the number of parking spaces.

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

8. Building height. The maximum residential building height shall not exceed 180 feet above grade. The portion of the proposed parking structure that is not located beneath the residential building will be a maximum of four (4) parking levels above grade.

9. Open space. The Applicant shall provide a minimum of 35% open space on Section 89, Block 5, Parcels 5A and 5B, combined.

10. Tree cover. The existing tree cover for the majority of the Property has been removed as part of the Property's development. The Applicant shall provide a minimum of 10% tree cover for Section 89, Block 5, Parcels 5A and 5B, combined.

11. Parking. 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 residents' needs and market requirements, provided the minimum open space is maintained, and provided that the height of the parking structures and the footprints of the parking structures and surface parking areas are not exceeded.

12. Recreational Facilities. The Applicant shall construct recreational uses for residents of the proposed development selected from among the following:

a) A fitness center that may include weights, exercise equipment, sauna/steam room, and the periodic availability of a personal trainer;
b) A community center with meeting room, media equipment and other similar facilities selected by Applicant; and
c) Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens/patios, reflecting pool and other facilities selected by Applicant.

TIMING

13. Construction Timing. The Applicant commenced construction on the Property in early 2004 and expects to complete construction by mid-2005.

LANDSCAPING

14. Landscape plan. The Applicant shall implement a landscaping plan consistent with quality and quantity of plantings shown on Sheet 5 of this Town Center Concept Plan (the "Landscape Plan"). The Landscape Plan shall include deciduous trees, shrubs, bushes and similar underplantings, including a complement of three-inch (3") caliper trees along the Property's frontage on New Dominion Parkway and Fountain Drive. The final location of the plantings and trees may be modified as necessary for the installation of utilities, Virginia Department of Transportation ("VDOT") requirements and Fairfax County requirements, including modifications resulting from the future construction of any transportation or related improvements along either New Dominion Parkway or Fountain Drive. The Landscape Plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by the Urban Forestry Division of DPW&ES at the time of site plan approval.

15. Plantings Within Easements. The Applicant shall provide supplemental landscaping within or adjacent to utility and other easements on the Property consistent with the Landscape Plan, subject to appropriate approval(s). If not permitted, and to the extent feasible, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by the DRB and DPW&ES.

16. Parking deck. No parking spaces shall be designed or permitted on the rooftop of the proposed parking structure. The Applicant shall provide landscaping and other amenities for residents on the rooftop of the parking structure as generally shown on Page 6 of this Town Center Concept Plan. Subject to review and approval of the DRB and the Urban Forestry Branch of the DPW&ES, the Applicant reserves the right to modify the design and schedule of landscaping and other amenities to be provided on the parking structure rooftop to ensure the viability and care of such landscaping in view of its proposed location above a concrete parking structure. Any such modifications shall provide, at a minimum, the quality and quantity of planting depicted on this Town Center Concept Plan.

17. Adjacent Open Space Area. Subject to the approval of the owner of the open space area located immediately west of the Property (Fairfax County Tax Map #17-1 ((17)), Parcel 4)(the "Adjacent Open Space Area") and the granting of appropriate letters of permission and/or easements by such owner, the Applicant shall trim, manicure and enhance the portion of the Adjacent Open Space Area through which the existing pedestrian path connects New Dominion Parkway and the Reston Regional Library, including providing supplemental landscaping, as warranted, along the pedestrian path and its immediate environs. The supplemental landscaping shall include a complement of shrubs, bushes and similar plantings along the pedestrian path. The Applicant shall include the details of such supplemental landscaping as part of the Applicant's Landscape Plan discussed in Note 14 above that is to be reviewed and approved by the Urban Forestry Branch of the DPW&ES. The Applicant shall complete such work prior to the issuance of the first residential use permit for the proposed development on the Property. Unless otherwise agreed to by the Applicant and the owner of the Adjacent Open Space Area, the Applicant shall not be responsible for the future maintenance and repair of the supplemental landscaping completed by Applicant on the Adjacent Open Space Area.

PEDESTRIAN CIRCULATION

18. Pedestrian Circulation. The external and internal pedestrian circulation system (including trails, sidewalks, crosswalks and paths) shall be provided as generally shown on Sheet 2 of this Town Center Concept Plan.

19. Sidewalk and Traffic Signal Right-of-Way. The Applicant previously dedicated in fee simple to the Board of Supervisors additional right-of-way, consistent with areas depicted on this Town Center Concept Plan, for the future construction, by others, of a traffic signal at the intersection of Fountain Drive and Bowman Towne Drive, as well as to incorporate existing and/or proposed pedestrian sidewalks/trails into such right-of-way.

20. Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manual (PFM), at the time of site plan approval for the Property.

TRANSPORTATION

21. Warrant Study and Contribution for Traffic Signal at Bowman Towne Drive and Fountain Drive. The Applicant shall update a previous traffic signal warrant study for the intersection of Bowman Towne Drive and Fountain Drive to incorporate the proposed 104-unit residential development and shall submit the results of the updated analysis to the Virginia Department of Transportation ("VDOT") within 30 days of the next site plan submission for the proposed residential building. In the event VDOT determines in writing that a traffic signal is warranted at the subject intersection by the time of the next site plan approval for the proposed 104-unit residential development, and there has been no commitment by others to fund such signal, the Applicant shall contribute $80,000 toward the installation of a traffic signal at the subject intersection. Any contribution required pursuant to this provision shall be made at the time of site plan approval.

22. Bus Shelter. The Applicant shall construct one (1) bus shelter (open, with bench and constructed of Plexiglas or similar material) along the Property's frontage on Fountain Drive in the location shown on Sheet 2 of the Town Center Concept Plan. The bus shelter shall be constructed prior to the issuance of the first residential use permit for the proposed residential building. The Applicant shall install a covered trash receptacle within the bus shelter. The property owners association to be created and tasked with maintaining the common areas of the Property following construction of the residential building shall be responsible for providing refuse removal and maintenance of the bus shelter.

SITE DESIGN

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

24. Building Materials and Parking Structure Treatment. The Applicant shall construct the residential building and associated parking structure in accordance with the building design and elevations shown on Sheet 4 of this Town Center Concept Plan and shall utilize exterior materials and designs selected from among the following: brick, pre-cast panels, stucco, EIFS (Exterior Insulation Finish System), split-face block and Hardi panels. The parking structure will incorporate architectural and/or landscape treatments to break up visually the horizontal expanses and will include materials similar to and compatible with the residential building.

25. Lighting. 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 on adjacent properties. The location of light poles on the Property shall be in general conformance with the locations shown on Sheet 5 of the Town Center Concept Plan, subject to final engineering and design as part of site plan approval. The maximum height of the light poles and fixtures shall not exceed eighteen (18) feet.

DEDICATION TO RESTON LIBRARY

26. Reservation of Land for Expansion of Reston Regional Library. The Applicant shall reserve for future dedication to the Fairfax County Library Foundation, without compensation, an area approximately 16,599 square feet in size along the Property's frontage on Fountain Drive and Bowman Towne Drive (minus any dedications for the installation of a traffic signal at such intersection as discussed in Note 18 above), as more particularly shown on Sheet 2 of this Town Center Concept Plan (the "Reservation Area"), to accommodate potential future expansion of the Reston Regional Library (the "Library Expansion") located adjacent to the Property (Tax Map #17-1 ((17)), Parcel 12). This reservation shall be noted on the submitted site plan for the uses and development included in this Town Center Concept Plan and shall remain in place for a period of thirteen (13) years from the date of the issuance of the first residential use permit for the proposed residential development, or until such time as Fairfax County notifies the Applicant in writing that it no longer needs the Reservation Area, whichever occurs first. Notwithstanding the foregoing reservation, however, the Applicant shall have the right to place construction staging equipment and/or construct/locate a temporary sales facility within the Reservation Area from which the Applicant may market for sale the residential units to be constructed as part of this development.

27. Dedication of Land to Fairfax County Library Foundation. The Applicant shall dedicate to the Fairfax County Library Foundation, without compensation, the Reservation Area for the Library Expansion, which is to be designed, bonded and constructed by others; provided, however, that such dedication is requested and made within the time set forth in Note 26 above. Given (a) the Applicant's need to conduct construction staging for and marketing of the proposed residential development within the Reservation Area, and (b) the Applicant's need to ensure the construction of the Library Expansion within the Reservation Area maintains sufficient lateral support for the entrance to the Applicant's development due to the sloping topography of the land within the Reservation Area, the Applicant's requirement to dedicate the Reservation Area also is contingent upon the satisfaction of the following:

a. The Applicant has completed construction and/or marketing of the proposed residential development and no longer has an ongoing need for the Reservation Area for development purposes;
b. Approval of final construction plans for the Library Expansion, to be designed and funded by others, by the necessary public and/or private reviewing agencies for which any portion of the Reservation Area is needed;
c. Review by the Applicant of the construction plans for the Library Expansion, including any modifications to the entrance to the Property that may be necessary or desired as a result of the Library Expansion; and
d. Construction of the Library Expansion shall be at no cost to the Applicant, including any modifications to the entrance to the Property located adjacent to the Reservation Area or the construction of retaining walls within the Reservation Area to provide lateral support to the Property, as applicable.

