



# County of Fairfax, Virginia

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

September 10, 2014

Brian J. Winterhalter  
Cooley LLP  
One Freedom Square  
Reston Town Center  
11951 Freedom Drive, #1500  
Reston, VA 20190

RE: Proffered Condition Amendment Application PCA 85-C-088-09  
(Concurrent with Development Plan Amendment Application DPA 85-C-088-07 and Planned Residential Community Application PRC 85-C-088-03)

Dear Mr. Winterhalter:

On July 29, 2014, at a regular meeting, the Board of Supervisors (BOS) approved Proffered Condition Amendment Application PCA 85-C-088-09 in the name of Block 4 LLC and Reston Town Center Property LLC. At its September 9, 2014, meeting, the BOS clarified its actions and enclosed you will find a copy of the Ordinance adopted by the BOS. The Board's action amends the proffers for Rezoning Application RZ 85-C-088 previously approved for mixed use development to permit associated modifications to proffers, site design, and development plan to permit a residential building at a density of 30.78 dwelling units per acre (du/ac) with commercial uses and an office building containing 284,588 square feet of office and commercial uses an overall Floor Area Ratio (FAR) of 3.6 and residential density (50 du/ac) permitted in the Reston Town Center Core Area. The subject property is located in the S.W. quadrant of the intersection of Reston Parkway and New Dominion Parkway on approximately 6.35 acres of land zoned PRC, [Tax Map 17-1 ((16)) 1, 4 and 5A], in the Hunter Mill District and is subject to the proffers dated July 28, 2014.

**The Board also:**

- Modified Section 11-203 of the Zoning Ordinance for the loading space requirements to that shown on the DPA/PRC Plan
- Modified Section 13-303 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the DPA/PRC Plan

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**Office of the Clerk to the Board of Supervisors**  
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- Approved on July 29, 2014, Waiver #7067-WPFM-004-1 to permit underground stormwater detention facilities within a residential development in accordance with Section 6-0303.8 of the Public Facilities Manual, subject to the conditions dated March 26, 2014

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation Planning Division  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Donald Stephens, Transportation Planning Division  
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  
Jill Cooper, Executive Director, Planning Commission  
Ajay Rawat, Coordinator, Facilities Planning/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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 9th day of September, 2014, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT APPLICATION PCA 85-C-088-09  
(Concurrent with Development Plan Amendment Application DPA 85-C-088-07 and  
Planned Residential Community Application PRC 85-C-088-03 )**

**WHEREAS**, Block 4 LLC and Reston Town Center Property LLC, filed in the proper form an application to amend the proffers for RZ 85-C-088 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), 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 District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 9th day of September, 2014.



Catherine A. Chianese  
Clerk to the Board of Supervisors



**BLOCK 4 LLC  
RESTON TOWN CENTER PROPERTY LLC  
PROFFER STATEMENT  
DPA 85-C-088-7  
PCA 85-C-088-9**

**February 19, 2014  
Revised July 28, 2014**

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 "Zoning Ordinance"), the property owners and applicants, for themselves and their successors and assigns (collectively, the "Applicant"), in this Proffered Condition Amendment ("PCA") and Development Plan Amendment ("DPA") proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Map as 17-1 ((16)) 1 and 4 ("Block 4") and 17-1 ((16)) 5A ("Block 5" and, collectively with Block 4, the "Property") shall be in accordance with the following conditions ("Proffers") if, and only if, DPA 85-C-088-7 and PCA 85-C-088-9 (collectively, the "Application") are granted. The Applicant reconfirms its commitment to the proffers associated with RZ 85-C-088, as amended (the "Existing Proffers"), except as modified herein. These Proffers, if accepted, amend and supplement only those Existing Proffers referenced below. In the event this Application is denied, these Proffers will immediately be null and void and of no further force and effect, and the Existing Proffers shall remain in effect.

**AMENDMENT OF EXISTING PROFFERS**

**C. DEVELOPMENT PLAN FOR RZ 85-C-088**

1. The Property is located within the Town Center Core Area and shall be developed in substantial conformance with the Development Plan Amendment ("Development Plan") dated August 3, 2013, and revised through July 14, 2014, prepared by Urban, Ltd., and consisting of 44 sheets, of which sheets 5, 8, 9, 10, and 10A are described below.

- a. Development Plan Amendment for the Property. Sheet 5 of the Development Plan shows the generalized location of the various buildings in the Town Center Core Area; their proposed uses, proposed building heights; and provides an overview of the interrelationship of all the components.
- b. Master Plan. Sheet 8 of the Development Plan shows the generalized location of the various buildings in the Town Center Core Area and their proposed uses and provides an overview of the interrelationship of all the components.
- c. Overall Landscape Plan. Sheet 9 of the Development Plan shows the location of the urban parks, the continuity of the urban streetscapes throughout the Urban Core and the increased intensity of landscaping proposed for the highly pedestrian "Market Street."

- d. Right-of-Way/Traffic Circulation Plan. Sheet 10 of the Development Plan shows the urban grid street pattern that will differentiate the Urban Core from the rest of Reston with its meandering streets.
- e. Pedestrian Circulation/Parking Garage Entrance-Exit Plan. Sheet 10A of the Development Plan shows primary and secondary circulation patterns, the pedestrian linkages to the surrounding area and the circulation from the parking structures to the buildings. It also shows the proposed entrances and exits from the parking structures.

## **ADDITIONAL NEW PROFFERS**

### **GENERAL**

12. Minor Modifications. Minor modifications to the Development Plan may be permitted pursuant to Section 16-203(13) of the Zoning Ordinance when necessitated by sound engineering or when necessary as part of final site engineering. Such modifications may be permitted, provided: (a) the maximum building heights for each building are not increased beyond the heights identified on Sheets 2, 5, and 7 of the Development Plan and Proffer 17; (b) the minimum setbacks for each building are not decreased beyond the setbacks identified on Sheet 7 of the Development Plan; (c) the minimum amount of open space identified on Sheet 2 of the Development Plan is not reduced; and (d) the development otherwise is in substantial conformance with these Proffers and the Development Plan.

13. Future Applications. Any portion of the Property may be the subject of a DPA, PCA, Rezoning, Planned Residential Community Amendment (“PRCA”), Special Exception (“SE”), Special Permit (“SP”), Comprehensive Sign Plan (“CSP”), Variance or other zoning action without the joinder and/or consent of the owner(s) of the other land area(s), provided that such application complies with Par. 6 of Sect. 18-204 of the Zoning Ordinance and Section 15.2-2302 of the Code of Virginia, as applicable. 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**

14. Proposed Development. The development proposed with this Application shall include: (a) a multi-family residential building containing up to 549 multi-family dwelling units (the “Residential Units”) and up to 25,100 square feet of any non-office, non-residential uses (the “Residential Building Retail Uses”) as permitted under Section 6-302(D) of the Zoning Ordinance (collectively, the “Residential Building Uses”) in accordance with the tabulations set forth on Sheet 2 of the Development Plan; and (b) an office building containing up to 276,788 square feet of office uses (“Office Uses”) and up to 7,800 square feet of non-office, non-residential uses (the “Office Building Retail Uses”) as permitted under Section 6-302(D) of the Zoning Ordinance (collectively, the “Office Building Uses”) in accordance with the tabulations set forth on Sheet 2 of the Development Plan. The Applicant may convert any square footage of Office Uses to Office Building Retail Uses, provided the Office Building Uses collectively do not exceed 284,588 square feet of gross floor area and any Office Uses square footage converted

to Office Building Retail Uses is developed in accordance with Proffer 16 below. Collectively, the Residential Building Uses and the Office Building Uses shall constitute the "Proposed Development.

15. Cellar Space. As shown on Sheet 2 of the Development Plan, the 25,100 square feet of Residential Building Retail Uses may be comprised of up to 4,500 square feet of gross floor area and up to 20,600 square feet of cellar space, as each are defined under the Zoning Ordinance, based on the building height measurement for the multi-family residential building calculated in accordance with Sections 2-307(3) and 20-300 of the Zoning Ordinance.

16. Retail Uses. The Residential Building Retail Uses and the Office Building Retail Uses may be located on the ground level of the residential building and the office building, respectively, and may include any non-office, non-residential uses as permitted under Section 6-302(D) of the Zoning Ordinance. Any such uses identified as a Group or Category use under Section 6-302(D) of the Zoning Ordinance may be permitted through a separate SP or SE, without the need for a DPA, PCA, or PRCA, provided the use is in general conformance with the Development Plan.

17. Building Height. The building heights for the Proposed Development shall not exceed the maximum building heights shown on Sheet 2, 5, and 7 of the Development Plan. Building height shall be measured in accordance with the provisions of the Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum building height regulations as set forth in Section 2-506 of the Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to lesser building heights than those which are represented on the Development Plan, provided the configuration of the building footprints remain in substantial conformance with that shown on the Development Plan.

18. Declarations and Owners' Associations.

A. Umbrella Owners' Association. At any time, the Applicant may record a declaration and/or establish an Umbrella Owners' Association (the "UOA") for the Property to address the general maintenance and other obligations (including stormwater management and transportation demand management) of the owner(s) (and their successors and assigns), including the fulfillment of these Proffers. If recorded or established, the declaration and/or UOA documents shall separately identify those maintenance or proffer obligations that will or are expected to fall principally on owners or residents of the residential building and such obligations shall be disclosed to the owners/residents in accordance with the terms of this proffer.

B. Homeowner and Condominium Owners' Association. In the event any of the Residential Units are held for sale, the Applicant shall cause either a homeowners association and/or a condominium owners association ("HOA/COA") to be formed for the Residential Building Uses. If a declaration is recorded and/or a UOA is established for the Property, the HOA/COA shall be a member of the declaration and/or UOA.

- C. Commercial Association(s). The Applicant may cause a Commercial Association (“CA”) to be formed for the Office Building Uses. In the event the Residential Units are leased as a rental residential building without units held for sale, the Applicant may cause a CA to be formed for the Residential Building Uses. If a declaration is recorded and/or a UOA is established for the Property, each CA shall be a member of the declaration and/or UOA.
- D. Disclosures. The declaration establishing any HOA/COA/CA on the Property (including budgets provided in any offering or sale materials) shall specify the proffer and maintenance conditions and obligations set forth in these Proffers. Purchasers shall be advised in writing of these proffer conditions and obligations prior to entering into a contract of sale.
- E. UOA Transportation Demand Management (“TDM”) Obligations. All residents, tenants, owners, employers and employees living, working, operating a business or owning property within the Property shall be advised of the applicable TDM obligations described in Proffer 35. All HOA/COA/CA members shall be informed of any funding obligations for the TDM program prior to entering into a contract of sale, and all such obligations shall be included in the HOA/COA/CA documents.
- F. Additional Associations. In addition to the UOA/HOA/COA/CAs described above, the Applicant may join any existing associations, record any additional declarations, and/or establish any additional associations, such as, but not limited to, a master condominium owners association and/or condominium owners associations for any of the individual uses/facilities within the Proposed Development, as may be deemed necessary by the Applicant.

### LIGHTING

19. Lighting. All 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. All proposed parking garage and building mounted security lighting on the Property shall utilize full cut-off fixtures.

### PARKING

20. Zoning Ordinance Parking Requirements. Parking for the Residential Building Uses shall be provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance and the Shared Parking Agreement for Phase I of the Reston Town Center Urban Core recorded in Deed Book 21796, at Page 589, of the land records of Fairfax County, Virginia, as may be amended from time to time (the “Shared Parking Agreement”), as determined by the Department of Public Works & Environmental Services (“DPWES”). Parking for the Office Building Uses shall be provided in accordance with the requirements of the Shared Parking Agreement, as such Shared Parking Agreement may be amended from time to time. The Applicant reserves the right to provide parking spaces in addition to the total number of parking spaces shown on Sheet 2 of the Development Plan: (a) if such additional spaces result from the

final design of the parking structures 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 Development Plan (e.g., eating establishments), provided that (i) the building heights as set forth on Sheets 2, 5 and 7 of the Development Plan and in Proffer 17 are not exceeded and (ii) the building footprints for each building as shown on the Development Plan do not increase.

21. Block 4 Interim Construction Parking. During construction of the Residential Building Uses on Block 4, the Applicant may be permitted to utilize parking spaces located in adjacent parking garages outside of Phase I of the Reston Town Center Urban Core in order to satisfy the requirements of the Shared Parking Agreement applicable to the Property, provided: 1) that the Applicant has received the approval of the Director of DPWES for the use of such off-site parking spaces under the applicable provisions of the Shared Parking Agreement, and 2) that the Applicant has provided documentation satisfactory to the Director of DPWES demonstrating the right to use such off-site parking spaces during construction of the Residential Building Uses. The Applicant shall install signage directing patrons to the locations of any off-site parking facilities and shall provide evidence of such signage to the Director prior to the commencement of construction of the Residential Building Uses.

22. Block 5 Interim Construction Parking. In the event the Applicant develops the Office Building Uses on Block 5 prior to development of the Residential Building Uses on Block 4, then upon construction of the Office Building Uses on Block 5 the Applicant may be permitted to utilize parking spaces located in adjacent parking garages outside of Phase I of the Reston Town Center Urban Core in order to satisfy the requirements of the Shared Parking Agreement applicable to the Property until the completion of construction of the Residential Building Uses on Block 4, provided: 1) that the Applicant has received the approval of the Director of DPWES for the use of such off-site parking spaces under the applicable provisions of the Shared Parking Agreement, 2) that the Applicant has provided documentation satisfactory to the Director of DPWES demonstrating the right to use such off-site parking spaces during construction of the Office Building Uses and continuing through the completion of construction of the Residential Building Uses on Block 4, and 3) that the Applicant has obtained approval of a parking reduction for uses served by adjacent parking garages outside of Phase I of the Reston Town Center Urban Core if and as necessary to accommodate the number of off-site parking spaces needed to satisfy the requirements of the Shared Parking Agreement applicable to the Property. The Applicant shall install signage directing patrons to the locations of any off-site parking facilities and shall provide evidence of such signage to the Director prior to the commencement of construction of the Office Building Uses.

23. Future Parking Reductions. Given (a) the character of the Proposed Development as a mixed-use, pedestrian-friendly development in the Reston Town Center Urban Core, (b) the Property's proximity to the existing Reston Town Center Transit Station, (c) the Property's proximity to the future Reston Town Center Metro Station, and (d) the Transportation Demand Management ("TDM") program detailed in Proffer 35, the Applicant may pursue a parking reduction for the Proposed Development, as may be permitted by Article 11 of the Zoning Ordinance and approved by the Board of Supervisors.

24. Residential Building Visitor Parking. As part of the development of the Residential Building Uses on Block 4, the Applicant shall provide a minimum of 17 parking spaces within the parking structure on Block 4 designated for visitors of the Residential Units. Such visitor parking spaces shall be inclusive of, and not in addition to, the total number of parking spaces required for the Residential Units under Article 11 of the Zoning Ordinance or pursuant to a parking reduction approved by the Board of Supervisors in accordance with Proffer 23. The visitor parking spaces shall be provided in a location convenient to the Residential Units. Such parking spaces shall be reserved exclusively for visitors of the Residential Units, provided, however, that the Applicant may allow parking within such visitor spaces for car sharing vehicles (i.e., Zipcar, Car2Go, or other car sharing program implemented by the Applicant or others as part of the TDM program outlined in Proffer 35 below). The Applicant shall provide signs identifying the purpose of the visitor parking spaces and stating that vehicles parked in violation of such restrictions shall be towed at the vehicle owner's expense. The responsibilities of the TDM Program Manager described in Proffer 35 below shall include coordination with a towing service for the towing of vehicles parked in violation of the visitor parking restrictions.

25. Bicycle Parking. As part of the site plan approval for each building within the Proposed Development, the Applicant shall designate on the site plan and install secure bicycle storage in locations convenient to the office, multi-family residential, and retail uses shown on such site plan using the standards outlined below. For purposes of this Proffer 25, short-term bicycle parking shall be located anywhere within the Property. Long-term bicycle parking shall be in a secure location such as a bicycle room, cage, locker, or other secure parking option approved by the Fairfax County Department of Transportation ("FCDOT"). The Applicant also shall provide signage within the Property to guide bicyclists to the secure bicycle storage facilities.

- A. Office Bicycle Parking. The Applicant shall provide one (1) long-term bicycle parking space for every 7,500 square feet, or portion thereof, of gross floor area of Office Uses and one (1) additional short-term bicycle parking space for each additional 20,000 square feet, or portion thereof, of gross floor area of Office Uses.
- B. Residential Bicycle Parking. The Applicant shall provide one (1) long-term bicycle parking space for every three (3) multi-family Residential Units, or portion thereof, and one (1) short-term bicycle parking space for every 25 multi-family Residential Units, or portion thereof.
- C. Retail Bicycle Parking. The Applicant shall provide one (1) short-term bicycle parking spaces for every 5,000 square feet, or portion thereof, of gross floor area of Residential Building Retail Uses and Office Building Retail Uses and one (1) long-term bicycle parking space for every 7,500 square feet of gross floor area of Residential Building Retail Uses and Office Building Retail Uses, or portion thereof.
- D. Consultation with FCDOT. The Applicant shall determine the final locations of the secure bicycle storage, short-term bicycle racks, the type of bicycle racks, and bicycle signage in consultation with the FCDOT Bicycle Coordinator prior to site plan approval for each building within the Proposed Development. The bicycle

storage facilities designated on the site plan for the residential building shall be installed prior to the issuance of the first RUP for the Residential Units. The bicycle storage facilities designated on the site plan for the office building shall be installed prior to the issuance of the first Non-RUP for the Office Uses. The bicycle signage for each building shall be installed prior to the issuance of the earlier of the first RUP or Non-RUP for such building, as applicable.

### SIGNAGE

26. Signage. Signage for the Proposed Development shall be provided in accordance with the requirements of the "Reston Town Center Urban Core Comprehensive Sign Plan Manual" approved with CSP 85-C-088, as may be amended from time to time, or pursuant to a separate Comprehensive Sign Plan Amendment approved by the Planning Commission in accordance with Section 12-210 of the Zoning Ordinance.

### NOISE ATTENUATION

27. Noise Attenuation. Concurrent with the initial submission of the building permit for the residential building, the Applicant shall submit to the County a refined acoustical analysis detailing the projected noise impacts of Reston Parkway on the Residential Units and proposed mitigation techniques (the "Noise Study"). The Noise Study shall be conducted in accordance with requirements established by the Fairfax County Department of Planning & Zoning ("DPZ") and shall be submitted to DPZ and DPWES for review and approval. The Noise Study shall include projected noise levels in the Residential Units shown on the submitted site plan based on the proposed final site topography and conditions as shown on the site plan (rather than existing topography and conditions). The Noise Study shall include the following information: site plan and cross section views of the source of the noise in relation to the residential building, the affected Residential Units, and the consultant's recommendations for appropriate noise attenuation measures to ensure that the affected Residential Units meet the standards outlined below. A copy of the approved Noise Study shall be included with the building plan submission for the residential building. The building plan shall identify the noise-affected Residential Units and the noise attenuation measures, including materials, to be provided to ensure that each such affected Residential Units meet the standards outlined below.

- A. Acceptable Noise Levels within Residential Units. The Applicant shall provide noise attenuation measures in order to reduce interior noise in all Residential Units to approximately 45 dBA Ldn or less.
  - i. Above 75 dBA Ldn. No Residential Unit (or portion thereof, such as outdoor balconies) may be established in areas projected to be impacted by noise levels greater than 75 dBA Ldn.
  - ii. 70 dBA Ldn to 75 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn) the Applicant shall construct such units using the following acoustical measures:

- a. Exterior walls shall have a laboratory sound transmission class (“STC”) rating of at least 45;
  - b. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 70 dBA or above;
  - c. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of at least 45; and
  - d. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (“ASTM”) to minimize sound transmission.
- iii. 65 dBA Ldn to 70 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units that are projected to be impacted by noise projected greater than 65 dBA Ldn (but not more than 70 dBA Ldn), the Applicant shall construct such units using the following acoustical measures:
- a. Exterior walls shall have a laboratory STC rating of at least 39;
  - b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 70 dBA or above;
  - c. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of at least 39; and
  - d. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
- B. Noise Contours on Site Plans and Building Permits. All site plans, building permit applications and building plans submitted to the County for the Residential Units shall indicate whether the residential building is required to include noise attenuation measures and, if so, the type of attenuation measures to be implemented. Building and site plans for each unit that is subject to noise mitigation as provided herein shall depict the final noise contours as determined by the Noise Study.
- C. Alternative Measures. As an alternative to the noise attenuation measures described above, the Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated prior to the filing of a building permit, through an independent noise study as reviewed and approved by DPWES and DPZ, provided such methods will be effective in reducing interior noise levels to approximately 45 dBA Ldn.

## LANDSCAPING

28. Landscape Plan. The Applicant shall implement the landscape design for the Proposed Development shown on Sheet 18 of the Development Plan (the "Conceptual Landscape Plan"), which illustrates the plantings and other features to be provided with the Proposed Development, including streetscapes, plazas and parks. The Conceptual Landscape Plan is conceptual in nature and the tree species and planting locations may be modified by the Applicant as part of final engineering and building design, provided such modifications: (a) provide a similar quality and quantity of landscaping as that shown on the Conceptual Landscape Plan, and (b) otherwise are in substantial conformance with the Development Plan.

- A. Native Species. The Applicant shall use principally native species or hardy drought tolerant adaptive plants throughout the Proposed Development, provided that the Applicant reserves the right, in consultation with and approval by the Urban Forest Management Division ("UFMD") of DPWES, to modify as part of site plan approval the exact species to be used, such as where some plant materials are not available or have been deemed by UFMD to no longer be appropriate.
- B. Site Plan(s). As part of the initial site plan submission for each building within the Proposed Development, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan (the "Landscape Plan") for such building(s), which shall include, among other things:
  - i. Irrigation information;
  - ii. Design details for tree spaces or grates and other similar planting areas above structures and along streets;
  - iii. Composition of the planting materials and methods used for street trees or where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings; and
  - iv. Information demonstrating that the Landscape Plans are consistent with and are part of implementation of the stormwater management measures required under Proffer 30.
- C. Planting Quality. Each Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the Conceptual Landscape Plan, as may be modified by the Applicant as described above, and may include the use of additional shade trees and other plant materials as determined by the Applicant. As part of final engineering and site design, the Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and streetscape improvements and plantings, including adjusting the tree species and shifting the locations of street trees, to accommodate final architectural designs, sight distance concerns, and utilities, as well as to facilitate outdoor elements in the Proposed Development, as approved by the Zoning Evaluation Division

("ZED") and UFMD, provided such adjustments otherwise are in substantial conformance with the Development Plan.

D. Planting Strips. The Applicant shall install street trees consistent with the Streetscape plans included on Sheets 16, 17, and 18 of the Development Plan. For trees not planted within an 8-foot wide minimum planting area, or that do not meet the minimum planting area required by the Fairfax County Public Facilities Manual ("PFM"), the Applicant shall provide details for alternative designs showing how the proposed planting spaces will provide for normal tree growth and performance by installing structural cells or an equivalent solution acceptable to UFMD to meet the following specifications:

- i. A minimum of four (4) feet open surface width and sixteen (16) square feet open surface area for Category III and Category IV trees (as defined in Table 12.17 of the PFM).
- ii. A minimum rooting area of eight (8) feet in width, which may be achieved in instances in which open surface area is less than eight (8) feet with techniques such as, but not limited to, structural cell technology, to provide non-compacted soil below paved surfaces and walkways.
- iii. Soil volume for Category III or IV trees (as indicated in Table 12.17 of the PFM) shall be a minimum of 700 cubic feet per tree for single trees. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 1,200 cubic feet shall be provided. For three (3) or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree.
- iv. Soil in planting sites shall be as specified in planting notes to be included in all site plans reviewed and approved by UFMD.

The Applicant shall provide notice to UFMD not less than 72 hours prior to the Applicant's implementation of the tree planting spaces, including the installation of any structural soils or structural cells, to permit UFMD to verify the proper installation and planting of trees in conformance with the approved site plan. If UFMD is not in attendance during the installation, the Applicant also shall provide UFMD written documentation demonstrating the materials and methods used to satisfy the requirements of the plan and verifying that the contractors performing the work are licensed as may be required by the manufacturer. Following installation and no later than final bond release for the site plan for which this proffer is applicable, the Applicant shall provide written confirmation from a Certified Arborist or Registered Consulting Arborist verifying the installation of trees by a licensed contractor consistent with the requirements of this proffer.

E. Fire Marshal Review. The Applicant has coordinated with the Fire Marshal regarding the site design and layout of the Proposed Development and the Fire

Truck Access Exhibit shown on Sheet 7A of the Development Plan. Notwithstanding such coordination, however, if it is determined during site plan review that elements of the landscape/streetscape conflict with subsequent comments from the Fire Marshal, the Applicant shall first make efforts to obtain the Fire Marshal's approval by making minor adjustments to such elements of the landscape/streetscape. If the Fire Marshal does not approve such adjustments, the Applicant shall be permitted to relocate, remove, or modify the conflicting elements of the landscape/streetscape in consultation with, and subject to approval by, UFMD and DPZ, in accordance with Proffer 12, without the need for a DPA, PCA, or PRCA.

29. Tree Preservation. As part of the first site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet applicable Fairfax County requirements for tree preservation and the requirements of this Proffer 29.

- A. Tree Preservation. The Applicant shall submit a tree preservation plan ("Tree Preservation Plan") as part of the first and all subsequent site plan submissions for the Proposed Development. The Tree Preservation Plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The Tree Preservation Plan shall consist of a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all trees to be preserved, as well as all on- and off-site trees, living or dead, with trunks twelve (12) inches in diameter and greater (measured 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the limits of clearing and grading shown on the Development Plan. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the Development Plan, and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan shall include all items specified in PFM 12-0507 and 12-0509. Special attention shall be given to existing trees in the park area that are in fair to poor health. Previous soil disturbance, including compaction and turf grass over root zones, have likely reduced tree root growth leading to decline, which is evident in crown dieback. The future health and condition of these trees and their value to the landscape will likely depend, to some degree, on maintenance activities designed to improve the viability of the soil in the root zones.

In addition, care of an established root zone treatment area for existing overstory trees should be a priority of the Tree Preservation Plan. Maintenance activities shall be designed to improve crown health and enhance soil condition in the root zones of existing trees by mitigating compaction, providing nutrients, and

increasing organic matter content. To that end, the Tree Preservation Plan shall include the following elements:

- Establishment of an area for treatments designed to enhance root growth and vitality and the establishment of limits of disturbance for the Proposed Development at this boundary.
- Implementation of treatments designed to enhance root systems, which may include, but shall not be limited to, treatments to aerate the soil, provide nutrients, increase soil organic matter content, and increase water infiltration.
- Due to the potential for increased use of the park to further impact existing trees, plans for the layout and use of the park shall demonstrate how impacts to existing trees will be minimized and how the design will contribute toward the improved health and condition of existing trees by separating higher use areas from tree root zones. Root protection areas shall be delineated (typically areas of mulch and ground covers) from more active use areas (turf). The plan shall be labeled to indicate planned use of areas within the park.
- Supplemental planting using a diverse selection of overstory and understory species to replace the tree canopy as existing trees decline and die. For best survivability and to minimize disturbance, it is suggested that trees planted within the treatment area of the root zones be no larger than 2 inches caliper for deciduous overstory trees and 1 – 1.5 inches caliper for understory species at the time of planting.

B. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with a representative of UFMD to determine, in UFMD's reasonable judgment, whether any adjustments to the clearing limits should be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustments, if any, shall be memorialized in writing and implemented by the Applicant. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the Development Plan, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the

limits of clearing and grading as shown on the Development Plan, they shall be located in the least disruptive manner necessary as determined by the Applicant and UFMD. The Applicant shall develop and implement a replanting plan, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. Alteration of the limits of clearing and grading due to the circumstances described above shall not require the approval of a DPA, PCA, or PRCA.

- D. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the Phase I & II erosion and sediment control sheets, as may be modified by in accordance with Proffer 17.E below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the direct supervision of a Certified Arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing and grading activities, but subsequent to the installation of the tree protection devices, the Applicant shall provide UFMD notice and the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the tree preservation fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

- E. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these Proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted site plan. The details for these treatments shall be reviewed and approved by UFMD and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading.
- Root pruning shall be conducted under the supervision of a Certified Arborist.
- A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

- F. Site Monitoring. During any clearing or tree/vegetation removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with these Proffers and as approved by UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by the UFMD.
- G. Mulching. Mulched areas shall be provided for existing trees designated for preservation equal, at a minimum, to the area around trees identified as the structural critical root zone. Where these areas overlap, a continuous mulched bed shall include groups of trees. Mulch in structural critical root zone areas shall be maintained for the life of the tree and provide for any new planting. In addition, during the construction phase of the project, a continuous mulch strip 15 feet wide shall be provided along the limits of disturbance within preserved critical structural root zone areas. Mulch shall consist of material as specified in the Tree Preservation Plan.

