



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

March 24, 2010

Shane M. Murphy  
Cooley Godward Kronish LLP  
11951 Freedom Drive  
Suite 1500  
Reston, VA 20190

RE: Planned Residential Community Application PRC 2009-HM-014  
(Concurrent with Rezoning Application RZ 2009-HM-014,  
Proffered Condition Amendment Application PCA 89-C-025-05, and  
Development Plan Amendment Application DPA 89-C-025-04)

Dear Mr. Murphy:

At a regular meeting of the Board of Supervisors held on March 23, 2010, the Board approved Planned Residential Community Application PRC 2009-HM-014 in the name of Reston Hospital Center LLC. The Board's action approves the PRC Plan associated with Rezoning Application RZ 2009-HM-014 to permit mixed use development (including office and medical care facilities). The subject property is located in the northeast quadrant of the intersection of the Fairfax County Parkway and New Dominion Parkway and on the west side of the Town Center Parkway [Tax Map 17-1 ((1)) 0003H1, 17-1 ((1)) 0015B, 17-1 ((1)) 0017, 17-1 ((14)) 101-420, 17-1 ((19)) B, C5 and C6, 17-1 ((19)) 100-412A, 17-1 ((28)) 100-460], as further described by the metes and bounds description provided for Rezoning Application RZ 2009-HM-014 and Planned Residential Community Application PRC 2009-HM-014 available on file at the Department of Planning and Zoning, Zoning Evaluation Division on approximately 31.65 acres of land zoned PRC in the Hunter Mill District and is subject to the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "*PRC Plan, Reston Hospital Campus*", prepared by Adtek, consisting of 14 sheets, and dated April 8, 2009 as revised through January 12, 2010. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

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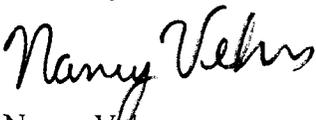
2. Notwithstanding the language contained in Proffer 7, prior to the issuance of the initial building permit(s) for both the Central Tower and the East Tower, as identified on the Development Plan, all necessary Certificate of Public Need approvals shall be obtained from the State Health Commissioner and such proposals shall be presented to the Health Care Advisory Board (HCAB) for its review and comment in accordance with the normal review policies and procedures established by the HCAB.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

**The Board also:**

- Modified the transitional screening and barrier requirements along the periphery of the site to that shown on the PRC Plan.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ph

Cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division  
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director – Building Plan Review, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lipka, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

## PROPOSED DEVELOPMENT CONDITIONS

PRC 2009-HM-014

January 25, 2010

If it is the intent of the Board of Supervisors to approve PRC 2009-HM-014, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "*PRC Plan, Reston Hospital Campus*", prepared by Adtek, consisting of 14 sheets, and dated April 8, 2009 as revised through January 12, 2010. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. Notwithstanding the language contained in Proffer 7, prior to the issuance of the initial building permit(s) for both the Central Tower and the East Tower, as identified on the Development Plan, all necessary Certificate of Public Need approvals shall be obtained from the State Health Commissioner and such proposals shall be presented to the Health Care Advisory Board (HCAB) for its review and comment in accordance with the normal review policies and procedures established by the HCAB.



## PROFFER STATEMENT

### RESTON HOSPITAL CENTER

RZ 2009-HM-014

PCA 89-C-025-05

January 12, 2010

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicant, for themselves and their successors and/or assigns (collectively referred to as the "Applicant"), in this rezoning application ("RZ") and proffered condition amendment ("PCA"), proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 17-4 ((1)) Parcels 3H1, 15B, and 17; Tax Map 17-4 ((14)) Parcels 101, 103, 105, 110, 111, 113, 115, 116, 117, 118, 120, 201, 202, 205, 206, 207, 209, 210, 212, 214, 215, 218, 220A, 222, 301, 303, 305, 306, 307, 308, 309, 310, 311, 312, 313, 315, 316, 317, 319, 320, 401, 401A, 402, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 418, 419, and 420; Tax Map 17-4 ((19)) Parcels B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 298, 301, 303, 308A, 308B, 310, 311A, 314A, 400, 406, 409, 410, 411A and 412A; and Tax Map 17-4 ((28)) Parcels 100, 110, 120, 130, 140, 150, 160, 180, 210, 220, 220A, 225, 230, 240, 250, 255, 260, 270, 280, 300, 300A, 310, 335, 340, 350 and 460 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, rezoning application RZ 2009-HM-014 and the companion application PCA 89-C-025-05 (collectively, the "Application") are approved by the Board of Supervisors. If approved, these proffers (the "Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and shall have no further force or effect on the Property.

### GENERAL

1. Development Plan. The Property shall be developed in substantial conformance with the plat entitled "Development Plan/Proffered Condition Amendment Plat/Development Plan Amendment DPA 89-C-025-04 Reston Hospital Campus" dated February 13, 2009, revised through January 11, 2010, prepared by ADTEK Engineers, consisting of twenty-five (25) sheets (the "DP").
2. Minor Modifications. Pursuant to Section 16-403(4) of the Zoning Ordinance, minor modifications that are in substantial conformance with the DP may be permitted when necessitated by sound engineering or that may become necessary as part of final site plan or engineering. Building footprints may be decreased and the Applicant may elect to reallocate square footage among the permitted uses and buildings shown on the DP, provided that (i) the proposed open space tabulation provided on Sheet 2 of the DP is not reduced; (ii) the building heights for any single building do not exceed one hundred ten (110) feet; and (iii) the total maximum development on the Property does not exceed a FAR of 0.70.
3. Future Applications and Modifications. Any portion of the Property may be the subject of a Development Plan Amendment ("DPA"), PCA, RZ, Special Exception, Comprehensive

Sign Plan, Special Permit, Variance, or other zoning action without the joinder and/or consent of the owners of the other land areas, provided that in the case of a PCA, such application complies with Sect. 18-204(6) of the Zoning Ordinance. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application shall remain in full force and effect.

### PROPOSED DEVELOPMENT

4. Proposed Development. The Applicant may develop up to a maximum of 964,767 square feet of gross floor area ("GFA") on the Property, which includes approximately 313,657 square feet of existing medical care facilities, approximately 316,563 square feet of existing office uses, a helistop and other ancillary facilities (collectively, the "Existing Development"). In addition to the Existing Development, the Applicant may construct up to 334,547 square feet of new GFA on the Property in the locations shown on the DP, and as more specifically described below (the "Proposed Development").

- A. West Tower Addition. The Applicant may construct an addition containing up to a maximum of 21,900 square feet of GFA on the building labeled "West Tower" as shown on Sheet 3 of the DP.
- B. Central Tower Addition. The Applicant may construct an addition containing up to a maximum of 41,800 square feet of GFA on the building labeled "Central Tower" as shown on Sheet 3 of the DP.
- C. East Tower Addition. The Applicant may construct an addition containing up to a maximum of 41,000 square feet of GFA on the building labeled "East Tower" as shown on Sheet 3 of the DP.
- D. Pavilion Medical Office Building Expansion. The Applicant may construct an addition containing up to a maximum of 47,000 square feet of GFA to the existing office building labeled "Medical Office Building" as generally depicted on Sheet 3 of the DP.
- E. Proposed Medical Office Building. The Applicant may construct a new office building labeled as "Proposed 6-story MOB with Cellar" on the DP containing up to a maximum of 177,500 square feet of GFA, plus up to 22,000 square feet of cellar space as permitted under the Zoning Ordinance.
- F. Parking Deck. The Applicant may construct, in phases, a new structured parking facility containing approximately 420 new parking spaces (the "Parking Deck") in the location shown on the DP.
- G. Facility Expansions. The Applicant may construct other supporting expansions, such as expansions to the hospital dietary services, powerhouse, emergency department, surgical facilities, pedestrian bridge enclosures, etc., as generally depicted on Sheet 3 of the DP, provided such expansions do not raise the total development on the Property above the total maximum square footage listed on the DP and in this Proffer 4.

5. Helistop. Prior to construction of the Proposed Medical Office Building, the Applicant shall be permitted to operate the existing helistop in its present location on the Property (the "Existing Helistop"). During construction for the Proposed Medical Office Building, the Applicant may temporarily relocate the Existing Helistop to one or more locations selected by the Applicant, in consultation with the Fairfax County Police Department, the Fairfax County Fire & Rescue Department, and applicable air transport services and agencies, generally on the east side of the Property (the "Temporary Helistop"). Upon completion of the Proposed Medical Office Building, the Applicant shall establish a new, permanent helistop in the area generally identified on the DP as "Proposed Helistop Relocation" (the "Permanent Helistop"). Once the Permanent Helistop has been established, the Applicant shall remove the Temporary Helistop. Use of the Existing Helistop, the Temporary Helistop and the Permanent Helistop shall be restricted to emergency medical and governmental purposes, subject to applicable State and Federal agency approvals. No routine maintenance or repair work shall be performed on helicopters anywhere on the Property, except repairs or maintenance deemed immediately necessary for the purposes of flight safety. The roof surface of the Proposed Medical Office Building on which the Permanent Helistop is to be located shall be specifically engineered to withstand any additional weight associated with such use. Nothing in these Proffers shall be construed to prevent the Applicant from complying with all local, State and Federal requirements for the location, design, and operation of the Existing Helistop, the Temporary Helistop or the Permanent Helistop.

6. Uses. In accordance with Section 6-302 of the Zoning Ordinance governing PRC – Town Centers, the following uses shall be permitted on the Property:

- A. Offices, including medical office and outpatient medical services;
- B. Public uses, which may include space for programs and services operated by the Fairfax County government, the Fairfax-Falls Church Community Services Board (CSB), or other social, health, or human services providers;
- C. Medical Care Facilities, provided that the Applicant shall operate only those hospital beds approved by the State Health Commissioner through the issuance of a Certificate of Public Need ("COPN") (as applicable) and licensed for such purposes;
- D. Colleges and Universities, provided that such uses are accessory uses and conduct only educational programs relating to the study of medicine, pharmacy, nursing, emergency medical care, and/or other disciplines related to the field of medicine or health care;
- E. Eating Establishments, limited by the provisions of Section 4-305;
- F. Financial Institutions;
- G. Health Clubs;
- H. Mobile and land based telecommunications facilities, subject to the provisions of Section 2-514;

- I. Central energy plant; mechanical and electrical rooms, hallways/circulation; elevators; stairwells; rest rooms; janitor, building maintenance, and engineering rooms; command center; vaults;
- J. Specialty areas such as storage/filing rooms; mail rooms; in-house pharmacies; equipment sterilization processing; data centers and computer installations; uses engaged in processes using large or heavy equipment, such as but not limited to medical diagnostic or therapeutic, imaging, reproduction, printing, laboratory and testing equipment, linear accelerators, proton beam accelerators, and cyclotrons;
- K. Accessory uses and accessory service uses such as meeting rooms; exercise facilities and related shower and locker rooms; food service; lounges; libraries;
- L. Other similar uses, as determined by the Zoning Administrator.

7. HCAB Review. Until the issuance of the final Non-RUP associated with the Proposed Development, the Applicant shall make arrangements to appear at a regular or special meeting of the HCAB at least once every calendar year to discuss the status of the Proposed Development. In addition, within thirty (30) days following the Applicant's submission of a COPN application to the State Health Commissioner to add new hospital beds within the proposed expansions to the Central Tower and East Tower the Applicant shall send written notice of such application to the clerk of the Fairfax County Health Care Advisory Board ("HCAB") providing a summary of the application and shall arrange to appear before the HCAB at a regularly scheduled or special meeting of the HCAB to present the application in accordance with the normal review policies and procedures established by the HCAB.