28. In the event the Library Expansion requires less dedication from the Property than is provided by the Reservation Area, the excess Reservation Area shall be terminated and the underlying Property shall no longer be encumbered by the Reservation Area.

29. The Applicant shall perform off-site grading on the adjacent Reston Regional Library parcel (Tax Map #17-1 ((17)), Parcel 12) in accordance with the Letter of Permission included on Sheet 4 of this Town Center Concept Plan.

TOWN CENTER CONCEPT PLAN AMENDMENTS

30. 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. 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.

31. 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.

199051 v1/RE
491.7011.DOC

SITE DATA

CURRENT ZONE: PRC

SITE AREA ANALYSIS:
- ORIGINAL SITE AREA = 91,324 SF OR 2.09651 AC
- STREET DEDICATION = 4,619 SF OR 0.10603 AC (RECORDED W/ DB. 14622 PG. 815)
- LIBRARY DEDICATION = 16,594 SF OR 0.38095 AC (RECORDED W/ DB. 14622 PG. 815 - BLOCK 5B)
- REMAINING SITE AREA = 70,111 SF OR 1.60953 AC (RECORDED W/ DB. 14622 PG. 815 - BLOCK 5A)

PROPOSED USE: HIGH DENSITY RESIDENTIAL

BUILDING DATA:
GROSS FLOOR AREA = 260,000 SF (RESIDENTIAL)
80,000 SF (GARAGE)
NUMBER OF STORIES = 16 ABOVE GRADE, 3 BELOW GRADE.
BLDG. HEIGHT = 180 FT. (MAX.)
NUMBER OF UNITS = 104 UNITS (MAX.)

PARKING TABULATION:
REQUIRED PARKING:
1.6 SPACES/UNIT X 104 UNITS = 167 SPACES
PARKING PROVIDED: = 208 SPACES (INCLUDES REQUIRED HANDICAPPED PARKING PER ADA STANDARDS).

NOTE: APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER OF PARKING SPACES WITH FINAL ENGINEERING AND DESIGN, SO LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

LOADING TABULATION:
REQUIRED LOADING:
1 SP./1ST 25,000 GFA + 1 SP./100,000 GFA = 3 SPACES
LOADING PROVIDED = 3 SPACES

OPEN SPACE
OPEN SPACE PROVIDED = 31,963 SF.
PERCENT OPEN SPACE = 35.0%

DENSITY
DWELLING UNITS PER ACRE = 49.61 UNITS/ACRE
RESTON PRC DENSITY = 11.76 PERSONS/ACRE
RESTON HIGH DENSITY RESIDENTIAL = 37.22 PERSONS/ACRE

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL DEVELOPMENT PLAN
3. EXISTING VEGETATION SITE PLAN
4. ARCHITECTURAL ILLUSTRATIVE PLAN
5. LANDSCAPE PLAN
6. PARKING STRUCTURE LANDSCAPE PLAN
7. NEW DOMINION PARKWAY ELEVATION
8. DEVELOPMENT PLAN
9. DEVELOPMENT PLAN

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	03-10-04	CONCEPT PLAN AMENDMENT			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-01
02-08-02
03-01-02
03-21-02
03-10-04

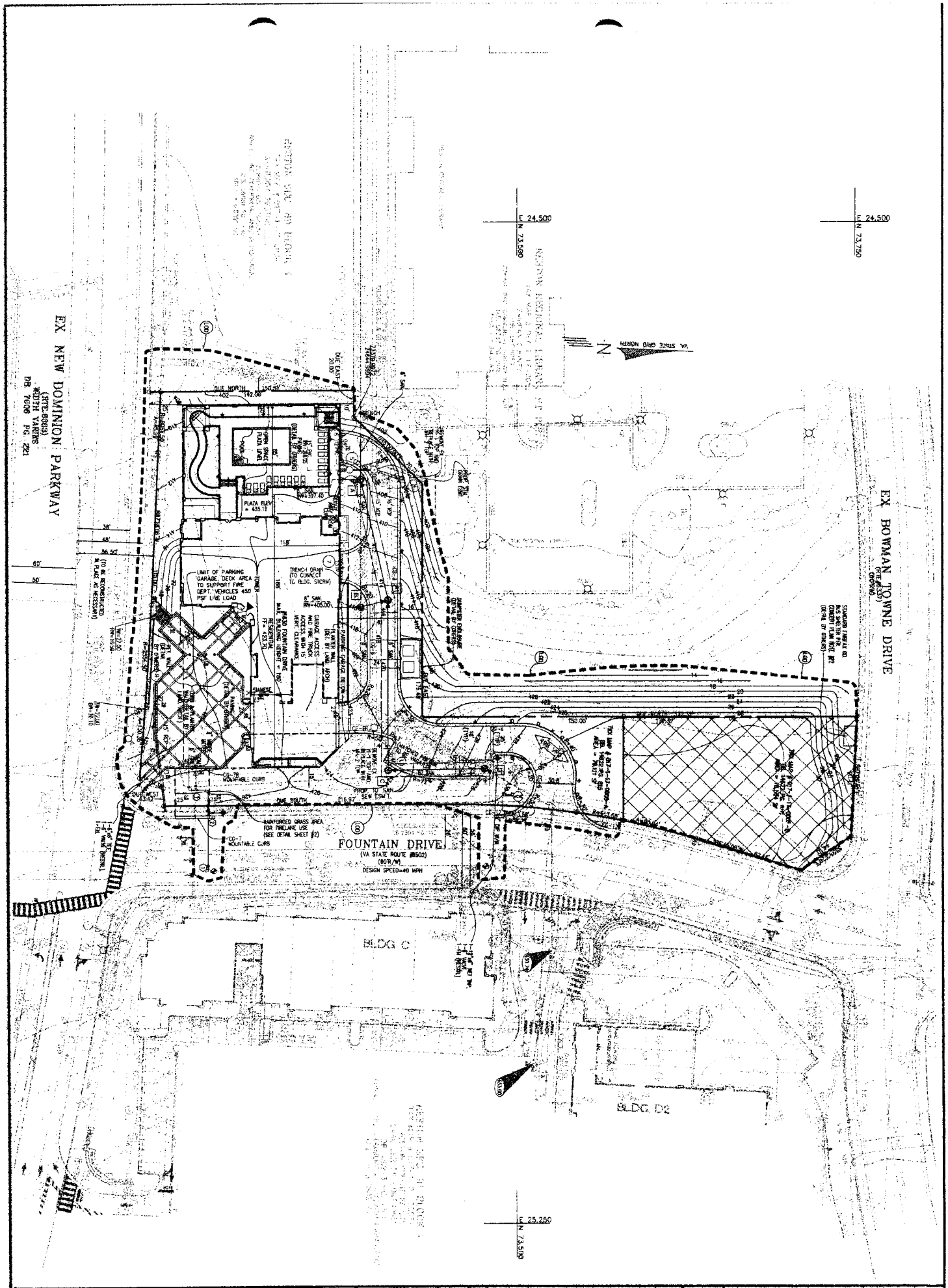
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/10/04
PROFESSIONAL ENGINEER