### STORMWATER MANAGEMENT

30. Stormwater Management. As part of site plan approval for each building with the Proposed Development, the Applicant shall demonstrate that such building will meet applicable Fairfax County PFM requirements for stormwater quantity and stormwater quality in effect at the time of site plan approval for each building. The site plan shall include strategies for addressing both water quantity and water quality management issues, including detailed mitigation measures to be implemented as part of construction. The Applicant shall construct (or utilize existing) stormwater quantity and quality measures in accordance with the site plan for each building (and each subsequent revision thereto) such that the stormwater management goals outlined below shall be achieved.

- A. Stormwater Management Goals. Using a series of infiltration facilities and/or structural and non-structural stormwater management and/or Best Management Practices (“BMP”) facilities, the Applicant shall demonstrate each building’s conformance with applicable PFM requirements for stormwater quantity and stormwater quality in effect at the time of site plan approval for each building within the Proposed Development.
- B. Green Roofs. The Applicant shall include a vegetative roof of approximately 4,000 square feet for the residential building to be developed on Block 4 and a vegetative roof of approximately 500 square feet for the office building to be developed on Block 5, in the general locations shown on Sheet 7 of the Development Plan, as a low impact development technique in furtherance of the goal of reducing the total stormwater runoff volume of the Property. The site plan for each building shall identify the location, size, and anticipated stormwater runoff volume reduction of the vegetative roof for such building. Any adjustments to the location of the vegetative roof for each building made by the

Applicant in consultation with DPZ and DPWES shall not require approval of a DPA, PCA, or PRCA.

- C. Maintenance Responsibility. Prior to site plan approval for each building within the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all stormwater management facilities that are part of the building subject to the site plan ("SWM Facilities"). The SWM Agreement shall require the Applicant (or its successors) to perform regular routine maintenance of the SWM Facilities in accordance with the maintenance specifications provided on the approved site plan for each building, and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.

#### TRANSPORTATION IMPROVEMENTS

31. Fountain Drive Left Turn Lane. Subject to approval by the Virginia Department of Transportation ("VDOT"), FCDOT, and the owner of the parcel identified on the Fairfax County Tax Map as 17-1 ((16)) A2, the Applicant shall implement the lane striping and median modifications necessary to create a new dedicated left turn lane on northbound Fountain Drive at the approach to New Dominion Parkway as shown on Sheet 3 of the Development Plan. The Applicant shall implement such lane restriping and median improvements prior to the issuance of the 1<sup>st</sup> RUP for the Residential Units.

32. New Dominion Parkway Left Turn Lane. Subject to approval by VDOT, the Applicant shall construct the turn lane improvements, and implement lane restriping as necessary, to extend the existing left turn lane on eastbound New Dominion Parkway at the approach to Reston Parkway as shown on Sheet 6 of the Development Plan. The Applicant shall implement such turn lane extension improvements and lane restriping prior to the issuance of the 1<sup>st</sup> RUP for the Residential Units.

33. Reston Parkway Left Turn Lane. Subject to approval by VDOT, the Applicant shall construct the turn lane improvements, and implement lane restriping as necessary, to extend the existing left turn lane on northbound Reston Parkway at the approach to New Dominion Parkway as shown on Sheet 3 of the Development Plan. The Applicant shall implement such turn lane extension improvements and lane restriping prior to the issuance of the 1<sup>st</sup> RUP for the Residential Units.

34. Bus Stop/Shelter. Subject to approval by FCDOT and VDOT, the Applicant shall either: (a) install a concrete pad, a bench, and related signage for a bus stop along the New Dominion Parkway frontage of the Property north of the existing sidewalk generally as shown on Sheet 7 of the Development Plan, or (b) install a bus shelter with a roof, three sides, and a bench in accordance with Fairfax County's standard bus shelter requirements and related signage for a bus stop along the New Dominion Parkway frontage of the property identified on the Fairfax County

Tax Map as parcel 17-1 ((16)) 10 (the "Block 10 Property") north of the existing sidewalk, provided the Applicant receives the approval of the owner of the Block 10 Property and it is feasible to construct a bus shelter in such location in accordance with Fairfax County's standard bus shelter requirements. The determination of which of the two options above the Applicant shall implement with the Proposed Development shall be made by the Applicant in its sole discretion. Upon the Applicant's selection of one of the two options above, the final location of the bus stop/shelter within the block selected by the Applicant (either on the Property or on the Block 10 Property) and/or within the New Dominion Parkway right-of-way shall be mutually agreed upon by the Applicant, FCDOT, and VDOT prior to the first site plan approval for the Proposed Development. Any adjustments to the location of the bus stop/shelter made by the Applicant in consultation with FCDOT and VDOT shall not require approval of a DPA, PCA, or PRCA. The Applicant's provision of the bus stop/shelter facilities shall be subject to FCDOT and/or VDOT agreeing to maintain such facilities following their installation by the Applicant.

### TRANSPORTATION DEMAND MANAGEMENT

35. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program (the "TDM Program") that shall be implemented by the Applicant, and/or its successors and assigns, which may include any UOA/HOA/COA/CA or other association established for the Property, to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the Residential Units and Office Uses constructed on the Property. The Applicant acknowledges that, notwithstanding the TDM Program established in this Proffer 35, the Property remains subject to the transportation system management program identified in Proffer B of the consolidated set of proffers associated with the Reston Town Center Rezonings dated February 27, 1987, with the intent of such program to reduce by approximately twenty-five percent (25%) office related vehicular trips upon build-out of the Town Center Study Area, as further described therein. It is the intent of the Applicant to supplement, rather than replace, the existing transportation system management program for the Town Center Study Area with the proffered TDM Program for the Residential Units and Office Uses constructed on the Property, as further described in this Proffer 35.

#### A. Definitions.

- i. Applicant Control Period for Residential Units. The "Applicant Control Period for Residential Units" is the period starting immediately following approval of this Application and ending on the date when three (3) consecutive Trip Counts conducted starting at least one (1) full calendar year after the Residential Units reach Build Out show that vehicle trips generated by the Residential Units are less than or equal to the TDM Goal (as defined herein). Upon expiration of the Applicant Control Period for Residential Units, the Applicant may assign responsibility for the ongoing implementation of the Residential Units portion of the TDM Program to a UOA/HOA/COA/CA, in the event such an association is created that includes the Residential Units, provided the Applicant gives written notice to FCDOT within ten (10) days of any such assignment. Upon such an

assignment, the Applicant shall have no further obligations under this Proffer 35 with respect to the Residential Units.

- ii. Applicant Control Period for Office Uses. The “Applicant Control Period for Office Uses” is the period starting immediately following approval of this Application and ending on the date when three (3) consecutive Trip Counts conducted starting at least one (1) full calendar year after the Office Uses reach Build Out show that vehicle trips generated by the Office Uses are less than or equal to the TDM Goal (as defined herein). Upon expiration of the Applicant Control Period for Office Uses, the Applicant may assign responsibility for the ongoing implementation of the Office Uses portion of the TDM Program to a UOA/HOA/COA/CA, in the event such an association is created that includes the Residential Units, provided the Applicant gives written notice to FCDOT within ten (10) days of any such assignment. Upon such an assignment, the Applicant shall have no further obligations under this Proffer 35 with respect to the Office Uses.
- iii. Build Out. For purposes of this Proffer, “Build Out” of the Residential Units shall be deemed to occur upon eighty-five percent (85%) occupancy of the Residential Units and “Build Out” of the Office Uses shall be deemed to occur upon eighty-five percent (85%) occupancy of the Office Uses, except as otherwise agreed to by the Applicant and FCDOT.
- iv. Peak Hours. For purposes of this Proffer, the relevant weekday “Peak Hours” shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 7:00 to 9:00 AM and 4:00 to 6:00 PM, as determined by mechanical traffic counts conducted at two select locations abutting the Property as approved in consultation with FCDOT. To determine the Peak Hour, such counts shall be collected beginning on a Monday at 24:00 hours and continuing to the following Thursday at 24:00 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or when public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each of the Residential Trip Counts and Office Trip Counts described below. 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.

- B. Transportation Demand Management Work Plan. The proffered elements of the TDM Program will be more fully described in a Transportation Demand Management Work Plan (the “TDM Work Plan”). It is the intent of this Proffer 35 that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals for the Residential Units and Office

Uses as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan, as coordinated with FCDOT, can be made without the need for a PCA, provided the TDM Work Plan continues to reflect the proffered elements of the TDM Program as set forth below.

- C. Transportation Management Association. The Applicant shall coordinate with and participate in the Dulles Area Transportation Association as part of its implementation of the TDM Program.
  
- D. Trip Reduction Goal. The objective of the TDM Program shall be to reduce the number of weekday peak hour vehicle trips generated by the Residential Units and Office Uses (excluding Secondary Uses) located within the Property in accordance with TDM Guidelines for Fairfax County dated January 1, 2013.
  - i. Baseline Residential Trips. The baseline number of weekday peak hour vehicle trips for the Residential Units within the Property (the “Baseline Residential Trips”) against which the TDM Goal (as defined in subparagraph iii) will be measured shall be derived by using the trip generation rates/equations applicable to the Residential Units as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition, based on a total of 549 Residential Units, as reflected in the Traffic Impact Study prepared by Wells+Associates, Inc. dated March 18, 2014. The product of the Baseline Residential Trips multiplied by TDM Goal shall be the “Maximum Residential Trips After Reduction.”
  
  - ii. Baseline Office Trips. The baseline number of weekday peak hour vehicle trips for the Office Uses within the Property (the “Baseline Office Trips”) against which the TDM Goal (as defined in subparagraph C.iii) will be measured shall be derived by using the trip generation rates/equations applicable to the Office Uses as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition, based on a total of 276,788 square feet of Office Uses, as reflected in the Traffic Impact Study prepared by Wells+Associates, Inc. dated March 18, 2014. The product of the Baseline Office Trips multiplied by TDM Goal shall be the “Maximum Office Trips After Reduction.”
  
  - iii. TDM Goal. The TDM strategies shall be utilized to reduce the peak hour vehicular trips by a minimum of thirty-five percent (35%) for the Residential Units and Office Uses as measured for the PM peak hour (the “TDM Goal”). The TDM Goal shall apply separately and independently to the Residential Units and the Office Uses in the implementation of the TDM Program.
  
- E. TDM Strategies. The following list represents potential TDM strategies the Applicant may select and implement as part of the TDM Work Plan in order to meet the TDM Goal. It is the Applicant’s intent to identify a non-exclusive list of potential TDM strategies, which the Applicant may amend and supplement from

time to time, subject to approval by FCDOT, without the need for a PCA. The TDM strategies are as follows:

- i. Property-wide TDM Program management;
- ii. Financial incentives/disincentives;
- iii. Alternative work arrangements;
- iv. Marketing and dissemination of Fairfax County/regional program information;
- v. Live-work-play marketing;
- vi. Bicycle facilities, as set forth in Proffer 25;
- vii. Regular TDM monitoring and reporting; and/or
- viii. Parking management.

F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

- i. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (“TPM”) for the Property. If not previously appointed, the TPM shall be appointed by no later than sixty (60) days after the issuance of the first building permit for the Residential Units or the Office Uses to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT in writing within ten (10) days of the appointment of the TPM. Following the initial appointment of the TPM, the Applicant or UOA/HOA/COA/CA, as applicable, shall continuously employ, or cause to be employed, a TPM for the Property, and shall notify FCDOT in writing within ten (10) days of any change in such appointment.
- ii. Annual Report and Budget. The Applicant shall prepare and submit to FCDOT an initial TDM Work Plan and an initial TDM budget for one (1) calendar year of implementation of the TDM Work Plan (the “Annual Budget”) no later than one (1) year after the issuance of the first building permit for the Proposed Development. The TDM Work Plan shall include TDM strategies for the Residential Units and/or the Office Uses for which a building permit has been issued by the County. Every calendar year thereafter, but not later than March 15<sup>th</sup>, the applicable TPM shall submit an annual report of the TDM Program (“Annual Report”), based on a report template provided by FCDOT, which may revise the Annual

Budget in order to incorporate any additional development on the Property and/or any new external variables that would affect the TDM Program. The Annual Report shall summarize the results of the TDM Program and may update the TDM Work Plan and the Annual Budget for the coming calendar year. The Annual Report shall include, at a minimum:

- a. Details as to the start-up/ongoing components of the TDM Program
- b. The estimated budget needed to implement the TDM program for the coming calendar year; and
- c. The Maximum Residential Trips After Reduction and the Maximum Office Trips After Reduction determined in accordance with Proffer 35.D above.

The initial TDM Work Plan and initial Annual Budget, and subsequently the Annual Reports, the Annual Budgets, and any changes to the TDM Work Plan, shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the TDM Work Plan, the Annual Report, and the Annual Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the TDM Work Plan, the Annual Report, and/or the Annual Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit to FCDOT reasonable revisions to the TDM Work Plan, the Annual Report, and/or the Annual Budget as discussed and mutually agreed to with FCDOT, with such agreement not to be unreasonably withheld by the Applicant, the TPM or FCDOT, which shall be deemed approved. Thereafter, the TPM shall begin implementation of the approved TDM Program and fund the approved Annual Budget. Following FCDOT's approval of the initial TDM Work Plan and the initial Annual Budget, in subsequent calendar years the Applicant may provide separate TDM Work Plans, Annual Budgets, and Annual Reports for the Residential Units and the Office Uses under the same procedures outlined in these Proffers.

- iii. Residential TDM Account. The Applicant shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "Residential TDM Account") within sixty (60) days of the approval of the TDM Work Plan and the first Annual Budget. All interest earned on the principal shall remain in the Residential TDM Account and shall be used by the TPM for residential TDM purposes. The Residential TDM Account shall be funded by the Applicant, or any successors and assigns, which may include any

UOA/HOA/COA/CA, as applicable. Funds in the Residential TDM Account shall not be utilized for purposes other than to fund residential TDM strategies and/or specific infrastructure needs as may be approved in consultation with FCDOT. Funding of the Residential TDM Account shall be in accordance with the Annual Budget for the TDM Program elements to be implemented in each calendar year. The applicable TPM shall provide written documentation to FCDOT demonstrating the establishment of the Residential TDM Account within ten (10) days of its establishment. The Residential TDM Account shall be replenished annually following the establishment of each year's Annual Budget and submission of the Annual Report.

- iv. Office TDM Account. The Applicant shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "Office TDM Account") within sixty (60) days of the approval of the TDM Work Plan and the first Annual Budget. All interest earned on the principal shall remain in the Office TDM Account and shall be used by the TPM for office TDM purposes. The Office TDM Account shall be funded by the Applicant, or any successors and assigns, which may include any UOA/HOA/COA/CA, as applicable. Funds in the Office TDM Account shall not be utilized for purposes other than to fund office TDM strategies and/or specific infrastructure needs as may be approved in consultation with FCDOT. Funding of the Office TDM Account shall be in accordance with the Annual Budget for the TDM Program elements to be implemented in each calendar year. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the Office TDM Account within ten (10) days of its establishment. The Office TDM Account shall be replenished annually following the establishment of each year's Annual Budget and submission of the Annual Report.
- v. Residential TDM Remedy Fund. Prior to the issuance of the first RUP for the Residential Units, the Applicant shall establish a separate, interest bearing account (referred to as the "Residential TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the Residential TDM Remedy Fund shall be made one time at the rate of \$0.10 per gross square foot of Residential Units to be constructed on the Property. Funding shall be provided by the Applicant for the Residential TDM Remedy Fund prior to the issuance of the first RUP for the Residential Units. The amount of the one-time funding for the Residential TDM Remedy Fund shall escalate annually from the date of the approval of this Application in accordance with Proffer 46 below.
- vi. Office TDM Remedy Fund. Prior to the issuance of the first Non-RUP for the Office Uses, the Applicant shall establish a separate, interest bearing account (referred to as the "Office TDM Remedy Fund") with a bank or

other financial institution qualified to do business in Virginia. Funding of the Office TDM Remedy Fund shall be made one time at the rate of \$0.20 per gross square feet of Office Uses to be constructed on the Property. Funding shall be provided by the Applicant for the Office TDM Remedy Fund prior to the issuance of the first Non-RUP for the Office Uses. The amount of the one-time funding for the Office TDM Remedy Fund shall escalate annually from the date of the approval of this Application in accordance with Proffer 46 below.

- vii. Residential TDM Incentive Fund. The “Residential TDM Incentive Fund” is an account into which the Applicant shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees of the Residential Units within the Property. Such contributions shall be made one time for the Residential Units at the rate of \$0.02 per gross square foot of the Residential Units to be constructed on the Property and provided prior to the issuance of the first RUP for the Residential Units. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property.
- viii. Office TDM Incentive Fund. The “Office TDM Incentive Fund” is an account into which the Applicant shall deposit contributions to fund a multimodal incentive program for the tenants and employees of the Office Uses within the Property. Such contributions shall be made one time for the Office Uses at the rate of \$0.02 per gross square foot of the Office Uses to be constructed on the Property and provided prior to the issuance of the first tenant Non-RUP for the Office Uses. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property.
- ix. Monitoring. The TPM shall verify that the proffered TDM Goal for the Residential Units and the Office Uses is being met through the completion of surveys of the residents of the Residential Units and/or employees of the Office Uses (“Surveys”), vehicular trip counts of the Residential Units and/or the Office Uses (“Trip Counts”), and/or other such methods as may be reviewed and approved by FCDOT. The results of such Surveys and Trip Counts shall be provided to FCDOT as part of the Annual Reports. Surveys and Trip Counts shall be conducted for the Residential Units beginning with the first January after Build Out of the Residential Units. Such Surveys shall be conducted every three (3) years and such Trip Counts shall be collected annually for the Residential Units until the results of three (3) consecutive annual Trip Counts conducted upon Build Out of the Residential Units show that the TDM Goal for the Residential Units has been met. Surveys and Trip Counts shall be conducted for the Office Uses beginning with the first January after Build Out of the Office Uses. Such Surveys shall be conducted every three (3) years and such

Trip Counts shall be collected annually for the Office Uses until the results of three (3) consecutive annual Trip Counts conducted upon Build Out of the Office Uses show that the TDM Goal for the Office Uses has been met. At such time as three (3) consecutive annual Trip Counts conducted upon Build Out show that the TDM Goal for the Residential Units and/or the Office Uses has been met, and notwithstanding Proffer 35.G below, Surveys and Trip Counts shall thereafter be provided for the Residential Units and the Office Uses, respectively, every five (5) years. Any time during which Survey response rates do not reach twenty percent (20%), FCDOT may request additional surveys be conducted the following year. Notwithstanding the aforementioned, at any time prior to or after Build Out, FCDOT may suspend such Surveys and/or Trip Counts if conditions warrant such without the need for a PCA.

G. Evaluation and Remedies. The results of each Trip Count for the Residential Units shall be compared to the Maximum Residential Trips After Reduction and the results of each Trip Count for the Office Uses shall be compared to the Maximum Office Trips After Reduction to determine whether the TDM Goal is being met for the Residential Units and the Office Uses.

i. Residential Units. In the event three (3) consecutive Trip Counts conducted upon Build Out of the Residential Units show that the vehicle trips generated by the Residential Units are equal to or less than the Maximum Residential Trips After Reduction, then (a) the Applicant Control Period for Residential Units shall expire, (b) any funds remaining in the Residential TDM Remedy Fund shall be released back to the Applicant, and (c) the TDM Program with respect to the Residential Units shall continue to be administered in accordance with Proffer 35.I. In the event a Trip Count conducted upon Build Out of the Residential Units shows that the vehicle trips generated by the Residential Units exceed the Maximum Residential Trips After Reduction, then the TPM shall meet and coordinate with FCDOT to review the results of the Trip Count and develop modifications to the TDM Work Plan and the Annual Budget to address the surplus of trips. The TPM shall submit any revisions to the TDM Work Plan and the Annual Budget to FCDOT within thirty (30) days of such meeting. If no written response is provided by FCDOT within sixty (60) days, the TPM's revisions to the TDM Work Plan and the Annual Budget shall be deemed approved. Following approval of the revised TDM Work Plan and Annual Budget, the TPM shall: (a) drawn down on the Residential TDM Remedy Fund, in accordance with the expenditure program that follows, as may be necessary, to fund additional/alternative TDM strategies under the updated TDM Work Plan, (b) increase the TDM Account with Residential TDM Remedy Funds, as may be necessary, to cover any additional costs to implement the updated Annual Budget, and (c) implement the provisions of the updated TDM Work Plan as developed in consultation with FCDOT.

- ii. Office Uses. In the event three (3) consecutive Trip Counts conducted upon Build Out of the Office Uses show that the vehicle trips generated by the Office Uses are equal to or less than the Maximum Office Trips After Reduction, then (a) the Applicant Control Period for Office Uses shall expire, (b) any funds remaining in the Office TDM Remedy Fund shall be released back to the Applicant, and (c) the TDM Program with respect to the Office Uses shall continue to be administered in accordance with Proffer 35.I In the event a Trip Count conducted upon Build Out of the Office Uses shows that the vehicle trips generated by the Office Uses exceed the Maximum Office Trips After Reduction, then the TPM shall meet and coordinate with FCDOT to review the results of the Trip Count and develop modifications to the TDM Work Plan and the Annual Budget to address the surplus of trips. The TPM shall submit any revisions to the TDM Work Plan and the Annual Budget to FCDOT within thirty (30) days of such meeting. If no written response is provided by FCDOT within sixty (60) days, the TPM's revisions to the TDM Work Plan and the Annual Budget shall be deemed approved. Following approval of the revised TDM Work Plan and Annual Budget, the TPM shall: (a) drawn down on the Office TDM Remedy Fund, in accordance with the expenditure program that follows, as may be necessary, to fund additional/alternative TDM strategies under the updated TDM Work Plan, (b) increase the TDM Account with Office TDM Remedy Funds, as may be necessary, to cover any additional costs to implement the updated Annual Budget, and (c) implement the provisions of the updated TDM Work Plan as developed in consultation with FCDOT.
- iii. Remedy Expenditures. Remedial measures and additional/alternative TDM Strategies implemented in accordance with Proffer 35.G(i) and (ii) above shall be funded by the Residential TDM Remedy Fund and/or the Office TDM Remedy Fund, as applicable, based on the expenditure program that follows. There shall be no requirement to replenish the Residential TDM Remedy Fund or the Office TDM Remedy Fund at any time.

<u>Trip Goals Exceeded</u>	<u>Remedy Expenditure</u>
Up to 1%	No Remedy needed
1.1% to 3%	3% of Remedy fund
3.1% to 6%	6% of Remedy Fund
6.1% to 10%	10% of Remedy Fund
Over 10%	15% of Remedy Fund

- H. Additional Trip Counts. After the expiration of the Applicant Control Period for the Residential Units, if an Annual Report indicates that a change has occurred in the vehicle trip characteristics for the Residential Units that reasonably calls into question whether the TDM Goal for the Residential Units continues to be met, then FCDOT may require the TPM to conduct additional Trip Counts (pursuant to

the methodology set forth in the TDM Work Plan) within ninety (90) days to determine whether in fact such objectives are being met. After the expiration of the Applicant Control Period for the Office Uses, if an Annual Report indicates that a change in the vehicle trip characteristics of the Office Uses has occurred that reasonably calls into question whether the TDM Goal for the Office Uses continues to be met, then FCDOT may require the TPM to conduct additional Trip Counts (pursuant to the methodology set forth in the TDM Work Plan) within ninety (90) days to determine whether in fact such objectives are being met. If any such Trip Counts for the Residential Units or Office Uses demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the applicable TDM Work Plan(s) to address the surplus of trips.

- I. Review of Trip Reduction Goals. At any time and concurrent with remedial actions as outlined in Proffer 35.G, the Applicant may request that FCDOT review the TDM Goal established for the Residential Units and Office Uses and set a revised lower vehicle trip reduction goal for the Residential Units and/or the Office Uses consistent with the results of Trip Counts and Person Surveys provided under this Proffer or consistent with future changes in County policy. In the event a revised lower TDM Goal is established for the Residential Units and/or the Office Uses, the Maximum Residential Trips After Reduction and the Maximum Office Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- J. Continuing Implementation. Upon the expiration of the Applicant Control Period for Residential Units and/or the Applicant Control Period for Office Uses, the Applicant, and/or its successors and assigns, including any UOA/HOA/COA/CA or other association, as applicable, shall be responsible, through the TPM, for continuing implementation of the TDM Program and compliance with this Proffer 35 with respect to the Residential Units portion of the TDM Program and/or the Office Uses portion of the TDM Program, respectively. The TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer, including submission of Annual Reports.
- K. Notice to Owners. The Applicant, its successors and assigns, shall use commercially reasonable efforts to advise each successor owner and/or developer of its funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.

#### PUBLIC SCHOOLS CONTRIBUTION

36. Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on January 7, 2003, prior to site plan approval for the Residential Units, the Applicant shall contribute \$1,153.68 per Residential Unit (based on an

assumed rate of 0.11 students per unit multiplied by \$10,488 per student generated) constructed on the Property to the Board of Supervisors for transfer to the Fairfax County School Board to be utilized for capital improvements and capacity enhancements to schools in the Reston area that serve the Property.

## AFFORDABLE HOUSING

37. Affordable Dwelling Units. Unless otherwise exempt pursuant to Section 803 of Part 8 of Article 2 of the Zoning Ordinance in effect as of the approval date of this Application (the "ADU Ordinance"), the Applicant shall provide Affordable Dwelling Units ("ADUs") pursuant to the ADU Ordinance.

38. Workforce Dwelling Units. In addition to the number of ADUs required pursuant to Proffer 37, the Applicant also shall provide for-sale and/or rental housing units with the Proposed Development to be sold/rented as Workforce Dwelling Units ("WDUs") so that a total of sixteen percent (16%) of the total Residential Units constructed as part of the Proposed Development are sold/rented as either ADUs or WDUs. Such WDUs shall be in addition to any requirement to provide ADUs in accordance with the ADU Ordinance in effect as of the approval date of this Application, provided the total number of ADUs and WDUs does not exceed sixteen percent (16%) of the total number of Residential Units constructed as part of the Proposed Development. When the required number of WDUs results in a fractional unit less than 0.5, the number shall be rounded down to the next whole number. When the required number of WDUs results in a fractional unit greater than or equal to 0.5, the number shall be rounded up to the next whole number. The WDUs shall be administered as set forth in the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted October 15, 2007, in effect as of the approval date of this Application (the "Policy Guidelines"), except as modified by the following provisions. Where this Proffer 38 conflicts with the Policy Guidelines, this Proffer 38 shall control the administration of WDUs.

- A. Workforce Dwelling Unit Tiers. Both for-sale and rental WDUs (as determined by the Applicant) shall be made available in three tiers as follows: (a) five percent (5%) of the total number of dwelling units constructed on the Property shall be affordable for purchase or rental by households earning up to and including eighty percent (80%) of AMI, (b) five percent (5%) of the total number of dwelling units constructed on the Property shall be affordable for purchase or rental by households earning up to and including one hundred percent (100%) of AMI, and (c) six percent (6%) of the total number of dwelling units constructed on the Property shall be affordable for purchase or rental by households earning up to and including one hundred twenty percent (120%) of AMI.
- B. Mix of Workforce Dwelling Units. Rental and for-sale WDUs may be provided as efficiency/studio, one-bedroom, and/or two-bedroom units, as determined by the Applicant, provided that at least one-third of the WDUs shall be constructed as one-bedroom units or two-bedroom units.
- C. Rental Workforce Dwelling Units. Notwithstanding Sections 8 and 13 of the Policy Guidelines, the Applicant shall have the right to lease rental WDUs to

tenants at market rates (as determined by the Applicant) in the event the Applicant, despite good faith marketing efforts in coordination with the Fairfax County Department of Housing and Community Development (“DHCD”), is unable to lease such rental WDUs at the workforce housing rates permitted under the Policy Guidelines within ninety (90) days of DHCD’s execution of the Notice of Availability and Rental Offering Agreement due to the lack of prospective tenants who meet the income eligibility criteria established by DHCD. At any time during which: (a) any rental WDUs are leased to tenants at market rates in accordance with the preceding sentence, and (b) any rental dwelling unit(s) within the Proposed Development is/are vacated and become(s) available for rent, the Applicant shall conduct good faith marketing efforts in coordination with DHCD to lease any such available unit(s) at the workforce housing rates permitted under the Policy Guidelines. In the event the Applicant, despite such good faith marketing efforts in coordination DHCD, is unable to lease such available unit(s) at the workforce housing rates permitted under the Policy Guidelines within ninety (90) days of the vacancy of such unit(s) due to the lack of prospective tenants who meet the income eligibility criteria established by DHCD, the Applicant shall have the right to lease such unit(s) to tenants at market rates (as determined by the Applicant). It is the intent of this Proffer 38(C) that the Applicant shall have a continuing obligation to make good faith efforts to lease vacated and available rental units within the Proposed Development to income eligible tenants in accordance with the foregoing procedures at any time the number of rental WDUs occupied by income eligible tenants is less than the number of rental WDUs required under these Proffers.