8. Building Heights. Building heights for each building in the Proposed Development shall not exceed a maximum height of one hundred ten (110) feet, as shown on the DP and measured in accordance with the provisions of the Fairfax County Zoning Ordinance. Building heights shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance, including, for example, penthouses and other rooftop structures used for common amenity space and similar facilities. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing buildings to a lesser building height than that shown on the DP, provided the configuration of the building footprints remain in substantial conformance with those shown on the DP.

9. Phasing. The Applicant's construction of the Proposed Development may occur in phases, depending on market conditions and applicable regulatory approvals.

### PARKING

10. Parking. Parking shall be provided in phases through a combination of structured parking garages and surface lots, as shown on the DP, and shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services ("DPWES"), for uses established on the Property. The Applicant reserves the right, however, to provide parking spaces in addition to the total number of parking spaces shown on the DP if (a) such additional spaces result from the final design of the Parking Decks to avoid partial garage floors; or (b) to the

extent necessary to accommodate uses established on the Property that result in a higher parking requirement than is shown on the DP, provided that (i) the building and garage heights as set forth on the DP are not exceeded; (ii) the total open space on the Property is not reduced below that shown on the DP; and (iii) any increases in parking are otherwise in substantial conformance with the DP. The Applicant reserves the right to submit a parking reduction for the Proposed Development, as may be permitted by the Fairfax County Zoning Ordinance and approved by the Board of Supervisors.

11. Construction Parking Plan. The Applicant shall develop, in consultation with its general contractor, a parking management policy for construction workers hired to construct each phase of the Proposed Development on the Property (each a "Construction Parking Plan"). As part of each Construction Parking Plan, the Applicant shall identify locations on or off the Property where construction workers are permitted and forbidden to park given the building(s) that are under construction. The Applicant shall include provisions in its construction contracts and a requirement for similar provisions in all subcontracts requiring all construction workers to adhere to the Construction Parking Plan(s). Prior to the commencement of each phase of construction, the Applicant shall also erect signage on the Property in both English and Spanish that lists the permitted parking areas and prohibits parking by construction workers outside the designated areas. The Construction Parking Plan shall prohibit construction parking within any private parking area outside the Property, including the parking areas of residential developments adjacent to the Property, unless permission has been expressly granted for construction parking by the owner or designated agent of the private parking area.

12. Parking Management Plan. For any construction activities that will result in a temporary displacement of parking then existing on the Property, the Applicant shall develop and have approved by DPWES a parking management plan (each a "Parking Management Plan") to properly direct hospital employees, office tenants, visitors, and other guests to the appropriate on-site or off-site parking facilities available to the Property during construction. In developing each Parking Management Plan, the Applicant shall communicate with the boards of directors of each residential property owners association abutting the Property. Each Parking Management Plan may include, but need not be limited to, the following strategies and facilities:

- A. An on-site and off-site directional signage program that directs hospital employees, office tenants, visitors, and other guests to the appropriate parking facilities, including signage specifically notifying the general public that vehicles parking in the adjacent residential developments may be subject to towing;
- B. Parking attendants and/or valets;
- C. A shuttle or trolley system to transport hospital employees to and from off-site parking facilities;
- D. Variable message boards or similar technology located within or serving a parking structure to direct patrons to the location of vacant parking spaces;

## TRANSPORTATION IMPROVEMENTS

13. Transportation Demand Management. The Applicant shall implement transportation demand management (“TDM”) measures at the Property consistent with the following criteria.

- A. Employee Mode Split Goals. Prior to or concurrent with the issuance of the first Non-RUP representing more than 50,000 square feet of new development on the Property, the Applicant shall implement TDM strategies to achieve a minimum 12% employee mode split for employee trips to and from the Property (the “Employee Mode Split Goal”) following completion of that portion of the Proposed Development. The Employee Mode Split Goal shall increase to 15% prior to or concurrent with the issuance of the first Non-RUP representing more than 150,000 square feet of new development on the Property.
- B. Trip Reduction Goals. In the event the Applicant is unable to achieve the Employee Mode Split Goal set forth in Section A immediately above, the Applicant nevertheless may satisfy the TDM obligations for the Property by demonstrating a reduction in the total number of vehicle trips generated by uses developed on the Property during the weekday Peak Hours. Specifically, the Applicant shall demonstrate a minimum 12% vehicle trip reduction following construction of more than 50,000 square feet of new development on the Property (the “Trip Reduction Goal”). The Trip Reduction Goal shall increase to 15% prior to the issuance of the first Non-RUP representing more than 150,000 square feet of new development on the Property.
  - i. For purposes of this Proffer 13, the relevant weekday “Peak Hours” shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 5:00 to 9:00 AM and 4:00 to 7:00 PM, as determined by mechanical and/or manual traffic counts conducted at two select locations along Town Center Parkway and New Dominion Parkway as approved in consultation with the Fairfax County Department of Transportation (“FCDOT”). To determine the Peak Hour, such counts shall be collected beginning on a Monday at 2400 hours and continuing to the following Thursday at 2400 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or when area public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each of the Trip Counts (as defined in Section H below) required pursuant to this Proffer. The methodology for determining the Peak Hours may be modified subject to approval of FCDOT, but without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.
  - ii. The baseline number of vehicle trips against which the Trip Reduction Goal will be measured shall be 1,704 AM Peak Hour trips and 2,311 PM Peak Hour trips (the “Baseline Trips”), which is based on 964,767 square feet of existing and proposed Office

and Medical Care Facilities that may be constructed on the Property and using the trip generation rates/equations applicable to such uses and densities as set forth in the Institute of Transportation Engineers, Trip Generation, 8<sup>th</sup> Edition. In the event the Applicant constructs less than 964,767 square feet of Office and Medical Care Facilities uses authorized under the Proposed Development, then the Baseline Trip generation numbers shall be calculated as if the 964,767 square feet of such uses had actually been constructed as reflected on the DP.

- C. TDM Components. In order to meet the applicable Employee Mode Split Goal or Trip Reduction Goal, the Applicant shall implement a program of TDM strategies in coordination with FCDOT to include, without limitation, those items listed below. The specific TDM strategies may be adjusted from time to time as approved by FCDOT, without requiring a PCA, to reflect the ever-changing dynamic of transportation opportunities and constraints within the greater community.
- i. Participate in the existing LINK program that markets transit service in the Reston Town Center area, including the transit hub;
  - ii. Provide a TDM Program Manager (the "PM") to oversee all TDM elements and act as the liaison between the Applicant and FCDOT. The PM may be employed directly by the Applicant or be an independent contractor to the Applicant. The PM position may be part of other duties assigned to the individual;
  - iii. Participate in the Fairfax County Ride Source Program, including registering with the Guaranteed Ride Home (GRH) program offered in connection with the Metropolitan Washington Council of Governments;
  - iv. Display in all building common areas transportation-related information for employees;
  - v. Distribute an employee benefits package to all new Hospital employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, shuttle service, carpool/vanpool, bicycling or walking;
  - vi. Encourage the condominium associations representing the medical office buildings to distribute an employee benefits package to all new employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, shuttle service, carpool/vanpool, bicycling or walking;

- vii. Maintain normal Hospital work shifts outside of the current AM and PM peak hours of Town Center Parkway and New Dominion Parkway, and encourage telecommuting and flex time for administrative employees as appropriate;
  - viii. Encourage the condominium associations representing the medical office buildings to provide alternative work schedules, including staggered work hour programs, flex-time and telework programs, and to provide information to new employees on housing opportunities in the surrounding area;
  - ix. Provide reserved spaces for employee carpoolers and vanpoolers located proximate to building entrances;
  - x. Provide for on-site bicycle storage, showers and changing facilities (See Proffer 16);
  - xi. Provide a sidewalk system designed to encourage/facilitate pedestrian circulation (See Proffers 14A and 17);
  - xii. Provide bus facilities (See Proffer 18); and
  - xiii. Hold an annual, on-site Bike-to-Work event conducted in coordination with FCDOT;
  - xiv. Coordinate with FCDOT to schedule annual transportation fairs open to all employees and contractors to provide information on available ride-sharing options, available public transit routes, and other transit-related information;
  - xv. Distribute through the PM pre-loaded SmarTrip cards (or equivalent) with a cumulative total value of at least Five Thousand and No/100 Dollars (\$5,000.00) to employees of the Hospital and medical office buildings.
- D. Employee Surveys. Between September and November beginning with the year following issuance of the first Non-RUP for the first new building or expansion on the Property representing more than 50,000 square feet of new development, exclusive of shell and core, the PM shall conduct a survey of hospital employees (the "Employee Survey") designed to evaluate the effectiveness of the TDM measures in meeting the applicable Employee Mode Split Goal and to evaluate the need for changes, if any, to the TDM measures then in place. The PM shall coordinate the draft Employee Survey materials and the methodology for validating survey results with FCDOT at least thirty (30) days prior to each year's Employee Survey. The PM shall submit as part of each County Report (defined

below) an analysis of the Employee Surveys to FCDOT. Such analysis shall include at a minimum:

- i. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;
  - ii. The number of people surveyed and the number of people who responded;
  - iii. The results of the surveys taken during the survey period;
  - iv. The number of employees participating in the TDM programs, displayed by category and mode of use;
  - v. An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the applicable Employee Mode Split Goal, and, if necessary, proposed modifications; and
  - vi. A description of the uses constructed and occupied on the Property at the time the survey was conducted.
- E. County Report. The PM shall report annually to FCDOT on the TDM measures (the "County Report") no later than January 31<sup>st</sup> of the respective calendar year (beginning with the year following issuance of the first Non-RUP that triggers performance obligations by the Applicant under this proffer) after completion of the Employee Survey. The County Report shall include (a) a description of the prior year's TDM strategic efforts, including, as applicable, sample marketing materials; (b) a financial statement that includes the budget for the TDM measures and an accounting of TDM revenues and expenditures for the preceding year; (c) an analysis of the Employee Survey for the preceding year; (d) discussion of any changes to the TDM measures for the upcoming year; and (e) the budget for TDM implementation for the upcoming year.
- F. Adjustments to Calendar and Due Dates. Upon mutual agreement between FCDOT and the PM, the due dates for the Employee Survey and/or delivery of the County Report may be extended by up to sixty (60) days.
- G. Meetings with FCDOT. The PM shall meet with FCDOT annually, as applicable, or as mutually agreed, to discuss the results of the Employee Survey, the County Report and the TDM measures.
- H. Trip Counts. If the Employee Survey reveals either: (a) an Employee Mode Split that is two (2) or more percentage points lower than the applicable Employee Mode Split Goal; or (b) a survey response rate that is less than 20%, then the PM shall conduct a "Trip Count" to evaluate the Applicant's compliance with the Trip Reduction Goal set forth in Section B above. Such Trip Count shall be measured on three (3) days over a maximum two-week period (but not including a week containing a county/state/federal holiday or

when area public schools are not in session) during the weekday Peak Hours. At least thirty (30) days prior to conducting the Trip Count, the PM shall meet with FCDOT to review and reach agreement on the dates and methodology for the Trip Count and the analyses to be done after the Trip Count is complete. The Trip Count shall include traffic counts at entrances to the Property.