COVER SHEET
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 9

FILE No.
MISC-1097-CP/



CONCEPTUAL DEVELOPMENT PLAN

SECTION 89 BLOCK 5
RESTON

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 9

FILE No. MISC-1097-CPA

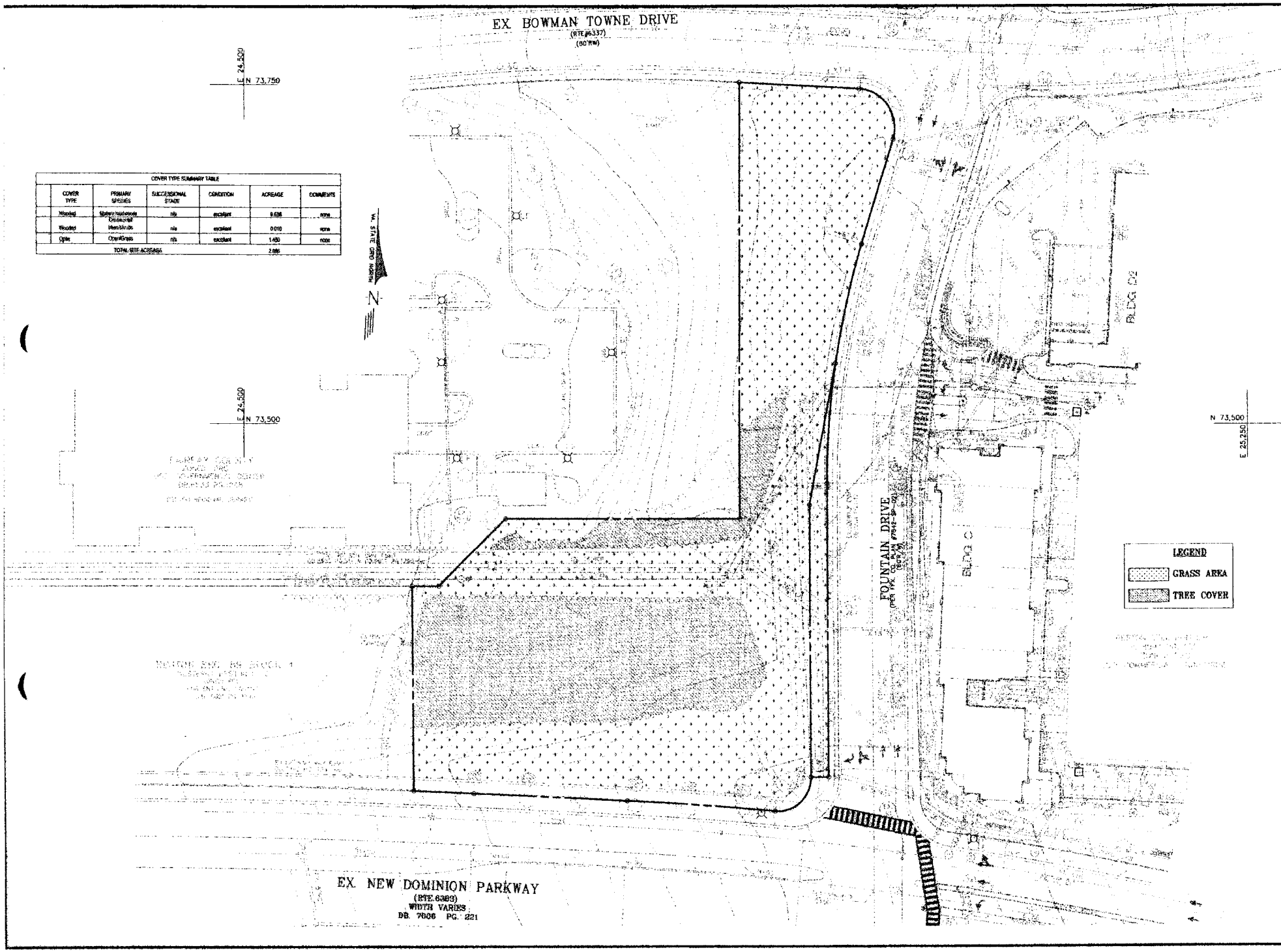
COMMONWEALTH OF VIRGINIA
ERIC B. SIEGEL
No. 028416
3/10/04
PROFESSIONAL ENGINEER

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE
10-10-01
02-09-02
05-01-02
03-20-02
03-10-04

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1	03-10-04	CONCEPT PLAN AMENDMENT			



COVER TYPE SUMMARY TABLE					
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
Wooded	Mature hardwoods	n/a	excellent	0.636	none
Wooded	Dissemination Hardwoods	n/a	excellent	0.010	none
Open	Open/Grass	n/a	excellent	1.450	none
TOTAL SITE ACREAGE				2.086	

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
1	03-10-04	CONCEPT PLAN AMENDMENT			

PLAN DATE
10-10-01
02-19-02
01-01-02
03-18-02
03-10-04

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-3280

COMMONWEALTH OF VIRGINIA
ERIC S. BEGEL
No. 025418
PROFESSIONAL ENGINEER
3/10/04

EXISTING VEGETATION SITE PLAN
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET
3
OF
9

FILE No.
MISC-1097-CPA

DENSITY TABULATIONS

Reston PRC Density

Overall density not to exceed 13 persons/acre

	Acres	Units	Persons	Persons/Acre	Dwelling Units/Acre
North Sector	2,870.09	12,188	34,300	11.9480	4.24
S 93A, 4a, 4b and 5F, B,4A & 4B	108.31	1,350	2,750	27.4130	13.40
Prop. S-91A	75.13	1,700	3,400	45.2948	22.63
New S-81, B2		514	1,020		
New S 89 B 5	2.56951	104	208	80.9125	40.47
New S 90 B 1	5.03	266	532	105.8314	48.92
Subtotal	3,054.06	16,136	42,270	13.8432	5.28
South Sector	6,305.95	10,635	32,318	5.1267	3.22
S. 46, B1	15.80	193	396	25.0633	12.87
New S,9A, B1B	8.21	30	60	13.4129	3.6571
Subtotal	6,327.96	10,858	32,754	5.1758	3.26
Grand Total	9,381.72	26,994	75,072	11.7636	4.29

RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY

High density residential category density not to exceed 80 persons/acre

SECTION	ACRES	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
S. 83, B 7	14.83	250	MF	625	
S. 85, B 1F	2.37	17	SFA	51	
S. 39, B 2	8.97	162	MF	405	
S. 85, B 1D	3.08	27	SFA	81	
S. 4[illegible], B [illegible]	11.2271	149	SFA	435	
S. 41, B 1A	5.6	73	SFA	219	
S. 81, B [illegible]	8.77	162	MF	450	
S. 81, B 2	13.22	514	MF	1028	
S. 82, B 2A	12.35	216	MF	540	
[illegible]	6.92	35	SFA	105	
[illegible]	12.38	65	SFA	195	
[illegible]	10.26	153	SFA	459	
[illegible]	8.28	78	SFA	234	
[illegible]	3.37	20	SFA	60	
S. 86, B 1C	2.4	11	SFA	33	
S. 32, B 3A	15.28	48	SFA	144	
S. 93, B 4A	10.3	174	MF	435	
S. 93, B 4B	13.55	80	SFA	240	
S. 89, B 2	6.96	185	MF	370	
S. 89, B 5	2.09	104	MF	208	
S. 17, B 5	2.28	18	SFA	54	
S. 33, B 7 3 & [illegible]	11.3	78	SFA	234	
S. 39, B 5	6.57	44	SFA	132	
S. 57, B 5	3.43	30	SFA	90	
S. 76, B 5	6.17	40	SFA	120	
S. 93	49	455	SFA	1365	
S. 43	31.91	400	MF	1000	
S. 85	9.12	344	MF	688	
S. 57, B 4A & 4B	10.28	154	MF	385	
S. 40, B 1	15	156	MF	390	
S. 46, B 1	5.33	290	MF	502	
S. 91A	75.13	1700	MF	3400	
TOTAL	396.9071	6266		14778	37.233

Reston Town Center Urban Core Dwelling Units Per Acre Maximum = 50 du/ac			
	Acres	Units	
S. 91A	75.13	1700	
S 85	9.12	688	
TOTAL	84.25	2388	28.344

Persons/Unit Factors Used:

Multifamily elevator unit	2.0
Multifamily garden apartment	2.5
Single family attached unit	3.0
Single family detached unit	3.5

Source of Information:

Records maintained by Westgate Reston
Approved Town Center Concept Plan for S. 93
Approved Development Plan for S. 41
Approved Developments Plan for S. 85
Approved Development Plan for S. 57, B.4A & 4B
Approved Development Plan for S. 46,B 1
Approved Site Plan for S. 91A, B. 1&2D
Proposed Development Plan for S. 81, B. 1 & 2
Proposed Concept Plan for S. 89, B. 5

9/9/04

OFFSITE GRADING LETTER OF PERMISSION

FAIRFAX COUNTY
VIRGINIA

DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
FACILITIES MANAGEMENT DIVISION
12000 Government Center Parkway, Suite 424
Fairfax, Virginia 22035-0011
Phone: 703/324-3936 Fax: 703/324-3954

May 6, 2002

Mr. Mike D. Rubin
Diamond Properties, LLC
3819 Old Lee Highway
Suite 32A
Fairfax, VA 22030

Re: Reston Regional Library T.M. 17-1 ((1))Lot 12

Dear Mr. Rubin:

The Facilities Management Division, on behalf of the Fairfax County Board of Supervisors (the "County"), the owner of the Reston Regional Library (Fairfax County Tax Map 017-1-01-0012)(the "Property"), grants permission to Diamond Reston Park, LLC, (the "Block 5 Owner"), to enter the Property with positive construction and grading tools and activities on, through and across the Property, and to establish a new and permanent grade thereon, as part of the Block 5 Owner's development of the adjacent Section 89, Block 5 parcel (the "Project"), in such development is more particularly set forth on site plan 7832-SP-05-1 (the "Site Plan").

