



FAIRFAX COUNTY

DP2
OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 53
Fairfax, Virginia 22035-007

V I R G I N I A

Telephone: 703-324-315

FAX: 703-324-392

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May 26, 1999

Jonathan P. Rak, Esquire
Wilkes, Artis, Hedrick and Lane, Ctd.
11320 Random Hills Road - Suite 600
Fairfax, Virginia 22030-6042

RE: Rezoning Application
Number RZ 1998-HM-063
(Concurrent with PCA 80-C-086
and PCA 83-C-069)

Dear Mr. Rak:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 10, 1999, granting Rezoning Application Number RZ1998-HM-063 in the name of Westerra Reston, LLC, to rezone certain property in the Hunter Mill District from the R-1, I-4 and I-5 Districts to the PDC District, subject to the proffers dated April 13, 1999, and to the Board's approval of PCA 80-C-086 and PCA 83-C-069, on subject parcel 16-4 ((1)) 15 and 16A1 consisting of approximately 29.20 acres.

The Board approved the Conceptual Development Plan; the Planning Commission previously approved Final Development Plan FDP 1998-HM-063 on April 28, 1999, subject to the Board's approval of RZ 1998-HM-063.

The Board also:

- **Modified the transitional screening requirement along Sunrise Valley Drive in favor of that shown on the Conceptual Development Plan/Final Development Plan (CDP/FDP) and as further described in the proposed proffers.**

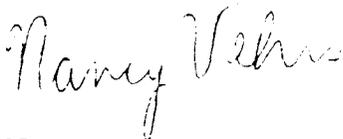
RZ 1998-HM-063

May 26, 1999

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- **Waived the barrier requirement along Sunrise Valley Drive.**

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Fred R. Beales, Supervisor Base Property, Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbar J. Lipka, Deputy Executive Director, Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 8 1999
ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 10th day of May, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1998-HM-063
(CONCURRENT WITH PCA 80-C-086 AND PCA 83-C-069)

WHEREAS, Westerra Reston, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1, I-4 and I-5 Districts to the PDC District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

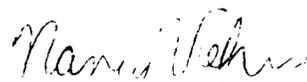
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC District, and said property is subject to the use regulations of said PDC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 10th day of May, 1999.



Nancy Vehrs

Clerk to the Board of Supervisors

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.

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

- 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.

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

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.

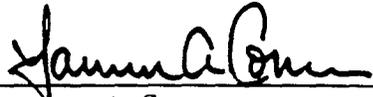
PROFFERS
RZ/FDP 1998- HM-063
Westerra Reston, L.L.C.

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



By:

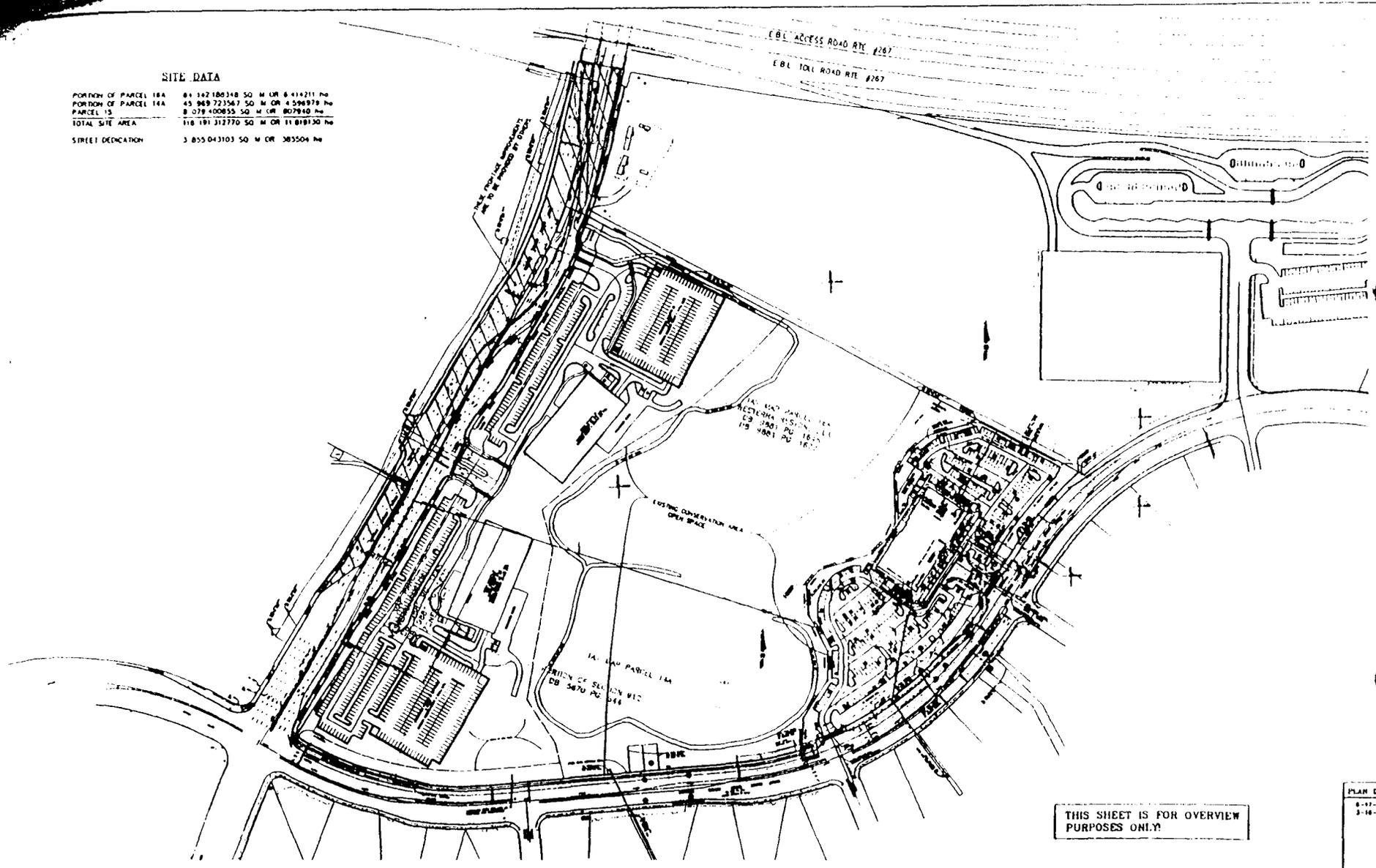

Lawrence A. Corson

Title: Vice President

126267v5

SITE DATA

PORTION OF PARCEL 18A 84 342 186348 SQ. M. OR 6 414271 ha
 PORTION OF PARCEL 14A 45 969 723567 SQ. M. OR 4 596978 ha
 PARCEL 15 8 078 400855 SQ. M. OR 807940 ha
 TOTAL SITE AREA 138 390 312770 SQ. M. OR 11 818130 ha
 STREET DEDICATION 3 855 043103 SQ. M. OR 385504 ha



THIS SHEET IS FOR OVERVIEW PURPOSES ONLY!