- D. For-Sale Workforce Dwelling Units. Notwithstanding Section 7 of the Policy Guidelines and any amendment to the schedule of County-wide cost factors and/or the cost calculation formula used to determine the sales prices of for-sale WDUs established under Section 7(F) of the Policy Guidelines subsequent to the approval date of this Application, the cost factors and cost calculation formula identified in Exhibit A shall be used to determine the sales prices of for-sale WDUs required under this Proffer 38.
  
- E. Alternative Administration. Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such agreement and the provisions of this proffer shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

## ARCHITECTURE

39. Architectural Design and Building Materials. The character of the architectural design and building materials for the Proposed Development shall be in general conformance with the architectural renderings shown on Sheets 21A, 21B, 21C, and 21D of the Development Plan. The Applicant reserves the right to adjust the average grade elevation and the architectural design details of the residential building and the office building, including, but not limited to, the building materials, articulation, balconies, and fenestration, as part of final architectural design and engineering without requiring approval of a DPA, PCA, or PRCA, provided (a) the maximum building height for each building is not increased, (b) the minimum open space is not decreased, and (c) the quality of the architectural design, the quality of the building materials, and the overall massing of the residential building and the office building remain in general conformance with that shown on the Development Plan, as determined by the Zoning Administrator.

## GREEN BUILDING

40. Green Building for the Residential Units. In order to promote energy conservation and green building techniques for the Residential Units, the Applicant shall select one of the following programs to be implemented and will inform the Environment and Development Review Branch (“EDRB”) of DPZ which program the Applicant has chosen as part of the first site plan submission for the residential building.

- A. LEED New Construction. If the Applicant selects the Leadership in Energy and Environmental Design – New Construction (“LEED-NC”) rating system, then the Applicant shall pursue certification for the residential building under the 2009 version of the LEED-NC rating system. In the event the U.S. Green Building Council (“USGBC”) establishes a newer version of the LEED-NC rating system, the Applicant shall have the option to: 1) proceed under the 2009 version of the LEED-NC rating system, so long as the USGBC continues to administer such system, or 2) proceed under the newer version of the LEED-NC rating system.
  - i. Project Checklist. The Applicant will include, as part of the site plan submission and building plan submission for the residential building, a list of specific credits within the applicable LEED-NC rating system that the Applicant anticipates attaining for the residential building. A LEED-accredited professional (“LEED-AP”) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review for the residential building confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification for the residential building.
  - ii. County Team Member. In addition, the Applicant will designate the Chief of EDRB as a team member in the USGBC’s LEED Online system. This team member will 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.

- iii. Design-Related Credit Review. Prior to building plan approval for the residential building, the Applicant will submit documentation to the EDRB regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the residential 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 residential building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the residential building.
- iv. Green Building Escrow. If the Applicant is unable, prior to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that the residential building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the Applicant shall, prior to building plan approval, execute a separate agreement and post a "Residential Green Building Escrow" in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of \$2 per gross square foot of the residential building. The Residential Green Building Escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED certification by the USGBC, under the applicable version of the LEED-NC rating system. The provision to the EDRB of documentation from the USGBC that the residential building has attained LEED certification will be sufficient to satisfy this commitment.
- v. Release of Residential Green Building Escrow. The Residential Green Building Escrow shall be released in accordance with the following:
  - a. If the Applicant is able, subsequent to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that the residential building is anticipated to attain a sufficient number of design-oriented credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the County shall release the entirety of the Residential Green Building Escrow to the Applicant. Prior to release of the bond for the residential building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the residential building.

- b. If the Applicant provides to the EDRB, within three years after issuance of the final RUP for the residential building, documentation demonstrating that LEED certification for the residential building has been attained, the entirety of the Residential Green Building Escrow shall be released to the Applicant.
  - c. If the Applicant provides to the EDRB, within three years after issuance of the final RUP for the residential building, documentation demonstrating that LEED certification for the residential building has not been attained but that the building has been determined by the USGBC to fall within three points of the attainment of LEED certification, fifty percent (50%) of the Residential Green Building Escrow will be released to the Applicant; the other fifty percent (50%) will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
  - d. If the Applicant fails to provide to the EDRB, within three years after issuance of the final RUP for the residential building, documentation demonstrating the attainment of LEED certification or demonstrating that the residential building has fallen short of LEED certification by three points or less, the entirety of the Residential Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
- vi. Extension of Time. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC's 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.
- B. National Green Building Standard ("NGBS"). If the Applicant selects the NGBS, then the Applicant shall seek certification of each unit in the residential building in accordance with the 2012 NGBS rating system using the Energy Star Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and DPZ from a home energy rater certified through the Home Innovation Research Labs that demonstrates each unit in the residential building has attained certification prior to the issuance of the RUP for each such unit.

41. Green Building for the Office Uses. The Applicant shall pursue LEED Silver certification for the office building under the 2009 version of the LEED Core and Shell (“LEED-CS”) rating system. In the event the USGBC establishes a newer version of the LEED-CS rating system, the Applicant shall have the option to: 1) proceed under the 2009 version of the LEED-CS rating system, so long as the USGBC continues to administer such version, or 2) proceed under the newer version of the LEED-CS rating system.

- A. Project Checklist. The Applicant will include, as part of the site plan submission and building plan submission for the office building, a list of specific credits within the applicable LEED-CS rating system that the Applicant anticipates attaining for the office building. A LEED-AP who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review for the office building confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification for the office building.
- B. County Team Member. In addition, the Applicant will designate the Chief of the EDRB as a team member in the USGBC’s LEED Online system. This team member will 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.
- C. Design-Related Credit Review. Prior to building plan approval for the office building, the Applicant will submit documentation to the EDRB demonstrating that the Applicant has applied for LEED Gold pre-certification for the office building under the applicable LEED-CS program. Prior to release of the bond for the office building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the office building.
- D. Green Building Escrow. If the Applicant is unable, prior to building plan approval, to provide the USGBC’s pre-certification documentation demonstrating that the office building is anticipated to attain LEED Gold certification, the Applicant shall, prior to building plan approval, execute a separate agreement and post an “Office Green Building Escrow” in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of \$2 per gross square foot of the office building. The Office Green Building Escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED Silver certification, or higher level of certification, by the USGBC, under the applicable version of the LEED-CS rating system. The provision to the EDRB of documentation from the USGBC that the office building has attained LEED Silver certification will be sufficient to satisfy this commitment.
- E. Release of Office Green Building Escrow. The Office Green Building Escrow shall be released in accordance with the following:

- i. If the Applicant is able, subsequent to building plan approval, to provide the USGBC's pre-certification documentation demonstrating that the office building is anticipated to attain LEED Gold certification, the County shall release the entirety of the Office Green Building Escrow to the Applicant. Prior to release of the bond for the office building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the office building.
  - ii. If the Applicant provides to the EDRB, within three years after issuance of the first tenant Non-RUP for the office building, documentation demonstrating that LEED Silver certification for the office building has been attained, the entirety of the Office Green Building Escrow shall be released to the Applicant.
  - iii. If the Applicant provides to the EDRB, within three years after issuance of the first tenant Non-RUP for the office building, documentation demonstrating that LEED Silver certification for the office building has not been attained but that the building has been determined by the USGBC to fall within three points of the attainment of LEED Silver certification, fifty percent (50%) of the Office Green Building Escrow will be released to the Applicant; the other fifty percent (50%) will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
  - iv. If the Applicant fails to provide to the EDRB, within three years after issuance of the first tenant Non-RUP for the office building, documentation demonstrating the attainment of LEED Silver certification or demonstrating that the office building has fallen short of LEED Silver certification by three points or less, the entirety of the Office Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
- E. Extension of Time. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of EDRB, that USGBC's completion of the review of the LEED certification application for the office building 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.

#### PUBLIC ART

42. Public Art. The Applicant shall contribute to public art in the Reston community as part of the Proposed Development by providing public art within the Property in consultation with the Initiative for Public Art – Reston ("IPAR"). The Applicant shall coordinate with IPAR to obtain

its recommendations regarding the options for the Applicant's provision of public art, the type of public art to be provided, and the location of the public art within the Property. Following such consultation, the Applicant shall make the final determination regarding any public art to be provided within the Property. The Applicant shall provide the public art prior to the issuance of the 275<sup>th</sup> RUP for the Residential Units.

### RECREATIONAL FACILITIES

43. Park Facilities and Programming. The Applicant shall provide local-serving recreational facilities within the "Picnic/Mulch Area" and the "Yoga Deck/Hardscape Area" identified on Sheet 18 of the Development Plan to activate and enhance the existing park space on Block 4 as a gathering place for residents, workers, retail patrons, and visitors of the Property. Such facilities may include, but shall not be limited to, active and passive recreation amenities such as picnic tables and benches, a playground, a naturally-themed play area, outdoor yoga, and/or seating areas, and shall be provided prior to the issuance of the 275<sup>th</sup> RUP for the Residential Units. In accordance with Proffer 28 above, the Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and streetscape improvements and plantings, including within and around the proposed park space, to facilitate the outdoor passive recreation elements of the Proposed Development, as approved by ZED and UFMD, provided such adjustments otherwise are in substantial conformance with the Development Plan.

### MISCELLANEOUS PROFFERS

44. Bird-Friendly Design Strategies. At the time of site plan submission for the first new building on the Property, an initial study shall be prepared and submitted to the Zoning Administrator addressing whether bird-friendly design strategies may be employed to reduce bird injury and death due to in-flight collisions with buildings and/or building elements within the Property. The strategies to be studied should make the buildings visible to birds in flight and reduce reflections that distract or confuse birds through the use of appropriate glazing treatments or architectural elements, such as using color, texture, opacity, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds. A narrative summarizing the results of that study and which strategies, if any, will be implemented shall be provided at the time of each subsequent individual building permit issuance.

45. Electric Vehicle Charging Infrastructure. The Applicant shall provide a minimum of one recharging station that serves two (2) parking spaces for electric cars within at least one garage on each Block within the Property. The Applicant shall also provide either: (a) one or more than one additional recharging station(s) that each serve two (2) parking spaces for electric cars with the initial construction of at least one garage on each Block within the Property or (b) space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the office and residential parking garages within each Block within the Property. "Electric vehicle-ready" means the provision of space, conduit banks, conduits and access points allowing for the easy installation of electric vehicle charging stations in the future, space for potential future installation of increased transformer capacity, and space within the electrical room to accommodate future electric capacity, and does not include the installation of transformers, switches, wiring or charging stations.

46. Recycling of Construction Demolition Debris Waste. Contract specifications for the Proposed Development shall include a waste management plan. All construction waste from the initial demolition on the Property and the initial construction of the Proposed Development with emphasis on wood, metal and cardboard will be recycled at local recycling stations to the fullest extent possible with a minimum of fifty percent (50%) of the material recycled. Upon the request of the County, the Applicant shall provide documentation to the Zoning Administrator demonstrating that a minimum of fifty percent (50%) of such material has been recycled with the initial demolition and initial construction of the Proposed Development.

47. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its 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.

48. 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.

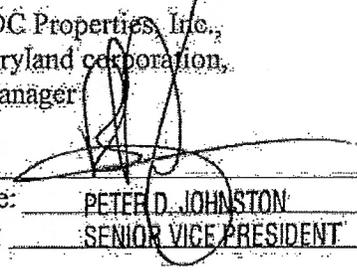
49. Annual Escalation Clause. For all proffers in this document specifying monetary contributions, the contribution and/or budget amount shall escalate or de-escalate, as applicable, on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

50. Advanced Density Credit. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or the Virginia Department of Transportation.

[Signature pages follow]

**BLOCK 4 LLC,**  
a Maryland limited liability company

By: BP/DC Properties, Inc.,  
a Maryland corporation,  
its manager

By:   
Name: PETER D. JOHNSTON  
Title: SENIOR VICE PRESIDENT

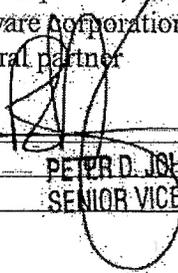
**RESTON TOWN CENTER PROPERTY LLC,**  
a Delaware limited liability company

By: Reston Town Center JV LLC,  
a Delaware limited liability company,  
its manager

By: BP RTC Member LLC,  
a Delaware limited liability company,  
its managing member

By: Boston Properties Limited Partnership,  
a Delaware limited partnership,  
its sole member and manager

By: Boston Properties, Inc.,  
a Delaware corporation,  
its general partner

By:   
Name: PETER D. JOHNSTON  
Title: SENIOR VICE PRESIDENT

## Exhibit A

### Definitions:

AMI: Average Median Income for Fairfax County (as published annually by HUD).

Resident Income Limit: Calculated Based on Workforce Dwelling Unit Program Income Eligibility Limits as Revised by Fairfax County. Income Limit to Be Determined Based on a Minimum of One Person per Studio unit, a Minimum of Two People per One Bedroom Unit, and a Minimum of Four People per Two Bedroom Unit. Income Limit Calculation Methodology to be Based on Methodology Used in "Tysons Corner Urban Center Workforce Dwelling Unit (WDU) Program 2014 Income Eligibility Limits" using the AMI as published annually by HUD.

Interest Rate: The Then Current FHA 30-year Fixed Rate for a Non-Jumbo, Conforming Loan.

Mortgage Term: 30 Years.

Down Payment %: Per Policy Guidelines but Not to be Below 5% at Any Time.

Condo Size: Per Policy Guidelines.

Condo Fee per SF: Condo Fee/SF per Policy Guidelines.

Monthly Condo Fees: Condo Fee per SF / 12 x Condo Size.

Monthly Mortgage Insurance: Insurance Cost per \$100,000 as Determined by Policy Guidelines / 12.

Monthly Hazard Insurance: As Determined by Policy Guidelines.

Real Estate Tax Rate: County Tax Rate Applicable to the Given Tax Lot.

Monthly Real Estate Taxes: Real Estate Tax Rate x Assessed Value / 12.

Monthly Non-Mortgage Liabilities: As Determined by Policy Guidelines.

PITI%: As Set by County Guidelines but Not to be Below 36% at Any Time.

### Calculation Method:

**Total Monthly Housing Costs** = Resident Income Limit / 12 months X PITI %

**Maximum Monthly Mortgage Payment** = Total Monthly Housing Costs – Monthly Condo Fees – Monthly Mortgage Insurance – Monthly Hazard Insurance – Monthly Real Estate Taxes

**Maximum Mortgage Amount** = Present Value of Total # of Monthly Mortgage Payments Given Indicated Interest Rate

**Maximum Home Value** = Maximum Mortgage Amount X (1 + Down Payment %)

### Notes:

1. The cost factors and the calculation formulas identified in this Exhibit A shall be used for the purpose of determining the sales prices of for-sale WDUs in accordance with Proffer 38(D). It is not the

Applicant's intent that these cost factors be determinative of any specific costs of the Applicant or the purchaser associated with a transaction for the purchase and sale of a for-sale WDU, with the exception of the sales price.

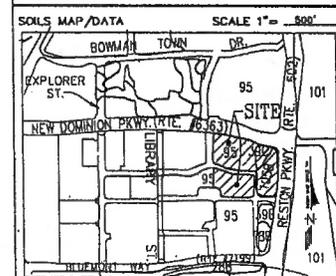
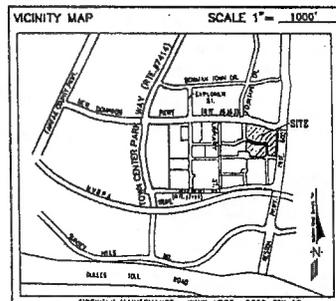
2. The Applicant and Fairfax County may make adjustments to the cost factors and the calculation formulas identified in this Exhibit A by mutual agreement of the Applicant and the County in accordance with Proffer 38(E).

# DEVELOPMENT PLAN AMENDMENT/ PROFFERED CONDITION AMENDMENT/PRC PLAN DPA 85-C-088-07 / PCA 85-C-088-09 / PRC 85-C-088-03

## FOR RESTON TOWN CENTER URBAN CORE BLOCKS 4 & 5 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

### GENERAL NOTES

1. THE PROPERTIES ARE IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 17-1-((18))-0001, 0004 & 0005A.
2. BOUNDARY AND TOPOGRAPHIC SURVEY DATA HAS BEEN PROVIDED BY RESTON LAND CORPORATION; HORIZONTAL CONTROL: VIRGINIA STATE GRID NORTH 1927; VERTICAL DATUM: U.S.G.S. (NGVD).
3. THE SITE IS CURRENTLY PARTIALLY DEVELOPED, WITH BLOCK 4 FUNCTIONING AS A PARK WITH VEGETATIVE COVER, OPEN GRASS AREAS AND PEDESTRIAN PATH, AS WELL AS A PARKING LOT WITH MINIMAL TREE COVERAGE AND GRASS AREAS. BLOCK 5 IS CURRENTLY DEVELOPED WITH OFFICE AND RETAIL USES.
4. THIS SITE WILL BE SERVED BY PUBLIC SEWER AND WATER.
5. THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
6. THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH SIMILAR DEVELOPMENTS IN THE AREA.
7. THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PFM. ANY LANDSCAPE SHEETS INCLUDED IN THE PRC APPLICATION ARE FOR SCHEMATIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING, SO LONG AS THE REQUIREMENTS OF CHAPTER 12 OF THE PFM ARE MET.
8. THERE IS NO EXISTING MAPPED FLOODPLAIN ON THE SUBJECT SITE. NO FLOODPLAIN STUDY IS REQUIRED, NO DRAINAGE STUDY IS REQUIRED.
9. THERE IS CLASS IV PROBLEM SOIL ON THIS SITE. SOILS REPORT IS REQUIRED FOR SITE PLAN APPROVAL.
10. EASEMENTS AND/OR LETTERS OF PERMISSION FOR ANY OFFSITE CONSTRUCTION WILL BE PROVIDED WITH FINAL SITE PLAN AS REQUIRED.
11. NECESSARY ON-SITE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN, SUBJECT TO FINAL DESIGN.
12. ACCESS TO THE SITE IS PROVIDED VIA FOUNTAIN DRIVE AND MARKEY STREET, WHICH ARE BOTH PRIVATE ROADS THAT INTERSECT WITH NEW DOMINION PKWY (ROUTE 639) AND RESTON PKWY (ROUTE 602) RESPECTIVELY. AT THIS TIME, WE ARE NOT AWARE OF FURTHER PUBLIC ROAD IMPROVEMENTS THAT ARE REQUIRED.
13. THE RECREATIONAL FACILITIES INCLUDE THE FOLLOWING: HIKING, FITNESS WALKING, AND BIKING TRAILS.
14. PROPOSED UTILITY LAYOUTS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES.
15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OR OBJECTS OR STRUCTURES MARKING A BURIAL SITE ON THE SUBJECT SITE.
16. A MAJOR PAVED TRAIL IS REQUIRED ALONG THE RESTON PARKWAY (RTE. 602) PROPERTY FRONTAGE PER THE COUNTYWIDE TRAILWAYS PLAN. SEE MODIFICATION REQUEST NOTE #328.
17. IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
18. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
19. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THIS PARCEL IS PROVIDED BY THE "TOWN CENTER PARKWAY" STORM WATER MANAGEMENT FACILITY (SITE PLAN NUMBER 033A-P-01), WHICH IS CONSISTENT WITH THE APPROVED DEVELOPMENT OF THE RESTON TOWN CENTER, A WAIVER TO UTILIZE THE OFF-SITE SWM FACILITY HAS BEEN APPROVED FOR THIS PROPERTY (REFERENCE WAIVER #022069, APPROVED 4/8/01).
20. THE DISTURBANCE ASSOCIATED WITH THE PROPOSED IMPROVEMENTS DOES NOT ENCROACH ON ANY FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA. THERE IS NO RPA ON THE SUBJECT SITE, PER THE FAIRFAX COUNTY MAPS.
21. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PRC PLAN, SUBJECT TO FINAL DESIGN.
22. ALL ARCHITECTURAL FEATURES (I.E. THE BUILDING SECTIONS AND FLOOR PLANS) PROVIDED IN THIS PRC PLAN ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING, SITE PLAN APPROVAL, AND BUILDING PERMIT.
23. IN ACCORDANCE WITH PARAGRAPH 2 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, RETAINING WALLS AND SIDEWALKS THAT OCCUR WITH FINAL ENGINEERING AND DESIGN.
24. SLOTTATION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEPICTED ON THE SITE PLAN(S) TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE LIMITS OF CLEARING AND GRADING DEPICTED ON THIS PRC PLAN IS APPROPRIATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
25. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS NOTED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED.
26. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES. FINAL LOCATIONS OF SIGNAGE WILL BE DEVELOPED AT A LATER DATE.
27. LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
28. AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
29. IT IS ANTICIPATED THAT SOLID WASTE WILL BE COLLECTED ON-SITE BY A PRIVATE CONTRACTOR TWICE A WEEK. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH FINAL SITE PLAN.
30. ALL EASEMENTS SHOWN ON THIS PRC PLAN ARE APPROXIMATE.
31. THE DEVELOPMENT SEQUENCE WITHIN EACH PARCEL IS UNKNOWN AND SUBJECT TO MARKET DEMAND, AVOIDING OTHER FACTORS. THE OWNER RESERVES THE RIGHT TO DEVELOP EACH PROPERTY IN ONE OR MORE SEPARATE PHASES.
32. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
  - A. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 11-283 OF THE ZONING ORDINANCE FOR THE LANDSCAPE SHADE REQUIREMENTS IN FAVOR OF THE QUANTITIES PROPOSED HEREON.
  - B. THE APPLICANT HEREBY REQUESTS A WAIVER TO ALLOW UNDERGROUND DETENTION FACILITIES WITHIN A RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH SECTION 6-030.8 OF THE PFM.
  - C. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 13-303 AND 13-304 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THIS APPLICATION IN FAVOR OF WHAT IS PROPOSED HEREON.



SOIL NO.	SERIES	FOUNDATION SUPPORT	PERMEABILITY	DESIGNATION	PROBLEM CLASS
31.0	OLSHIELD BELLEGAU	GOOD	GOOD	MHA	I
31.1	URBANLAND	MHA	MHA	MHA	1YB
18.7	WHEATON - OLSHIELD COMPLEX	GOOD	GOOD	MHA	1YB

SOILS WITH IDENTIFICATION NUMBERS 52, 56, 57, 59, 82 AND 83 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN PILL ORIGINATING FROM THESE SOILS.

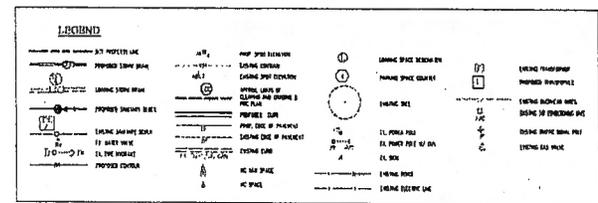
### SHEET INDEX

1. COVER SHEET
- 2-3. SITE TABULATIONS & GENERAL NOTES
- 4A. MISCELLANEOUS CORRESPONDENCE
4. EXISTING CONDITIONS
5. DEVELOPMENT PLAN AMENDMENT
6. PRC PLAN
7. PRC LAYOUT PLAN
- 7A. FIRE TRUCK ACCESS EXHIBIT
8. WATER PLAN
9. OVERALL LANDSCAPE PLAN
10. RIGHT-OF-WAY/TRAFFIC CIRCULATION PLAN
- 10A. PEDESTRIAN CIRCULATION/PARKING GARAGE ENTRANCE-EXIT PLAN
11. EXISTING VEGETATION MAP & TREE REMOVAL PLAN
12. SWM AND BMP ANALYSIS
- 12C-12F. SWM REFERENCE SHEETS
13. GUTFALL ANALYSIS
14. SIGHT DISTANCE PROFILE
15. OPEN SPACE EXHIBIT
16. ILLUSTRATIVE PLAN
17. SITE SECTIONS
18. LANDSCAPE PLAN
- 18A. LANDSCAPE COMPUTATIONS & PLANTING NOTES
- 18B. LANDSCAPE DETAILS
19. GARAGE LAYOUT PLAN
- 20.-21. BUILDING SECTIONS
- 21A.-21D. VIEWS
- APPENDIX A APPLICABLE RTC URBAN CORE OPA/PCA (FOR REFERENCE PURPOSES)

### OWNER / DEVELOPER/ APPLICANT

T.M. 017-1-((18))-0061 & T.M. 017-1-((18))-0084  
**BLOCK 4 LLC**  
 C/O BOSTON PROPERTIES INC.  
 800 BOYLSTON ST. SUITE 1900  
 BOSTON, MA 02119

T.M. 017-1-((18))-0005A  
**RESTON TOWN CENTER PROPERTY, LLC**  
 C/O BOSTON PROPERTIES INC.  
 2200 PENNSYLVANIA AVE. SUITE 200W  
 WASHINGTON, DC 20007



DATE: AUG. 2013

SCALE: AS NOTED

SHEET  
1  
OF  
21

FILE NO.  
PR12-2166

urban  
Planner - Engineers - Landscape Architects - Land Surveyors

RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

COVER SHEET

**SUMMARY**

THE PURPOSE OF THIS APPLICATION IS TO RELOCATE THE 250,000 GSF OF OFFICE, HIGH-DENSITY RESIDENTIAL FROM BLOCK 4 TO BLOCK 5 OF RESTON TOWN CENTER AND TO ADD MULTI-FAMILY RESIDENTIAL AND RETAIL TO BLOCK 4.

**PRE-APPLICATION FAR ALLOCATIONS**

THE PRE-APPLICATION FAR TRACKING SUMMARY IS AS SHOWN BELOW. THE PROPOSED CHANGES WITH THIS APPLICATION OCCUR WITHIN PHASE 1 AND NO CHANGES ARE PROPOSED TO PHASES II AND III.

RESTON TOWN CENTER CORE: PLUOR AREA TRACKING  
July 31, 2013

The proffers permit a maximum of 3,465,000 square feet of commercial development within the Town Center Core Area, which is based on the max FAR of 0.95, exclusive of residential use. This floor area is to be distributed among offices, hotel and retail uses as follows:

Office	Hotel	Retail	Total
2,150,000	1,000,000	315,000	3,465,000

The proffers permit the retail floor area to be increased provided either the office or hotel or both floor areas are reduced so as not to exceed the 3,465,000 total square feet.

The Phase I existing and proposed floor area is as follows:

Phase I	OFFICE	HOTEL	RETAIL	TOTAL
Existing (Blocks 4, 7 & 9)	151,651	420,876	372,249	1,544,776
Block 4	250,000			250,000
Total Phase I	701,651	420,876	372,249	1,544,776

The Phases II and III existing and proposed floor area is as follows:

Phase II and III	OFFICE	HOTEL	RETAIL	TOTAL
(One Freedom Square) Block 11	380,257	13,058	385,315	
Existing (Plan #7067-SP-03)	376,081	19,500	396,184	
(Two Freedom Square) Block 13A (Plan #7067-SP-12-1)	353,095	5,413	609,904	
Block 13 (Plan #7067-SP-12-1)	314,451	29,742	344,233	
Block 16 (Plan #7067-SP-12-1)	29,143	29,143		
Block 17 (Plan #7067-SP-13)	15,941	15,941		
Block 17 (Plan #7067-SP-13)	3,300	3,300		
Block 20 (Plan #7067-SP-13)	240,000		240,000	
Section 93A (Plan #7067-SP-13)	1,784,484	169,844	1,954,328	
Total Phases II and III	3,466,131	436,676	416,797	3,466,000
Total available FAR				8

**STRATEGY**

BLOCK 5 IS CURRENTLY CONSTRUCTED WITH 287,267 GSF OF COMMERCIAL USE (200,000 GSF OFFICE AND 41,189 GSF RETAIL) PER SITE PLAN 787-SP-001, COMPLETE 1992. TO ACCOMMODATE THE ADDITIONAL USE FROM BLOCK 4, A THREE STORY WING OF THE EXISTING BUILDING WILL BE REMOVED. THIS WING CONSISTS OF 29,088 GSF (22,774 GSF OFFICE AND 6,314 GSF RETAIL), COMBINED WITH THE 250,000 GSF OF COMMERCIAL FROM BLOCK 4, THE 299,088 GSF WILL BE ALLOCATED TO BLOCKS 4 AND 5 AS SHOWN ON THE FAR TRACKING SUMMARY PROPOSED WITH THIS APPLICATION BELOW.