The Block 5 Owner's right to use the Property shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance; further, this right shall not be construed to allow the Block 5 Owner to erect any building or structure of a permanent nature on the Property, except for the planting of additional landscaping as set forth on the Site Plan. In addition, the Block 5 Owner shall install supplemental landscaping on the Property and along the common boundary with the Block 5 Owner's property, as warranted, to include a complement of trees, shrubs, bushes and similar plantings, all as more particularly set forth on the Site Plan.

Before entering the Property, the Block 5 Owner shall, at its expense, (i) provide and maintain comprehensive general liability insurance of at least $2 million in the aggregate and $1 million per occurrence, as well as the statutory minimum for workmen's compensation and employer liability insurance, with insurance companies authorized to do business in the Commonwealth of Virginia and naming the County as an additional insured thereon; (ii) provide the County written evidence of such insurance; and (iii) give the County at least 24-hour prior notice of its intent to enter the Property (which notice may be verbal or telephonic). The Block 5 Owner shall maintain all such insurance during the period in which it is conducting permitted activities on the Property. For purposes of compliance with the insurance and notice provisions of this paragraph, all correspondence and notice shall be directed to me or the Office of Library Administration for the County.

Sincerely,

James W. Patteson
Director, Facilities Management Division

COMMONWEALTH OF VIRGINIA:

COUNTY OF FAIRFAX:

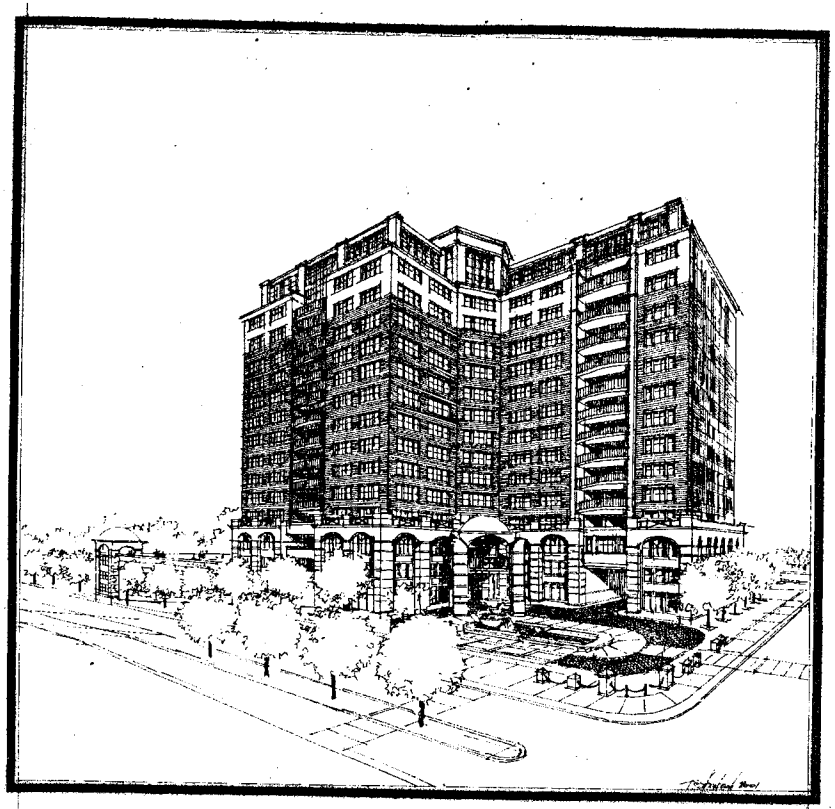
The foregoing instrument was acknowledged before me this 8th day of May 2003, by James Patteson, Director, Facilities Management Division, on behalf of the County of Fairfax.

My commission expires: June 30, 2005

Jacqueline A. Murray
Notary Public

JACQUELINE A. MURRAY
Notary Public, Commonwealth of Virginia
My Commission Expires June 30, 2005

cc: Judy Cronauer, Fairfax County DPWES
Eric Siegel, P.E., Urban Engineering and Associates, Inc.
Mark C. Ingram, Esquire, Cooley Godward LLP
Sam Clay, Director, Fairfax County Public Library



9/21/01

RESTON TOWN CENTER CONDOMINIUMS

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS, INCLUDING CONSTRUCTION OF ADDITIONAL RESIDENTIAL UNITS UP TO THE MAXIMUM NUMBER OF UNITS SHOWN ON THIS TOWN CENTER CONCEPT PLAN.

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
1	03-10-04	CONCEPT PLAN AMENDMENT			

PLAN DATE
10-10-01
03-10-02
03-10-04

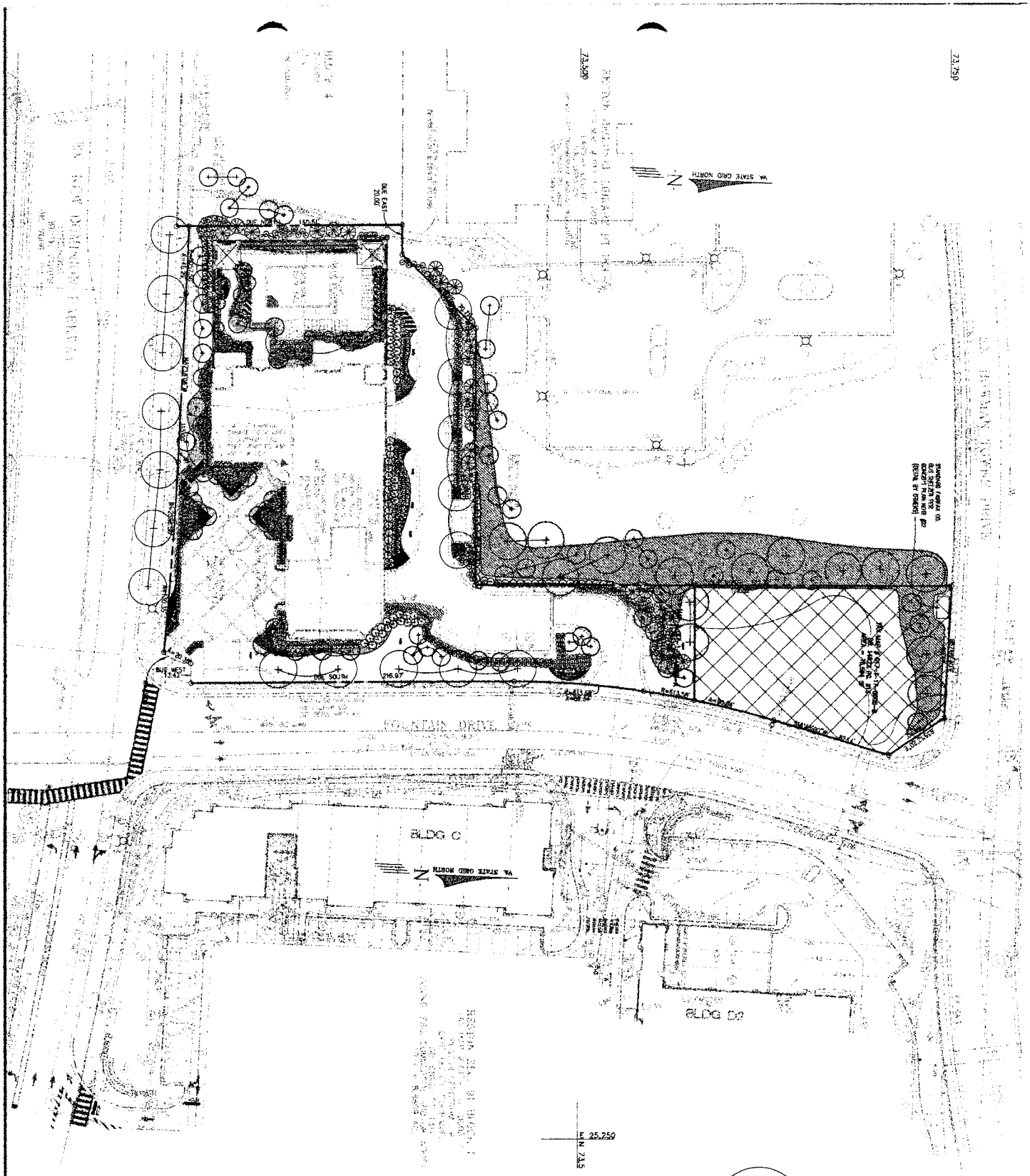
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 025416
9/27/04
PROFESSIONAL ENGINEER

ARCHITECTURAL ILLUSTRATIVE PLAN
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 4 OF 9

FILE No. MISC-1097-CPA



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS.

