

PROFFERS FOR REZONING CASE R2-069

1. The following uses allowable in an I-4 zone will be precluded from the premises:
 - a. motor freight terminals
 - b. motor vehicle storage and impoundment yards
2. The applicant will provide continuation of the 8 foot wide major trail along the north side of Sunrise Valley Drive, provided that Fairfax County will accept maintenance of such trail upon its completion.
3. The applicant will provide earthen mounds and/or landscaping in order to provide visual screening of major parking areas from adjacent residential uses along Sunrise Valley Drive.
4. The land included in this application will be subjected to the Reston Center for Industry and Government Declaration of Protective Covenants and Restrictions, recorded in deed book 2565, page 34 and amended in deed book 2845, page 503 and deed book 3243, page 320.
5. The applicant will dedicate additional right-of-way for Monroe Street to 45 feet from existing centerline. In addition, after subdivision of this area, if the developer chooses to provide access from his site to Monroe Street and if the traffic demands justify, acceleration and deceleration lanes will be provided as well as a left turn lane for traffic southbound on Monroe Street.
6. The applicant will place adequate signs or other notices on the property to inform residents that the property has been zoned as Medium Intensity Industrial.
7. Reston Land Corporation will complete the construction of Sunrise Valley Drive as a four lane divided roadway from its present terminus to Monroe Street, in conjunction with development of the site or earlier.
8. The applicant will actively encourage measures that would reduce automobile trip generation, including but not limited to van pooling, car pooling, flex time and Reston commuter bus service utilization.



Executive Vice President
Reston Land Corporation

January 19, 1984

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