**APPLICATION FAR ALLOCATIONS**

RESTON TOWN CENTER CORE: PLUOR AREA TRACKING  
July 31, 2013

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Total Phases II and III	3,466,131	436,676	416,797	3,466,000
Total available FAR				8

NOTE: THE APPLICANT RESERVES THE RIGHT TO ADJUST THE ALLOCATION OF GSF BETWEEN BLOCK 4 AND 5 (INCLUDING ALLOCATING TO THE EX. USE TO REMAIN ON BLOCK 5), AS WELL AS THE GSF OF EACH USE WITH FINAL DESIGN, AS LONG AS THE TOTAL PROPOSED GSF FOR BLOCKS 4 AND 5 DOES NOT EXCEED 547,267 SF.

**SITE TABULATIONS**

**BLOCK 4**

1. PARCEL AREA: PARCEL 1 = 151,651 S.F. (3,488 AC)  
PARCEL 4 = 44,394 S.F. (1,037 AC)  
TOTAL = 196,045 S.F. (4,525 AC)

2. ZONE: PRC

3. PROPOSED USE: HIGH DENSITY RESIDENTIAL, RETAIL

4. PROPOSED UNITS: 549 MULTIFAMILY RESIDENTIAL

5. CORRESPONDING POPULATION: 549 MULTIFAMILY UNITS + 21 PERSONS/UNIT = 1,153 PERSONS

6. RESIDENTIAL DENSITY: OVERALL PRC DISTRICT MAX = 13 PERSONS / ACRE OF GROSS RESIDENTIAL & ASSOC. COMMERCIAL AREA B  
PROPOSED: SEE OVERALL COMPUTATION ON SHEET 3

PRC HIGH DENSITY STRICT OVERALL MAX = 80 PERSONS / ACRE GROSS RESIDENTIAL AREA  
PROPOSED: SEE COMPUTATION THIS SHEET

PRC HIGH DENSITY SINGLE AREA MAX = 30 UNITS / ACRE  
PROPOSED: SEE COMPUTATION THIS SHEET

7. APPROXIMATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS: FLOOR AREA FOR USES OTHER THAN DWELLINGS: 4,500 SF RETAIL (DOES NOT INCLUDE GARAGE SF)

NOTE: APPLICANT PROPOSES UP TO 29,088 SF OF RETAIL CELLAR SPACE, WHICH IS EXCLUDED FROM GFA, FOR DENSITY PURPOSES. SEE AVERAGE GRADE COMPUTATION ON SHEET #10 AND BUILDING SECTION ON SHEET #21

APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS: FAR IS BASED ON ENTIRE RESTON TOWN CENTER CORE FOR THIS TOWN CENTER CORE FAR TABULATION THIS SHEET. (APPLICATION FAR ALLOCATIONS)

8. PROPOSED HEIGHT: SEE BUILDING DATA CHART ON THIS SHEET

9. OPEN SPACE: REQUIRED OPEN SPACE: NO REQUIREMENT  
APPROX. PROPOSED OPEN SPACE: 2.18 AC (+/-40%)

SEE SHEET 15 FOR OPEN SPACE EXHIBIT

10. TREE COVER CALCULATION: SEE COMPUTATIONS ON LANDSCAPE PLAN NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED IN THIS PRC PLAN.

**BLOCK 5**

1. PARCEL AREA: PARCEL 5A = 79,835 S.F. (1,832 AC)

2. ZONE: PRC

3. PROPOSED USE: OFFICE, RETAIL

4. PROPOSED UNITS: N/A

5. CORRESPONDING POPULATION: N/A

6. RESIDENTIAL DENSITY: N/A

7. APPROXIMATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS: FLOOR AREA FOR USES OTHER THAN DWELLINGS: 299,088 SF PROP. RETAIL & OFFICE (DOES NOT INCLUDE GAR. SF) = 537,787 SF

APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS: FAR IS BASED ON ENTIRE RESTON TOWN CENTER CORE FOR THIS TOWN CENTER CORE FAR TABULATION THIS SHEET. (APPLICATION FAR ALLOCATIONS)

8. PROPOSED HEIGHT: SEE BUILDING DATA CHART ON THIS SHEET

9. OPEN SPACE: REQUIRED OPEN SPACE: NO REQUIREMENT  
APPROX. PROPOSED OPEN SPACE: 0.24 AC (+/-30%)

NOTE: FOR OPEN SPACE PURPOSES, THE SITE AREA = 0.78 AC, WHICH IS THE PORTION OF BLOCK 5 THAT IS BEING REDEVELOPED WITH THIS APPLICATION.

SEE SHEET 15 FOR OPEN SPACE EXHIBIT

10. TREE COVER CALCULATION: SEE COMPUTATIONS ON LANDSCAPE PLAN NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED IN THIS PRC PLAN.

**BUILDING DATA / POTENTIAL USE ALLOCATION CHART**

BUILDNO	USE GROUP CLASSIFICATION	TYPE OF CONSTR.	GROSS FLOOR AREA (G.F.A.) (S.F.)		TOTAL	FOOT PRINT AREA (F.P.A.) (S.F.)	BUILDING HEIGHT (1 SF 5 STOREYS (H))	SPRINKLER	UNITS	
			RETAIL	OFFICE						SUB-TOTAL
BLOCK 4	B-2, A-2, W S-2	1-8	4,500 SF <sup>(1)</sup>	N/A	4,500 SF <sup>(1)</sup>	629,500 SF	70.0' (1)	23' (1) LEVELS + PENTHOUSE	NFPA-13	549 (MAX)
BLOCK 5 PROPOSED	B, A-2, W S-2	1-9	7,800 SF	278,788 SF	286,588 SF	N/A	286,588 SF	25.0' (1)	N/A	N/A
BLOCK 5 EX. TO REMAIN	N/A	N/A	N/A	24,875 SF	24,875 SF	N/A	24,875 SF	23.5' (1) LEVELS + PENTHOUSE*	NFPA-13	N/A
BLOCK 5 SUBTOTAL			32,875 SF	505,112 SF	537,987 SF		537,987 SF			
TOTAL			37,375 SF	505,112 SF	542,482 SF	629,500 SF	1,147,287 SF			

\*NOTE: APPLICANT PROPOSES UP TO 29,088 SF OF RETAIL CELLAR SPACE THAT IS NOT INCLUDED IN GFA, BUT IS INCLUDED FOR PARKING REQUIREMENTS. SEE AVERAGE GRADE COMPUTATION ON SHEET #10 AND BUILDING SECTION ON SHEET #21.

\*NOTE: RETENUSURE TO BE IN ACCORDANCE WITH Z.O. SECTION 2-506

BUILDING DATA CHART NOTE: BUILDING DATA SHOWN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. APPLICANT RESERVES THE RIGHT TO ADJUST THE DATA AND USE ALLOCATIONS PROVIDED HEREON (INCLUDING # OF TABLE SEATS, BAR SEATS, AND EMPLOYEES SHOWN IN THE PARKING TABULATION) AT THE TIME OF FINAL SITE PLAN, WITHOUT THE NEED TO AMEND THIS APPLICATION, AS LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS AND TOTAL COMMERCIAL GSF IN BLOCKS 4 AND 5 IS NOT EXCEEDED. THE APPLICANT RESERVES THE RIGHT TO INCREASE / DECREASE THE GSF OF RESIDENTIAL USE AS LONG AS THE NUMBER OF UNITS DOES NOT EXCEED THE MAXIMUM ALLOWED.

**PARKING TABULATION**

PHASE I OF RESTON TOWN CENTER (INCLUDING BLOCKS 4 & 5) IS SUBJECT TO AN EXISTING AMENDED AND RESTATED PARKING AGREEMENT (RECORDED AT Bk. 21798 Pk. 0589).

THE AGREEMENT ACCOMMODATES ALL EXISTING USES, PLUS THE 250,000 GSF OF OFFICE PREVIOUSLY PROGRAMMED FOR BLOCK 4, WITH A PARKING REQUIREMENT OF 3,296 SPACES.

PARKING REQUIRED: BLOCKS 3, 7 & 8 - EXISTING USES INCLUDED WITHIN THE AMENDED AND RESTATED PARKING AGREEMENT

BLOCK 4 REQUIRED: MULTI-FAMILY RESIDENTIAL: 549 MULTIFAMILY UNITS x 1.25 SP/UNIT = 687 SPACES  
(PENDING SUBMITTED PARKING REDUCTION)

RETAIL: 4,500 GSF RETAIL  
+ 20,600 GSF RETAIL WITHIN CELLAR  
= 25,100 GSF RETAIL FOR PARKING PURPOSES  
= 8,514 GSF RETAIL WITHIN EX. AGREEMENT (SEE BLOCK 5 RETAIL NOTE BELOW)  
= 16,586 GSF RETAIL SPACE IN EXCESS OF EX. AGREEMENT

ALLOCATED AS FOLLOWS: 1,585 GSF RETAIL SPACE (1.5 SP / 1000 GSF) = 18 SPACES  
+ 15,000 GSF EX. ESTABLISHMENT(S) INCLUDING:  
= 364 TABLE SEATS (1 SP / 4 SEATS) = 91 SPACES  
+ 120 BAR SEATS (1 SP / 2 SEATS) = 60 SPACES  
+ 50 EMPLOYEES (1 SP / 2 EMPLOYEES) = 25 SPACES  
= 174 SPACES

BLOCK 5 REQUIRED: OFFICE: 505,112 GSF TOTAL OFFICE WITH THIS APPLICATION  
= 251,998 GSF EX. OFFICE WITHIN EX. AGREEMENT  
= 253,000 GSF OFFICE ALLOCATED FROM BLOCK 4  
= 4,914 BSF OFFICE IN EXCESS OF EX. AGREEMENT

4,014 GSF OFFICE (2.6 SP / 1000 GSF) = 11 SPACES

RETAIL: 32,875 GSF OFFICE (PROPOSED WITH THIS APPLICATION (24,875 GSF EX. TO REMAIN + 8,000 GSF EX. TO BE REMOVED AND REPLACED WITH 2,000 GSF))  
ALL 32,875 GSF OF BLOCK 5 RETAIL IS WITHIN THE EX. AGREEMENT

BLOCK 5 RETAIL NOTE: PRIOR TO THIS APPLICATION, BLOCK 5 CONTAINS 41,189 GSF OF RETAIL. ALL OF WHICH IS PARCEL WITHIN THE EXISTING PARKING AGREEMENT, WITH THIS APPLICATION, 32,875 GSF OF RETAIL WILL BE PROVIDED ON BLOCK 5. THE DIFFERENCE IN RETAIL AREA PARKING CAPACITY WITHIN THE EXISTING PARKING AGREEMENT OF 8,514 GSF (41,189 - 32,875) REMAINS IN PHASE I OF RESTON TOWN CENTER, INCLUDED IN BLOCK 4.

TOTAL REQUIRED: 3,286 WITH EX. AGREEMENT  
+ 11 FOR BLOCK 5 IN EXCESS OF EX. AGREEMENT  
+ 185 FOR BLOCK 4 IN EXCESS OF EX. AGREEMENT  
= 3,482 FOR BLOCK 4, MULTI-FAMILY RESIDENTIAL  
= 4,770 SPACES REQUIRED

PARKING PROVIDED: 2,814 EXISTING SPACES  
+ 251 EXISTING BLOCK 4 SURFACE SPACES TO BE REMOVED  
+ 1,286 STRUCTURED SPACES ON BLOCK 4  
+ 221 STRUCTURED SPACES ON BLOCK 5  
TOTAL PROVIDED: 4,372 TOTAL SPACES  
(FOR ALL OF PHASE I, BLOCKS 4, 5, & 7, 8 & 9)

NOTE: 1) HANDICAP SPACES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE ADA REQUIREMENTS.

2) PARKING TABULATION IS BASED ON THE POTENTIAL USE ALLOCATION SHOWN IN THE BUILDING DATA CHART AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN (SEE NOTE UNDER BUILDING DATA CHART). PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT THE TIME OF FINAL SITE PLAN AS LONG AS THE UNIFORM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11.1 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR ANY LATER PARKING REDUCTION IN PLACE OR ANY FUTURE PARKING REDUCTION THE APPLICANT MAY SEEK.

LOADING TABULATION: NOTE: PER FAIRFAX COUNTY ZONING ORD. 11-202.15, THE MAX NUMBER OF LOADING SPACES IS 5 PER USE OR BUILDING. FOR OFFICE USES THIS EQUATES TO ANY BUILDING OVER 99,000 GSF. FOR RETAIL USES THIS EQUATES TO ANY BUILDING OVER 79,000 GSF. FOR MULTIPLE FAMILY RESIDENTIAL USES THIS EQUATES TO ANY BUILDING OVER 425,000 GSF.

BLOCK 4: LOADING REQUIRED = 5 SPACES (MAX PER Z.O. 11-202.15)

LOADING PROVIDED = 4 SPACES (LOADING REDUCTION REQUESTED, SEE NOTE ON SHEET #1.)

BLOCK 5: LOADING REQUIRED = 5 SPACES (MAX PER Z.O. 11-202.15)

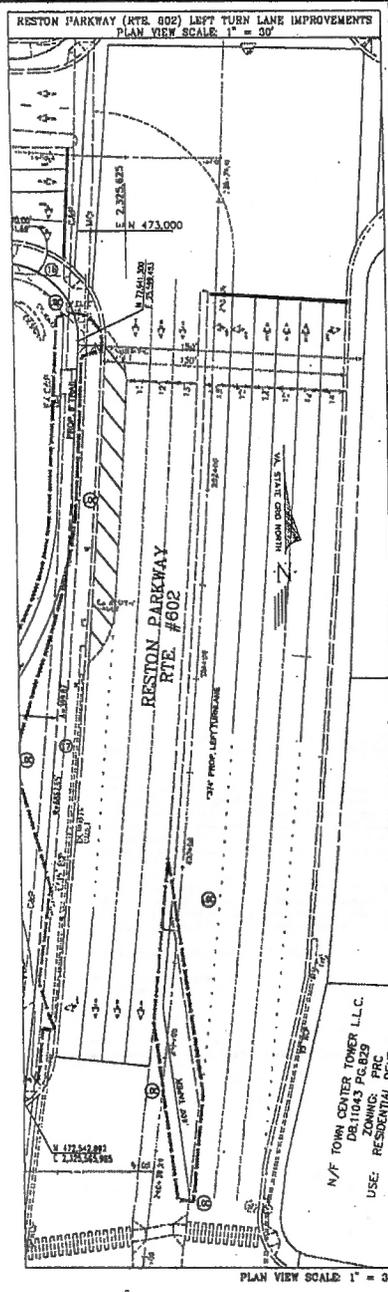
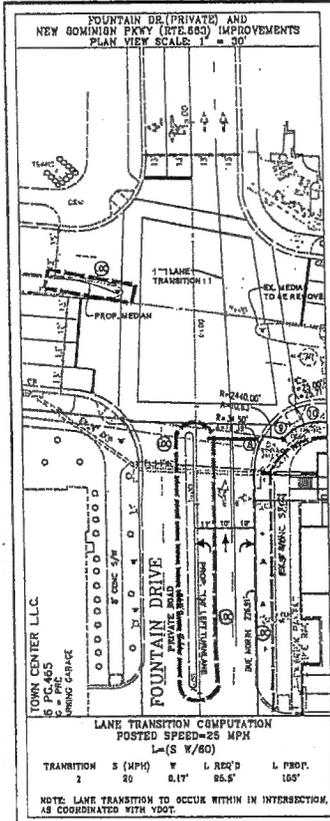
LOADING PROVIDED = 5 SPACES (LOADING REDUCTION REQUESTED, SEE NOTE ON SHEET #1.)

LOADING TO BE SHARED TOTAL FOR PROP. BUILDING & EX. BUILDING TO REMAIN

**RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY**

Includes Approved PRC Applications  
High density residential category density may not be based on 90 persons/acre.

BLOCK/PHASE	ACRES	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
B-14, 15A, 15B, 15C, 15D	17.6945	146	SPA	374	21.1
B-14, 15	3,519.9	234	MFR	600	0.17
B-1A	15.1125	34	MFO	213	14.1
B-11	15.1125	34	MFO	213	14.1
B-15A-B-2A	114.197	521	MFR	1052	9.2
B-15A-B-1	74.106	18	SPA	158	2.1
B-15A-B-2	1,844	18	SPA	21	0.01
B-17, 8	2,324	18	SPA	43	0.02
B-17A, 17, 17.5	3,125.8	18	SPA	21	0.01
B-19A, 19, 19.5	11,715.4	170	MFO	594	0.05
B-20A, 20, 20.5	17,311	34	SPA	158	0.01
B-20B-1	17,311	178	SPA	411	0.02
B-20B-2	11,424	240	MFO	604	0.05
B-20B-3	11,424	240	MFO	604	0.05
B-20B-4	11,424	240	MFO	604	0.05
B-20B-5	11,424	240	MFO	604	0.05
B-20B-6	11,424	240	MFO	604	0.05
B-20B-7	11,424	240	MFO	604	0.05
B-20B-8	11,424	240	MFO	604	0.05
B-20B-9	11,424	240	MFO	604	0.05
B-20B-10	11,424	240	MFO	604	0.05
B-20B-11	11,424	240	MFO	604	0.05
B-20B-12	11,424	240	MFO	604	0.05
B-20B-13	11,424	240	MFO	604	0.05
B-20B-14	11,424	240	MFO	604	0.05
B-20B-15	11,424	240	MFO	604	0.05
B-20B-16	11,424	240	MFO	604	0.05
B-20B-17	11,424	240	MFO	604	0.05
B-20B-18	11,424	240	MFO	604	0.05
B-20B-19	11,424	240	MFO	604	0.05
B-20B-20	11,424	240	MFO	604	0.05
B-20B-21	11,424	240	MFO	604	0.05
B-20B-22	11,424	240	MFO	604	0.05
B-20B-23	11,424	240	MFO	604	0.05
B-20B-24	11,424	240	MFO	604	0.05
B-20B-25	11,424	240	MFO	604	0.05
B-20B-26	11,424	240	MFO	604	0.05
B-20B-27	11,424	240	MFO	604	0.05
B-20B-28	11,424	240	MFO	604	0.05
B-20B-29	11,424	240	MFO		



**FAIRFAX COUNTY BASELINE DENSITY TABULATION**  
Reston Planned Residential Community (PRC) District  
Residential Development Potential  
May 2008

Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single Family Detached	4,347	3.0 persons	13,041
Single Family Attached	8,303	2.7 persons	22,419
Multiple Family	14,460	2.1 persons	30,366

Current Population: 65,261  
Current persons per acre = 16.44

1 Includes 322 units approved per SDC PLAN 100-20-012-1. Multiplication of Return Time Center Phase II

Remaining Available Development Potential  
Based on maximum population calculation of 80,912 persons  
(6,224 acres @ 13 persons/acre = 80,912 persons)

16,638 persons of available density translates to a development potential of:  
5,217 single family detached units  
Or  
5,794 single family attached units  
Or  
7,432 multiple family units

**MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION**

Reston Planned Residential Community (PRC) District  
Residential Development Potential  
Including Approved Site Plans & Approved PRC Plans  
since May 2008 County Baseline density tabulation  
July 31, 2013

Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single Family Detached	4,347	3.0 persons	13,041
Single Family Attached	8,303	2.7 persons	22,419
Multiple Family	14,460	2.1 persons	30,366

Current Population: 65,261  
Persons per acre: 16.47

Remaining Available Development Potential  
Based on Maximum Population Calculation of 80,912 persons  
(6,224 acres @ 13 persons/acre = 80,912 persons)

80,912 maximum population - 65,261 current population = 15,651 persons of available density based on inclusion of approved PRC Applications

15,651 persons of available density translates to a development potential of:  
5,217 single family detached units  
Or  
5,794 single family attached units  
Or  
7,432 multiple family units

Reston Planned Residential Community (PRC) District  
Residential Development Potential  
Including Approved Site Plans & Approved PRC Plans  
since May 2008 County Baseline density tabulation  
July 31, 2013

Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single Family Detached	4,347	3.0 persons	13,041
Single Family Attached	8,333	2.7 persons	22,500
Multiple Family	17,511	2.1 persons	36,774

Current Population: 72,012  
Persons per acre: 11.57

Remaining Available Development Potential  
Based on Maximum Population Calculation of 80,912 persons  
(6,224 acres @ 13 persons/acre = 80,912 persons)

80,912 maximum population - 72,012 people = 8,900 persons of available density

8,900 persons of available density translates to a development potential of:  
2,963 single family detached units  
Or  
3,295 single family attached units  
Or  
4,236 multiple family units

**Site Plan Approved**  
Since May 2008 County Baseline Density Tabulation  
July 31, 2013

Project	#Units	Type	#Persons	Status
Altira Kona/lanes/Parvinton*	110	MF	231	Site Plan Approved (031-SP-003)
Keston TC Uteck 10**	37	MF	37	Site Plan Approved (706-SPV-019-A-1)
Total Number of Units	137		268	

\* Original PCA approved for 696 units, of which 586 are in staff unit count. 418 of the 586 are existing.  
\*\* 359 units proposed, 328 units included in staff unit count

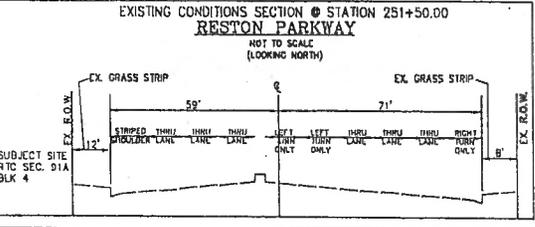
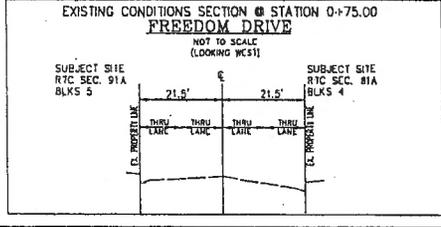
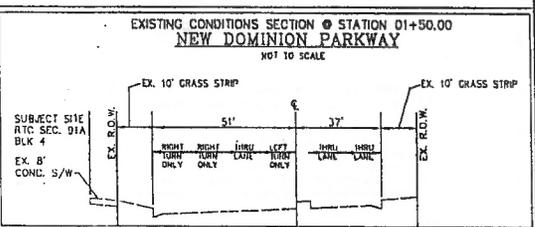
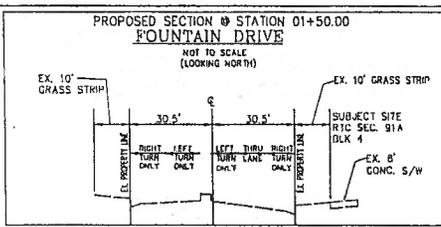
**CURRENT APPLICATION**

EXISTING POPULATION	65,261 PERSONS
+ 1,153 EXISTING PERSONS WITH CURRENT APPLICATION	
<b>66,414 PERSONS</b>	
66,414 PERSONS / 6,224 ACRES = 10.67 PERSONS/ACRE	
10.67 PERSONS PER ACRE < 13 PERSONS PER ACRE	(SUBSEQUENT USE)

**Pending Applications\*\*\***  
PRC Plan Approved Only  
July 31, 2013

Project	#Units	Type	#Persons	Status
110-Reson Heights	498	MF	1046	PRC Plan Approved (PRC-A-144)
Oracle Stone/lanes	407	MF	960	PRC Plan Approved (PRC-6-C-121-03)
Colla Neck Road 12-C	210	MF	441	PRC Plan Approved (103-6-SP-023-3)
Spectrum/Lamer	1432	MF	2987	PRC Plan Approved (PRC-6-C-121-04)
Four Seasons	11	MF	24	PRC Plan Approved (PRC-6-C-083)
Fairway Apartments	328	MF****	689	PRC Plan Approved (PRC-A-302-02)
	128	SPA	5,246	
			1,213	
Section 91-3 (Winwood)	123	MF	263	PRC Plan Approved (PRC-6-C-121-2)
Total	3,025	MF	6,410	
	129	SPA	2,836	
			6,756	

\*\*\* "Pending" pertains to the fact that these units will not count against the density cap until site plan approval.



PLAN DATE: 08-08-13  
DESIGN DATE: 08-08-13  
CHECK DATE: 08-08-13  
DATE: 08-08-13  
REVISION APPROVED BY: [Signature]  
DATE: [Date]  
REVISION APPROVED BY: [Signature]  
DATE: [Date]

PLAN DATE: 08-08-13  
DESIGN DATE: 08-08-13  
CHECK DATE: 08-08-13  
DATE: 08-08-13  
REVISION APPROVED BY: [Signature]  
DATE: [Date]  
REVISION APPROVED BY: [Signature]  
DATE: [Date]

Urban  
Professional Engineers, Landscape Architects, Land Surveyors

RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED  
DATE: AUG. 2013  
CL NO.  
SHEET 3 OF 21  
FILE NO. PREL-2166



County of Fairfax, Virginia

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

August 29, 2013

Mr. Robin L. Antonucci, P.E.
Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, VA 22102

Subject: Amended and Restored Parking Agreement for Reston Town Center, Hunter Mill District

Dear Mr. Antonucci:

Thank you for your letter of August 20, 2013, requesting whether certain changes to the Amended and Restored Parking Agreement for Reston Town Center, referred to as Shared Parking Agreement (SPA), qualify for administrative approval by the Director of DPW&E.

Based on your letter, dated August 20, 2013, the following information and justification has been provided related to your request:

- Section 3 of the SPA allows for administrative modifications.
The current parking demand is less than the amount required by the SPA.
Changes beyond the completion of the retail uses and land planning in Phase I have occurred since the reversion of the SPA.

Mr. Robin L. Antonucci, P.E.
August 29, 2013
Page 2

requirements for Phase I to be facilitated by maintaining a small surface parking lot on Block 4 immediately adjacent to the active construction that would be ongoing for months.

To research this issue, I consulted with Elizabeth Tavo from the County Attorney's Office, who was involved in the drafting of the SPA, and Jan Lavat with the Site Code Research and Development Branch of Land Development Services.

- The Reduction of the 250,000 GSP of office density from Section 82, Block 4, to Section 89, Block 5.
The current mix of uses, with the decrease in cinema capacity, reduces the total number of parking spaces needed for Phase I uses to 2,793 spaces from 2,825 spaces.
Upon completion of the new office building on Block 5, there will be a total of 3,297 parking spaces available to serve the uses in Phase I.

With respect to the period of time when construction is ongoing on Block 4, taking away the 251 surface parking spaces, there is no avenue within the SPA to administratively approve such a change.

Since the changes your client is proposing for Blocks 4 & 5 require the filing of a Development Plan Amendment (DPA) or Future Condition Amendment (FCA) to the existing zoning for Reston Town Center, consider developing a condition of approval to the DPATPCA to allow the parking requirements changes during the construction period.

Robin L. Antonucci, P.E.
August 29, 2013
Page 3

- During construction of the development proposed for Block 4 of the Property under this DPATPCA, the Applicant shall be permitted to utilize parking spaces located in adjacent garages outside of Phase I of the Reston Town Center Urban Core in order to satisfy the parking requirements of the Shared Parking Agreement applicable to such property, provided that the Applicant has provided documentation satisfactory to the Director of DPW&E demonstrating the right to use such offsite parking facilities during the construction period.

The Department of Planning and Zoning with the Office of the County Attorney and others will ascertain which vehicle works most efficiently to allow your client to proceed. Perhaps a Shared Parking Agreement Amendment will need to be concurrently with the DPATPCA.

If you have any questions, please contact Ian Leavelle at 703-324-1723 or me at 703-324-1751 or by email at Jan.Lavatt@fairfaxcounty.gov or Thomas.Williamson@fairfaxcounty.gov.