FILE No. MISC-1097-CPA

SHEET 5 OF 9

LANDSCAPE PLAN

SECTION 89 BLOCK 5
RESTON

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

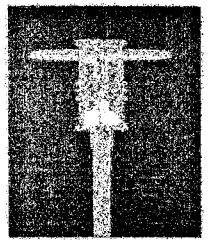
SCALE: 1"=30' C.I. N/A DATE: OCT. 2001

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023415
5/10/04
PROFESSIONAL ENGINEER

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 942-8080

PLAN DATE
10-10-01
02-08-02
03-18-02
03-10-04

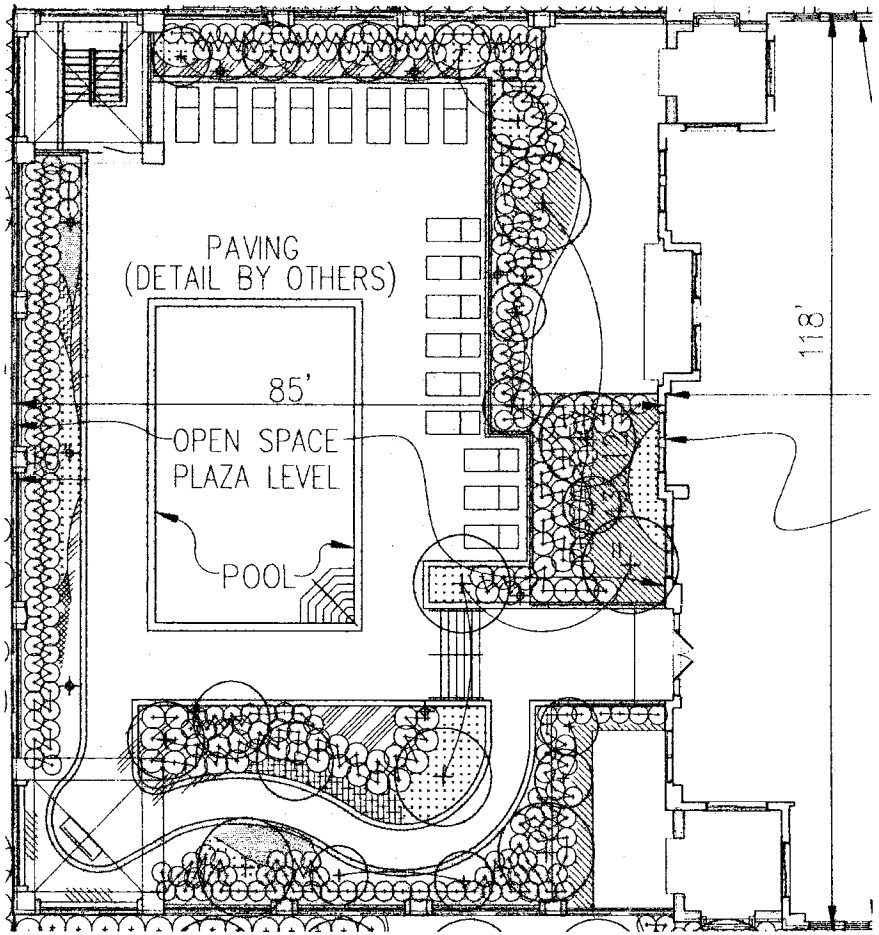
No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	03-10-04	CONCEPT PLAN AMENDMENT			



PARKING LOT/PEDESTRIAN LIGHT SPECIFICATIONS

NOT TO SCALE

MODEL:	AV680 100W METAL HALIDE
MANUFACTURER:	HESS AMERICA P.O. BOX 430 SHELBY, NC 28151 (704)471-2211
QUANTITY:	PER PLAN
COLOR:	BLACK
NOTE:	INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS.

No.	DATE	DESCRIPTION	REVISED	APPROVED	DATE
1	03-10-04	CONCEPT PLAN AMENDMENT			

PLAN DATE
10-10-01
02-08-02
03-18-02
03-10-04

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

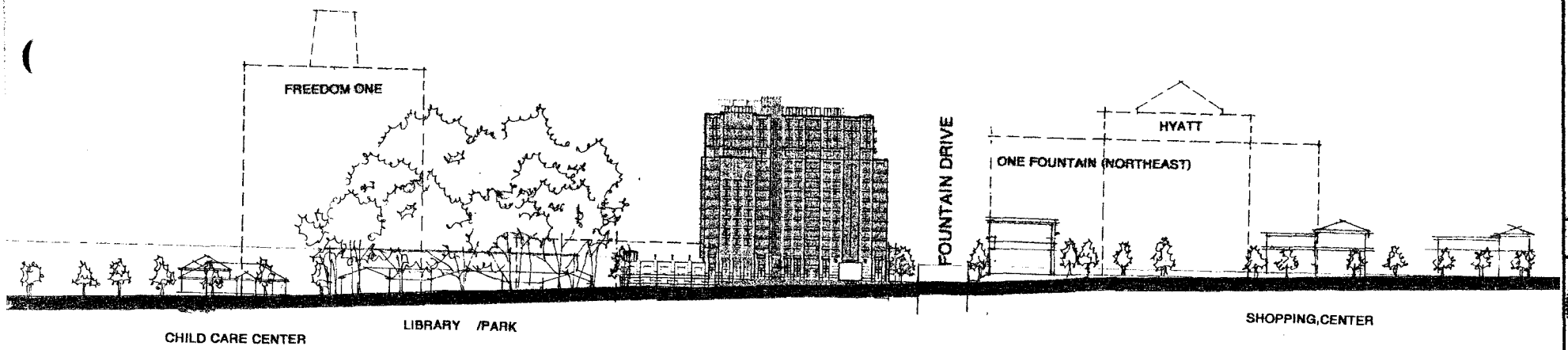
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

PARKING STRUCTRE LANDSCAPE PLAN
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1/8"=1'
CLIENT
DATE: OCT 2001

SHEET
6
OF
9

FILE No.
MISC-1097-CPA



NEW DOMINION PARKWAY ELEVATION

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS.

NO.	DATE	DESCRIPTION	REVIEW	APPROVED	DATE
1	03-10-04	CONCEPT PLAN AMENDMENT			

PLAN DATE
03-10-02
03-16-02
03-10-04

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7718 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-5080

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
Lee S. Siegel
No. 035416
3/12/04

NEW DOMINION PARKWAY ELEVATION
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