I. Evaluation/Revisions to TDM Measures. In the event Employee Surveys reveal that the applicable Employee Mode Split Goal has been met, or if the Trip Counts demonstrate that the Trip Reduction Goal has been met, then the Applicant shall continue to administer the TDM measures in accordance with this Proffer. In the event that Employee Surveys reveal that the applicable Employee Mode Split Goal has not been met, but no Trip Count is required, or if both the Employee Surveys and the Trip Counts reveal that neither TDM goal has been met, then the PM shall convene a meeting with FCDOT within thirty (30) days of the completion of the applicable Employee Survey or Trip Count to review the results of the Employee Surveys and Trip Count and the TDM measures then in place and to develop modifications to the TDM measures and/or additional TDM measures that may be implemented. Examples of such additional strategies may include the following:

- i. Provide one-time transit/vanpool/bike-to-work subsidies to employees through SmartBenefits or otherwise;
- ii. Establish a program for individualized employee TDM marketing to educate and encourage employees with respect to commuting alternatives;

The PM shall submit any such revisions to FCDOT within thirty (30) days following this meeting and request in writing FCDOT's review and concurrence. If no written response is provided by FCDOT within sixty (60) days, the PM's revisions shall be deemed approved. Following approval of the revisions, the PM shall implement the TDM provisions as developed in consultation with FCDOT.

J. Financial Incentives. In the event an Employee Survey and/or Trip Count reveal that the applicable TDM goal has not been met for two consecutive years, then the Applicant shall contribute according to the following schedule:

- i. \$1,500 for each one-tenth (1/10) of a percentage point less than the applicable Employee Mode Split Goal. For example an employee mode split of 12.5% against an Employee Mode Split Goal of 15% would result in a contribution of \$37,500.  $[(15.0 - 12.5) \times 10 \times \$1,500]$ ; or
- ii. \$1,500 for each one-tenth (1/10) of a percentage point less than the applicable Trip Reduction Goal. For example a Trip Count demonstrating a 14% trip reduction against a Trip Reduction Goal of 15% would result in a contribution of \$15,000.  $[(15.0 - 14.0) \times 10 \times \$1,500]$ .

This penalty provision shall remain in effect for so long as this Proffer 13 requires the Survey and Reporting Requirements to be met; provided, however, that there shall be a cap of \$125,000 on the aggregate of all contributions required to be paid hereunder. Any contribution payments made pursuant to this Proffer 13 shall be utilized as follows: one-third (1/3) of any contribution payment shall be used by the Applicant to provide additional TDM measures on the Property such as those described in Proffer 13(C); and the other two-thirds (2/3) of any contribution payment shall be paid to Fairfax County for use in supporting TDM/transportation enhancements in the Reston area.

K. Continuation of Survey and Reporting Requirements. The PM shall continue the Employee Surveys, County Reports and, if applicable, the Trip Counts on an annual basis until such time as two (2) consecutive Employee Surveys conducted starting at least one (1) full calendar year after the occupancy of more than 300,000 square feet of new development on the Property show that the applicable Employee Mode Split Goal or Trip Reduction Goal has been met. Following such time, the PM shall conduct additional Employee Surveys and make County Reports at three (3) year intervals. If it is reasonably determined through any of the tri-annual surveys/reports that the applicable Employee Mode Split Goal or Trip Reduction Goal is no longer being met, the Applicant shall revert to the process of annual Employee Surveys and County Reports, as well as implementation of additional strategies and penalties if applicable, until such time as two (2) consecutive Employee Surveys or Trip Counts show that the applicable Employee Mode Split Goal or Trip Reduction Goal has been met, whereupon the process of tri-annual surveys/reports shall be resumed. Upon such time that three (3) consecutive tri-annual surveys/reports or Trip Counts show that the applicable Employee Mode Split Goal or Trip Reduction Goal continues to be met, no additional surveys/reports shall be required. Beyond such time, however, if FCDOT has reason to believe there are problems with the TDM program, the Applicant shall cooperate with FCDOT to review and reasonably address the concerns.

L. Enforcement. If the PM fails to timely submit the County Report for the Application Property to FCDOT as required by this Proffer, or as the requirement may be extended, the County may thereafter issue the PM a notice stating that the PM has violated the terms of this Proffer and providing the PM sixty (60) days within which to cure such violation. If after such sixty (60) day period the PM has not submitted the delinquent County Report, then the Applicant shall be subject to a penalty of \$100 per day payable to Fairfax County to be used for transit or transportation related improvements in the vicinity of the Property until such time as the report is submitted to FCDOT.

14. New Traffic Signal and Pedestrian Improvements. As part of submission of the first site plan for the Proposed Development, the Applicant shall submit a signal warrant study for the intersection of New Dominion Parkway and Town Center Drive/Crescent Park Drive for review

by the Virginia Department of Transportation (“VDOT”). If VDOT determines that a traffic signal at that location is warranted and timely approved by VDOT, the Applicant shall install such signal, including pedestrian count-down signal heads, prior to the issuance of the first Non-RUP for the improvements shown on the site plan. Concurrent with the installation of the traffic signal, and if approved by VDOT, the Applicant also shall provide a painted crosswalk on New Dominion Parkway linking Crescent Park Drive and Town Center Drive.

- A. Town Center Drive Pedestrian Walkway. Prior to the issuance of the first Non-RUP for the portion of the Proposed Development shown on the site plan that triggers the warrant study set forth in this Proffer 14, the Applicant shall construct a pedestrian walkway along the east side of Town Center Drive between the intersection of New Dominion Parkway and the entrance drive to the West Tower, as more particularly shown on Sheet 7 of the DP.
- B. Traffic Signal Timing Study. As part of the Applicant’s submission to VDOT of construction plans for the proposed traffic signal described in this Proffer, the Applicant also shall submit to VDOT a traffic signal timing study for the signalized intersections located within one-half mile of the Property. Such signal timing study shall be subject to review and approval by VDOT and shall provide for sufficient pedestrian crossing times in accordance with established standards as determined by VDOT. The Applicant shall coordinate with VDOT to implement such signal timing modifications as may be approved by VDOT based on the findings of the evaluation. If required, the signal timing adjustments shall be completed prior to final bond release for the traffic signal proposed by this Proffer.
- C. Upon demonstration by the Applicant that, despite diligent efforts or as a result of factors beyond the Applicant’s control, the installation of the new traffic signal and/or pedestrian walkway as set forth in this Proffer 14 is delayed—such as the inability to secure necessary permission for utility relocations, easements or VDOT approval for traffic signals—beyond the time set forth in this Proffer, the Director of Zoning Evaluation in the Department of Planning and Zoning (“ZED”) may agree to a later date for completion of such improvement.

15. Improvements to New Dominion Parkway. Prior to the issuance of the first Non-RUP representing more than 150,000 square feet of new development on the Property, and if approved by VDOT, the Applicant shall extend the far left turn lane on New Dominion Parkway on the westbound approach to the Fairfax County Parkway, as generally shown on Sheet 3 of the DP.

16. Bicycle Facilities. The Applicant shall provide bicycle racks/storage facilities for a total of 40 bicycles in locations convenient to the office, hospital and other uses of the Proposed Development. The specific number and exact locations of bicycle parking spaces to be provided in each phase of the Proposed Development shall be determined by the Applicant in consultation with FCDOT as part of site plan approval for each new building addition or parking structure in which such facilities are proposed. A minimum 50% of all new bike racks installed pursuant to this Proffer 16 shall be located under cover and protected from the elements, such as within an existing or proposed parking structure(s) or within an existing or proposed building. The bicycle

parking spaces shall be installed prior to the issuance of the first Non-RUP for the portion of the Proposed Development covered by the site plan on which the applicable bicycle parking spaces are shown.

17. On-site Pedestrian Connections. The Applicant shall provide on-site pedestrian circulation and connections as generally shown on Sheet 7 of the DP. Notwithstanding the foregoing, however, the Applicant may elect, in consultation with the Urban Forest Management Division (“UFMD”) of the Department of Public Works and Environmental Services (“DPWES”), to relocate proposed pedestrian connections that the Applicant and UFMD determine during site plan review for the Proposed Development will result in the loss of mature trees. Except as set forth in Proffer 13 herein, new pedestrian connections to be installed as part of the Proposed Development shall be constructed in phases concurrent with the Applicant’s construction of adjacent improvements on the Property; provided that all new pedestrian connections shown on the DP shall be completed no later than the issuance of the Non-RUP representing more than 300,000 square feet of new development on the Property.

18. Bus Shelters. Prior to the issuance of the first Non-RUP for any portion of the Proposed Development, the Applicant shall erect bus shelters at all existing bus stops on the Property as shown on Sheet 3 of the DP. The Applicant may adjust the specific location of each bus shelter in consultation with FCDOT in order to improve circulation on the Property or more closely match the routes established by public transit agencies serving the Property. All new bus shelters installed pursuant to this Proffer shall include at least one trash receptacle and shall be of a similar size and type as other existing bus shelters located within the Reston Town Center, as approved by the Reston Town Center Association Design Review Board (“DRB”). The Applicant shall be responsible for general maintenance of the shelter, including trash removal on a regular basis.

- A. New Bus Stop and Shelter. Prior to the issuance of the Non-RUP representing more than 200,000 square feet of new development on the Property, the Applicant shall install one (1) additional, new bus stop with shelter. The exact location of the bus shelter shall be determined in consultation with FCDOT as part of site plan approval for the portion of the Proposed Development that triggers the requirement for a new bus shelter. A trash receptacle shall be included as part of the bus shelter, and the Applicant shall be responsible for general maintenance of the shelter, including trash removal on a regular basis. Should the Bus Pad be constructed on the Property, the Applicant shall provide all easements and right-of-way necessary for construction and maintenance of the pad and future shelter if it is constructed by others. A determination of these limits shall be coordinated with and approved by FCDOT prior to site plan approval for the bus shelter. Notwithstanding the provisions of this Proffer 18A, in the event an agreement cannot be reached as to the location of the Bus Pad, then, in lieu of constructing the Bus Pad, the Applicant shall provide a contribution of Twenty-five Thousand and No/Dollars (\$25,000.00) to the Board of Supervisors for the installation of a bus shelter to serve the Property.
- B. Existing New Dominion Parkway Bus Stop. Prior to the issuance of the first Non-RUP for any new development on the Property, the Applicant shall install a

concrete bus stop pad along the right-of-way in front of the Property to allow the placement of a future bus shelter at the existing bus stop on New Dominion Parkway.

- C. Bus Routes. In accordance with the Public Access Easement granted to the Board of Supervisors by deed recorded in Deed Book 12452 at Page 1614, the Applicant shall continue to allow Fairfax County and WMATA transit buses and shuttles to access the Property for the purposes of picking up and dropping off passengers. The exact circulation routes through the Property shall be determined jointly by the Applicant, the Hunter Mill District Supervisor's office, and FCDOT, which may be modified from time to time as circumstances warrant.

### SITE DESIGN

19. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the DP, subject to allowances for the installation of fences, utilities, and/or trails, which shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed.

20. Tree Preservation and Landscaping.

- A. Preservation of Existing Trees. Prior to submission of each site plan for the Proposed Development, the Applicant shall consult with UFMD to identify which trees on the Property may be impacted by the Applicant's construction of the applicable portion of the Proposed Development. Should the Applicant and UFMD determine that existing trees on the Property may be impacted by the Applicant's construction of the Proposed Development, then the Applicant shall prepare and submit to UFMD a tree preservation plan that conforms to all Public Facilities Manual requirements for tree preservation plans and narratives applied to the Property as defined by the limits of clearing and grading proposed for the Applicant's construction of the Proposed Development (each a "Tree Preservation Plan"). The Applicant shall submit the Tree Preservation Plan to UFMD for review and approval as part of site plan submission(s) for the Proposed Development. The Applicant shall save those trees identified in the Tree Preservation Plan as intended to be saved or as otherwise approved by UFMD. All relocated or new public and/or private utilities serving the Proposed Development shall be located to avoid trees that are to be preserved pursuant to the Tree Preservation Plan, as determined by UFMD. As part of the Tree Preservation Plan, the Applicant shall list tree preservation and maintenance activities designed to maximize the survivability of each tree designated for preservation, including, but not limited to, pre-construction root pruning and crown pruning, vertical and horizontal mulching and fertilization. All trees shown to be preserved on the Tree Preservation Plan and site plan shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts spaced no farther than ten (10) feet apart. The fencing shall be erected at the proposed limits of disturbance prior to commencement of any

clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel.