Sincerely,

Thomas A. Williamson

Thomas A. Williamson, Chief
Site Code Research and Development Branch

Catherine M. Hudgins, Supervisor Hunter Mill District
Elizabeth Tavo, Deputy County Attorney
Michelle Bricker, Director, Land Development Services, Department of Public Works and Environmental Services
Diane Johnson Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch
Regina Crayle, Assistant Director, Zoning Evaluation Division, Department of Planning and Zoning

Table with columns: REVISION APPROVED BY, DIVISION OF DESIGN REVIEW, DATE, REVISION APPROVED BY, DATE

Table with columns: REVISION APPROVED BY, DATE

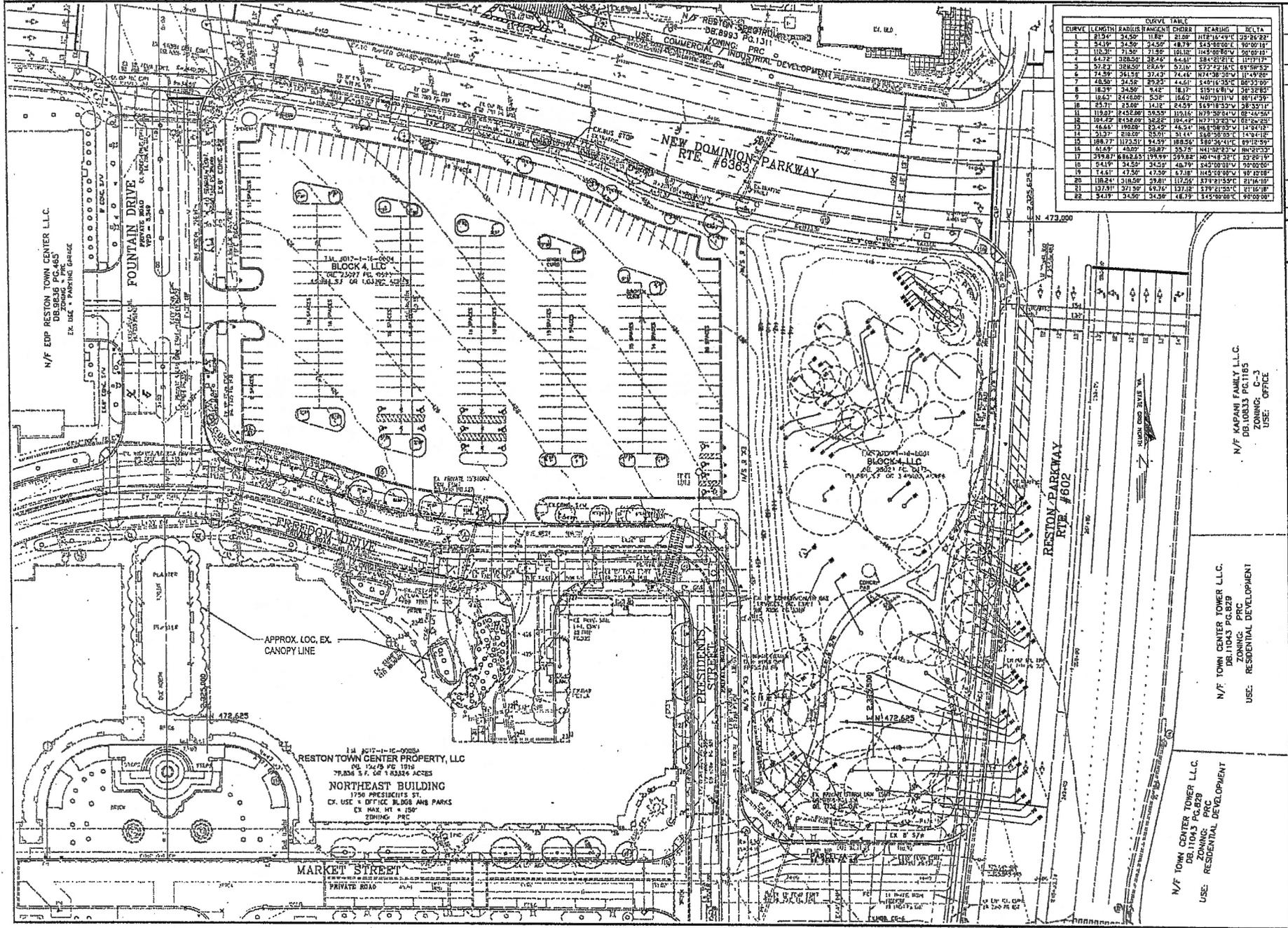
Urban logo and contact information for Urban Engineers, Landscape Architects, Land Surveyors



MISCELLANEOUS CORRESPONDENCE
RESTON TOWN CENTER URBAN CORE
SECTION 91A, BLOCKS 4 & 5
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: AUG. 2013
SCALE: AS NOTED

FILED
3A
21
FILE No.
PRRL-2106

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CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	21.34	34.50	11.81	12.09	107°15'45"	33°28'24"
2	54.19	34.50	24.50	48.79	145°00'00"	90°00'18"
3	110.50	71.50	71.50	101.10	148°00'00"	90°00'18"
4	64.82	324.50	32.45	64.81	88°00'00"	117°15'18"
5	57.83	324.50	28.69	57.10	57°32'16"	85°59'52"
6	74.58	361.50	37.43	74.44	67°38'00"	11°49'28"
7	65.80	34.50	32.25	64.51	145°15'35"	103°00'00"
8	18.19	34.50	8.42	18.17	155°16'00"	30°32'00"
9	18.62	2440.00	5.20	18.62	105°01'11"	80°14'39"
10	15.71	25.00	11.81	12.09	107°15'45"	33°28'24"
11	119.07	2450.00	25.25	119.10	107°00'00"	30°32'18"
12	104.42	2150.00	30.22	104.42	107°15'28"	11°20'28"
13	64.81	190.50	18.45	64.81	88°00'00"	117°15'18"
14	51.37	210.50	25.01	51.11	150°55'05"	14°14'18"
15	108.77	112.51	94.57	108.56	180°26'41"	89°12'50"
16	64.82	420.00	32.87	64.82	145°00'00"	103°00'00"
17	359.87	8862.63	199.99	239.82	104°48'32"	32°00'18"
18	94.19	34.50	34.50	48.79	143°00'00"	90°00'00"
19	145.11	47.50	47.50	67.10	145°00'00"	90°00'00"
20	108.24	318.00	31.81	107.60	87°15'45"	21°16'18"
21	127.81	321.90	69.76	127.12	379°21'50"	21°16'18"
22	34.19	34.50	34.50	48.79	145°00'00"	90°00'00"

N/F EDP RESTON TOWN CENTER L.L.C.  
DB 9826 PC 465  
EX. USE: PARKING GARAGE

TAX 0017-11-00054  
BLOCK 4, LLC  
DB 7207 PC 155  
EX. USE: OFFICE BLDGS AND PARKS

TAX 0017-11-00054  
RESTON TOWN CENTER PROPERTY, LLC  
DB 11043 PC 829  
78,836 S.F. OR 1.826 ACRES  
NORTHEAST BUILDING  
1750 PRESIDENTS ST.  
EX. USE: OFFICE BLDGS AND PARKS  
EX. MAX HT = 150'  
ZONING: PRC

N/F TOWN CENTER TOWER L.L.C.  
DB 11043 PC 829  
EX. USE: RESIDENTIAL DEVELOPMENT

N/F TOWN CENTER TOWER L.L.C.  
DB 11043 PC 829  
EX. USE: RESIDENTIAL DEVELOPMENT

N/F KAPANI FAMILY L.L.C.  
DB 10033 PC 1165  
EX. USE: OFFICE

RESTON TOWN CENTER URBAN CORE  
SECTION 9.1A, BLOCKS 4 & 5  
HUNTER MALL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

urban

Urban, Ltd.  
1711 Lakeside Drive  
Suite 100  
Reston, VA 20190  
703.797.1000

DATE: 7/16/2014  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

SHEET 4 OF 21  
FILE NO. PREL-2106

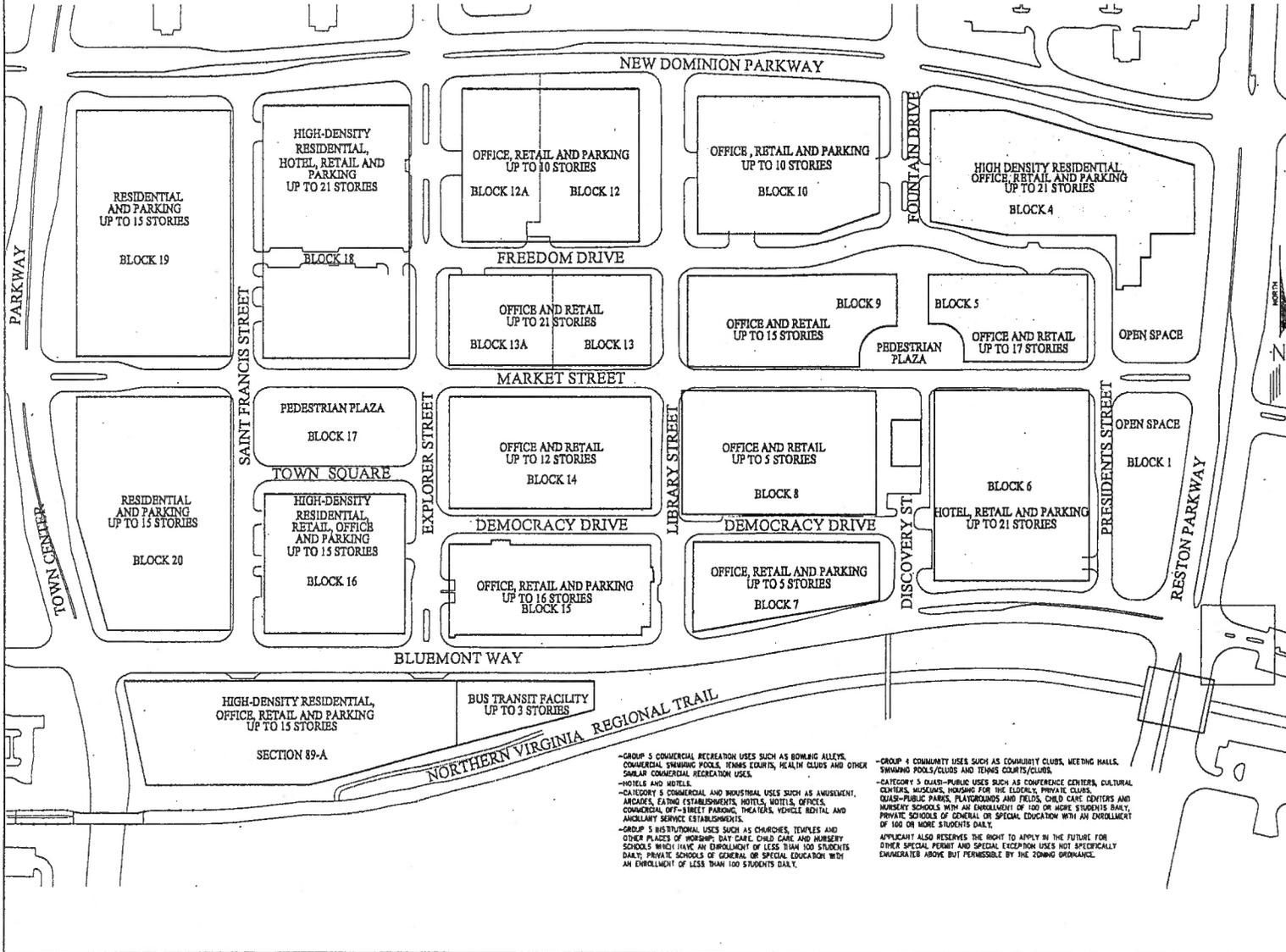
THIS DEVELOPMENT PLAN AMENDMENT IS AVOIDING 6.35 ACRES OF THE TOWN CENTER URBAN CORE AREA, AS GENERALLY DESCRIBED HEREON. THE 84 ACRE TOWN CENTER URBAN CORE AREA GENERALLY IS BOUNDED BY TOWN CENTER PARKWAY, THE WASHINGTON AND OLD DOMINION ("WACO") TRAIL, NEW DOMINION PARKWAY AND INCLUDES SECTION 85 EAST OF RESTON PARKWAY, WHICH IS NOT SHOWN ON THIS PLAN. ALL OTHER PLANS ARE ILLUSTRATIVE IN NATURE AND ARE NOT FINAL. PRELIMINARY SITE PLANS OR DEVELOPMENT PLANS, FURTHER, THESE PLANS ARE GENERAL IN CONCEPT AND ARE SUBJECT TO CHANGE BY THE APPLICANT AS DETAILED DESIGN AND FINAL ENGINEERING OCCURS. THE FOLLOWING NOTES SHALL BE BOUND ON THE 84 ACRE TOWN CENTER URBAN CORE AREA, INCLUDING THE 6.35 ACRES SUBJECT TO THIS DEVELOPMENT PLAN AMENDMENT:

1. THE MAXIMUM GROSS FLOOR AREA OF COMMERCIAL SPACE WITHIN THE ENTIRE 84 ACRE TOWN CENTER URBAN CORE AREA SHALL NOT EXCEED 1,485,000 SQUARE FEET, CONSISTING OF 2,833 MILLION SQUARE FEET OFFICE, 1.0 MILLION SQUARE FEET HOTEL, AND 315,000 SQUARE FEET RETAIL, INCLUDING EXHIBITION GALLERY SPACE.
2. MAXIMUM OVERALL FAR SHALL NOT EXCEED .95, EXCLUSIVE OF RESIDENTIAL USE.

3. MAXIMUM HEIGHT SHALL NOT EXCEED 21 STORIES OR 275 FEET, THE RANGE OF PROPOSED MAXIMUM BUILDING HEIGHTS BY STORY IS SHOWN ON THE DEVELOPMENT PLAN UP TO 5 STORIES, 10 STORIES, 15 STORIES AND 21 STORIES.
4. RESIDENTIAL DEVELOPMENT WITHIN THE TOWN CENTER URBAN CORE AREA IS DESIGNATED AS HIGH DENSITY RESIDENTIAL DEVELOPMENT. A MINIMUM OF 100 AND A MAXIMUM OF 4,200 SINGLE FAMILY ATTACHED AND/OR MULTIFAMILY RESIDENTIAL SHALL BE PROVIDED WITHIN THE ENTIRE 84.35 ACRE TOWN CENTER URBAN CORE AREA. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS THAT MAY BE CONSTRUCTED ON BLOCK 16, BLOCK 18 AND SECTION 85A, COMBINED, SHALL NOT EXCEED 1,000 RESIDENTIAL DWELLING UNITS.
5. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENTS. THERE IS AN EXISTING SHARED PARKING AGREEMENT (DR. 21798, PG. 0589) FOR THE SITE AS THE APPLICANT MAY SEEK SUBSEQUENT REDUCTIONS IN PARKING CONSIDERENT WITH THE ZONING ORDINANCE AND SUBJECT TO THE BOARD OF SUPERVISOR'S APPROVAL.
6. A COMPREHENSIVE PEDESTRIAN CIRCULATION SYSTEM SHALL BE PROVIDED WITHIN THE TOWN CENTER URBAN CORE. THIS SYSTEM SHALL CONSIST OF SIDEWALKS AND PATHWAYS AS APPROPRIATE AND SHALL BE FINALIZED AS TO LOCATION AND MATERIALS AT THE TIME OF SITE PLAN REVIEW.

7. ALL SITE PLANS SHALL BE SUBMITTED TO THE RESTON COMMUNITY ASSOCIATION'S PLANNING AND ZONING COMMITTEE FOR REVIEW. THIS PROCESS CURRENTLY EXISTS AND SHALL BE CONTINUED FOR THE TOWN CENTER URBAN CORE AREA.
8. ALL SITE PLANS AS WELL AS ARCHITECTURAL DRAWINGS OF ALL BUILDINGS AND STRUCTURES (INCLUDING PARKING STRUCTURES), LANDSCAPING, LIGHTING, MATERIALS, COLORS AND SIGNAGE SHALL BE SUBMITTED TO THE TOWN CENTER ASSOCIATION DESIGN REVIEW BOARD FOR REVIEW AND APPROVAL.
9. THE PROPOSED RIGHT-OF-WAY WIDTH OF MAJOR PUBLIC STREETS SHALL BE AS FOLLOWS: NEW DOMINION PARKWAY - 80'
10. STREET LEVEL RETAIL USES MAY BE INCLUDED IN ABOVE-GRADE PARKING STRUCTURES WHERE FEASIBLE.
11. UNDERGROUND PARKING MAY BE PROVIDED BY RIGHT ON ANY BUILDING PAD AS NECESSARY.

12. THE AIR RIGHTS ABOVE PRIVATE STREETS MAY BE DEVELOPED AS SHOWN ON THE CONCEPT PLAN.
13. TOWN CENTER USES WILL INCLUDE ALL OF THOSE PERMITTED BY RIGHT UNDER THE PRC TOWN CENTER ZONING CATEGORY, PLUS ALL OF THE SPECIAL PERMIT AND SPECIAL EXCEPTION USES SPECIFICALLY DESIGNATED ON THE CONCEPTUAL DEVELOPMENT PLAN AS TO GENERAL LOCATION AND THE FOLLOWING SPECIAL PERMIT AND SPECIAL EXCEPTION USES AS TO LOCATIONS WITHIN THE SUBJECT PROPERTY.



- GROUP 5 COMMERCIAL RECREATION USES SUCH AS BOWLING ALLEYS, COMMERCIAL SWIMMING POOLS, TENNIS COURTS, HEALTH CLUBS AND OTHER SIMILAR COMMERCIAL RECREATION USES.
- HOTELS AND MOTELS.
- CATEGORY 5 COMMERCIAL AND INDUSTRIAL USES SUCH AS AMUSEMENT, ARCADES, EATING ESTABLISHMENTS, HOTELS, MOTELS, OFFICES, COMMERCIAL OFF-STREET PARKING, THEATERS, VEHICLE RENTAL AND AMBULANCE SERVICE ESTABLISHMENTS.
- GROUP 5 INSTITUTIONAL USES SUCH AS CHURCHES, TEMPLES AND OTHER PLACES OF WORSHIP; DAY CARE, CHILD CARE AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF LESS THAN 100 STUDENTS DAILY; PRIVATE SCHOOLS OF GENERAL OR SPECIAL EDUCATION WITH AN ENROLLMENT OF LESS THAN 100 STUDENTS DAILY.
- GROUP 4 COMMUNITY USES SUCH AS COHABITATION CLUBS, MEETING HALLS, SWIMMING POOLS/CLUBS AND TENNIS COURTS/CLUBS.
- CATEGORY 3 OFFICE-PUBLIC USES SUCH AS CONFERENCE CENTERS, CULTURAL CENTERS, MUSEUMS, HOUSING FOR THE ELDERLY, PRIVATE CLUBS, QUAS-PUBLIC PARKS, PLAYGROUNDS AND FIELDS, CHILD CARE CENTERS AND MARKET SCHOOLS WITH AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY, PRIVATE SCHOOLS OF GENERAL OR SPECIAL EDUCATION WITH AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY.

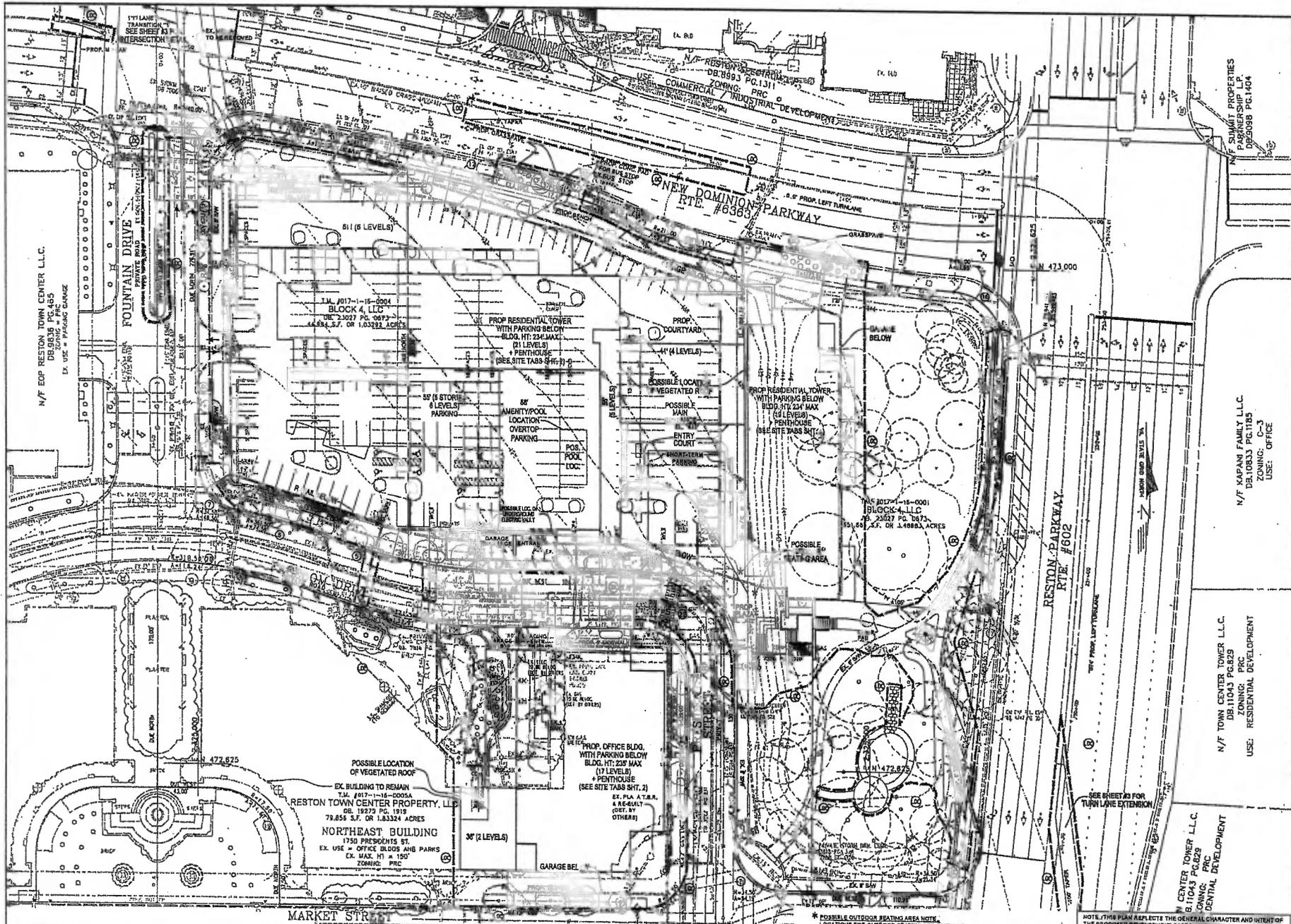
SEE SHEETS 6 & 7 FOR ADDITIONAL RPA INFORMATION

REVISION	DATE	DESCRIPTION	BY	APPROVED
1	08-28-13	ISSUE FOR PERMIT	...	...
2	09-16-13	...	...	...
3	01-16-14	...	...	...
4	02-27-14	...	...	...
5	04-24-14	...	...	...
6	05-14-14	...	...	...
7	07-16-14	...	...	...
8	07-16-14	...	...	...
9	07-16-14	...	...	...
10	07-16-14	...	...	...
11	07-16-14	...	...	...
12	07-16-14	...	...	...
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17	07-16-14	...	...	...
18	07-16-14	...	...	...
19	07-16-14	...	...	...
20	07-16-14	...	...	...

DEVELOPMENT PLAN AMENDMENT  
**RESTON TOWN CENTER URBAN CORE**  
**SECTION 91A, BLOCKS 4 & 5**  
 HUNTER MALL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

PREPARED BY: urban. inc.  
 PROJECT: Reston Town Center Urban Core  
 SHEET: 5 OF 21  
 DATE: 07-16-14

N 1/4 EDP RESTON TOWN CENTER LLC.  
DB 8936 PG.485  
EX. USE = PARKING GARAGE



N/F EDP RESTON TOWN CENTER LLC.  
DB 8936 PG.485  
EX. USE = PARKING GARAGE

FOUNTAIN DRIVE

MARKET STR

NEW DOMINION PARKWAY  
RTE. #6363

RESTON PARKWAY  
RTE. #602

RESTON TOWN CENTER PROPERTY, LLC.  
GE. 19273 PG. 1919  
79,859 S.F. ON 1.8324 ACRES  
NORTHEAST BUILDING  
1750 PROSPECTS ST.  
EX. USE = OFFICE BLDGS AND PARKS  
ZONING: PRC  
EX. MAX. H = 150'

T.M. #017-11-0004  
BLOCK 4, LLC  
GE. 23027 PG. 0873  
44,814 S.F. ON 1.03221 ACRES

T.M. #017-11-0001  
BLOCK 4, LLC  
GE. 23037 PG. 0873  
151,400 S.F. ON 3.6864 ACRES

N/F TOWN CENTER TOWER LLC.  
DB 11043 PG.829  
ZONING: PRC  
USE: RESIDENTIAL DEVELOPMENT

N CENTER TOWER LLC.  
BLOCKS PG.829  
ZONING: PRC  
USE: DENTAL DEVELOPMENT

N/F KAPANI FAMILY LLC.  
DELIGOS PLOT 15  
ZONING: PRC  
USE: OFFICE

POSSIBLE OUTDOOR SEATING AREA NOTE  
LOCATIONS FOR OUTDOOR SEATING ARE SCHEMATIC ONLY.  
FINAL LOCATIONS AND SIZES OF SEATING AREAS TO BE DETERMINED WITH FINAL DESIGN.

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

DPA/PCA / PRC PLAN / EXISTING CONDITIONS PLAN  
RESTON TOWN CENTER URBAN CORE  
SECTION DIA, BLOCKS 4 & 5  
HUNTER MILL DISTRICT  
FAUPEX COUNTY, VIRGINIA  
CL. WA.



urban.  
Planners-Engineers-Landscape Architects-Land Surveyors

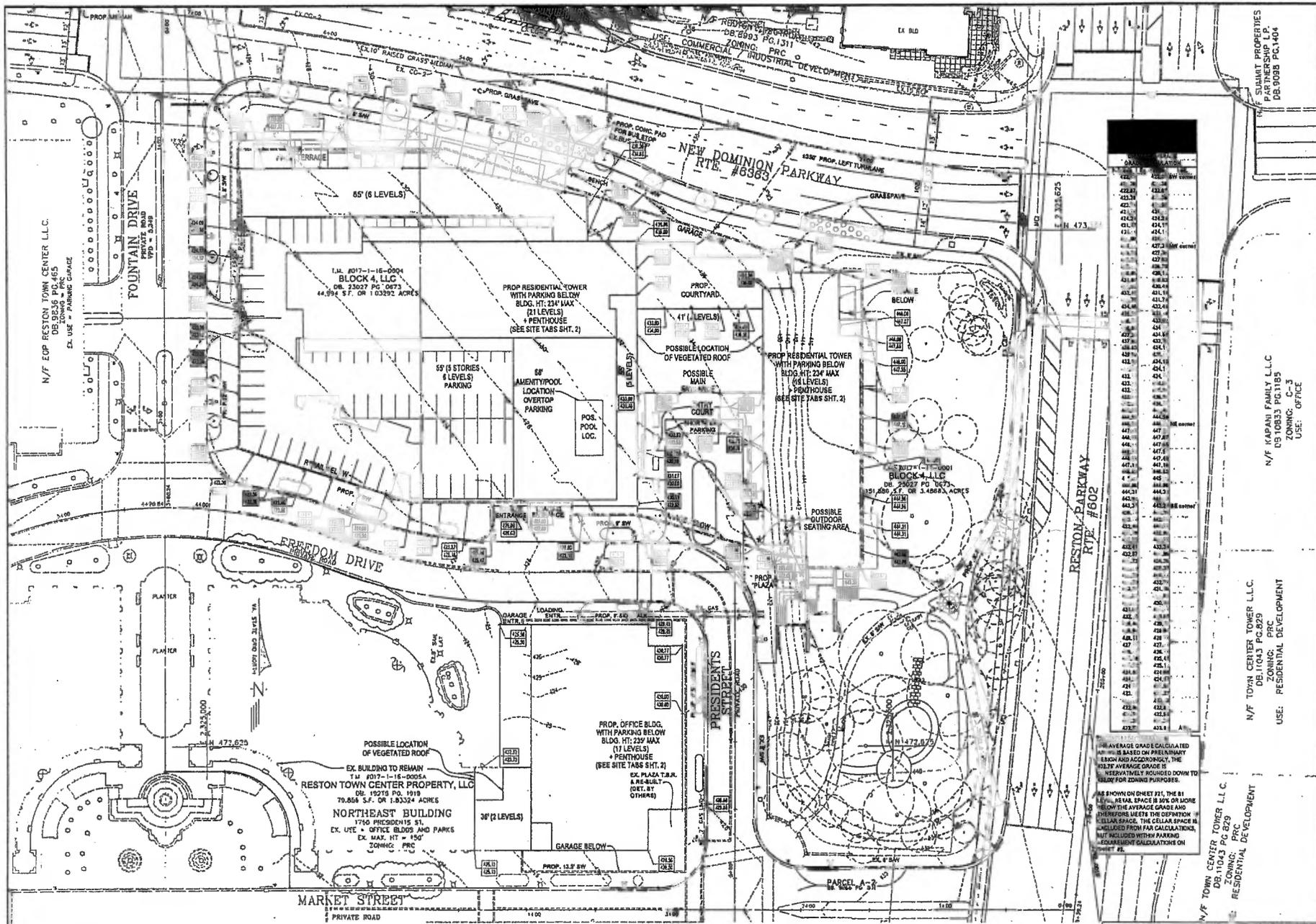
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SCALE: 1" = 30'

DATE: AUG. 2013

PREL-2166

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THE AVERAGE GRADE CALCULATED HEREIN IS BASED ON PRELIMINARY ELEVATION AND ACCORDINGLY, THE 0.2% AVERAGE GRADE IS NEARLY GUARANTEED TO BE DOWN TO SLOPE FOR DRAINAGE PURPOSES.

