

PROFFER STATEMENT
Rezoning Application No. 79-C-023
Reston Land Corporation

Pursuant to S15.1-491(a) of the Code of Virginia (1950 as amended) and S.18-203 of the Zoning Ordinance of Fairfax County (1978 as amended), the Owner and Applicant in Rezoning 79-C-023 proffers that development of the property under consideration shown on Tax Map 27-1 ((1)) 1 and 26-2 ((1)) pt. 5, shall be strictly in accordance with the following conditions:

1. The applicant will dedicate the land area shown on the accompanying drawing as "Reserved for Future Ramp" for ramps to the parallel lanes in the Dulles Airport Access Road corridor. The specific area of dedication will be coordinated by Reston Land Corporation with County Staff.
2. The applicant will dedicate the land areas shown on the accompanying drawings as "Reserved for future road improvements" for a widening of Hunter Mill Road between Sunrise Valley Drive and the Dulles Airport Access Road at such time as the parallel roads are committed for construction. The specific area of dedication will be coordinated by Reston Land Corporation with County Staff.
3. No median cut will be requested on Hunter Mill Road.
4. No driveway entrances will be requested on the east side of Wiehle Avenue between Sunrise Valley Drive and the Dulles Airport Access Road if the Washington oriented access ramps from Wiehle Avenue onto the Dulles Airport Access Road are in the overall design for the parallel lanes.
5. Applicant will utilize reverse frontage along Sunrise Valley Drive as it relates to the entrances shown at all existing and planned median cuts except at station 154 + 45, which will be eliminated. Stacking lanes for turn-ins at main entrances will be provided by the respective builders as required by the Public Facilities Manual and VDH&T review.
6. Applicant proffers to continue to provide, as has been provided in Reston, landscaping and/or mounding along Sunrise Valley Drive except for entrances and utility areas.
7. Applicant will encourage the industrial tenants of this 156 acres to promote van and car pooling and the use of public transportation.
8. Applicant will require individual developers in this rezoning to provide respective portions of a major walkway generally parallel to Sunrise Valley Drive.
9. These proffers will apply if the I-3 zoning category is granted.

RESTON LAND CORPORATION

By: *A.C. Steinbauer*
Vice President

February 4, 1980