- B. Tree Removal and Replacement. During the County's review of the site plan(s) for the Proposed Development, if it is determined necessary by UFMD to permit the removal of any trees previously designated to be preserved on a Tree Preservation Plan, the Applicant shall provide supplemental plantings at another location(s) on the Property according to the directions of UFMD and consistent with the tree canopy requirements of the PFM.
- C. Landscape Plan. As part of each site plan submission for the Proposed Development, the Applicant shall submit for review and approval by DPWES a detailed landscape plan for the portion of the Property covered by the subject site plan (each a "Landscape Plan"). Such Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on Sheet 6 of the DP. Such Landscape Plan shall include the applicable Tree Preservation Plan and proposed new plantings, including deciduous trees, evergreen trees, shrubs, bushes and similar under plantings.

21. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 and Section 9-308(7) of the Zoning Ordinance. The Applicant reserves the right to provide monument signage not specifically shown on the DP, provided it conforms to Article 12 and/or pursuant to approval by the Planning Commission in accordance with the standards set forth in the Zoning Ordinance for Comprehensive Sign Plans.

### ARCHITECTURAL DESIGN AND BUILDING MATERIALS

22. Architecture and Materials. Building architecture, colors, and materials shall be submitted to the Reston Town Center Association Design Review Board ("DRB") for approval and shall be compatible with the existing Hospital and office buildings.

23. Parking Deck Architecture. Those portions of new above-grade parking structures that front public streets and/or abut residential communities shall incorporate architectural features or façade elements to help break up the mass and bulk of the parking structures, as well as provide a pedestrian sense of scale. The Applicant shall be permitted to vary the façade treatments among each of the parking structures to match the architectural style of the buildings each serves, provided that the character and quality of treatments are comparable across the Property. The entire garage façade shall be constructed with high-quality architectural block, stone, stone-like material, colored pre-cast concrete or a comparable material. The garage façade shall incorporate architectural treatments such as "ribbing," eyebrows, or other details that complement the architecture of the adjacent medical office buildings, as the same may be approved by the DRB in accordance with Proffer 22 herein.

### GREEN BUILDING PRACTICES

24. LEED Certification for New Buildings. The Applicant shall obtain certification under the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design ("LEED") certification, or other equivalent rating system, for the new Medical Office Building

to be constructed on the Property. Certification shall be under either the most current version of the LEED for New Construction ("LEED-NC"), LEED for Core and Shell ("LEED-CS"), or LEED for Healthcare Facilities ("LEED-HC") rating systems, or another equivalent rating system. Nothing in this Proffer shall be construed to require LEED certification for any existing building on the Property that is subject to interior or exterior renovations or modifications, or that must be partially or wholly reconstructed due to casualty.

- A. As part of the initial site plan submission for the Medical Office Building, the Applicant shall include a statement certifying that a LEED-accredited professional (LEED-AP), who is also a professional engineer or architect is a member of the Applicant's design team, and that the LEED-AP has provided direction to incorporate sustainable design elements and innovative technologies into the building's design to facilitate attainment of LEED certification, or another equivalent rating system, pursuant to this Proffer. The Applicant also shall provide a list of specific credits within the most current version of the LEED-NC or LEED-CS (or, if applicable, LEED-HC or another LEED rating system selected by the Applicant as specified above) rating system that the Applicant anticipates incorporating in the design of such building. As part of such submission, the Applicant's LEED-AP shall provide certification statements confirming that the proposed credits will satisfy the minimum number of credits necessary to attain LEED or equivalent certification of the subject building.
  
- B. Prior to the approval of a site plan for the Medical Office Building, the Applicant shall execute a separate agreement and post, as a "Green Building Escrow," in the form of cash or a letter of credit from an institution acceptable to DPWES an amount equal to \$2.00 per square foot of development in such building to be held in an escrow account by the County to ensure compliance with this Proffer. This escrow shall be in addition to and separate from other bond requirements and shall be released to the Applicant upon the Medical Office Building's certification under the LEED-CS or LEED-NC (or, if applicable, LEED-HC or another LEED or equivalent program selected by the Applicant as specified above) rating system by the USGBC. A letter or other documentation from the USGBC or equivalent certifying organization stating that the building has obtained certification shall be sufficient to demonstrate compliance with this Proffer. In the event the Applicant fails to produce documentation of the Property's certification under the LEED-CS or LEED-NC (or, if applicable, LEED-HC or another LEED or equivalent rating system selected by the Applicant as specified above) rating system within one (1) year following the issuance of the final Non-RUP for the Medical Office Building, then the escrow shall be released to Fairfax County as the sole remedy available for the building's failure to secure LEED or equivalent certification under this Proffer and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

25. Green Building Practices for Additions to Existing Buildings. For all additions to existing buildings on the Property, as shown on the DP, the Applicant's LEED AP shall identify opportunities to incorporate some or all of the following green building design elements into any renovations or expansions of the existing buildings, as applicable:

- A. Design by an architectural firm with at least one LEED (or equivalent program) accredited professional on the team;
- B. Allocate space for storage of recyclables, including but not limited to, fluorescent light bulbs, paper, cardboard, aluminum and glass, and provide for collection of recyclables within the Proposed Development;
- C. Prohibit smoking in all indoor spaces, with smoking areas provided outside the building at least 25 feet from all doors and air intakes.
- D. Incorporate Erosion and Sediment Control measures;
- E. Provide bicycle facilities for a minimum of 40 bicycles throughout the Proposed Development to encourage bicycling.
- F. Use highly reflective roof materials for all buildings that are expanded;
- G. All newly-installed or replacement site lighting will be certified, prior to bond release, by an accredited professional to meet American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE/IESNA Standard 90.1-2007) standards to reduce nighttime pollution, avoid spillage offsite, and maintain minimum and maximum recommended levels; and Article 14, Section 9 of the Fairfax County Zoning Ordinance;
- H. Non-ozone-depleting refrigerants will be specified for all new cooling systems;
- I. Low emitting materials will be used for paints, sealants, carpeting, and composite board will be formaldehyde-free.
- J. At least 50% of construction debris and reusable materials will be diverted to a recycling facility, salvage yard, or other site for reuse.
- L. Wherever possible during construction, use materials with a high recycled content, and rapidly renewable materials.
- M. During construction, follow the guidelines of the Sheet Metal and Air Conditioning National Contractors Association Indoor Air Quality guidelines to promote better air quality after construction.
- N. Reduce impervious surface for the overall Proposed Development by using structured parking decks.
- O. Install insulated/Low E High Performance glazing in renovated areas or expansion areas.
- P. Use efficient landscape irrigation and local/drought tolerant plant species to reduce potable water use for irrigation.

## LIGHTING

26. Lighting. All proposed on-site, outdoor and parking garage lighting provided with the Proposed Development shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. Light poles in new or upgraded surface parking lots and on the top level of the proposed Parking Decks, as well as building-mounted security lighting, shall all use shielded cut-off fixtures and be directed inward and downward such that the lamp surface is not directly visible to adjacent properties. The exposed portions of the above-grade Parking Decks that have frontage on New Dominion Parkway or Town Center Parkway shall be constructed with solid vertical perimeter walls, not less than 32 inches in height, for the purpose of blocking headlights from shining into adjacent residences. Lighting within the stair towers shall be designed to contain light within the tower and prevent light from spilling outward in order to mitigate the impact of light pollution on adjacent residences. Light poles on the top level of the parking garage will be confined to the center of the structure. Wall-mounted sconces, which direct light inward and downward, shall be used along the perimeter of the top level. Lighting within the parking garage and along the perimeter of the top deck of the parking garage shall be of low intensity and recessed design.

- A. Construction Lighting. During construction of the Proposed Development, the Applicant shall reduce glare from OSHA, VOSHA, VUSBA, and local ordinance-required superstructure lighting to the extent possible without violating the aforementioned laws, regulations, or policies. The Applicant shall present measures such as cut-off shields, lower intensity or lower number of light bulbs dimming or extinguishing lighting after construction hours to appropriate construction inspectors for their consideration and will be implemented by the Applicant if approved.

## STORMWATER MANAGEMENT

27. Stormwater Management Facilities. As of the date of these Proffers, stormwater runoff from the Property is managed by a combination of on-site and off-site facilities, as indicated on Sheets 8 and 9 of the DP (the "Existing SWM Facilities"). The Existing SWM Facilities provide both water quantity and water quality benefits to the Property. Stormwater management for the Proposed development shall be provided in conformance with Sheets 8 and 9 of the DP and the Public Facilities Manual, as determined by DPWES.

## MISCELLANEOUS

28. Trash Collection. The Applicant shall not permit refuse collection on the Property between the hours of 9:00 p.m. and 6:00 a.m. the following day.

29. Construction Hours. The Applicant shall prohibit all contractors and subcontractors from conducting any site preparation work or exterior construction on buildings prior to 7:00 am or after 9:00 pm each day from Monday through Saturday. No site preparation work or exterior construction on buildings shall be permitted on Sunday. These restrictions shall not apply to work conducted within enclosed buildings.

30. Advance Density Credit. Advance 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.

31. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA does not adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of this PCA shall otherwise remain in full force and effect.

32. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to “Applicant” in this proffer statement shall include within its meaning and shall be binding upon Applicant’s successor(s) in interest and/or developer(s) of the site or any portion of the site.

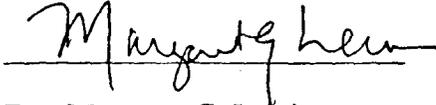
33. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

34. Annual Escalation Clause. For all proffers in this document specifying contribution amounts or budgets for the construction of improvements of facilities, the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter, consistent with the Code of Virginia. For all proffers in this document not specifying contribution amounts or budgets for operational expenses, including but not limited to, Proffer 13 (Transportation Demand Management), the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter, based on changed in the Consumer Price Index for all urban consumers (not seasonally adjusted) (“CPI-U”), both as permitted by Virginia State Code Section 15.2-2303.3.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

**RESTON HOSPITAL CENTER, LLC**

Title Owner of and Agent for Tax Map 17-1 ((1)) Parcels 15B, 17, and 3H1; Title Owner of Tax Map 17-1 ((19)) Parcels B, 100, 201, 206, 210, 303, 308A, 310, 311A and 412A; Ground Lessor of Tax Map 17-1 ((1)) Parcel 17

A handwritten signature in cursive script, reading "Margaret G. Lewis", is written over a horizontal line.

By: Margaret G. Lewis

Its: Senior Vice President

**THE HOSPITAL CENTER MEDICAL PAVILION CONDOMINIUM ASSOCIATION**

Title Owner of the medical office building and a portion of the land upon which it is located.  
Agent for unit owners of Tax Map 17-1 ((19)) B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301,  
303, 308A, 308B, 310, 311A, 314A, 400, 406, 409, 410, 411A and 412A.

A handwritten signature in black ink, appearing to read 'W.A. Adams', written over a horizontal line.