AS SHOWN ON SHEET 21, THE 81' RETAIN WALL SPACE IS 50% OR MORE BELOW THE AVERAGE GRADE AND THEREFORE MEETS THE DEFINITION OF CELLAR SPACE. THE CELLAR SPACE IS EXCLUDED FROM FINAL CALCULATIONS, BUT INCLUDED WITH PARKING ELEVATION CALCULATIONS ON SHEET 21.

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

N/F TOWN CENTER TOWER L.L.C.  
DB 11043 PG 829  
ZONING: PRC  
RESIDENTIAL DEVELOPMENT

N/F TOWN CENTER TOWER L.L.C.  
DB 11043 PG 829  
ZONING: PRC  
USE: RESIDENTIAL DEVELOPMENT

N/F KAPANI FAMILY L.L.C.  
DB 10855 PG 1185  
ZONING: C-3  
USE: OFFICE

N/F EOP RESTON TOWN CENTER L.L.C.  
DB 9638 PG 465  
EX. USE: PARKING GARAGE

FOUNTAIN DRIVE  
PROJ. # 10,319

EX. BUILDING TO REMAIN  
T.M. #017-1-16-0056  
RESTON TOWN CENTER PROPERTY, LLC  
DB 10278 PG. 1919  
70,858 S.F. OR 1.83324 ACRES  
NORTHWEST BUILDING  
1750 PRESIDENTS ST.  
EX. USE: OFFICE BLDGS AND PARKS  
EX. MAX. HT. = 150'  
ZONING: PRC

T.M. #017-1-16-0004  
BLOCK 4, L.L.C.  
DB 23027 PG. 0873  
44,994 S.F. OR 1.03292 ACRES

PROP. OFFICE BLDG.  
WITH PARKING BELOW  
BLDG. HT: 234' MAX  
(11 LEVELS)  
+ PENTHOUSE  
(SEE SITE TABS SHT. 2)

PROP. RESIDENTIAL TOWER  
WITH PARKING BELOW  
BLDG. HT: 234' MAX  
(11 LEVELS)  
+ PENTHOUSE  
(SEE SITE TABS SHT. 2)

PROP. RESIDENTIAL TOWER  
WITH PARKING BELOW  
BLDG. HT: 234' MAX  
(11 LEVELS)  
+ PENTHOUSE  
(SEE SITE TABS SHT. 2)

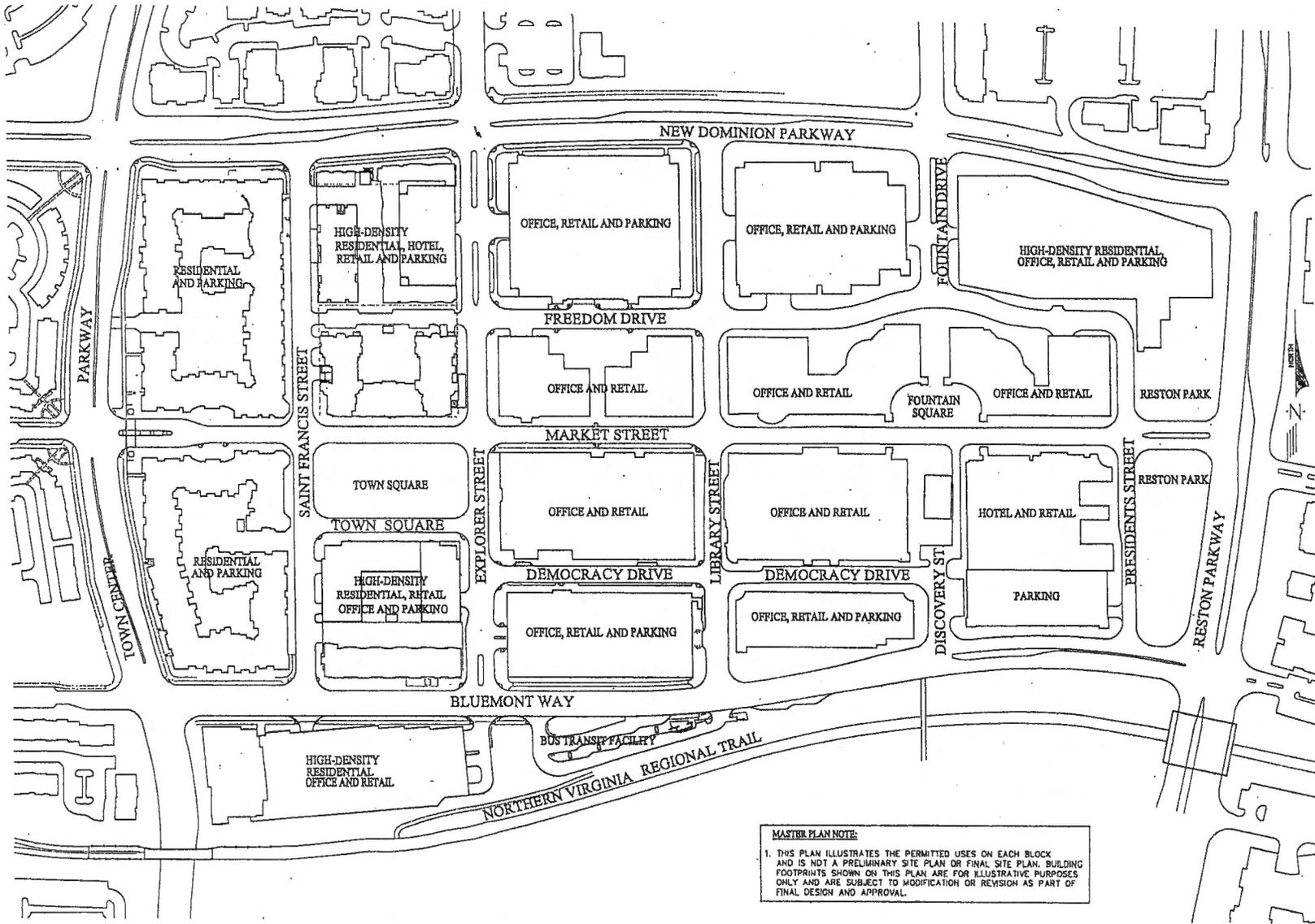
EX. BLDG. TO REMAIN  
T.M. #017-1-16-0001  
BLOCK 4, L.L.C.  
DB 23027 PG. 1073  
151,896 S.F. OR 3.48828 ACRES

GRID	ELEVATION
422.0	422.0
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TCP:PH1:SP:DW:ARC:1318-1:CPA:MASTEN:AN:dw\_7/10/2014 4:51:17 PM



**MASTER PLAN NOTE:**  
 1. THIS PLAN ILLUSTRATES THE PERMITTED USES ON EACH BLOCK AND IS NOT A PRELIMINARY SITE PLAN OR FINAL SITE PLAN. BUILDING FOOTPRINTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL DESIGN AND APPROVAL.

PLAN DATE	08-02-13	REVISION	01
	08-07-13		02
	08-27-13		03
	09-24-13		04
	04-25-14		05
	07-14-14		06
	07-14-14		07
NO. DATE	ES/CP/SP/SH	REVISED/ISSUED	DATE
REVISION APPROVED BY DIVISION OF PLANNING/DESIGN			

Urban, Ltd.  
 7011 Lake View Parkway  
 Suite 200  
 Fairfax, VA 22031  
 www.urbanltd.com

**urban.**  
 Planners, Engineers, Landscape Architects, Land Surveyors

SEAL OF THE PROFESSIONAL SOCIETY OF LAND SURVEYORS OF VIRGINIA  
 STATE OF VIRGINIA  
 JAMES W. MASTEN  
 LICENSE NO. 10149  
 EXPIRES 12/31/14

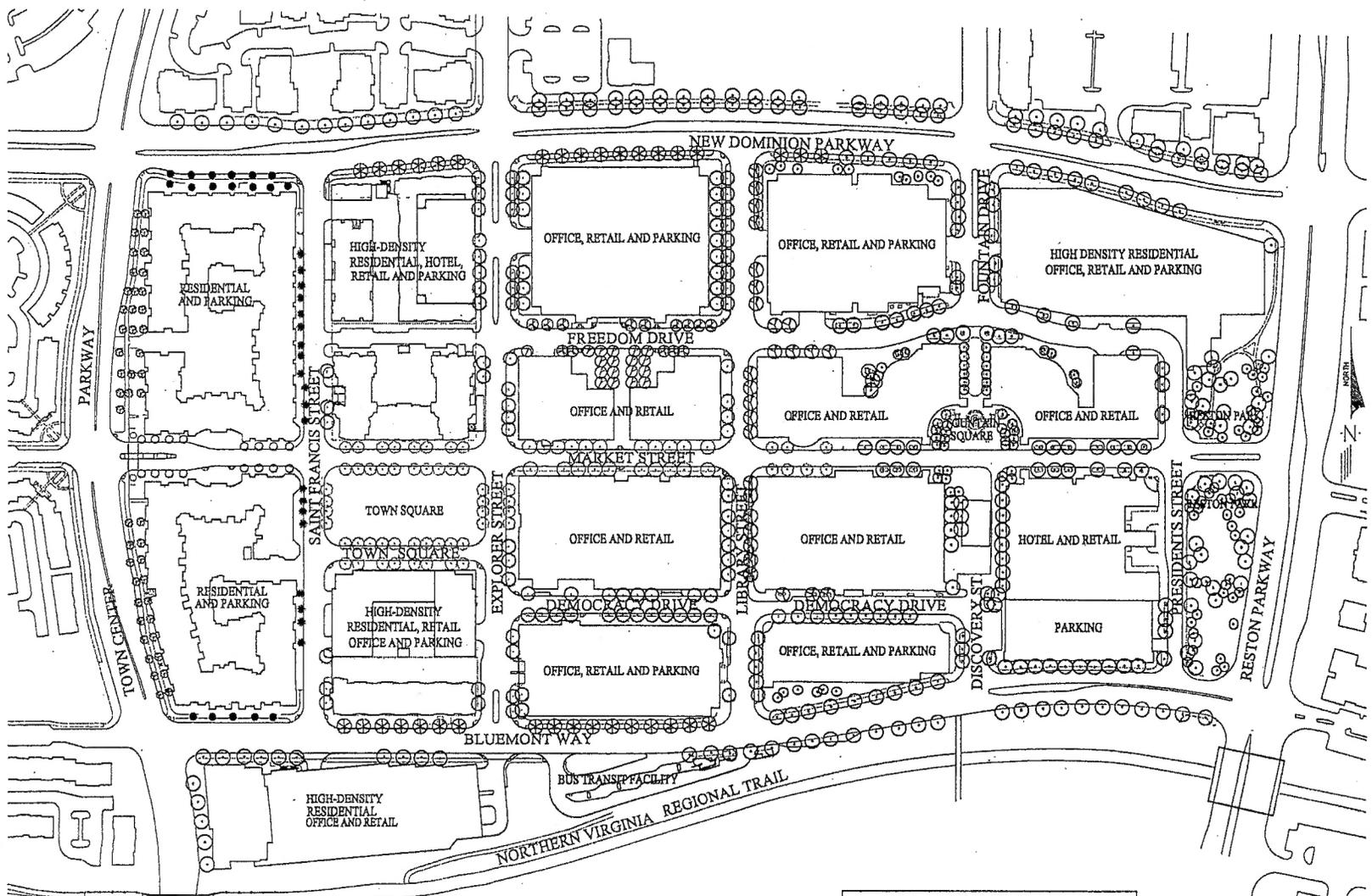
MASTER PLAN  
 RESTON TOWN CENTER URBAN CORE  
 SECTION 91A, BLOCKS 4 & 5  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 CL - N/A

DATE: APRIL 2013  
 SCALE: 1" = 100'

SHEET  
 8  
 OF  
 21  
 FILE NO.  
 PREU-2166

**LANDSCAPE PLAN NOTE:**

1. THIS LANDSCAPE PLAN SHOWS THE GENERAL LOCATION AND DESIGN OF LANDSCAPING AND PEDESTRIAN CONNECTIONS TO BE PROVIDED IN THE TOWN CENTER URBAN CORE UNDER THE DESIGN GUIDELINES ADOPTED BY THE RESTON TOWN CENTER DESIGN REVIEW BOARD (DRB) THAT GOVERN DEVELOPMENT WITHIN THE URBAN CORE. THIS PLAN IS NOT A PRELIMINARY OR FINAL SITE PLAN AND IS SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL DESIGN AND APPROVAL, OR AS REQUIRED BY THE DRB.
2. THE TOWN CENTER URBAN CORE WILL HAVE A HIGHLY INTEGRATED PEDESTRIAN CIRCULATION PATTERN AND A SERIES OF URBAN PARKS WITH A HIERARCHY OF LANDSCAPING ALONG THE STREETS. THIS PLAN SHOWS THE LOCATION OF THE PARKS, THE CONTINUITY OF THE STREETSCAPES THROUGHOUT THE CORE AND THE INCREASED INTENSITY OF LANDSCAPING PROPOSED FOR THE HIGHLY PEDESTRIAN "MARKET STREET."



ALL TREES DEPICTED ON THIS PLAN ARE DECIDUOUS TREES

M. J. R. TC:\R\LD\DW\DW.PIC 12161.DWG, LAND.DWG, 7/20/04 4:00 PM

PLANNING	DATE	REVISION	APPROVED BY	DATE
04-28-03				
05-07-03				
05-22-03				
05-27-03				
05-27-04				
07-07-04				
07-07-04				

Urban, Ltd.  
 1700 Lakeside Drive, Suite 200  
 Fairfax, VA 22031-2000  
 www.urban-ltd.com

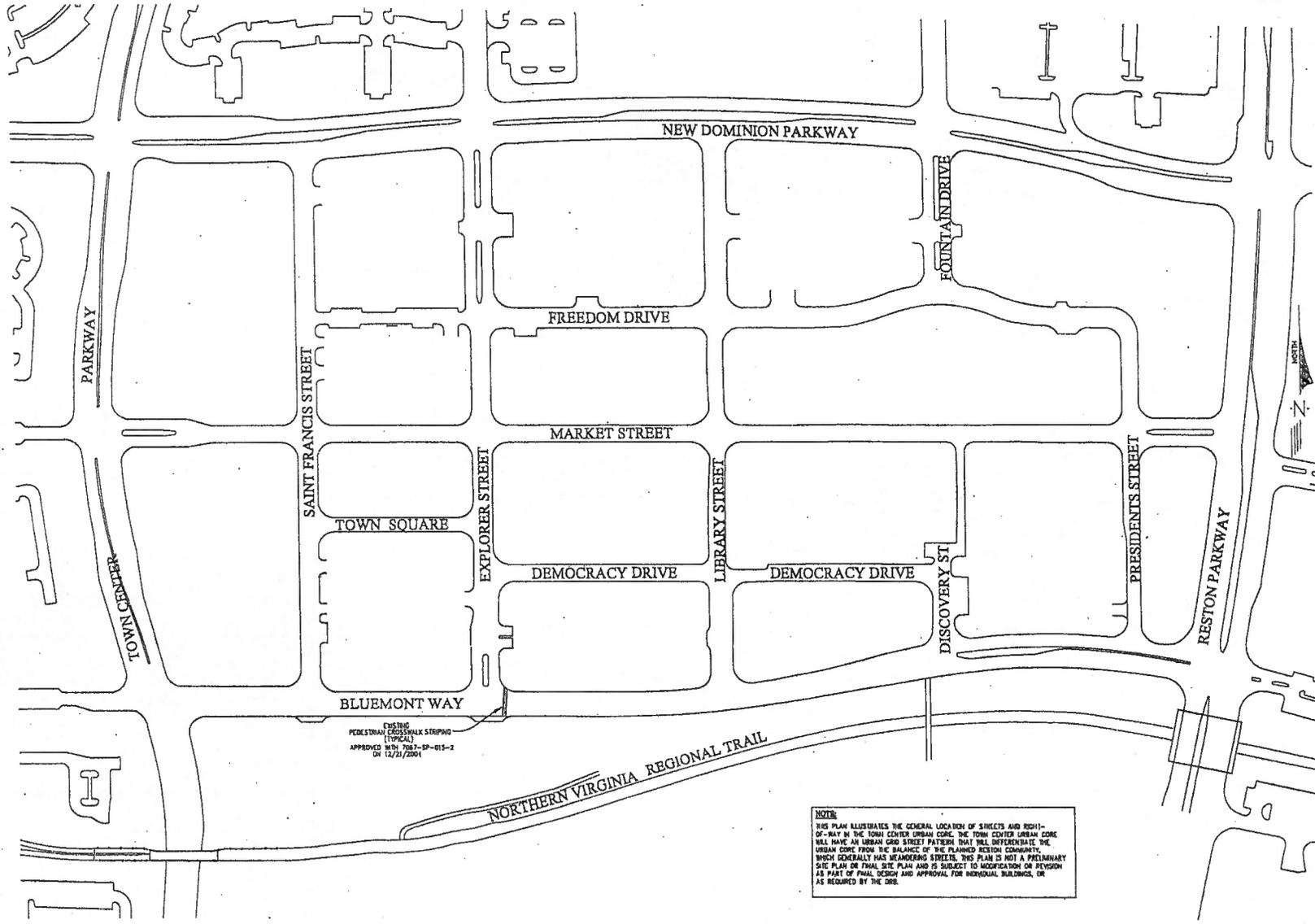
**urban.**  
 Project Engineer: Landscape Architects: Lead Surveyor

SEAL: LANDSCAPE ARCHITECT  
 STATE OF VIRGINIA  
 No. 10198  
 EXPIRES 12/31/09

OVERALL LANDSCAPE PLAN  
 RESTON TOWN CENTER URBAN CORE  
 SECTION 91A, BLOCKS 4 & 5  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100'  
 DATE: AUG. 2013  
 CL-88A

SHEET  
 2 OF 9  
 PROJ. NO.  
 PRHL-2106



FOR THE  
PEDESTRIAN CROSSWALK STRIPING  
(TYPICAL)  
APPROVED WITH 10073-SP-015-2  
ON 12/21/2004

**NOTE:**  
THIS PLAN ILLUSTRATES THE GENERAL LOCATION OF STREETS AND RIGHT-OF-WAY IN THE TOWN CENTER URBAN CORE. THE TOWN CENTER URBAN CORE WILL HAVE AN URBAN GRID STREET PATTERN THAT WILL DIFFERENTIATE THE URBAN CORE FROM THE BALANCE OF THE PLANNED RESTON COMMUNITY. SINCE GENERALLY HAS MEANDERING STREETS, THIS PLAN IS NOT A PRELIMINARY SITE PLAN OR FINAL SITE PLAN AND IS SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL DESIGN AND APPROVAL FOR INDIVIDUAL BUILDINGS, OR AS REQUIRED BY THE ORD.

REVISIONS	NO.	DATE	DESCRIPTION	DESIGNER	DATE
01	01	07-14-14	REVISED APPROVAL		
02	02	07-14-14			
03	03	07-14-14			
04	04	07-14-14			
05	05	07-14-14			
06	06	07-14-14			
07	07	07-14-14			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

Urban  
 Planners, Engineers, Landscape Architects, Lead Strategists

PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF VIRGINIA  
 No. 10073-SP-015-2  
 DATE: 12/21/2004

RIGHT-OF-WAY/TRAFFIC CIRCULATION PLAN  
 RESTON TOWN CENTER URBAN CORE  
 SECTION 91A, BLOCKS 4 & 5  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 CL-2166

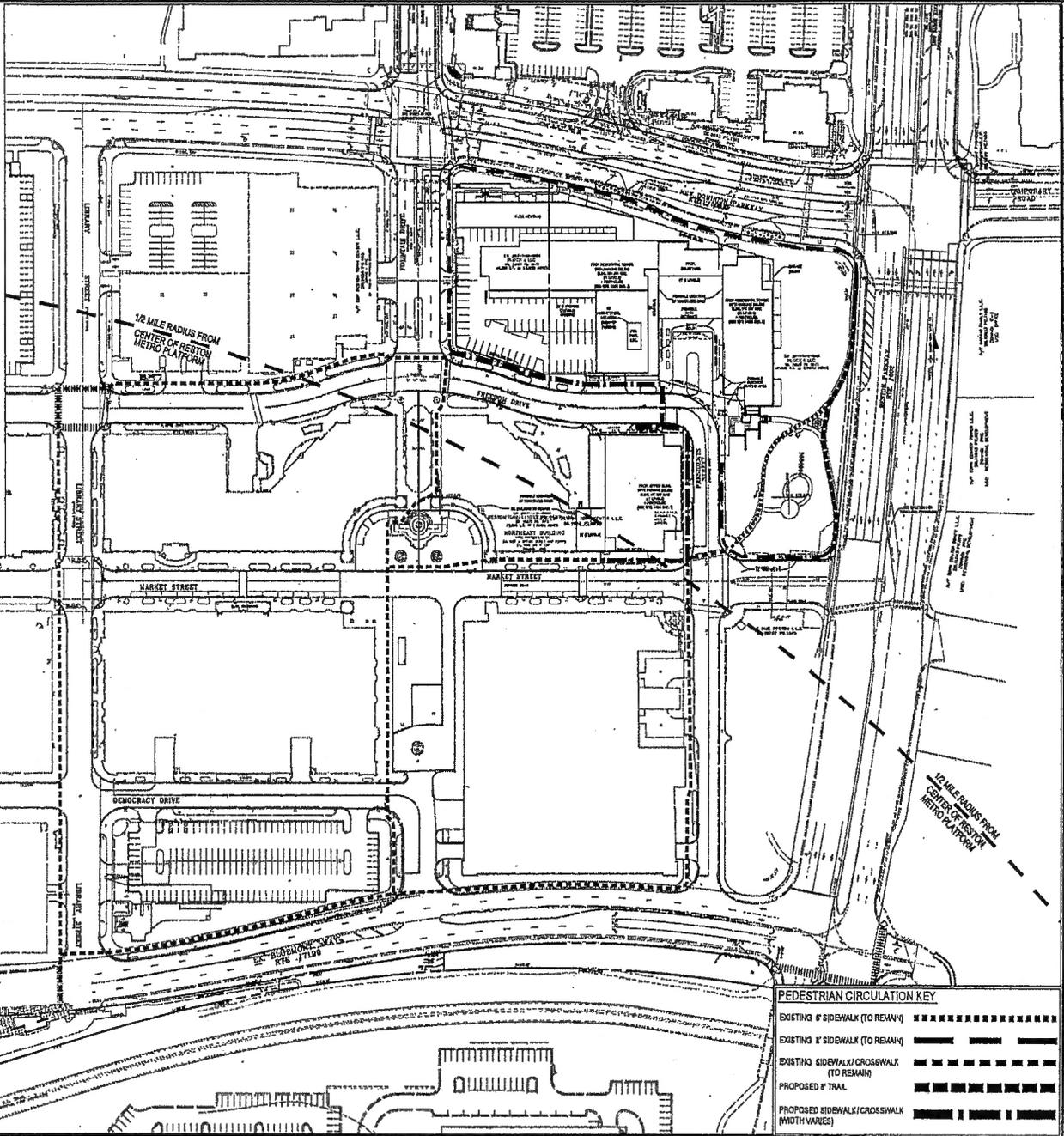
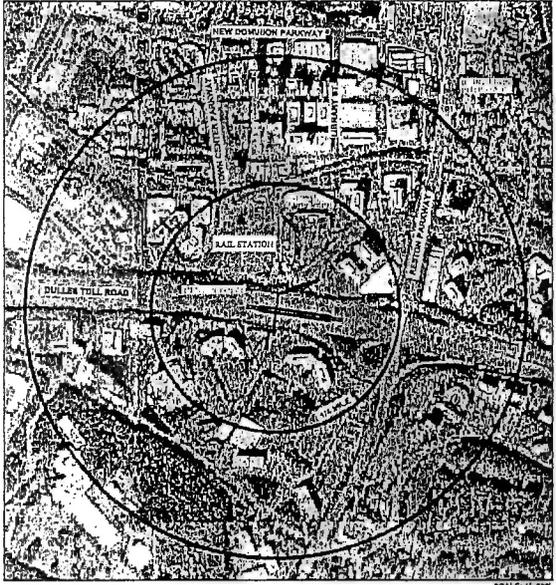
DATE: AUG. 2013

SCALE: 1" = 100'

SHEET  
 10  
 OF  
 21  
 PROJ. No.  
 PRED-2166

M. J. R. TCRH-SP-03A.PIC 2166-1 PEDESTRIAN CIRCULATION PLAN - 7/26/2014 9:11 PM

HALF-MILE & QUARTER MILE RADIUS EXHIBIT



**PEDESTRIAN CIRCULATION KEY**

EXISTING 6' SIDEWALK (TO REMAIN)	=====
EXISTING 8' SIDEWALK (TO REMAIN)	=====
EXISTING SIDEWALK/CROSSWALK (TO REMAIN)	-----
PROPOSED 8' TRAIL	-----
PROPOSED SIDEWALK/CROSSWALK (W/THYRS)	-----

PEDESTRIAN CIRCULATION/PARKING GARAGE ENTRANCE EXIT PLAN  
**RESTON TOWN CENTER URBAN CORE**  
**SECTION 91A, BLOCKS 4 & 5**  
 RESTON TOWN CENTER DISTRICT  
 FAIRFAX COUNTY, VA, RESTON, VA  
 SCALE: 1" = 75'  
 SHEET 10A OF 21  
 FILE NO. PREL-2166

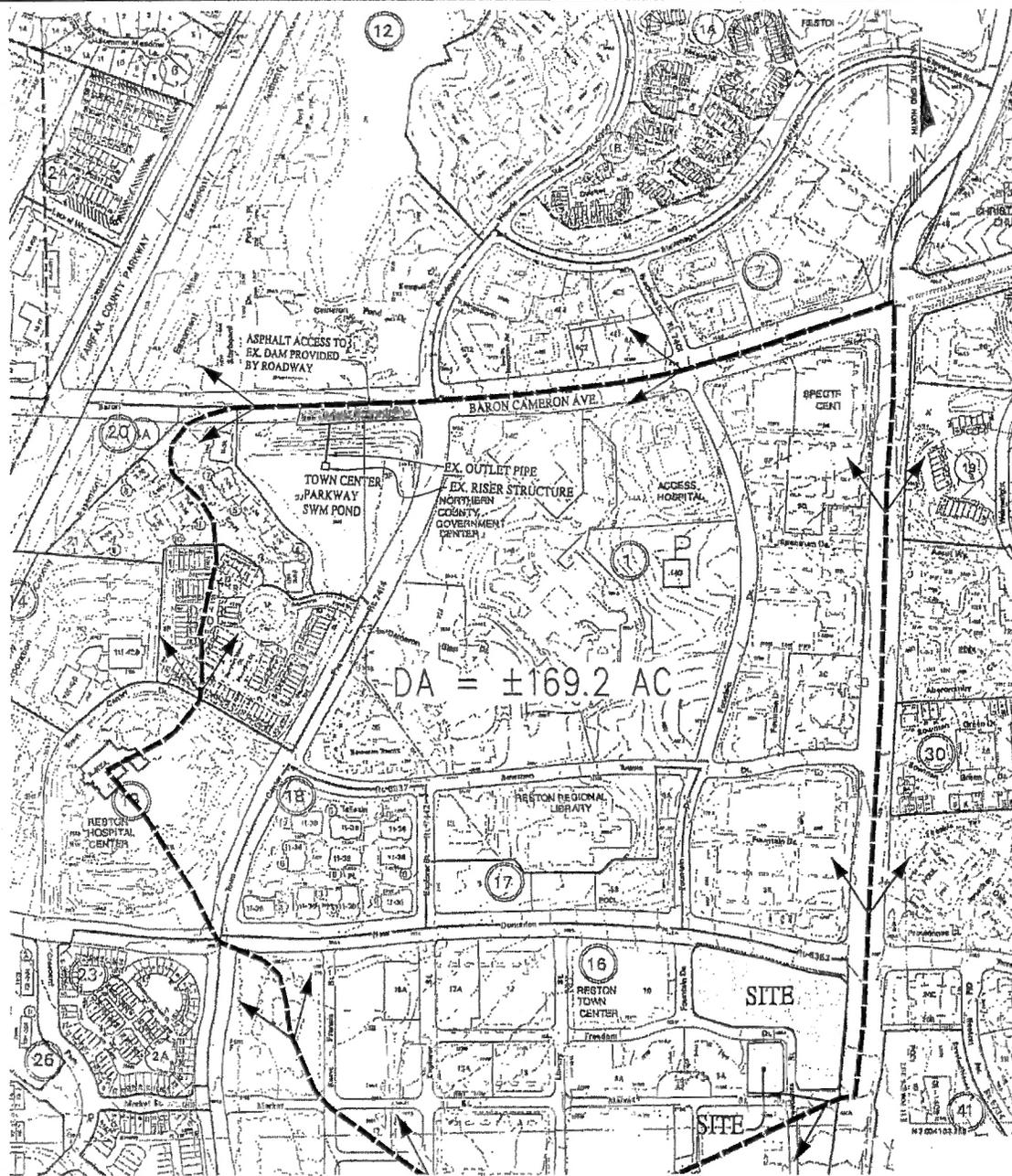


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Prepared by: Landscape Architects: Land Surveyors  
 Project Engineer: Landscape Architects: Land Surveyors

NO.	DATE	DESCRIPTION	APPROVED BY
01	08-13-13	PRELIMINARY	
02	09-10-13	REVISED	
03	10-14-13	REVISED	
04	11-14-13	REVISED	
05	12-14-13	REVISED	
06	01-14-14	REVISED	
07	02-14-14	REVISED	
08	03-14-14	REVISED	
09	04-14-14	REVISED	
10	05-14-14	REVISED	
11	06-14-14	REVISED	
12	07-14-14	REVISED	





**SWM/BMP Narrative:**

New Stormwater Management requirements (Chapter 124 of the County Code) will become effective on July 1, 2014. The requirements are divided into Article 4 and Article 5, which can generally be described as new requirements (Article 4) and current requirements (Article 5). The SWM/BMP narrative demonstrates how the application would comply with Article 4 or Article 5, depending on which criteria applies.