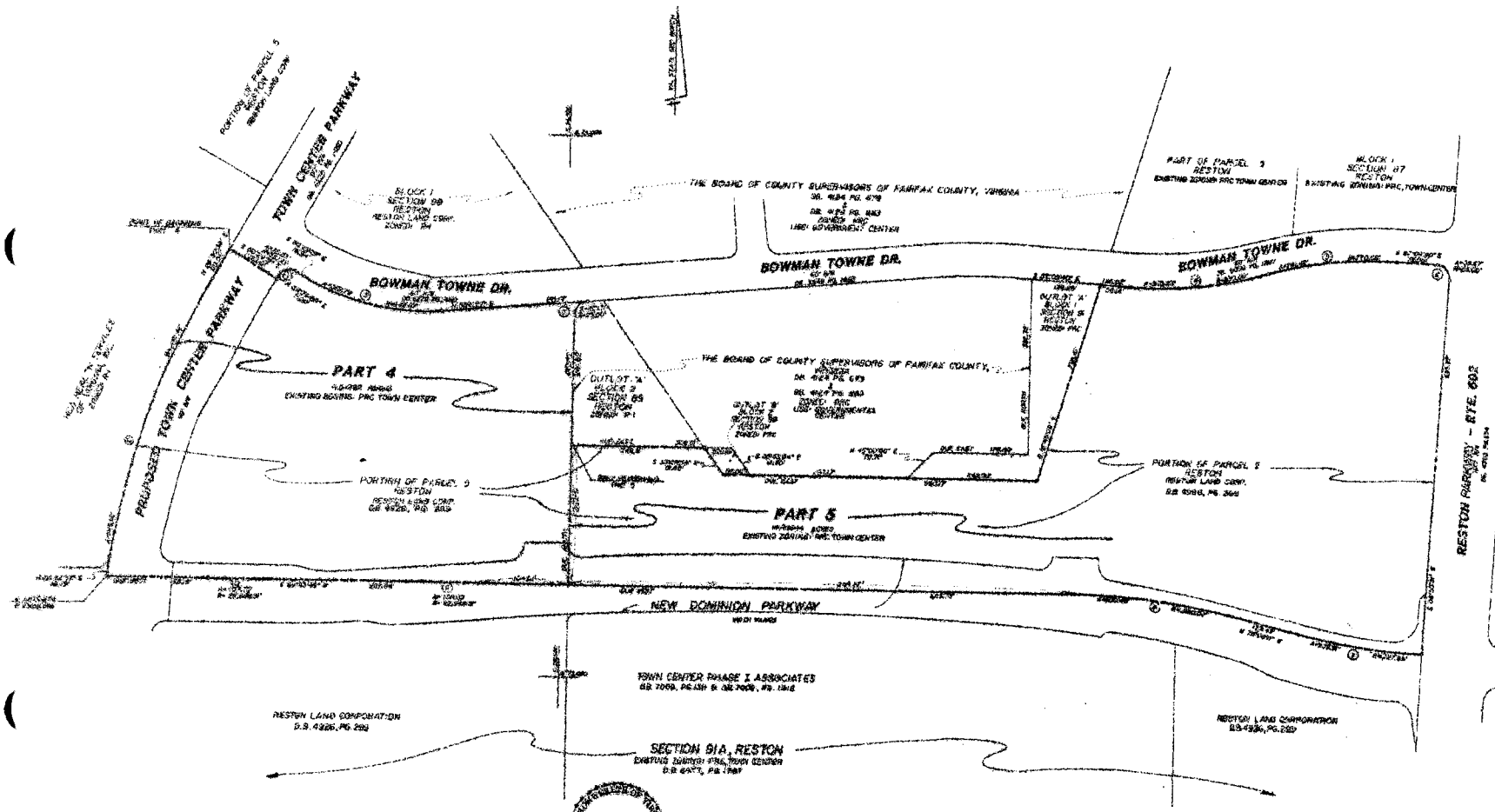
SCALE: 1"=50' CA MA DATE: MARCH, 2002

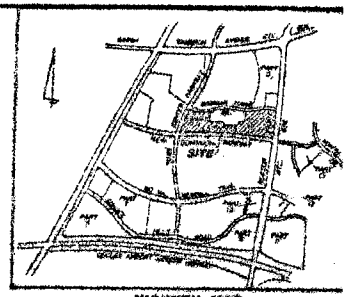
SHEET 7 OF 9

FILE No. MISC-1097-CPA

CURVE DATA

CURVE	DELTA	RADIUS	TANG	CHORD	CHORD BEARING
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]





VICINITY MAP
SCALE: 1" = 1,000'

CERTIFIED CORRECT:

ALL REVISIONS AFTER JANUARY, 1967 BY RESTON LAND CORPORATION, ENGINEERING DIVISION.

PHILIP A. BOTHWELL
CERTIFICATE NO. 1369
CERTIFIED CORRECT

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP [illegible]
2. [illegible] TOWN CENTER. LAND CORPORATION.
3. TOTAL AREA OF REZONING = PARTS 4 + 5 [illegible] ACRES

(PROPERTY B)
REZONING PLAT
SHOWING
PARTS 4 & 5
TOWN CENTER
RESTON
BEING
A PORTION OF PARCEL 5,
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100' DATED NOV. 1968 REV. [illegible] MARCH 1970

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS
8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22150 PH. 323-[illegible]

SHEET B OF 1

87-368A-3 MISC 1097

NOTES

Part 4

The maximum number of dwelling units shall not exceed 980 single family attached and/or multi-family.

Maximum overall non-residential FAR shall not exceed .5.

Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.

A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.

Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.

All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.

All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.

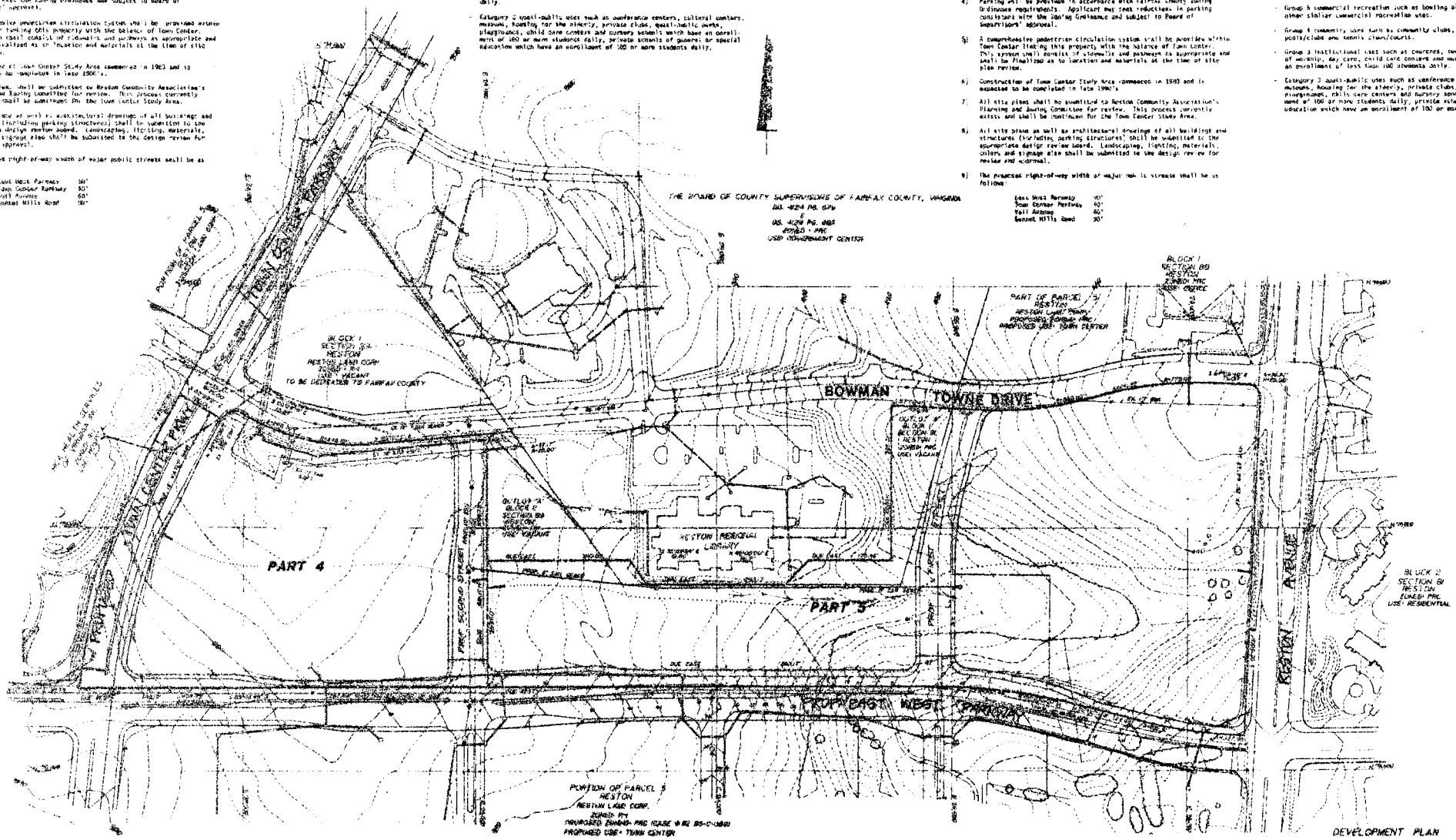
The proposed right-of-way width of major public streets shall be as follows:

East West Parkway	90'
Town Center Parkway	90'
Wall Avenue	60'
Sunset Hills Road	90'

PART 4 USES

Uses will include all of those permitted by right under the PRC Town Center Zoning Category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

- Group 4 community uses such as community clubs, centers, meeting halls, swimming pools/clubs and tennis clubs/courts.
- Group 3 institutional uses such as churches, temples and other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily, private schools of general or special education which have an enrollment of 100 or more students daily.
- Category 2 quasi-public uses such as conference centers, cultural centers, museums, housing for the elderly, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.



NOTES

Part 5

1) The maximum gross floor area of commercial space shall not exceed 486,000 square feet.

2) Maximum overall non-residential FAR shall not exceed .7.

3) Maximum building height shall not exceed 16 stories (180 ft.)

4) Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.

5) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.

6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.

7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.

8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.