By: William A. Adams

Its: President

**THE HOSPITAL CENTER MEDICAL PLAZA CONDOMINIUM ASSOCIATION**

Title Owner of the medical office building and a portion of the land upon which it is located.  
Agent for unit owners of Tax Map 17-1 ((14)) Parcels 101, 103, 105, 110, 111, 113, 115, 116,  
117, 118, 120, 201, 202, 205, 206, 207, 209, 210, 212, 214, 215, 218, 220A, 222, 301, 303, 305,  
306, 307, 308, 309, 310, 311, 312, 313, 315, 316, 317, 319, 320, 401A, 402, 404, 405, 406, 407,  
408, 409, 410, 411, 412, 413, 414, 415, 416, 418, 419 and 420.

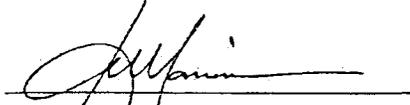
A handwritten signature in black ink, appearing to read 'W.A. Adams', is written over a horizontal line.

By: William A. Adams

Its: President

**PARKWAY MEDICAL TOWER CONDOMINIUM ASSOCIATION**

Ground Lessee of Tax Map 17-1 ((1)) Parcel 17, owned by Reston Hospital Center LLC. Agent for unit owners of Tax Map 17-1 ((28)) 100, 120, 130, 140, 150, 160, 180, 210, 220, 220A, 225, 230, 240, 250, 255, 260, 270, 280, 300, 300A, 310, 335, 340, 350 and 460.

A handwritten signature in black ink, appearing to read 'Kelly Manion', is written over a horizontal line.

By: Kelly Manion

Its: President

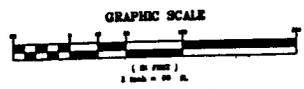
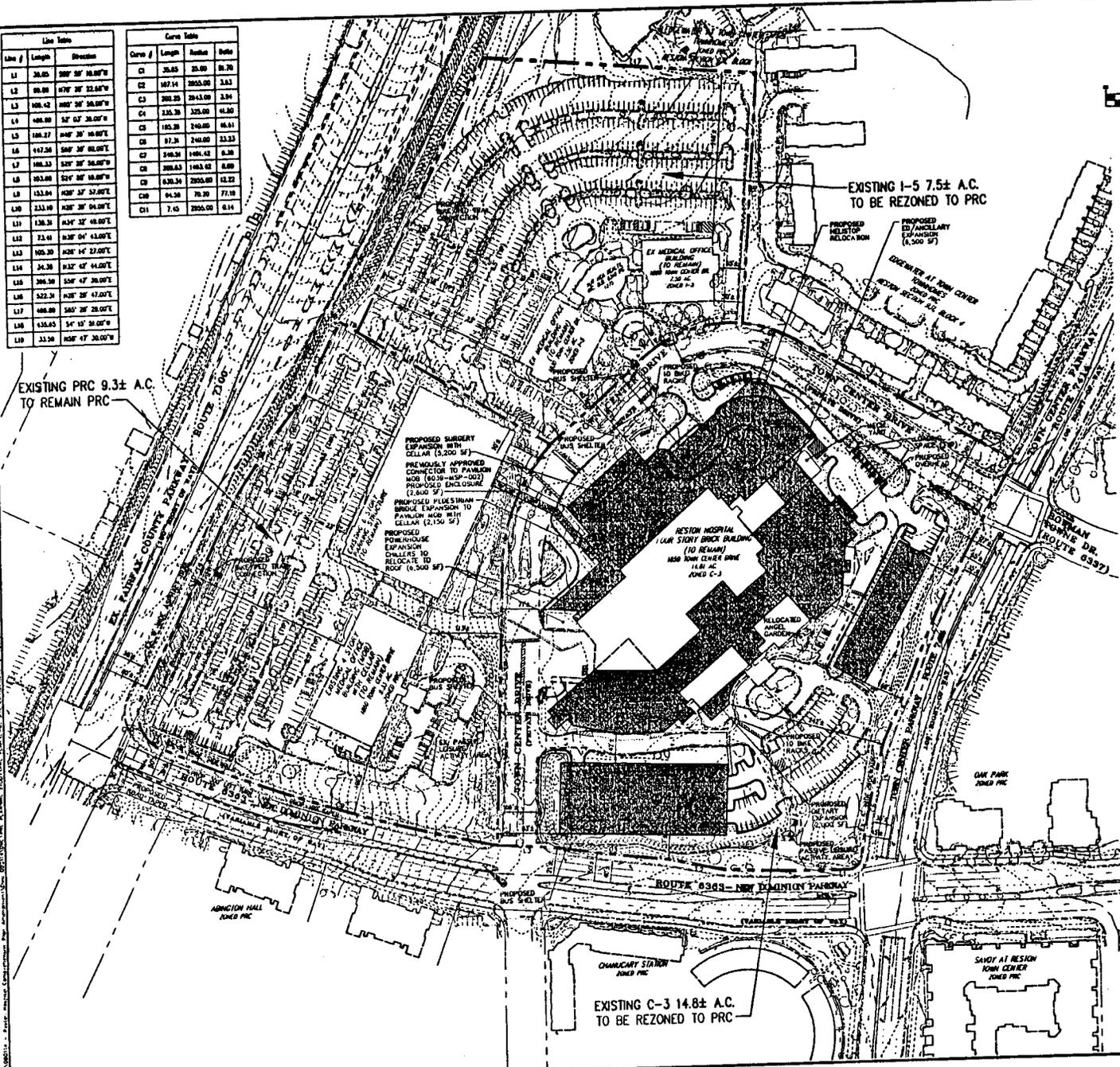






Line #	Length	Direction
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L2	66.80	S71° 30' 22.50"W
L3	108.42	S66° 30' 58.00"W
L4	466.80	S7° 07' 28.00"W
L5	158.27	S47° 30' 18.00"E
L6	147.26	S67° 30' 02.00"E
L7	146.23	S47° 30' 58.00"W
L8	103.80	S27° 30' 18.00"W
L9	133.84	N28° 27' 37.00"E
L10	233.10	N28° 30' 04.00"E
L11	136.31	N34° 32' 48.00"E
L12	73.41	N27° 04' 43.00"E
L13	165.20	N28° 14' 27.00"E
L14	34.36	N32° 07' 04.00"E
L15	306.58	S58° 47' 30.00"E
L16	422.31	N28° 28' 47.00"E
L17	468.80	S63° 28' 28.00"E
L18	635.62	S4° 15' 58.00"W
L19	33.50	N28° 47' 30.00"W

Curve #	Length	Radius	Delta
C1	25.85	25.00	8.70
C2	187.14	2055.00	3.83
C3	200.25	2043.00	3.94
C4	236.20	325.00	14.80
C5	185.20	240.00	16.14
C6	87.20	240.00	23.33
C7	248.20	1484.00	6.28
C8	288.63	1483.00	6.88
C9	830.34	2055.00	13.22
C10	84.30	70.00	77.18
C11	7.45	2055.00	0.14



EXISTING PRC 9.3± A.C.  
TO REMAIN PRC

EXISTING I-5 7.5± A.C.  
TO BE REZONED TO PRC

EXISTING C-3 14.8± A.C.  
TO BE REZONED TO PRC

**ADTEK**  
2201 Old Lee Highway, Suite 405  
Falls Church, VA 22044  
Phone: 703-681-4000 Fax: 703-681-4008  
www.adtekva.com

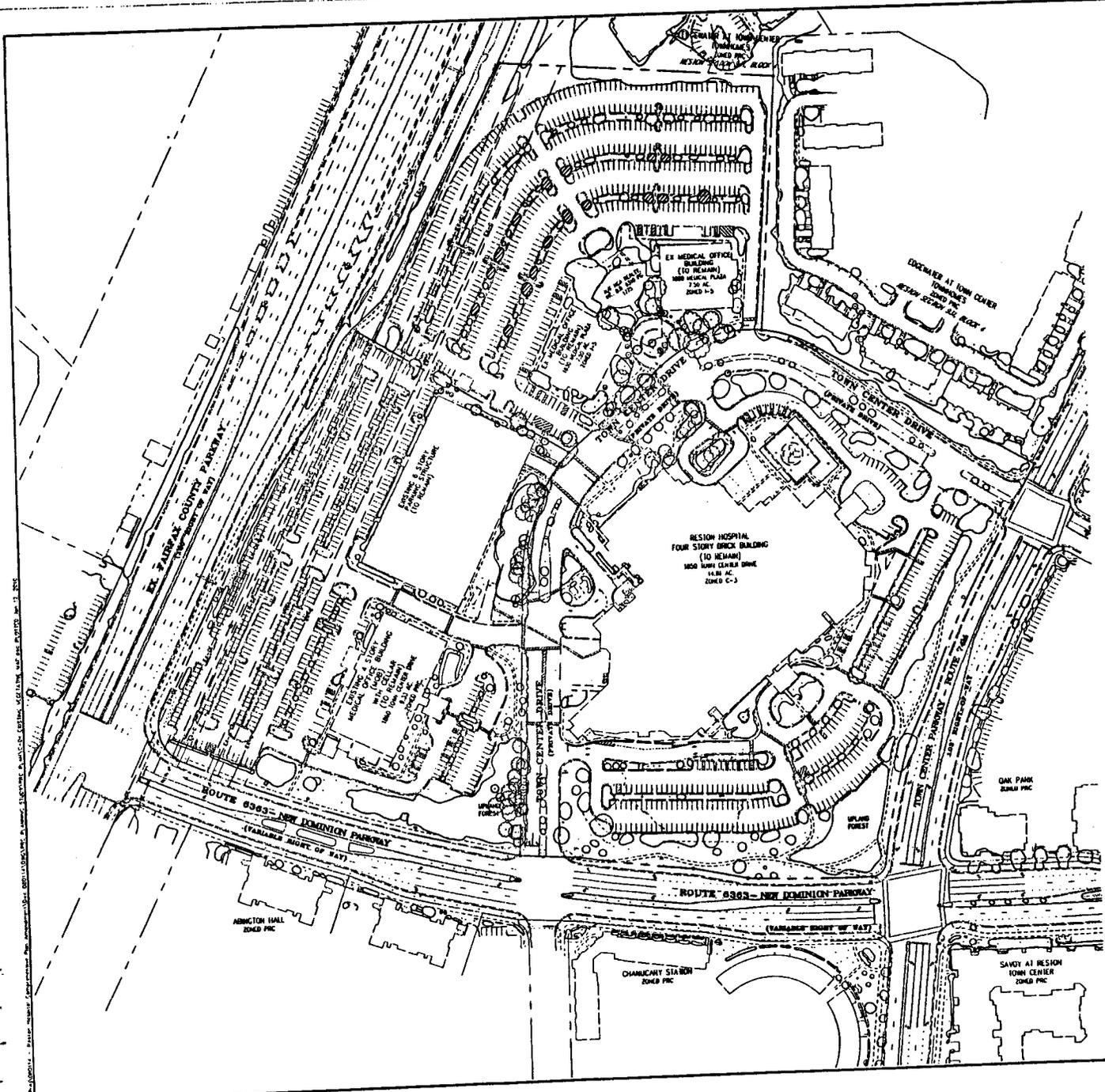
**ESA**  
Erl Swanson Associates  
7100 Lee Ave. Suite 1000  
Falls Church, VA 22044  
Richard L. Miller, Architect

NO.	DATE	DESCRIPTION
1	02/13/09	ISSUED FOR PERMIT
2	02/13/09	ISSUED FOR PERMIT
3	02/13/09	ISSUED FOR PERMIT
4	02/13/09	ISSUED FOR PERMIT
5	02/13/09	ISSUED FOR PERMIT
6	02/13/09	ISSUED FOR PERMIT
7	02/13/09	ISSUED FOR PERMIT
8	02/13/09	ISSUED FOR PERMIT
9	02/13/09	ISSUED FOR PERMIT
10	02/13/09	ISSUED FOR PERMIT
11	02/13/09	ISSUED FOR PERMIT
12	02/13/09	ISSUED FOR PERMIT
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49	02/13/09	ISSUED FOR PERMIT
50	02/13/09	ISSUED FOR PERMIT



RESTON HOSPITAL CAMPUS  
HUNTER MILL DISTRICT RESTON, VA  
SITE CONTEXT - OVERALL MASTER PLAN  
SCALE: 1"=50'  
DATE: 02/13/09  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT: 090114  
SHEET: 3 OF 14





**EXISTING VEGETABLE MAP FOR RESTON HOSPITAL CAMPUS.**

GENERALLY, THE EXISTING RESTON HOSPITAL CAMPUS CONSIDERS OF THE MAIN HOSPITAL BUILDING, TWO MEDICAL OFFICE BUILDINGS, PARKING GARAGE, SURFACE PARKING, AND HELIPAD ADJACENT PROPERTIES TO THE NORTH, EAST, AND SOUTH ARE BOUNDARIES AND LIES THE CONDOMINIUM DEVELOPMENT. TO THE WEST IS FAIRFAX COUNTY PARKWAY AND THE TOWN OF HERNDON.