There is an off-site Wet Pond ("Town Center Parkway Pond") that was constructed under Fairfax County Plan #5734-01 which currently serves this site. It is anticipated that this off-site SWM pond will meet the Water Quality Requirements for either Article 4 or Article 5 for the site. It is also anticipated that the off-site SWM pond will meet part of or all of the Water Quantity Requirements for either Article 4 or Article 5. Additional details and description are provided below for this analysis.

A waiver to utilize this pond to meet SWM requirements for the site will be required with the final site plan. The applicant reserves the right to provide alternative SWM/BMP measures, in accordance with the PFM, that are not shown on the plan.

**Option A (Article 5)**

It is anticipated that the existing Town Center Parkway Pond would meet the Water Quality, Stream Channel Erosion, and Flooding Requirements. Computations showing that the pond serves as a BMP facility are provided on sheet 12. There is no design change in runoff rate or flow due to the existing Town Center Parkway Pond that was designed for the ultimate build-out of this development site. The natural level of channel elevation will not increase due to the land-disturbing activities upon due to the existing Pond that was designed for this site's ultimate build out.

The original design sheets for the Town Center Parkway Pond are provided on the following sheets (Sheets 12C-12F). The pond is designated as structure #1 on sheet 12B. The subject site is located within sub-watershed "A", within the area labeled "mixed use activity core (office, residential, commercial)". Therefore, the proposed development is consistent with the original design criteria.

With regards to the BMP computations provided below, the drainage area to the Town Center Parkway Pond is conservatively computed at 169 acres. The C factor of 0.80 is based on 80% of the drainage area being impervious and 20% pervious. The BMP computations provided below verify that this pond functions as a BMP facility.

The characteristics of this pond are provided on the SWM checklist on this sheet. Since the existing facility provides SWM and BMP for the development, there are no additional SWM or BMP requirements for this plan.

Though there are no proposed stormwater management facilities and thus, the requirements of zoning ordinance sections 15-302.41 do not apply, the stormwater data for the existing pond is provided to the extent available. The SWM footprint, existing maintenance access and drainage divides are shown on this sheet. The existing dam dike is reflected on the checklist below. There is no proposed landscaping with the site, therefore the proposed landscaping, tree preservation area and associate limits of clearing criteria for the SWM facilities do not apply.

**Option B (Article 4)**

See Sheet 12A for continuation of Narrative and for Option B design.

**BMP ANALYSIS FOR "TOWN CENTER PARKWAY" STORMWATER MANAGEMENT FACILITY**

- 1. If  $V/P$  is greater than or equal to 4.0, the facility serves as a BMP pond (per Northern Virginia BMP Handbook).
- $V$  = Volume of storage of permanent water surface elevation
- $P$  = Mean rainfall with runoff volume =  $0.625 \times C \times A/12$  (in-ft)
- D.A. = Drainage area
- C = Runoff Coefficient
- 2.  $V/P > 4.0$  ac-ft. or W.S.E. 364
- 3.  $V/P = 169 \text{ AC} \times 0.8 \times 0.4/12 = 4.51$  ac-ft
- 4.  $V/P = 19.5 / 4.51 = 4.32 > 4.0$ . Therefore, this facility serves as a BMP pond.

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Notes: \*Items will be used upon separately. Failure to adequately address the required information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2F & 2I)      Special Exceptions (9-011 2F & 2I)  
 Cluster Subdivisions (9-012 1D & 1N)      Commercial Reutilization Utilization (9-022 1A (133A)(14))  
 Development Plans (16-202 2A-4I)      PRC Plan (16-203 1E & 10)  
 FDP P Divisions (except PRC) (16-502 1P & 1Q)      Amendments (16-202 10F & 10G)

- 1. Plan is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a maximum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of grading and grading accommodations the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond siting, source tank, site utility, energy dissipation devices, and stream stabilization structure, as shown on THIS SHEET.
- 3. Provide:
 

Facility Name	On-Site area	Off-Site area	Drainage area (acres)	Footprint Storage	100 year Dam served (acres)	area (acres)	area (ft <sup>2</sup> )	Volume (cu ft)	height (ft)
TOWN CENTER PARKWAY	1.83 (83)	1.83 (83)	169.12	1,169	420,000	9,114,760	118'		
- 4. Check drainage channels, outfalls and pipe system are shown on Sheet 12.
- 5. Maintenance access(es) (road) to stormwater management facility(ies) are shown on THIS SHEET.
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on this sheet.
- 7. A "stormwater management narrative" which contains a description of how retention and best management practices requirements will be met is provided on THIS SHEET.
- 8. A description of the existing condition of each numbered site non-BMP extended stormwater from the site or a portion within 100 feet from the site area or which has a drainage area of at least one square mile (640 acres) is provided on THIS SHEET.
- 9. A description of how the runoff requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 12.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 12.
- 11. A subsurface sewer to receptor flow UNDERGROUND SWM IN A RESIDENTIAL DEVELOPMENT.
- 12. Operational management is not required because

\*STORAGE VOLUME LISTED IS ABOVE PERMANENT POOL.

ALL FIGURES LISTED ARE APPROXIMATE

DATE: AUG, 2013	CL: N/A	DATE: AUG, 2013	CL: N/A	DATE: AUG, 2013	CL: N/A	DATE: AUG, 2013	CL: N/A
<b>urban.</b> PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS							
<b>RESTON TOWN CENTER URBAN CORE</b> SECTION 91A, BLOCKS 4 & 5 CENTER OF DISTRIB. FAIRFAX COUNTY, VIRGINIA				SCALE: 1"=200' SHEET OF 21 FILE NO. PREL-2166			



# SWM/BMP OPTION B PRELIMINARY COMPUTATIONS

NOTE: COMPUTATIONS ARE PROVIDED FOR PRELIMINARY ENGINEERING PLANNING PURPOSES ONLY AND MAY VARY WITH FINAL SITE PLAN.

Post-Development Project & Land Cover Information      Total Disturbed Acreage 4.50

Documents		Nitrogen EMC (mg/L)	
Annual Rainfall (Inches)	43		
Target Rainfall Event (Inches)	1.00		
Target Phosphate EMC (mg/L)	0.20	1.88	
Target Phosphate Total Load (Pounds/Year)	0.41		
Target Phosphate Load (Pounds/Year)	0.80		

## PRELIM. COMPS TO SHOW EX. TOWN CENTER PARKWAY POND WOULD MEET ARTICLE 4 WATER QUALITY REQUIREMENTS

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013

### Site Data Summary

Total Rainfall = 43 inches

### Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.33	0.33	7.29
Impervious (acres)	0.00	0.33	0.00	0.00	4.13	92.27
					4.50	100.00

Site Run	0.90
Post-Development Treatment Volume (ft <sup>3</sup> )	14619
Post-Development TP Load (lb/yr)	5.18
Post-Development TN Load (lb/yr)	25.13
Total TP Load Reduction Required (lb/yr)	3.83

Total Runoff Volume Reduction (ft <sup>3</sup> )	0
Total TP Load Reduction Achieved (lb/yr)	0
Total TN Load Reduction Achieved (lb/yr)	33.14
Adjusted Post-Development TP Load (lb/yr)	4.60
Remaining Phosphorus Load Reduction (lb/yr) Required	0.00

### Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.33	0.00	0.00	0.00	0.00	0.33
Impervious (acres)	4.15	0.00	0.00	0.00	0.00	4.15
						4.50

### Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	4.50	0.00	0.00	0.00	0.00	4.50
TN Load Red. (lb/yr)	13.14	0.00	0.00	0.00	0.00	13.14

### Drainage Area A Summary

#### Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.33	0.33	7.29
Impervious (acres)	0.00	0.33	0.00	0.00	4.13	92.27
					4.13	

### BMP Selections

Practice	Credit Area (acres)	Downstream Practice
3.3. Vegetated Roof #2 (Spec #14)	Impervious: 4.13	
	Turf (Pavement): 0.33	

Total Impervious Cover Treated (acres)	4.13
Total Turf Area Treated (acres)	0.33
Total TP Load Reduction Achieved in D.A. A (lb/yr)	4.50
Total TN Load Reduction Achieved in D.A. A (lb/yr)	33.14

## PRELIM. COMPS TO SHOW AN ON-SITE OPTION FOR TO MEET ARTICLE 4 WATER QUALITY REQUIREMENTS

NOTE THAT THIS IS NOT A COMMITMENT TO PROVIDE ON-SITE BMPs

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013

### Site Data Summary

Total Rainfall = 43 inches

### Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.33	0.33	7.29
Impervious (acres)	0.00	0.33	0.00	0.00	4.13	92.27
					4.50	100.00

Site Run	0.90
Post-Development Treatment Volume (ft <sup>3</sup> )	14619
Post-Development TP Load (lb/yr)	5.18
Post-Development TN Load (lb/yr)	25.13
Total TP Load Reduction Required (lb/yr)	3.83

Total Runoff Volume Reduction (ft <sup>3</sup> )	3147
Total TP Load Reduction Achieved (lb/yr)	4
Total TN Load Reduction Achieved (lb/yr)	7.68
Adjusted Post-Development TP Load (lb/yr)	6.12
Remaining Phosphorus Load Reduction (lb/yr) Required	0.00

### Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.33	0.00	0.00	0.00	0.00	0.33
Impervious (acres)	4.15	0.00	0.00	0.00	0.00	4.15
						4.50

### Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	3.01	0.00	0.00	0.00	0.00	3.01
TN Load Red. (lb/yr)	7.68	0.00	0.00	0.00	0.00	7.68

### Drainage Area A Summary

#### Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.33	0.33	7.29
Impervious (acres)	0.00	0.33	0.00	0.00	4.13	92.27
					4.50	

### BMP Selections

Practice	Credit Area (acres)	Downstream Practice
1.3. Vegetated Roof #1 (Spec #5)	acres of green roof	0.45
2.3. To Rainwater Harvesting (Spec #6)	Impervious areas captured	0.50
14. Manufactured Filtering Structure	Impervious: 1.83 Turf (Pavement): 0	

Total Impervious Cover Treated (acres)	2.43
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	3.01
Total TN Load Reduction Achieved in D.A. A (lb/yr)	7.68

## PRELIM. COMPS FOR CHANNEL PROTECTION

Modified Rational Method Worksheet

Virginia Stormwater Management Handbook Section 9-4.4 (Modified)

Project: Reston TC B1 and B5

Date:

County:	Fairfax
Total Disturbed Area:	2.79
Lower P (ft)	2.9
Forest Intensity	4.63
Good Forested Runoff Coefficient (C <sub>F</sub> )	0.2
Good Forested C <sub>F</sub>	75
Developed Runoff Coefficient (C <sub>D</sub> )	0.43
Developed C <sub>D</sub>	97
Approx. Drainage Area to SWM Facility (D.A. acres):	2.44
Approx. Drainage Area Uncontrolled (D.A. acres):	0.33
Post-Development Runoff Coefficient (Controlled) (C <sub>P</sub> )	0.9
Post-Development Runoff Coefficient (Uncontrolled) (C <sub>U</sub> )	4.45
Time of Concentration (T <sub>c</sub> , min):	8

Forest Discharge		
Q (cfs)	RV (ft)	Q (cfs)
1-year (q):	0.77	7746.24

Q Developed (Q Forest + RV Forest) / RV Developed			
Q (cfs)	with reduction (ft)	reduction (ft)	net (ft)
1-year (q):	23743.30	4184.04	14659.30

Allowable Discharge (Developed)		
Q (cfs)	RV (ft)	D (ft)
1-year (q):	2.58	19553.50

Post-Development Uncontrolled Discharges		
1-year (q):	Intensity (in/hr)	Q (cfs)
	4.63	8.88

Allowable Discharge from Vault		
1-year (q):	Intensity (in/hr)	B (ft)
	4.63	0.33

Rainfall Coefficient		
a	b	
2-year:	117.06	17.34

Calculations				
critical duration	critical intensity	peak inflow	storage vol.	
Td, min	I, in/hr	Q, cfs	V, cf	
1-year event:	141.37	0.19	1.82	11992.59

Estimated Size of Detention Facility				
Assume Standard Box Culvert	length	Width	Depth	Volume
	72.0	12	4	3400
	128	12	4	8246
	177	12	4	14366
				14366

Note: Depth of storage conservatively set at 4'

Note: Rainfall coefficients for the 2-year storm are used for preliminary planning purposes because the 1-year storm coefficients are not provided in the Virginia SWM Handbook. This results in a conservative storage volume computation.

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (ft <sup>3</sup> )	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Intensity (lb)	Phosphorus Load from Upstream RR Practice (lbs)	Untrated Phosphorus Load to Practice (lbs)	Phosphorus Removed by Practice (lbs)	Remaining Phosphorus Load (lbs)
1.3. Vegetated Roof #1 (Spec #5)	acres of green roof	45% runoff volume reduction based on tank size and design spreadsheet (See Spec #5)	0.45	0.18	0	153	190	6	0.00	0.22	0.14	4.12
2.3. To Rainwater Harvesting (Spec #6)	Impervious areas captured		0.50	0.50	0	1502	172	0	0.00	1.08	0.97	8.11
	Impervious areas draining to device			1.83	0.00	0	8380	50	0.00	4.00	2.00	2.00
14. Manufactured Filtering Structure	Impervious areas draining to device		0.00	0.00	0	0	0	0	0.00	0.00	0.00	0.00

J. J. R. R. TOWN CENTER PARKWAY POND PRELIMINARY SWM/BMP DESIGN - 1/20/13 11:20 AM

PLANNING

DESIGN

CONSTRUCTION

OPERATION

MAINTENANCE

DATE

REVISION

APPROVED BY

DATE

REVISION

APPROVED BY

Project No. 13-00000000-0000

Project Name: RESTON TOWN CENTER PARKWAY POND

Project Location: RESTON TOWN CENTER PARKWAY POND

Project Date: 1/20/13

Project Engineer: Landscape Architect: Lant Stovyn

SWM AND BMP ANALYSIS - OPTION B

RESTON TOWN CENTER URBAN CORE

SECTION 9.1A, BLOCKS 4 & 5

HUNTER HILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'

DATE: AUG. 2013

SHEET 12B

OF 21

FILE NO. PREL-2106

**ROUTE 100 YEAR THRU POND #1**

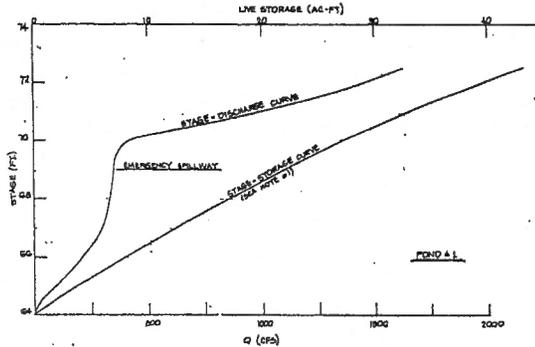
ROUTE 100 YEAR THRU POND #1  
 100 YEAR STORAGE CURVE - FEB. 24, 1974

STAGE (FT) vs Q (CFS) data table for Route 100 Year Thru Pond #1. Columns include Stage (ft), Q (cfs), and Drainage Area (ac).

**ROUTE 2.5x100 YR**

ROUTE 2.5x100 YR  
 100 YEAR STORAGE CURVE - FEB. 20, 1974

STAGE (FT) vs Q (CFS) data table for Route 2.5x100 Yr. Columns include Stage (ft), Q (cfs), and Drainage Area (ac).



NOTES:  
 1. STAGE - STORAGE CURVE ABOVE INCLUDES THE EFFECT OF THE FUTURE PRIVATE ROAD AS SHOWN ON THE GENERAL PLAN.  
 2. STAGE - DISCHARGE RELATIONSHIP FOR PRINCIPAL SPILLWAY COMPUTED AS FOLLOWS:  
 a. WHERE RIGID CONTROLS - USE WEIR FORMULA  $Q = C L H^{3/2}$   
 (EFFECTIVE PERIMETER = TOTAL PERIMETER MINUS TONS OF INTERFERENCE AT EACH CORNER)  
 b. WHERE CONDUIT CONTROLS - USE CULVERT CHARTS FOR INLET CONTROL OR OUTLET CONTROL AS APPLICABLE.  
 (THE EFFECT OF THE TAILWATER FROM RAINY CANYON AVENUE IS CONSIDERED.)  
 3. STAGE - DISCHARGE RELATIONSHIP FOR EMERGENCY SPILLWAY IS COMPUTED UNDER THE CRITERIA OF THE SCS FOR VENTURATED SPILLWAYS. (THIS IS MORE CONSERVATIVE THAN USING THE WEIR FORMULA.)

STAGE	RISER Q	CONDUIT Q	EM. SPILLWAY Q	TOTAL Q
64.0	0	0	0	0
64.5	35	0	0	35
65.0	75	0	0	75
65.5	154	0	0	154
66.0	210	0	0	210
66.5	257	0	0	257
67.0	295	0	0	295
67.5	315	0	0	315
68.0	340	0	0	340
68.5	350	0	0	350
69.0	360	0	0	360
70.0	360 <sup>a</sup>	10	0	370
70.5	360 <sup>a</sup>	10	0	370
71.0	360 <sup>a</sup>	100	0	460
71.5	360 <sup>a</sup>	560	0	920
72.0	360 <sup>a</sup>	1190	0	1550

<sup>a</sup> CONDUIT CONTROLLED BY TAILWATER



SHEET 12C OF 21  
 PRBL-2166  
 THIS SHEET REFERENCED FROM  
 FAIRFAX COUNTY PLAN #5734-P1-01  
 PROJECT COMPLETED 11/17/1987  
 FOR INFORMATION PURPOSES ONLY.

**URBAN ENGINEERING & ASSOC., INC.**  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 Ph. 321-9684

ZONE:
SETBACKS:
FRONT:
SIDES:
REAR:

**SPILLWAY & MISCELLANEOUS COMPS**  
 TOWN CENTER PARKWAY STORMWATER MGMT. FACILITY  
**RESTON - SUGARLAND RUN REGIONAL STORMWATER MANAGEMENT SYSTEM**  
 CENTREVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA  
 SCALE: N/A. C.I. N/A DATE: MAY, 1984

SHEET  
 OF  
 12  
 FILE N°  
 MS50-516

NO.	DATE	DESCRIPTION	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



2 YR & 10 YR WATERSHED UNDEVELOPED

RESTON - SUGARLAND RUN STORMWATER MANAGEMENT COMPS

SUMMARY

NO.	STRUCTURE	AREA	PEAK FLOW (CFS)	PEAK ELEVATION (FEET)	TIME OF CONCENTRATION (HOURS)
1	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
2	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
3	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
4	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
5	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
6	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
7	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
8	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
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11	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
12	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
13	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
14	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
15	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
16	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
17	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
18	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
19	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
20	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
21	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
22	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
23	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
24	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
25	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
26	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
27	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
28	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
29	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
30	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
31	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
32	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
33	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
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35	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
36	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
37	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
38	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
39	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
40	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
41	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
42	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
43	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
44	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
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86	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
87	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
88	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
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91	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
92	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
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95	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
96	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
97	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
98	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
99	RESIDENTIAL HOUSE	0.15	1.5	100	0.5
100	RESIDENTIAL HOUSE	0.15	1.5	100	0.5

DESCRIPTION:  
STORMWATER MANAGEMENT IS TO BE PROVIDED FOR THE AREAS AS SHOWN ON THE WATERSHED MAP. THE 2 YR. AND 10 YR. Q IN THE TRIBUTARY IN THE FULLY DEVELOPED CONDITION WILL BE LESS THAN THE RESPECTIVE FLOWS DURING THE UNDEVELOPED CONDITION BY AN AMOUNT WHICH IS SUFFICIENT TO COMPENSATE FOR THE AREAS WHICH DO NOT FLOW INTO THE TRIBUTARY.

THE AREAS FOR WHICH STORMWATER MANAGEMENT IS TO BE PROVIDED BUT WHICH DO NOT FLOW INTO THE TRIBUTARY ARE AS FOLLOWS:  
0.5 AC. RECREATION C=18  
2.7 AC. OFFICE C=75  
7.0 AC. SCHOOL C=85  
4.2 AC. CHURCH C=60  
TOTAL AREA = 14.4 ACRES  
COMPOSITE C = .54

THE TIME OF CONCENTRATION IN THE SUGARLAND RUN TO THE CONfluence WITH THE TRIBUTARY = 2.1 HOUR. THIS TIME WILL BE USED TO COMPUTE THE RAINFALL INTENSITY USED TO COMPUTE THE REQUIRED REDUCTION IN PEAK Q OF FLOW FOR PROVIDING STORMWATER MANAGEMENT FOR THE ABOVE AREAS.  
 $I_2 = 0.25 I_1$   $I_1 = 1.4$   
 $I_2 = 0.35$

ASSUME THAT THE FREDVELOPED C FACTOR = .35 (SINCE THE MAJORITY OF THE AREAS = .54)  
A DIFFERENCE IN C FACTORS = .54 - .35 = .19

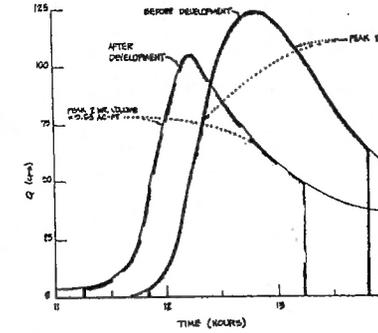
USE THE NATIONAL FORMULA TO DETERMINE THE REQUIRED FLOW REDUCTION -  $Q \times C/A$   
 $A = 14.4$   
 $I_1 = 0.25 I_2$   
REDUCE 10 YR. Q BY  $.19 \times 14.4 \times 10 = 27.4$   
REDUCE 2 YR. Q BY  $.19 \times 14.4 \times 2 = 5.5$

PEAK 10 YR. Q IN THE TRIBUTARY BEFORE DEVELOPMENT = 380 CFS  
AFTER WATERSHED IS FULLY DEVELOPED AND ALL DRAINAGE POND ARE BUILT, THE PEAK 10 YR. Q SHALL BE  $380 - 27.4 = 352.6$   
PEAK 2 YR. Q IN THE TRIBUTARY BEFORE DEVELOPMENT = 115 CFS  
AFTER FULL DEVELOPMENT, THE PEAK 2 YR. Q SHALL BE  $115 - 5.5 = 109.5$

COMPUTE RAINFALL REDUCTION:  
REDUCE THE PEAK 2 YR. - 2HR. VOLUME IN THE TRIBUTARY BY AN AMOUNT SUFFICIENT TO PROVIDE STORMWATER MANAGEMENT FOR THE ABOVE AREAS.  
2 YR. - 2HR. RAINFALL = 2.0"  
 $C = .10$   
4.4 ACRES  
A REDUCE VOLUME BY  $.10 \times 14.4 \times 2 \times 3.60 = 10.37$

PEAK 2 YR. - 2HR. VOLUME BEFORE DEVELOPMENT = 19.08 AC-FT  
PEAK 2 YR. - 2HR. VOLUME AFTER DEVELOPMENT = 19.08 AC-FT  
SINCE 19.08 - 10.37 = 8.71 AC-FT, WHICH IS GREATER THAN 3.50 AC-FT, THE CRITERIA FOR NO INCREASE IN 2 YR. - 2HR. WATERSHED VOLUME IS SATISFIED.

2 YR HYDROGRAPHS IN THE TRIBUTARY AT THE CONfluence WITH THE MAIN STEM OF THE SUGARLAND RUN



PEAK 2 YR. Q AFTER DEVELOPMENT = 105 CFS  
MAX. ALLOWABLE = 105 CFS  
PEAK 10 YR. Q AFTER DEVELOPMENT = 250 CFS  
MAX. ALLOWABLE = 250 CFS  
THE CRITERIA FOR NO INCREASE IN PEAK 2 YR. OR 10 YR. Q IS SATISFIED.

NOTE: AS A CHECK, THE ENTIRE SUGARLAND RUN WATERSHED (DOWN TO THE CONfluence WITH THE TRIBUTARY) WAS RUN IN THE 2 YR-10 YR MODEL. THE WATERSHED WAS RUN WITH NO DEVELOPMENT WITHIN RESTON, AND WITH FULL DEVELOPMENT WITHIN RESTON. THE RESULTS WERE AS FOLLOWS:

	UNDEVELOPED	FULLY DEVELOPED
2 YR.	657 CFS	602 CFS
10 YR.	1587 CFS	1402 CFS

RESTON - SUGARLAND RUN REGIONAL STORMWATER MANAGEMENT SYSTEM

NARRATIVE DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROVIDE STORMWATER MANAGEMENT FOR AREAS OF RESTON WHICH ARE WITHIN THE SUGARLAND RUN WATERSHED. (SEE THE MAPS ON SHEETS 1-5 FOR DIMENSIONS OF THE AREAS WHICH APPLY TO THIS PROJECT)

THE PROJECT CONSISTS OF SIX DETENTION PONDS, THREE OF WHICH HAVE ALREADY BEEN SUBMITTED TO AND REVIEWED BY FAIRFAX COUNTY. THESE PONDS ARE:

- STRUCTURE 1 & 2 - ARE CONSTRUCTION DRAWINGS FOR BURNING WOODS ROAD - PHASE 2 (PREPARED BY URBAN ENGINEERING & ASSOC., P.E. CO. PLAN # 4877 - PS-02-1)
- STRUCTURE 3 - IS A CONSTRUCTION DRAWING FOR RESTON SECTION 15 STORMWATER MANAGEMENT (PREPARED BY COLWELL ASSOC. INC. P.E. CO. PLAN # 4877 - PS-03-2)
- THREE OF THE PONDS ARE BEING SUBMITTED FOR COUNTY REVIEW CONCURRENT WITH THESE DRAWINGS. THEY ARE:
- STRUCTURE 4 - TOWN CENTER PARKWAY STORMWATER MANAGEMENT FACILITY P.E. CO. PLAN # 5184 - PS-01-1
- STRUCTURE 4-2 - RESTON SECTION 15 STORMWATER MANAGEMENT FACILITY P.E. CO. PLAN # 5184 - PS-01-1
- STRUCTURE 5 - AUTUMNSHED PARK STORMWATER MANAGEMENT FACILITY P.E. CO. PLAN # 5184 - PS-01-1

THE AREAS FOR WHICH STORMWATER MANAGEMENT IS TO BE PROVIDED CAN BE DIVIDED INTO THE SUBAREAS; THOSE AREAS WHICH FLOW INTO THE UN-NAMED TRIBUTARY OF THE SUGARLAND RUN, AND THOSE AREAS WHICH DO NOT FLOW INTO THE TRIBUTARY. THE STORMWATER MANAGEMENT STUDY WAS PERFORMED AS FOLLOWS:

- 1) TWO YEAR AND TEN YEAR STORMS WERE SIMULATED IN THE TRIBUTARY WATERSHED WITH NO DEVELOPMENT. (USING THE S.C.S. TR-20 MODEL)
- 2) TWO YEAR AND TEN YEAR STORMS WERE SIMULATED IN THE TRIBUTARY WATERSHED - FULLY DEVELOPED WITH 6 DETENTION PONDS.
- 3) THE AREAS WHICH DO NOT FLOW INTO THE TRIBUTARY WERE STUDIED IN ORDER TO DETERMINE THE AMOUNT BY WHICH THE DEVELOPMENT OF THESE AREAS WILL INCREASE THE 2 YR. AND 10 YR. FLOWS IN THE TRIBUTARY (PERA STEP 2). IT IS ASSUMED THAT THE FLOWS IN THE TRIBUTARY WILL BE LESS THAN THE FREDVELOPED FLOWS BY AN AMOUNT AT LEAST EQUAL TO THE FLOW INCREASES COMPUTED IN STEP 2.
- 4) AS A CHECK, THE ENTIRE SUGARLAND RUN WATERSHED WAS RUN IN THE TR-20 MODEL BEFORE AND AFTER THE DEVELOPMENT OF RESTON IN ORDER TO ASSURE THAT THE DEVELOPMENT OF RESTON WILL NOT INCREASE FLOWS IN THE SUGARLAND RUN.