9) The proposed right-of-way width of major public streets shall be as follows:

East West Parkway	90'
Town Center Parkway	60'
Wall Avenue	60'
Sunset Hills Road	90'

PART 5 USES

Uses will include all of those permitted by right under the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

- Category 5 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking, theaters and service stations.
- Group 5 commercial recreation such as bowling alleys, health clubs and other similar commercial recreation uses.
- Group 4 community uses such as community clubs, meeting halls, swimming pools/clubs and tennis clubs/courts.
- Group 3 institutional uses such as churches, temples and other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily.
- Category 2 quasi-public uses such as conference center, cultural centers, museums, housing for the elderly, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.

DEVELOPMENT PLAN
PROPOSED REZONING OF

PARTS 4 & 5
TOWN CENTER
RESTON

BEING
A PORTION OF PARCEL 5,
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALED 1"=100' DATE: OCT. 1986 REV. JAN. 1987

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS
8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 PH. 321-8284

SHEET 2 OF 5

MISC 103 89-869-3

NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 89, BLOCK 5
March 10, 2004

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 89, Block 5, Reston. The Tax Map reference for the parcels are 17-1-((17)) Parcels 5A and 5B (the "Property"). The property is planned Town Center and zoned PRC Town Center (Planned Residential Community).

2. Town Center Concept Plan. The properties that are the subject of this application shall be developed in substantial accordance with this Town Center Concept Plan, dated Oct. 2001, revised through March 10, 2004, and prepared by Urban Engineering and Associates, Inc.; 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. Area. The application property consists of approximately 2.09 acres (91,324 S.F.). Diamond Properties, L.L.C. is the owner of the property and shall hereinafter be referred to as the "Applicant."

4. Water and Sewer. The proposed development will use public water and sewer.

5. Storm Water Management. The Applicant may request a waiver of on-site stormwater management and BMP requirements, as the Property is part of the regional storm water management system for the Reston Town Center Study Area. Storm water management and Best Management Practices ("BMP") for the Property will be handled offsite in the regional detention pond created pursuant to that certain "TOWN CENTER STORM WATER MANAGEMENT DETENTION EASEMENT AND MAINTENANCE AGREEMENT," recorded among the land records of Fairfax County at Deed Book 6369, Page 1540. In the event a waiver of on-site stormwater management and BMP is not granted, the Applicant shall provide the required on-site facilities.

6. Residential Uses.

   A. Under the Town Center rezonings (RZ 86-C-121 and subsequent PCAs), and the Development Plan for Parts 4 and 5 of the Reston Town Center Study Area, Block 5, Parcels 5A and 5B are permitted to develop for residential uses with a maximum building height of 180 feet.

   B. The proposed multifamily residential building shall consist of a maximum of 104 residential units of varied sizes depending on market demand and at the discretion of the Applicant. The Applicant reserves the right to develop fewer dwelling

units than the number of units represented in the site data shown hereon, and to correspondingly reduce the number of parking spaces.

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

8. Building height. The maximum residential building height shall not exceed 180 feet above grade. The portion of the proposed parking structure that is not located beneath the residential building will be a maximum of four (4) parking levels above grade.

9. Open space. The Applicant shall provide a minimum of 35% open space on Section 89, Block 5, Parcels 5A and 5B, combined.

10. Tree cover. The existing tree cover for the majority of the Property has been removed as part of the Property's development. The Applicant shall provide a minimum of 10% tree cover for Section 89, Block 5, Parcels 5A and 5B, combined.

11. Parking. 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 residents' needs and market requirements, provided the minimum open space is maintained, and provided that the height of the parking structures and the footprints of the parking structures and surface parking areas are not exceeded.

12. Recreational Facilities. The Applicant shall construct recreational uses for residents of the proposed development selected from among the following:

    a) A fitness center that may include weights, exercise equipment, sauna/steam room, and the periodic availability of a personal trainer;
    b) A community center with meeting room, media equipment and other similar facilities selected by Applicant; and
    c) Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens/patios, reflecting pool and other facilities selected by Applicant.

TIMING

13. Construction Timing. The Applicant commenced construction on the Property in early 2004 and expects to complete construction by mid-2005.

LANDSCAPING

14. Landscape plan. The Applicant shall implement a landscaping plan consistent with quality and quantity of plantings shown on Sheet 5 of this Town Center Concept Plan (the "Landscape Plan"). The Landscape Plan shall include deciduous trees, shrubs, bushes and similar underplantings, including a complement of three-inch (3") caliper trees along the Property's frontage on New Dominion Parkway and Fountain Drive. The

final location of the plantings and trees may be modified as necessary for the installation of utilities, Virginia Department of Transportation ("VDOT") requirements and Fairfax County requirements, including modifications resulting from the future construction of any transportation or related improvements along either New Dominion Parkway or Fountain Drive. The Landscape Plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by the Urban Forestry Division of DPW&ES at the time of site plan approval.

15. Plantings Within Easements. The Applicant shall provide supplemental landscaping within or adjacent to utility and other easements on the Property consistent with the Landscape Plan, subject to appropriate approval(s). If not permitted, and to the extent feasible, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by the DRB and DPW&ES.

16. Parking deck. No parking spaces shall be designed or permitted on the rooftop of the proposed parking structure. The Applicant shall provide landscaping and other amenities for residents on the rooftop of the parking structure as generally shown on Page 6 of this Town Center Concept Plan. Subject to review and approval of the DRB and the Urban Forestry Branch of the DPW&ES, the Applicant reserves the right to modify the design and schedule of landscaping and other amenities to be provided on the parking structure rooftop to ensure the viability and care of such landscaping in view of its proposed location above a concrete parking structure. Any such modifications shall provide, at a minimum, the quality and quantity of planting depicted on this Town Center Concept Plan.

17. Adjacent Open Space Area. Subject to the approval of the owner of the open space area located immediately west of the Property (Fairfax County Tax Map #17-1 ((17)), Parcel 4)(the "Adjacent Open Space Area") and the granting of appropriate letters of permission and/or easements by such owner, the Applicant shall trim, manicure and enhance the portion of the Adjacent Open Space Area through which the existing pedestrian path connects New Dominion Parkway and the Reston Regional Library, including providing supplemental landscaping, as warranted, along the pedestrian path and its immediate environs. The supplemental landscaping shall include a complement of shrubs, bushes and similar plantings along the pedestrian path. The Applicant shall include the details of such supplemental landscaping as part of the Applicant's Landscape Plan discussed in Note 14 above that is to be reviewed and approved by the Urban Forestry Branch of the DPW&ES. The Applicant shall complete such work prior to the issuance of the first residential use permit for the proposed development on the Property. Unless otherwise agreed to by the Applicant and the owner of the Adjacent Open Space Area, the Applicant shall not be responsible for the future maintenance and repair of the supplemental landscaping completed by Applicant on the Adjacent Open Space Area.

PEDESTRIAN CIRCULATION

18. Pedestrian Circulation. The external and internal pedestrian circulation system (including trails, sidewalks, crosswalks and paths) shall be provided as generally shown on Sheet 2 of this Town Center Concept Plan.

19. Sidewalk and Traffic Signal Right-of-Way. The Applicant previously dedicated in fee simple to the Board of Supervisors additional right-of-way, consistent with areas depicted on this Town Center Concept Plan, for the future construction, by others, of a traffic signal at the intersection of Fountain Drive and Bowman Towne Drive, as well as to incorporate existing and/or proposed pedestrian sidewalks/trails into such right-of-way.

20. Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manuel (PFM), at the time of site plan approval for the Property.

TRANSPORTATION

21. Warrant Study and Contribution for Traffic Signal at Bowman Towne Drive and Fountain Drive. The Applicant shall update a previous traffic signal warrant study for the intersection of Bowman Towne Drive and Fountain Drive to incorporate the proposed 104-unit residential development and shall submit the results of the updated analysis to the Virginia Department of Transportation ("VDOT") within 30 days of the next site plan submission for the proposed residential building. In the event VDOT determines in writing that a traffic signal is warranted at the subject intersection by the time of the next site plan approval for the proposed 104-unit residential development, and there has been no commitment by others to fund such signal, the Applicant shall contribute $20,000 toward the installation of a traffic signal at the subject intersection. Any contribution required pursuant to this provision shall be made at the time of site plan approval.

22. Bus Shelter. The Applicant shall construct one (1) bus shelter (open, with bench and constructed of Plexiglas or similar material) along the Property's frontage on Fountain Drive in the location shown on Sheet 2 of the Town Center Concept Plan. The bus shelter shall be constructed prior to the issuance of the first residential use permit for the proposed residential building. The Applicant shall install a covered trash receptacle within the bus shelter. The property owners association to be created and tasked with maintaining the common areas of the Property following construction of the residential building shall be responsible for providing refuse removal and maintenance of the bus shelter.