UPLAND FOREST HAS BEEN PRESERVED IN AREAS BETWEEN THE HOSPITAL CAMPUS AND NEW DOMINION PARKWAY DRIVE, AREA CONSISTING OF OAK, HICKORY AND YELLOW POPLAR. UPLAND FOREST IS LOCATED ON THE EAST SIDE OF THE PARKING GARAGE AND BETWEEN THE DOCTOR'S PARKING AND TOWN CENTER PARKING.

THE REMAINDER OF THE HOSPITAL CAMPUS IS DEVELOPED LAND CONSISTING OF BUILDINGS, PARKING, AND PRIVATE DRIVE (TOWN CENTER DRIVE). SEVERAL PARKING LOT TREES LOCATED AT 1800 AND 1820 TOWN CENTER DRIVE ARE IN VARIOUS STAGES OF BECOME. THOSE AT 1800 AND 1820 TOWN CENTER DRIVE SHOULD BE REMOVED AND REPLACED WITH NEW TREES.

**RESTON HOSPITAL CAMPUS**

**TABLE 18 - 18 YEAR TREE CANOPY CALCULATION SUMMARY**

THE REMOVED TREE CANOPY MEETS THE TREE PRESERVATION REQUIREMENT AS SHOWN BELOW.

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF 18 YEAR TREE CANOPY REQUIREMENT
1	EXISTING TREE CANOPY	1,280,000	100%
2	REMOVED TREE CANOPY	1,280,000	100%
3	REPLACEMENT TREE CANOPY	1,280,000	100%
4	TOTAL TREE CANOPY	1,280,000	100%

**PLANT LEGEND**

- REMOVES TREES IN VARIOUS STAGES OF BECOME
- REMOVES EXISTING TREES

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Richard L. Miller, Architect

**RESTON HOSPITAL CAMPUS**

HUNTER MILL DISTRICT RESTON, VA

EXISTING VEGETATIVE MAP

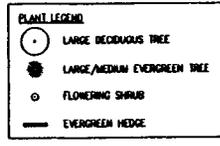
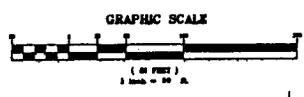
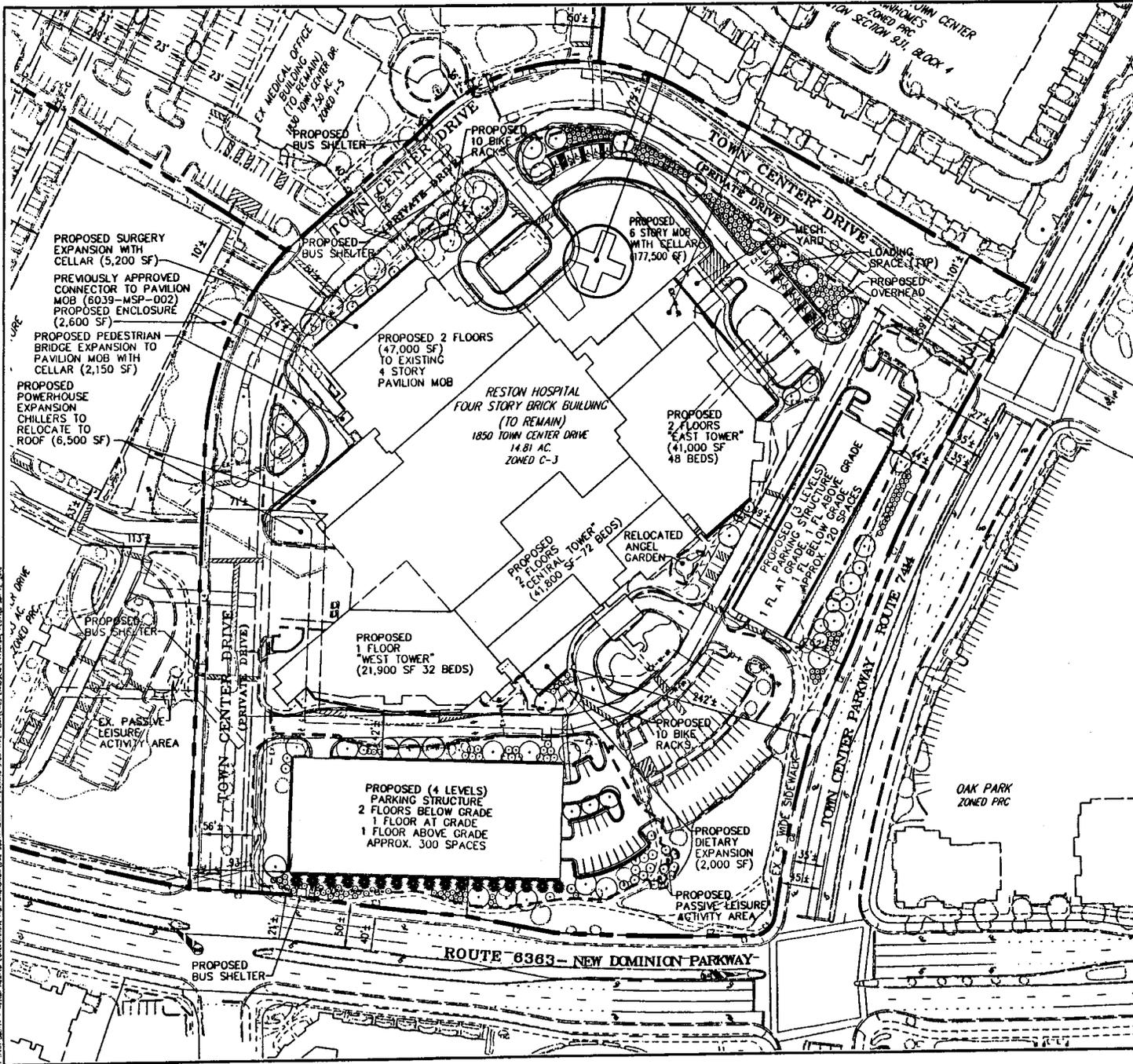
SHEET 5 OF 14

DATE: 07/13/09

DESIGNED BY: [Name]

DRAWN BY: [Name]

SCALE: 1"=60'



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 225 Old Lee Highway, Suite 402  
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 Fort Swanson Associates  
 210 West Lee Avenue, Westport, New York, New York 10981-7520  
 Richard L. Miller, Architect

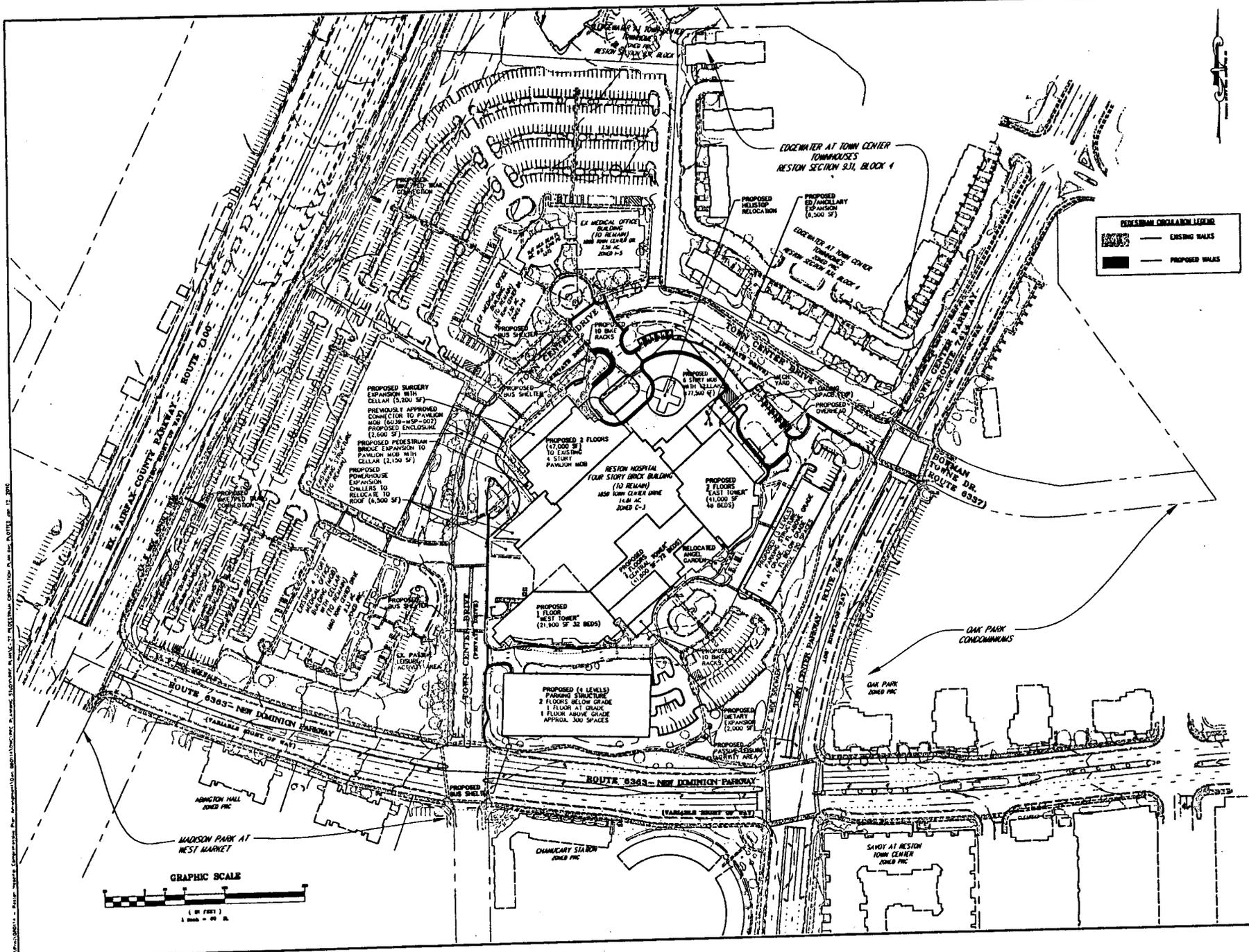
REVISION DATE	DESCRIPTION
07/17/09	ISSUE FOR PERMIT
07/17/09	RESPONSE TO COUNTY COMMENTS
07/17/09	RESPONSE TO COUNTY COMMENTS



THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER.

