

**APPROVED DEVELOPMENT CONDITIONS**  
**PRC 85-C-088-02**

**July 26, 2011**

The Board of Supervisors to approved PRC 85-C-088-02, located at Tax Map 26-1-((11))-0005, 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 "Reston Town Center Section 91A, Block 16" prepared by Urban Ltd., consisting of 18 sheets, and dated November 26, 2010 as revised through June 27, 2011. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification for the installation of utilities and/or trails as determined necessary by the Director of DPWES.
3. A landscape plan shall be submitted as part of the first and all subsequent site plan submissions that is in substantial conformance with the landscaping shown on Sheet 8 of the PRC Plan for the review and approval of the Urban Forest Management Division (UFMD), DPWES.
4. The maximum height of the residential buildings shall not exceed 15 stories.
5. A minimum of twelve percent (12%) of the total number of dwelling units constructed on the Property shall be provided as workforce dwelling units ("WDUs"). WDUs shall be made available in three tiers as follows:
  - (a) Three percent (3%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including eighty percent (80%) of AMI;
  - (b) Three percent (3%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including one hundred percent (100%) of AMI;
  - (c) Six percent (6%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including one hundred twenty percent (120%) of AMI.

Provision of the WDUs shall be generally administered pursuant to the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted October 15, 2007 and in accordance with Note #36 on Sheet 1 of the PRC Plan.

6. If a waiver of on-site stormwater management is not granted by DPWES, then required on-site facilities shall be provided, as determined by DPWES.
7. Parking shall be provided in accordance with Article 11 of the Zoning Ordinance.
8. As stated in Note #34 on Sheet 1 of the PRC plan, the Applicant shall coordinate with the existing LINK program and the Fairfax County Department of Transportation (FCDOT) to develop and implement mutually agreed upon Transportation Demand Management (TDM) strategies to encourage the use of transit (metrorail and bus), other high occupancy vehicle commuting modes, walking, and biking in order to reduce automobile trips generated by residential units developed on the property. The TDM strategies shall include, but not be limited to, the following:
  - a. Information Dissemination. The Applicant shall provide, or shall coordinate with LINK to provide, transportation information including transit maps, schedules and forms, ride-sharing, and other relevant transit option information in residential sales/rental kits and in a centralized area of the residential building, such as the lobby or community room;
  - b. Ride Matching. The Applicant shall coordinate with LINK to assist residents with vanpool and carpool formation programs, ride matching services, and established guaranteed ride home programs;
  - c. Car Sharing Information. The Applicant shall provide, or shall coordinate with LINK to provide, information regarding the availability of car sharing programs such as (ZipCar/FlexCar) to all new residents;
  - d. Preferential Parking. The Applicant shall provide dedicated preferential parking spaces for carpools/vanpools if any such carpools/vanpools are formed by residents;
  - e. Fare Cards. The Applicant shall distribute SmarTrip cards (or similar transit fare cards) in the amount of at least \$25.00 per unit, upon the execution of the initial lease or upon the initial closing of each unit, as applicable; and
  - f. Bicycle Parking. The Applicant shall provide bicycle racks as generally shown on this PRC plan.
9. The Applicant shall include, as part of the final site plan submission and building plan submission, a list of specific credits within U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction 2009 (LEED®-NC 2009) rating system. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect shall provide certification statements at both the time of final site plan review and the time of building plan review confirming that the items on the list will meet at least the

minimum number of credits necessary to attain LEED Silver for the project.

In addition, prior to final site plan approval, the Applicant shall designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member shall have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to the building plan approval, the Applicant shall submit documentation, to the Environment and Development Review Branch of DPZ, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program. This documentation shall demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for the project, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED certification or a higher level of certification from the U.S. Green Building Council for the building. If the Applicant is unable to provide the preliminary review of the design-related credit documentation prior to the building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the Applicant may, prior to the issuance of the building permit, post an escrow identical to the one described in the following paragraph. This escrow shall be released upon submission of the documentation to the Environment and Development Review Branch of DPZ from the U.S. Green Building Council demonstrating that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, shall be sufficient to attain LEED Silver certification.

As an alternative to the actions outlined in the above paragraphs, or if the U.S. Green Building Council review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Silver certification, the Applicant shall execute a separate agreement and post, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of (\$2/square foot). This escrow shall be in addition to and separate from other bond requirements and shall be released upon demonstration of attainment of LEED certification or a higher level of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC

rating system or other LEED rating system determined, by the U.S. Green Building Council. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED Silver certification shall be sufficient to satisfy this commitment.

If the Applicant provides to the Environment and Development Review Branch of DPZ, within one year of issuance of the final RUP/non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow shall be released to the Applicant; the other 50% will be released to Fairfax County and shall be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant fails to provide, within one year of issuance of the final RUP/non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building shall be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

10. Prior to submission of site plans to DPWES for development on Section 91A Block 16, proposed site plans, landscape plans, and architectural elevations shall be presented to the Board of Directors of the West Market Property Owners Association and other immediately adjacent residential property owners associations for their review and comment.
11. The following is a list of universal design features that the Applicant shall endeavor, at its sole option and subject to compliance with all Federal and State Fair Housing laws and regulations, to incorporate into the new development:
  - Lever handles for opening doors rather than twisting knobs;
  - Buttons on elevator control panels that can be distinguished by touch;

- Use of meaningful icons as well as text labels,
- Install lighting near outside walkways, stairs, and entrances.

12. The Applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The Applicant shall coordinate with IPAR to obtain its recommendations on the type and location of public art to be provided on site. The Applicant shall make the final selection of the public art features and their location based on recommendations from IPAR and shall incorporate such features into the development prior to issuance of the final RUP.