PLAN DATE
 4-17-98
 3-14-99

DATE	DESCRIPTION	REV #1	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

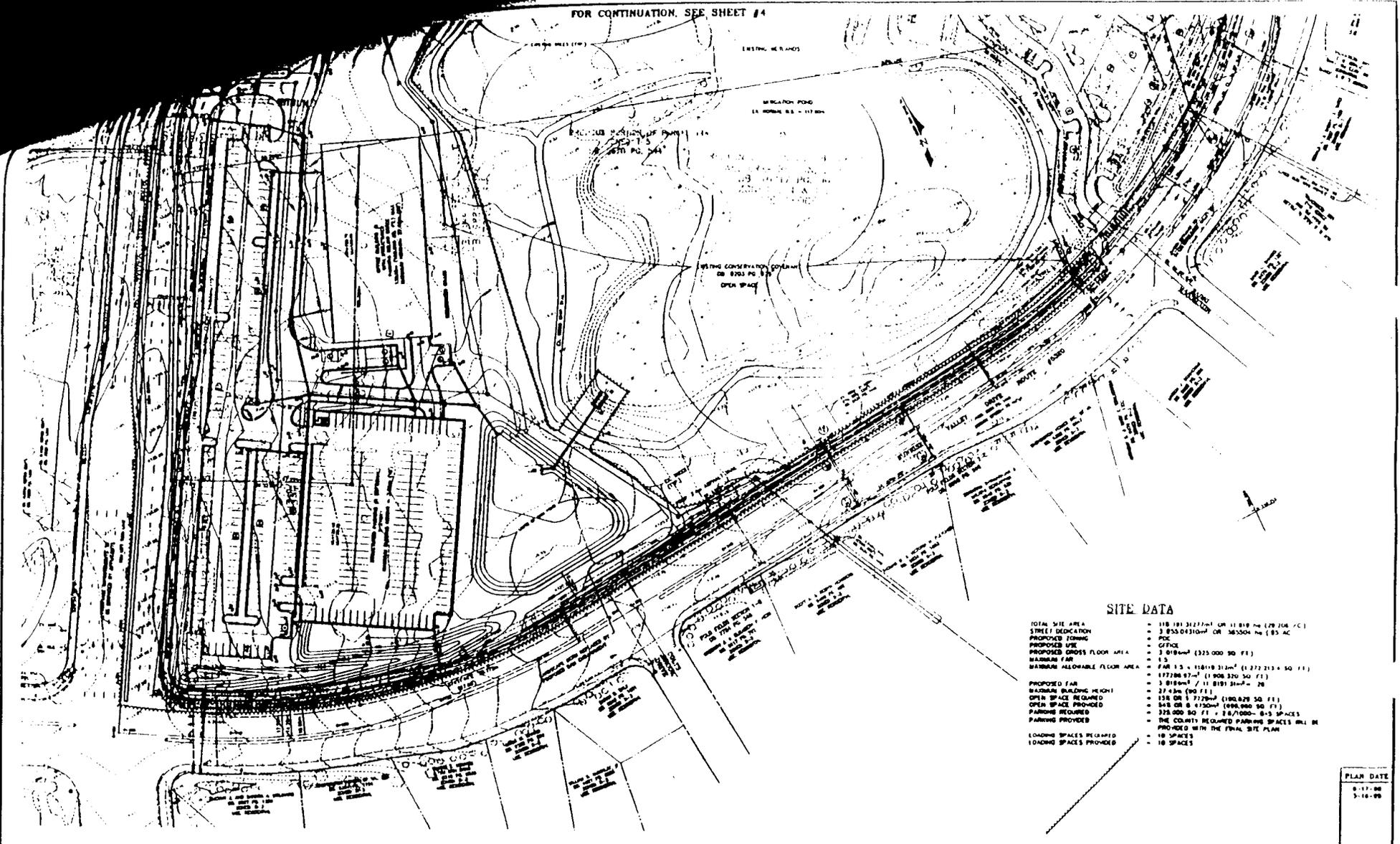
UEA
URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080



OVERVIEW SHEET
RESTON
 SECTION 912, BLOCK 2 AND PARCEL 15
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE 1in=1200m C1 N/A DATE APRIL 1998

SHEET
 3
 OF
 13
 FILE No
 1P-952

FOR CONTINUATION, SEE SHEET #4



SITE DATA

- TOTAL SITE AREA = 118 181 31277sq ft (27 218 AC)
- STREET DEDICATION = 3 855 04310sq ft OR 88500 sq ft (85 AC)
- PROPOSED ZONING = PDC
- PROPOSED USE = OFFICE
- PROPOSED GROSS FLOOR AREA = 3 818 000 sq ft (87 800 sq ft)
- MAXIMUM FLOOR AREA = 1.5
- WARRANTY ALLOWABLE FLOOR AREA = FLOOR 1.5 = 118 181 31277 sq ft (1 372 313 + 50 FT)
- PROPOSED FLOOR AREA = 177284 87 sq ft (1 908 320 sq ft)
- PROPOSED FAR = 3 818 000 sq ft / 11 818 31277 = .32
- MAXIMUM BUILDING HEIGHT = 27.43m (90 FT)
- OPEN SPACE REQUIRED = 138 000 sq ft (1 000 000 sq ft)
- OPEN SPACE PROVIDED = 345 000 sq ft (1 000 000 sq ft)
- PARKING REQUIRED = 325 000 sq ft = 18 70000 - 815 SPACES
- PARKING PROVIDED = THE COUNTY REQUIRED PARKING SPACES WILL BE PROVIDED WITH THE FINAL SITE PLAN
- LOADING SPACES REQUIRED = 18 SPACES
- LOADING SPACES PROVIDED = 18 SPACES

PLAN DATE
0-17-88
3-16-88

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

UEA URBAN ENGINEERING & ASSOC. INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
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CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
RESTON
 SECTION 912, BLOCK 2 AND PARCEL 15
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1m 800m CI 5m DATE APRIL 1988

SHEET 5 OF 13
 FILE No 1P-982