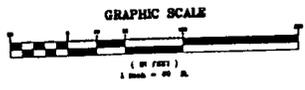
**RESTON HOSPITAL CAMPUS**  
 HUNTER MILL DISTRICT RESTON, VA  
 LANDSCAPE PLAN

DATE: 07/17/09  
 SCALE: 1"=50'  
 SHEET: 6 OF 14



**PEDESTRIAN CIRCULATION LEGEND**

- EXISTING WALKS
- PROPOSED WALKS



**RESTON HOSPITAL CAMPUS**  
**HUNTER MILL DISTRICT**  
**PEDESTRIAN CIRCULATION PLAN**

RESTON, VA

DATE: 07/12/09  
 SCALE: 1"=80'  
 SHEET: 7 OF 14

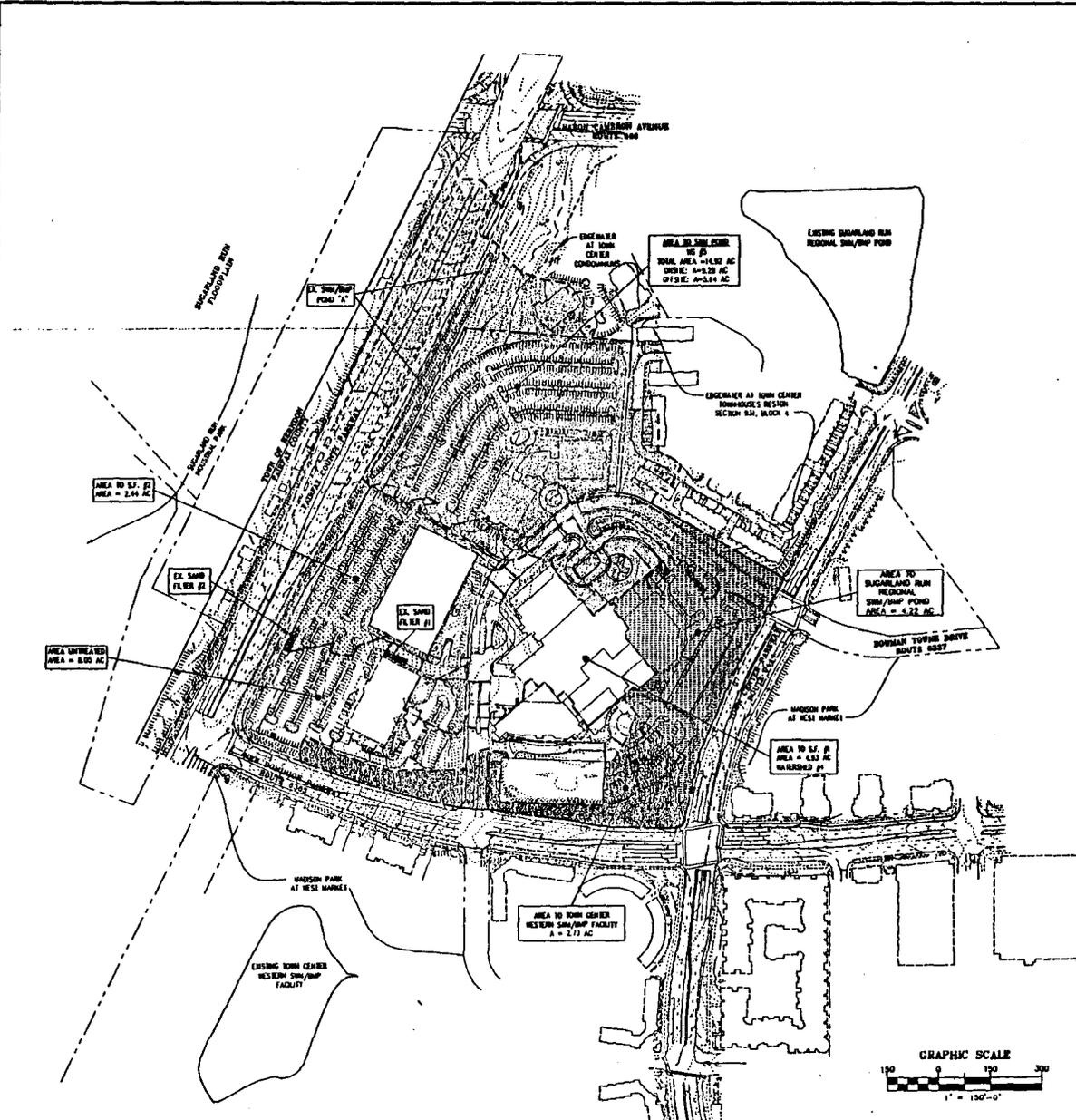
**ADTEK**  
 10000 Lee Highway, Suite 400  
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**Richard L. Miller, Architect**

**JOHN F. SCHEIDT**  
 P.E.  
 07/12/09  
 12:00 PM

1. PREPARED BY: ...  
 2. DATE: ...  
 3. SCALE: ...  
 4. SHEET NO.: ...  
 5. TOTAL SHEETS: ...



**DMP SUMMARY:**  
 THE OVERALL SITE AREA FOR THIS PROJECT IS 24.05 ACRES. THE PROPOSED REMOVAL RATES ARE BASED ON THE OVERALL SITE AREA. THE SITE HAS AN OVERALL "C" FACTOR OF 0.75. THESE ARE THE PRIMARY TREATMENT AREAS FOR THIS PROJECT INCLUDE EXISTING DMP FACILITIES. AN OFF-SITE AREA 3.50 ACRES FROM THE COUNTY PARKWAY IS SHOWN TO BE EXISTING OFF-POND. YOUR CREDIT TOWARD THE PROPERTY FROM THE OFF-SITE IS BEING USED.

**EXISTING SAND FILTER #1:**  
 A SMALLER DRAINAGE AREA (4.83 ACRES) GOES TO THIS FILTER AFTER THE DEVELOPMENT THEN AS PER THE ORIGINAL DESIGN (5.30 ACRES) (SEE SHEET #7 AND 17 OF THE REGION HOSPITAL MEDICAL OFFICE BUILDING AND CHEMISTRY ROOM ADDITION - 08-00-SP-07) THE ORIGINAL "C" FACTOR FOR POST DEVELOPMENT FLOW WAS 0.80 WHICH IS STILL HIGHER THAN THE "C" FACTOR OBTAINED WITH THIS DEVELOPMENT (0.75). THIS FILTER'S DESIGN IS INCORPORATED INTO THE NEW OVERALL SITE REMOVAL CALCULATIONS.

**EXISTING SAND FILTER #2:**  
 A SLIGHTLY LARGER DRAINAGE AREA (2.44 ACRES) GOES TO THIS FILTER AFTER THE DEVELOPMENT THEN AS PER THE ORIGINAL DESIGN (2.39 ACRES) (SEE SHEET #7 AND 17 OF THE REGION HOSPITAL MEDICAL OFFICE BUILDING AND CHEMISTRY ROOM ADDITION - 08-00-SP-07) THE ORIGINAL "C" FACTOR FOR POST DEVELOPMENT FLOW WAS 0.80 WHICH IS HIGHER THAN THE "C" FACTOR OBTAINED WITH THIS DEVELOPMENT (0.75). THIS FILTER'S DESIGN IS INCORPORATED INTO THE NEW OVERALL SITE REMOVAL CALCULATIONS.

**EXISTING SWM/DMP POND "A":**  
 THIS POND WAS ORIGINALLY BUILT FOR THE DEVELOPMENT OF THE MEDICAL PLAZA SITE AREA BUT HAS BEEN ENLARGED TO ITS PRESENT SIZE UNDER THE FAIRFAX COUNTY PARKWAY BOND BILL. (SEE SHEET 20-1 STATE PROJECT #00-20-140) CALCULATIONS OBTAINED FROM VISIT SHOW THAT THIS POND ACCUMULATES A COMBINED TOTAL OF 15.1 ACRES OF BOTH ON AND OFF-SITE LAND WITH AN OVERALL "C" VALUE OF 0.80. OUR CALCULATIONS SHOW THAT WE ARE DRAINING JUST UNDER THIS AMOUNT OF 14.82 ACRES. OUR OVERALL "C" FACTOR HAS BEEN RE-DERIVED TO BE 0.75, BUT SINCE THE PREVIOUS POND PLAN ONLY USED 0.80, WE WILL USE THIS VALUE IN OUR CALCULATIONS. THIS POND'S DESIGN IS INCORPORATED INTO THE NEW OVERALL SITE REMOVAL CALCULATIONS.

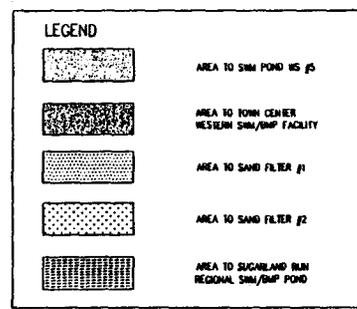
**EXISTING REGION TOWN CENTER WESTERN SWM/DMP FACILITY:**  
 APPROXIMATELY 2.73 ACRES OF ON-SITE AREA DRAINS TOWARDS THIS EXISTING SWM/DMP FACILITY. THIS POND'S SWM FACILITY IS (SEE SHEET #13 OF REGION TOWN CENTER WESTERN SWM/DMP FACILITY #101-SP-008) THE POND'S DRAINAGE DITCH CLEARLY SHOWS THAT THE PORTION OF THIS SITE AREA THAT DRAINS TO IT IS TO BE TREATED. THIS AREA AND IT'S DEVELOPED "C" FACTOR WITH A 0.80 REMOVAL RATE IS NOW PART OF OUR OVERALL SITE REMOVAL CALCULATIONS.

**EXISTING SUGARLAND RUN REGIONAL SWM/DMP POND:**  
 APPROXIMATELY 4.22 ACRES OF ON-SITE AREA DRAINS TOWARDS THIS EXISTING SUGARLAND RUN REGIONAL SWM/DMP FACILITY (SEE SHEET #1-002) BECAUSE OF THE REQUIREMENTS OF THE PERM AT THE TIME OF PLANNING APPROVAL, THIS REGIONAL POND SWM FACILITY IS 600. THE POND DRAINAGE DITCH CLEARLY SHOWS THAT THE PORTION OF THIS SITE AREA DRAINING TO IT IS TREATED. THIS AREA AND "C" FACTOR WITH A 0.80 REMOVAL RATE IS NOW PART OF OUR OVERALL SITE REMOVAL CALCULATIONS.

**THE PROPOSED REMOVAL CALCULATIONS:**

SUBAREA	DMP TYPE	REMOVAL EFF.	AREA	"C" PRODUCT
ON-SITE	SAND FILTER #1	600	4.82/24.05 X 0.75/0.75 = 0.84	
ON-SITE	SAND FILTER #2	600	2.44/24.05 X 0.77/0.75 = 0.76	
OFF-SITE	WET POND REGION TOWN CENTER SWM/DMP POND	450	2.73/24.05 X 0.80/0.75 = 2.54	
OFF-SITE	WET POND SUGARLAND RUN SWM/DMP FACILITY	600	4.22/24.05 X 0.79/0.75 = 7.00	
ON-SITE	DIT SWM/DMP POND "A"	400	14.82/24.05 X 0.80/0.75 = 12.44	
				<b>TOTAL = 42.58</b>

\* THE ACTUAL "C" FACTOR IS 0.75 BUT WE WILL HOLD WHAT THE ORIGINAL PLAN CALLED FOR.