SITE DESIGN

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

24. Building Materials and Parking Structure Treatment. The Applicant shall construct the residential building and associated parking structure in accordance with the building design and elevations shown on Sheet 4 of this Town Center Concept Plan and shall utilize exterior materials and designs selected from among the following: brick, pre-cast panels, stucco, EIFS (Exterior Insulation Finish System), split-face block and Hardi panels. The parking structure will incorporate architectural and/or landscape treatments to break up visually the horizontal expanses and will include materials similar to and compatible with the residential building.

25. Lighting. 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 on adjacent properties. The location of light poles on the Property shall be in general conformance with the locations shown on Sheet 5 of the Town Center Concept Plan, subject to final engineering and design as part of site plan approval. The maximum height of the light poles and fixtures shall not exceed eighteen (18) feet.

DEDICATION TO RESTON LIBRARY

26. Reservation of Land for Expansion of Reston Regional Library. The Applicant shall reserve for future dedication to the Fairfax County Library Foundation, without compensation, an area approximately 16,599 square feet in size along the Property's frontage on Fountain Drive and Bowman Towne Drive (minus any dedications for the installation of a traffic signal at such intersection as discussed in Note 18 above), as more particularly shown on Sheet 2 of this Town Center Concept Plan (the "Reservation Area"), to accommodate potential future expansion of the Reston Regional Library (the "Library Expansion") located adjacent to the Property (Tax Map #17-1 ((17)), Parcel 12). This reservation shall be noted on the submitted site plan for the uses and development included in this Town Center Concept Plan and shall remain in place for a period of thirteen (13) years from the date of the issuance of the first residential use permit for the proposed residential development, or until such time as Fairfax County notifies the Applicant in writing that it no longer needs the Reservation Area, whichever occurs first. Notwithstanding the foregoing reservation, however, the Applicant shall have the right to place construction staging equipment and/or construct/locate a temporary sales facility within the Reservation Area from which the Applicant may market for sale the residential units to be constructed as part of this development.

27. Dedication of Land to Fairfax County Library Foundation. The Applicant shall dedicate to the Fairfax County Library Foundation, without compensation, the Reservation Area for the Library Expansion, which is to be designed, bonded and constructed by others; provided, however, that such dedication is requested and made within the time set forth in Note 26 above. Given (a) the Applicant's need to conduct construction staging for and marketing of the proposed residential development within the Reservation Area, and (b) the Applicant's need to ensure the construction of the Library Expansion within the Reservation Area maintains sufficient lateral support for the entrance to the Applicant's development due to the sloping topography of the land within the Reservation Area, the

Applicant's requirement to dedicate the Reservation Area also is contingent upon the satisfaction of the following:

a. The Applicant has completed construction and/or marketing of the proposed residential development and no longer has an ongoing need for the Reservation Area for development purposes;

b. Approval of final construction plans for the Library Expansion, to be designed and funded by others, by the necessary public and/or private reviewing agencies for which any portion of the Reservation Area is needed;

c. Review by the Applicant of the construction plans for the Library Expansion, including any modifications to the entrance to the Property that may be necessary or desired as a result of the Library Expansion; and

d. Construction of the Library Expansion shall be at no cost to the Applicant, including any modifications to the entrance to the Property located adjacent to the Reservation Area or the construction of retaining walls within the Reservation Area to provide lateral support to the Property, as applicable.

28. In the event the Library Expansion requires less dedication from the Property than is provided by the Reservation Area, the excess Reservation Area shall be terminated and the underlying Property shall no longer be encumbered by the Reservation Area.

29. The Applicant shall perform off-site grading on the adjacent Reston Regional Library parcel (Tax Map #17-1 ((17)), Parcel 12) in accordance with the Letter of Permission included on Sheet 4 of this Town Center Concept Plan.

TOWN CENTER CONCEPT PLAN AMENDMENTS

~~30. 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. 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.

31. 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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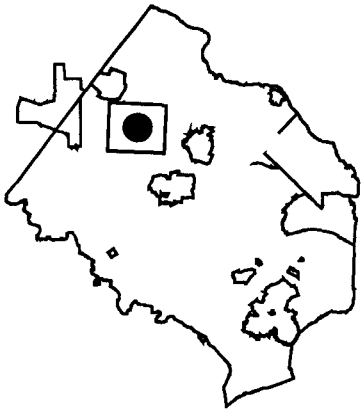
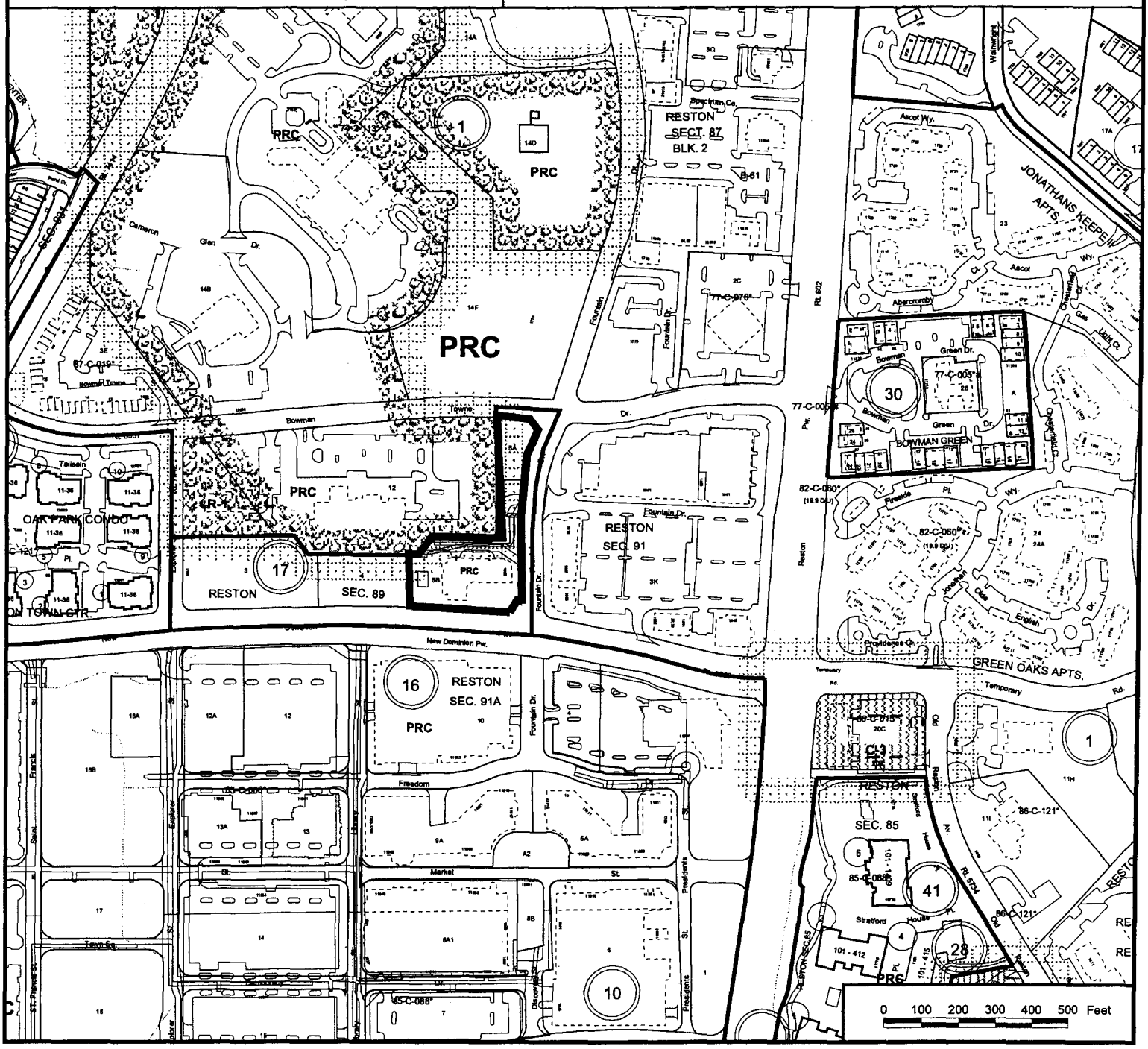
49L701!.DOC

Conceptual Plan Amendment Application

CPA 86-C-121-14



CPA 86-C-121-14
FILED 03/25/04

DIAMOND-RESTON PARK, LLC
TO AMEND THE CONCEPTUAL PLAN
FOR RZ 86-C-121
2.09 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: N.W. QUADRANT OF THE INTERSECTION OF NEW DOMINION PKWY. AND FOUNTAIN DR.
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 017-1- /17/ / 5A, 5B