

**PROFFERS**  
**Westerra Reston, L.L.C.**  
**RZ/FDP 1998- HM- 063**

**DATED: April 13, 1999**

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950 as amended, the undersigned Applicant/Owners for both themselves and their successors and assigns (hereinafter "Applicant"), file for a rezoning and final development plan approval for property identified as Tax Map Reference 16-4 ((1)) parcels 15. and 16A1 (hereinafter referred to as the "Application Property") and hereby agree to the following proffers, provided the Board of Supervisors approves the rezoning of the Application Property to the PDC- Planned Development Commercial.

1. Conceptual /Final Development Plan. Development of the Application Property shall be in substantial conformance with the CDP/FDP, prepared by Urban Engineering & Associates, Inc. dated April 8, 1999, revised through March 16, 1999, consisting of thirteen (13) sheets.
2. Final Development Plan Amendment. Notwithstanding that the CDP/FDP has been combined on thirteen (13) sheets and said CDP/FDP is the subject of Proffer 1 as set forth above, it shall be understood that the CDP shall be the entire Plan relative to the points of access, the total floor area (325,000 sq. ft.), the floor area ratio (.26), open space (54%) the total number (2) and type of buildings (office), parking, and the general location of commercial lots and open space, and that the Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than the CDP elements from the Planning Commission for all of, or a portion of, the CDP/FDP in accord with the provisions as set forth in Section 16-402 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended ("Ordinance").
3. Minor Modifications. Pursuant to paragraph 4 of Section 16-403 of the Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the internal lot lines of the proposed subdivision at time of subdivision plan submission based on final building locations and footprints.
4. Monroe Street and Sunrise Valley Drive.
  - A. Dedication. Subject to Virginia Department of Transportation ("VDOT") and Department of Public Works and Environmental Services ("DPWES") approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a variable width along the frontage of the Application Property along Monroe Street as depicted on the CDP/FDP. Furthermore, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way as depicted on the CDP/FDP along the frontage of Sunrise Valley Drive and the Application Property. Dedications shall be made at time of approval of the first site plan or upon request from DPWES or Fairfax County, whichever occurs first.

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- B. Contribution for Construction. The Applicant shall design and construct/re-construct the eastern half-section of Monroe Street as a six lane divided roadway as depicted on the CDP/FDP from the intersection with Sunrise Valley Drive to the southern edge of the bridge over the Dulles Toll Road (said half-section improvements to be referred to as "Ultimate Improvements"), provided that Fairfax County makes available necessary right-of-way on Tax Map Reference Number 16-4 ((1)) parcel 27. The Applicant shall coordinate such design and construction with the developer of the property on the western side of Monroe Street. If the Ultimate Improvements cannot be constructed at the time of the first site plan on the subject property because of road alignment and engineering issues, the Applicant shall construct interim improvements necessary to provide access to the site and maintain through traffic on Monroe Street. If interim improvements are constructed, the Applicant shall escrow funds necessary to complete those portions of the Ultimate Improvements not constructed at the time of site plan approval.
- C. Northern Site Entrance. The Applicant proposes a median break at the northern site entrance on Monroe Street to allow left turn movements to and from the site. However, if a median break is not approved by VDOT and DPWES at Site Plan, the Applicant will restrict this site entrance to right-in, right-out traffic.
- D. Trails. The Applicant shall continue to provide the existing wood chip trail in its present location as shown on the CDP/FDP. Said trail is located at the northernmost portion of the Application Property and will continue to connect to the preserved conservation open space located on the adjacent tax map parcels 16-4 ((1)) parcels 14A and 16A. In addition, the Applicant shall provide asphalt trails eight feet (8') in width along the frontage of the Application Property along Monroe Street and Sunrise Valley Drive in accord with the trails plan as set forth in the Fairfax County Comprehensive Plan.
- E. Trail Connection to Park and Ride Lot. The Applicant shall construct a 2.44 meter wide asphalt trail connecting the subject property to the Park and Ride Lot located on the Adjacent Tax Map 16-4((1)) Parcel 27 with the exact location of the trail will be determined at Site Plan, provided Fairfax County permits such construction.
- F. Bus Shelter. The Applicant shall, if requested by the Department of Transportation or VDOT, construct one (1) bus shelter (open, typical type). The bus stop shall be located along the property frontage at a mutually agreeable location. The final location of this bus stop shall be determined by the Department of Transportation and shall be determined prior to final site plan approval for the parcel. The Applicant shall install a covered trash receptacle within the bus shelter. The owner of the parcel shall be responsible for providing trash removal and pick-up services for the bus shelter.

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5. **Density Credit.** The Applicant hereby reserves advanced density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of site plan approval.
6. **Stormwater Management.** The Applicant shall provide best management practices (BMPs) in accord with the requirements of the Public Facilities Manual. The Applicant will provide for stormwater management on the Application Property in the general area depicted on the CDP/FDP. The Applicant shall provide supplemental landscaping along the boundaries of the stormwater management pond to the extent permitted by DPWES.
7. **Landscaping and Open Space.**
  - A. **Landscaping and Berming.** The Applicant shall provide landscaping and berming as shown on the CDP/FDP. The landscaping plan to be submitted at site plan shall include native species and the restoration of vegetation along Sunrise Valley Drive and the boarder with the conservation area.
  - B. **Limits of Clearing and Grading.** The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP subject to the installation of necessary utilities. If it is necessary to locate the utility lines in areas not shown for clearing and grading, those lines shall be located and installed in the least disruptive manner possible, considering cost and engineering. A replanting plan shall be developed and implemented for any areas not shown for clearing and grading that must be disturbed, subject to approval of the urban forestry branch.
  - C. **Lighting.** Any parking lot or exterior building lighting will be fully shielded and directed inward and/or downward to avoid glare on nearby residential properties as determined by the Reston Center for Industry and Government Architectural Board of Review, and DPWES, after consultation by the Applicant with the Polo Fields Homeowner Association.
8. **Building Type.** Buildings on the Application Property will be compatible in design quality to those developed at 12700 Sunrise Valley Drive and on the Woodland Park property as determined by DPWES. Exterior building materials shall consist of glass, pre-cast concrete, and/or masonry. The specific architecture will be reviewed and approved by the Reston Center for Industry and Government Architectural Board of Review.
9. **Transportation Demand Management.** The Applicant shall designate a transportation management coordinator to encourage the reduction of single occupancy vehicle trips by tenants of the proposed office buildings. The designated coordinator shall provide information to tenants regarding car pool/van pool programs, public transportation, including bus routes and schedules, and staggered work hour programs.

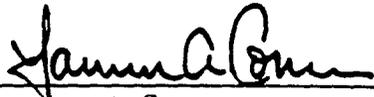
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**APPLICANT AND TITLE OWNER:**  
Westerra Reston, L.L.C.



By:

  
Lawrence A. Corson

Title: Vice President

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