**DMP SUBMITTAL COMPLIANCE NOTE:**  
 THIS PRELIMINARY PLAN PRESENTS A DMP DESIGN THAT CONTAINS THAT THE OVERALL DMP PROPOSED REMOVAL RATE OF 400 IS ADOPTED FOR THE POST-DEVELOPED SITE BY USING THE FACILITIES THAT ARE ALREADY IN PLACE. THESE INCLUDE THE TWO EXISTING UNDERGROUND SAND FILTERS, THE TWO EXISTING OFF-SITE SWM/DMP WET PONDS TO THE NORTH AND SOUTH OF THIS SITE AND THE ON-SITE DIT POND.  
 IT IS UNDERSTOOD THAT A WAIVER TO USE THE TWO EXISTING OFF-SITE SWM/DMP FACILITIES IS REQUIRED AND WILL BE SUBMITTED AT THE TIME OF THE FIRST SUBMISSION OF THE SITE PLAN. NO OTHER DMP FACILITIES ARE REQUIRED.

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 Suite 200, Fairfax, VA 22031  
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Richard L. Miller, Architect

DESIGN NO.	
DRAWING NO.	
DATE	
SCALE	
PROJECT NO.	
SHEET NO.	

APPROVED FOR SUBMITTAL  
 DATE: 07/13/09  
 BY: [Signature]

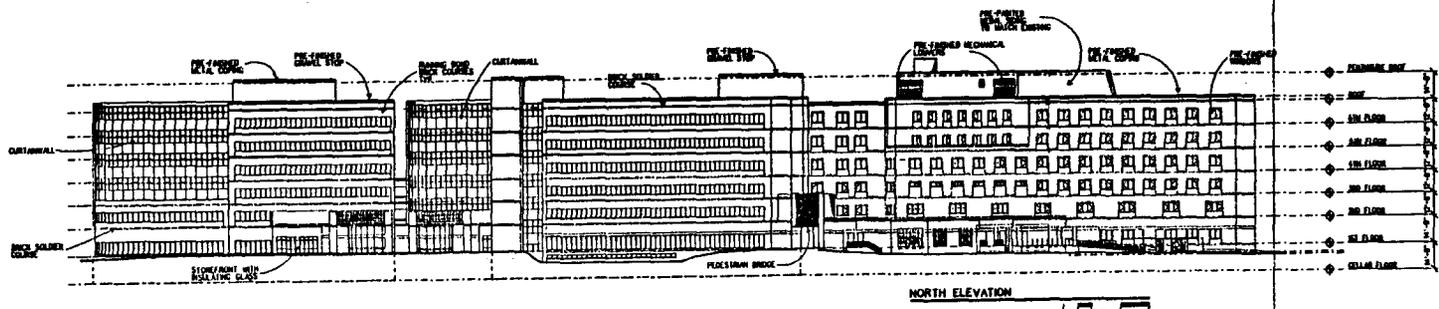
RESTON HOSPITAL CAMPUS  
 HUNTER MILL DISTRICT RESTON, VA  
 PRELIMINARY BEST MANAGEMENT  
 PRACTICES PLAN

DATE: 07/13/09  
 SCALE: 1"=150'  
 SHEET: 8 OF 14

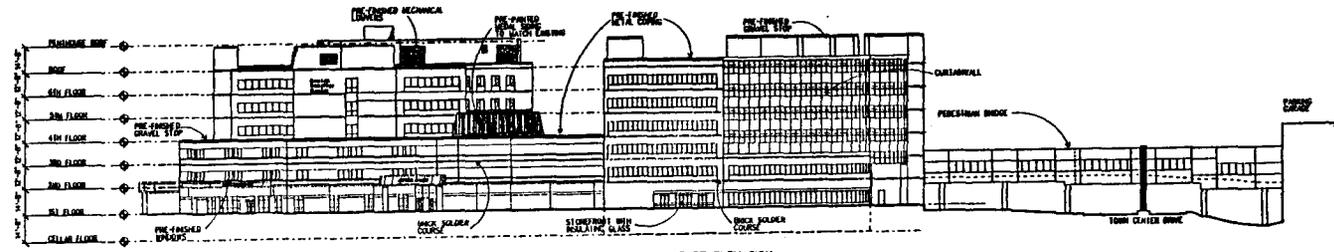




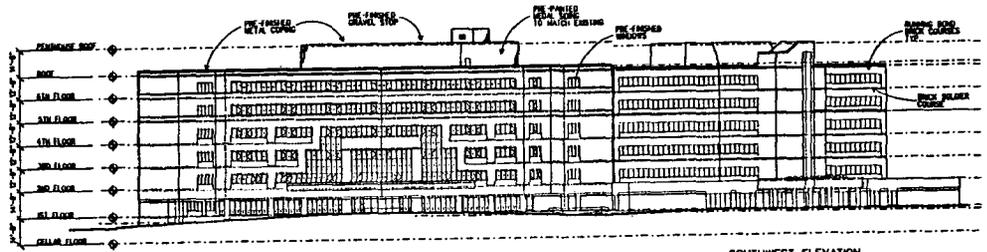




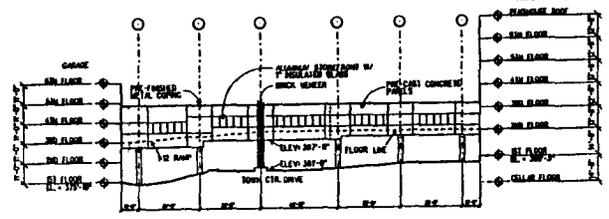
NORTH ELEVATION



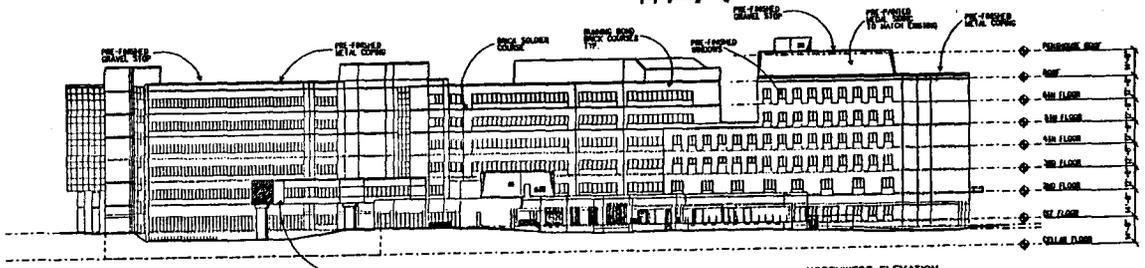
EAST ELEVATION



SOUTHWEST ELEVATION



PARTIAL SOUTH ELEVATION (PEDESTRIAN BRIDGE)



NORTHWEST ELEVATION

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 Reston, Virginia 20190  
 Richard L. Miller, Architect

NO.	DATE	DESCRIPTION
1	07/10/06	FLOOR AREA REVIEW
2	07/17/06	RESPONSE TO COUNTY COMMENTS
3	08/01/06	REVISED
4	08/01/06	RESPONSE TO COUNTY COMMENTS



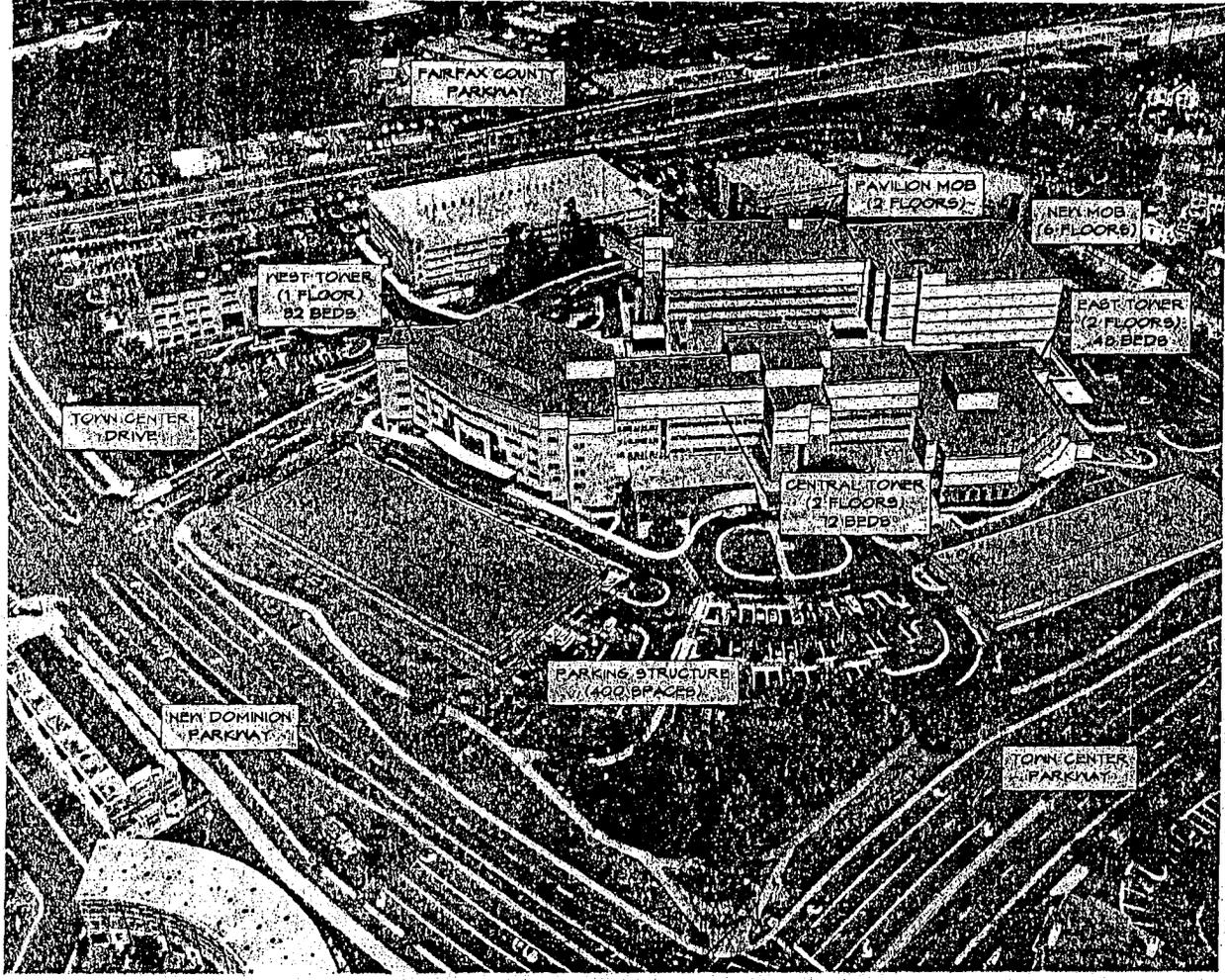
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RESTON HOSPITAL CAMPUS  
 HUNTER MILL DISTRICT RESTON, VA  
 ARCHITECTURAL ELEVATIONS

SCALE: 1/4" = 1'-0"  
 SHEET: 080114  
 DATE: 07/10/06  
 SHEETS OF: 12  
 OF: 14

FOR INFORMATION ONLY





COLOR LEGEND  
 [Symbol] FUTURE FLOOR

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 Richard L. Miller, Architect

NO.	DATE	DESCRIPTION
1	07/17/09	ISSUE FOR PERMIT
2	07/17/09	REVISION TO COUNTY COMMENTS
3	07/17/09	REVISION TO COUNTY COMMENTS
4	07/17/09	REVISION TO COUNTY COMMENTS



RESTON HOSPITAL CAMPUS  
 HUNTER MILL DISTRICT RESTON, VA  
 ARCHITECTURAL EXHIBIT

DATE: 07/17/09	SHEET: 14 OF 14
DESIGNER: [Symbol]	PROJECT: 080311
DATE: 07/17/09	PROJECT: 080311
DATE: 07/17/09	PROJECT: 080311

FOR INFORMATION ONLY