SHEET 12B OF 21  
PREL-2166

THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN #5734-P1-01-01 PROJECT COMPLETED 11/17/1987 FOR INFORMATION PURPOSES ONLY.

**URBAN ENGINEERING & ASSOC., INC.**  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 Ph. 321-9684



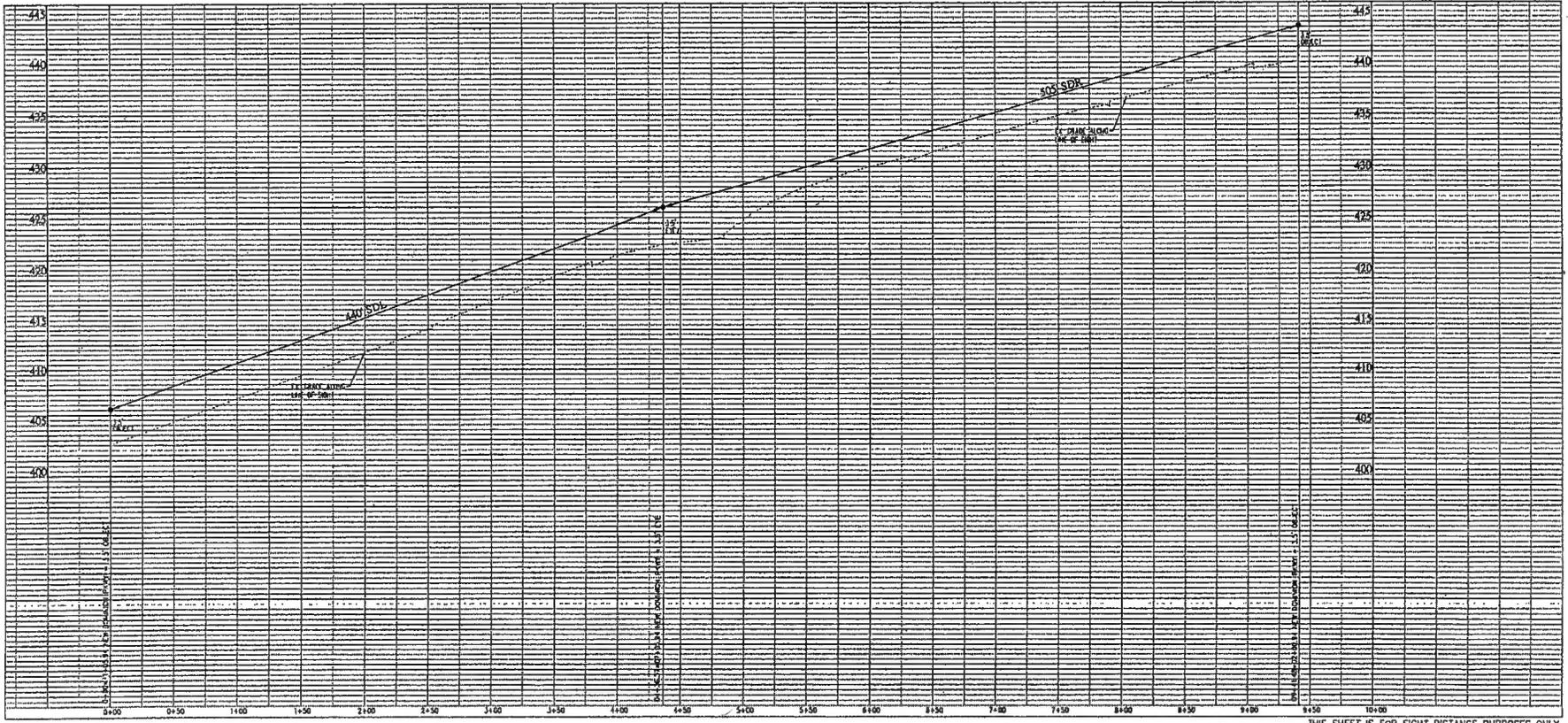
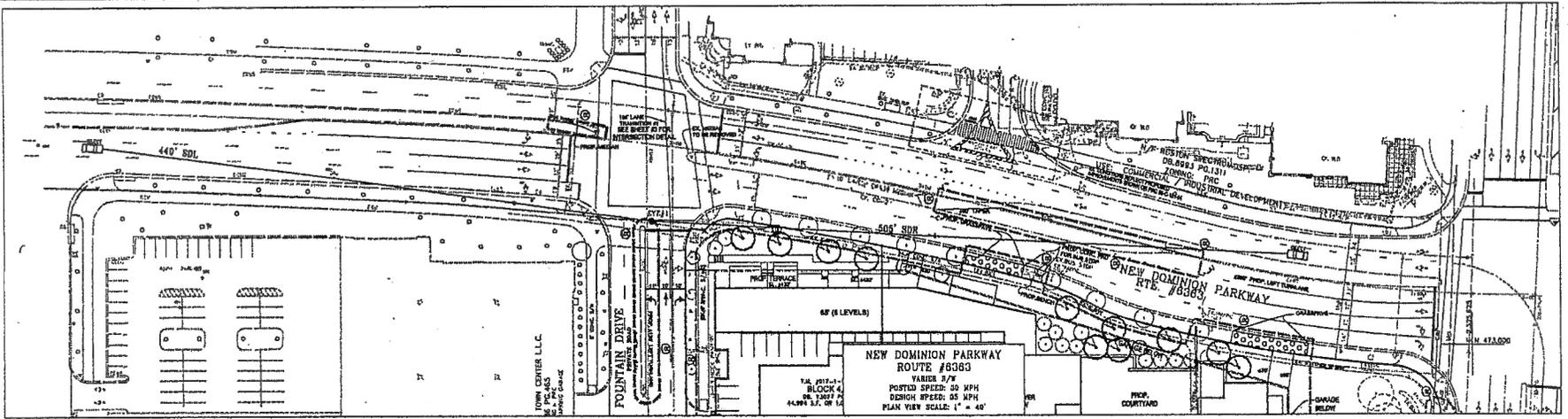
ZONE:	TR-20 OUTPUT & STORMWATER MGMT. COMPS	SHEET	12
SETBACKS:		OF	12
FRONT:	RESTON - SUGARLAND RUN REGIONAL STORMWATER MANAGEMENT SYSTEM	FILE #	11-1166-4
SIDES:	CENTREVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA	DATE:	MAY, 1984
REAR:	SCALE: N/A C.I. N/A		

NO.	DATE	REVISION	DESCRIPTION	DESIGNED	APPROVED	DATE
1			REVISION APPROVED BY DIVISION OF DESIGN REVIEW			





M. J. R. R. TC-PA-18P-00A, PREC 02184, PREC 02027 PAF, SW, 7/10/2014 1:14 PM.



REVISION APPROVED BY DIVISION OF DESIGN REVIEW	DATE	DESCRIPTION	SCALE APPROVED BY

BLANKS	13
08	02
09	03
10	04
11	05
12	06
13	07
14	08
15	09
16	10
17	11
18	12
19	13
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25	19
26	20
27	21

Urban, LLC  
10000 SDR  
MOUNTAIN DRIVE  
FAIRFAX COUNTY, VA 22033  
www.urbanllc.com

**urban**  
Planners, Engineers, Landscape Architects, Lead Strategists



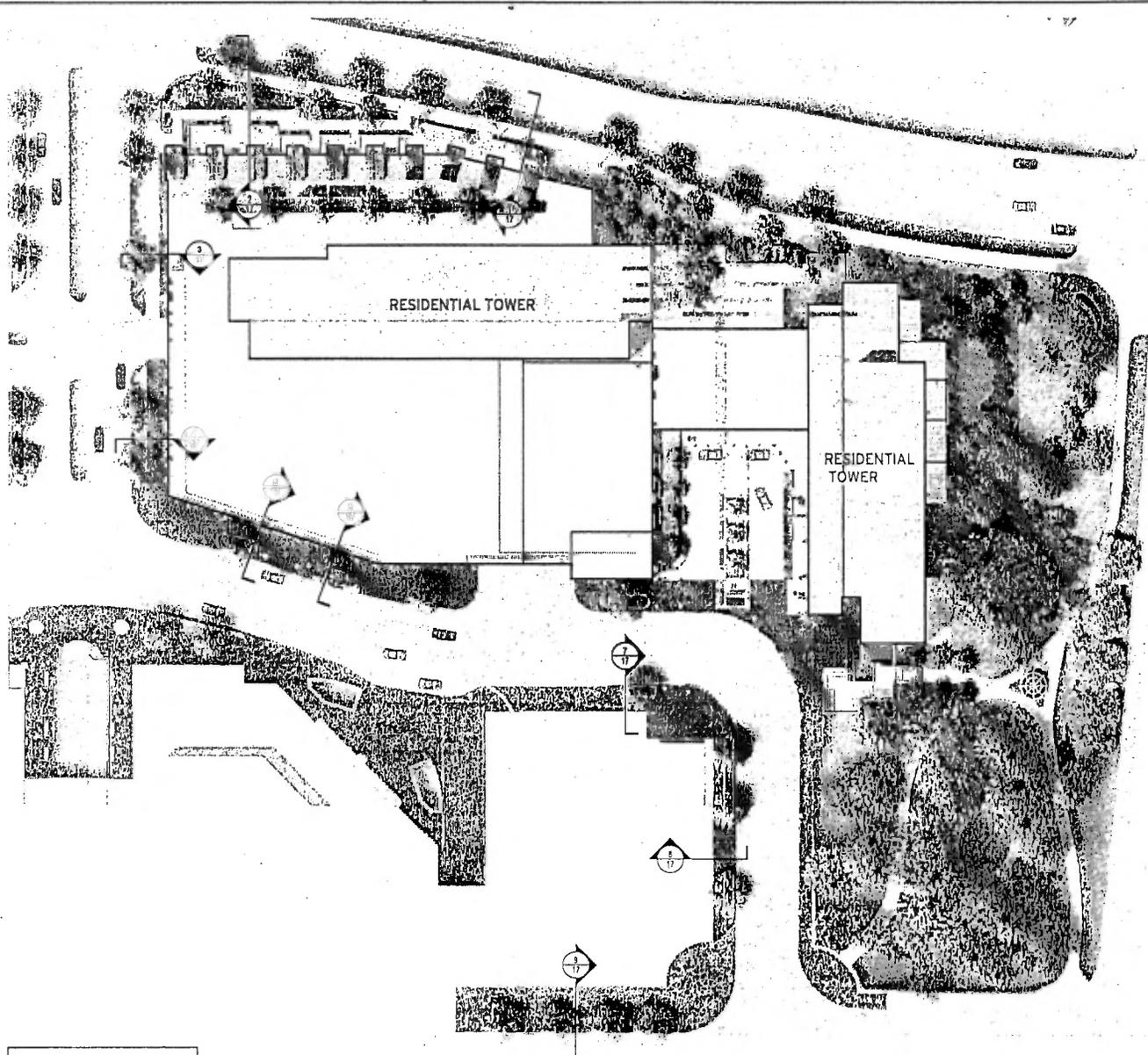
SIGHT DISTANCE PROFILE  
RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE: AUG. 2013  
SCALE: 1/4" = 1' V, 1" = 40'  
CL WA

STREET  
14  
OF  
21

FILE NO.  
PR18-2166





LANDSCAPING & PROGRAMMING SHOWN ARE CONCEPTUAL AND PRESENTED TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES, AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



PREL-2106 21 20	SCALE AS SHOWN DATE: FEB. 2014 CL			<b>urban</b> Planners Engineers Landscape Architects Land Surveyors	Urban, Ltd. 10000 Lakeside Parkway Arlington, Virginia 22204 Tel: 703.441.8311 www.urban.com	0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	DESIGN APPROVED BY DIVISION OF DESIGN REVIEW No. 10000
						SECTION 91A, BLOCKS 4 & 5 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	





URBAN FOREST MANAGEMENT  
POLICY ON LANDSCAPE IMPLEMENTATION  
November 17, 2010

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the usual minimum areas of landscaping required by the County, the use of the Urban Forest Management, and a brief summary of the policy regarding seasonal landscape deferrals.

**Tree Species and Size**

1. Trees and shrubs that are planted shall be of the species and size specified on the approved plans. There shall be no deviations from the approved sizes specified except as approved by Fairfax County Urban Forest Management (UFGM), (PFM 12-0703.1A).

2. All trees on a site shall meet the standards for size and quality specified in the American Association of Nurserymen's *Standard Standards for Nursery Stock*, (ANSI Z60.1-1996). See attachment #1, (PFM 12-0703.1B).

**Species Substitutions**

3. Species substitutions within the tree categories listed in Table 12.17 are generally accepted unless otherwise specified by particular conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following: (PFM 12-0703.1C)

- a. **Plant Diversity** - The use of substitute plants shall not result in any species making up more than 10 percent, and shall not result in any one genus making up more than 25 percent, of the total number of trees required to be planted on the site. (PFM 12-0703.1C.1)
- b. **Authorization** - A letter signed by the permittee shall be provided to UFGM acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0703.1C.2)
- c. **Substitution Outside of Tree Category** - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.17, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0703.1C.3)
- d. **Species Availability** - Substitute species must be listed in the pre-development conditions of the planting location for which it is intended. (PFM 12-0601.1E)
- e. **Additional Tree Cover Credit** - In cases where additional tree cover credit has been given, any tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credits include the following: Air Quality, (PFM 12-0310.4A(1)); Energy Conservation, (PFM 12-0310.4A(2)); Water Quality, (PFM 12-0310.4A(3)); Wildlife Benefits, (PFM 12-0310.4A(4)); Native Trees, (PFM 12-0310.4A(5)).

**Planting Locations**

4. Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFGM acknowledges that not all trees may be optimally located, as shown in the plan, and encourage input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFGM and shall be in conformance with the following:

- a. **Planting Area** - At least the minimum site planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0601.1B)
- b. **Environmental Conditions** - Light, moisture, and other conditions affecting the health and stability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1B)
- c. **Compacted Soil** - If planting is to occur in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended) or loaded based on soil sampled to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0703.1B)
- d. **Restrictive Barriers** - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0410.4A(5))
- e. **Spacing** - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.7, does not significantly overlap, or as determined appropriate by UFGM for air conditions and to promote long-term survival. (PFM 12-0110.4B(1))
- f. **Encroachment** - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within six feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWR. (PFM 12-0312.6(a))

**Staking and Tying**

5. Staking and tying should only be implemented where site conditions warrant their use. Young trees should be staked individually and staking and tying installed only as required. Conditions where staking and tying may be necessary to ensure stability include: windy locations, steep slopes, or where vandalism may be a concern. All staking and tying material must be removed within one year of plant installation. (PFM 12-0703.1C)

**Seasonal Landscape Deferrals**

6. A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, excessive periods of drought, or frozen ground, substantially reduce the survivability of the plants intended, as determined by the Urban Forest Management. A request for a landscape deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not prohibit planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by permittees or conditions.

7. The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspection Division or the Urban Forest Management.

8. At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any deferral deposit that may have existed, is not exempt from this final inspection. All plant material must be healthy and in good condition.

**Requirements Prior to Approval of RUP/Non-RUP**

9. The landscaping and screening requirements at Article 13 or of any approved special condition, special permit, special exception or variance case, be completed prior to approval of any Residential or Non-Residential Use Permit; however, that completion of the requirements may be delayed when a final inspection satisfactory to the Director is provided such justification shall include a plan and bond with clearly satisfactory to the Director for completion in accordance with a final schedule for timely completion. (ZU 16-704.2) See Seasonal Landscape Deferrals above.

Key	Botanical Name	Common Name	Size	Spacing	Type	10 Year Canopy SF	Total SF
<b>4B CATEGORY 10 DECIDUOUS TREES</b>							
PA	Platanus acerifolia 'Blood Good'	Blood Good London Plane Tree	3" cal.	As Shown	B & B	250	12600
QB	Quercus bicolor	Swamp White Oak	3" cal.	As Shown	B & B	250	
QP	Quercus phellos 'High Tower'	High Tower Willow Oak	3" cal.	As Shown	B & B	250	
TA	Tilia americana	American Linden	3" cal.	As Shown	B & B	250	
UP	Ulmus parvifolia 'Boaque TM'	Boaque Elm	3" cal.	As Shown	B & B	250	
ZS	Zelkova serrata	Zelkova	3" cal.	As Shown	B & B	250	
<b>18 CATEGORY 8 ORNAMENTAL TREES</b>							
CK	Cornus kousa	Kousa Dogwood	3" cal.	As Shown	B & B	125	2250
LI	Lagerstroemia indica 'Natchez'	Crape Myrtle	3" cal.	As Shown	B & B	125	
MS	Magnolia x soulangeana	Saucer Magnolia	3" cal.	As Shown	B & B	125	
MT	Magnolia stellata	Star Magnolia	3" cal.	As Shown	B & B	125	
<b>17 CATEGORY 5 EVERGREEN TREES</b>							
IO	Ilex opaca	American Holly	12" hl.	As Shown	B & B	125	
PI'	Picea abies	Norway Spruce	12" hl.	As Shown	B & B	125	
PO	Picea orientalis	Oriental Spruce	12" hl.	As Shown	B & B	125	
TN	Taxus canadensis	Canadian Hemlock	12" hl.	As Shown	B & B	125	
PM	Pseudotsuga menziesii	Douglas Fir	12" hl.	As Shown	B & B	125	
						<b>TOTAL</b>	<b>16,375</b>

4 PROPOSED PLANT SCHEDULE  
NTS

NOTE: FINAL TREE PLANTINGS NOT TO BE LIMITED TO THE ABOVE SCHEDULE, BUT SELECTED FROM ALL ALLOWABLE PLANT MATERIAL LISTED ON COUNTY PFM.

Table 12.11 Tree Preservation Target Calculations and Status

A	Development area of existing trees on site (Table 12.0601.1B)	35,918 sf
B	Removal of trees not to be removed for existing trees on site	13.3%
C	Removal of trees not to be removed for existing trees on site	10%
D	Removal of trees not to be removed for existing trees on site	13.3%
E	Removal of trees not to be removed for existing trees on site	55.8%
F	Is the Tree Preservation Target met?	Yes
G	If the Tree Preservation Target is not met, the Tree Preservation Target shall be met by the end of the construction period. If the Tree Preservation Target is not met by the end of the construction period, the Tree Preservation Target shall be met by the end of the construction period.	Yes
H	Is the Tree Preservation Target met?	Yes
I	Is the Tree Preservation Target met?	Yes

1 TREE PRESERVATION TARGET  
NTS

Table 12.12 10-Year Tree Canopy Calculation Worksheet

Item	Calculation	Value	Address
A	Tree Preservation Target and Status	Block 4: 16,375 SF	
B	Tree Canopy Replacement	Block 4: 16,375 SF	
B1	10% of existing canopy to be replaced	3,592 SF	
B2	25% of existing canopy to be replaced	8,979 SF	
B3	50% of existing canopy to be replaced	17,958 SF	
B4	75% of existing canopy to be replaced	26,937 SF	
B5	100% of existing canopy to be replaced	35,916 SF	
B6	Total of existing canopy to be replaced	35,916 SF	
B7	Additional canopy to be replaced	0 SF	
B8	Total of canopy to be replaced	35,916 SF	
B9	Additional canopy to be replaced	0 SF	
B10	Total of canopy to be replaced	35,916 SF	
B11	Additional canopy to be replaced	0 SF	
B12	Total of canopy to be replaced	35,916 SF	
B13	Additional canopy to be replaced	0 SF	
B14	Total of canopy to be replaced	35,916 SF	
B15	Additional canopy to be replaced	0 SF	
B16	Total of canopy to be replaced	35,916 SF	
B17	Additional canopy to be replaced	0 SF	
B18	Total of canopy to be replaced	35,916 SF	
B19	Additional canopy to be replaced	0 SF	
B20	Total of canopy to be replaced	35,916 SF	
B21	Additional canopy to be replaced	0 SF	
B22	Total of canopy to be replaced	35,916 SF	
B23	Additional canopy to be replaced	0 SF	
B24	Total of canopy to be replaced	35,916 SF	
B25	Additional canopy to be replaced	0 SF	
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B27	Additional canopy to be replaced	0 SF	
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B31	Additional canopy to be replaced	0 SF	
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B53	Additional canopy to be replaced	0 SF	
B54	Total of canopy to be replaced	35,916 SF	
B55	Additional canopy to be replaced	0 SF	
B56	Total of canopy to be replaced	35,916 SF	
B57	Additional canopy to be replaced	0 SF	
B58	Total of canopy to be replaced	35,916 SF	
B59	Additional canopy to be replaced	0 SF	
B60	Total of canopy to be replaced	35,916 SF	
B61	Additional canopy to be replaced	0 SF	
B62	Total of canopy to be replaced	35,916 SF	
B63	Additional canopy to be replaced	0 SF	
B64	Total of canopy to be replaced	35,916 SF	
B65	Additional canopy to be replaced	0 SF	
B66	Total of canopy to be replaced	35,916 SF	
B67	Additional canopy to be replaced	0 SF	
B68	Total of canopy to be replaced	35,916 SF	
B69	Additional canopy to be replaced	0 SF	
B70	Total of canopy to be replaced	35,916 SF	
B71	Additional canopy to be replaced	0 SF	
B72	Total of canopy to be replaced	35,916 SF	
B73	Additional canopy to be replaced	0 SF	
B74	Total of canopy to be replaced	35,916 SF	
B75	Additional canopy to be replaced	0 SF	
B76	Total of canopy to be replaced	35,916 SF	
B77	Additional canopy to be replaced	0 SF	
B78	Total of canopy to be replaced	35,916 SF	
B79	Additional canopy to be replaced	0 SF	
B80	Total of canopy to be replaced	35,916 SF	
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B82	Total of canopy to be replaced	35,916 SF	
B83	Additional canopy to be replaced	0 SF	
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B87	Additional canopy to be replaced	0 SF	
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B90	Total of canopy to be replaced	35,916 SF	
B91	Additional canopy to be replaced	0 SF	
B92	Total of canopy to be replaced	35,916 SF	
B93	Additional canopy to be replaced	0 SF	
B94	Total of canopy to be replaced	35,916 SF	
B95	Additional canopy to be replaced	0 SF	
B96	Total of canopy to be replaced	35,916 SF	
B97	Additional canopy to be replaced	0 SF	
B98	Total of canopy to be replaced	35,916 SF	
B99	Additional canopy to be replaced	0 SF	
B100	Total of canopy to be replaced	35,916 SF	

2 10-YR CANOPY CALCULATION  
NTS

INTERIOR PARKING LOT LANDSCAPING

TOTAL PARKING AREA TO BE COUNTED:	24,957 SF
BUILDING GARAGE FOOT PRINT AREA:	107,007 SF
INTERIOR LANDSCAPING REQUIRED (5%):	1,248 SF
TOTAL SHADE TREE COVER PROVIDED:	1,500 SF (8.0%)
7 TREES AT 250 SQ. FT. EACH	
TOTAL AREA OF COVERAGE REQUIRED:	1,248 SF
TOTAL AREA OF COVERAGE PROVIDED:	1,756 SF

3 INTERIOR PARKING CALCULATION  
NTS

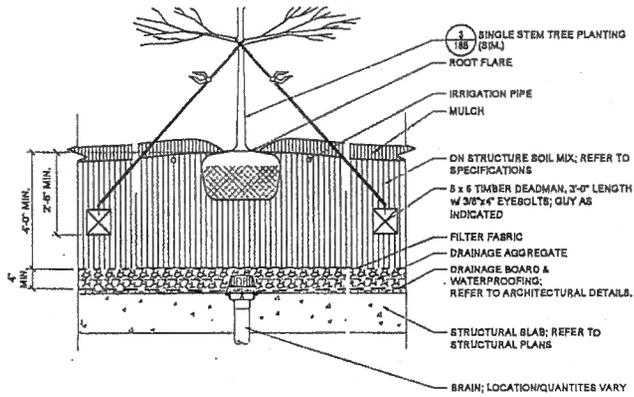
5 COUNTY PLANTING NOTES  
NTS

LANDSCAPE COMPUTATIONS & PLANTING NOTES  
RESTON TOWN CENTER URBAN CORE  
SECTION 9.1A, BLOCKS 4 & 5  
FAIRFAX COUNTY, VIRGINIA  
DATE: FEB. 2014  
SCALE: AS SHOWN  
SHEET 18A OF 21  
FILE NO. PRJL-2166

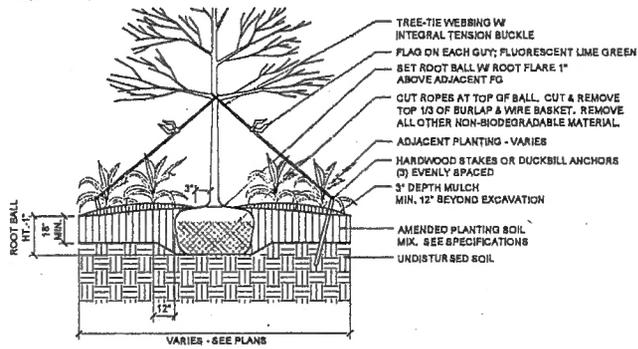
urban  
Planners - Engineers - Landscape Architects - Land Strategists

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

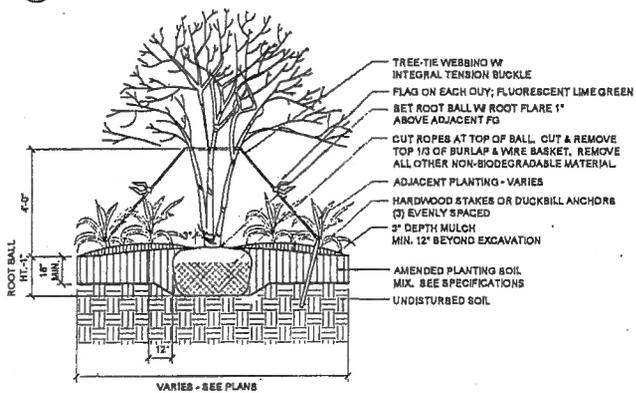
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4	02/11/14	ISSUED FOR PERMIT		
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57	02/11/14	ISSUED FOR PERMIT		



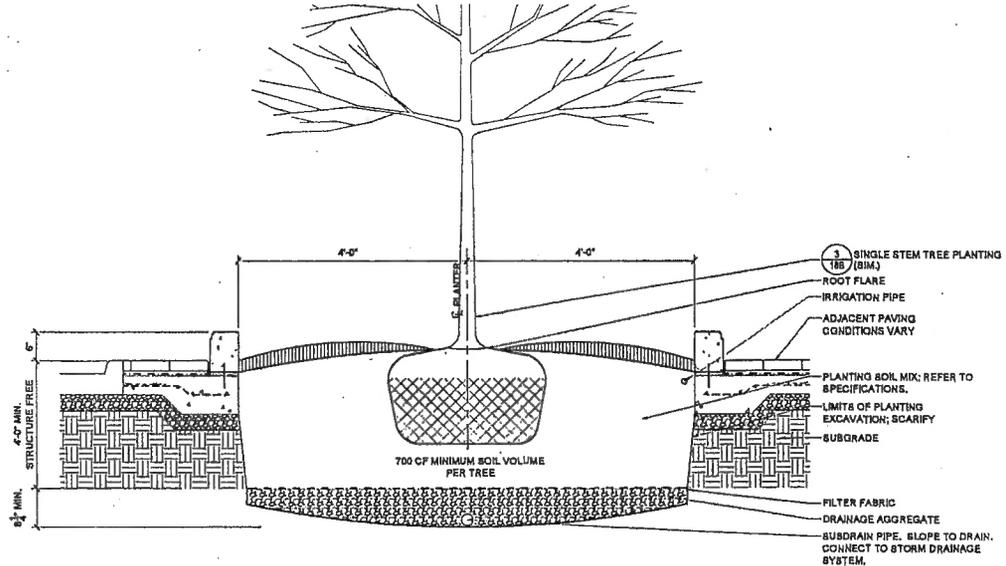
2 TREE PLANTING ON STRUCTURE  
1"=1'-0"



3 SINGLE-STEM TREE PLANTING  
1"=1'-0"

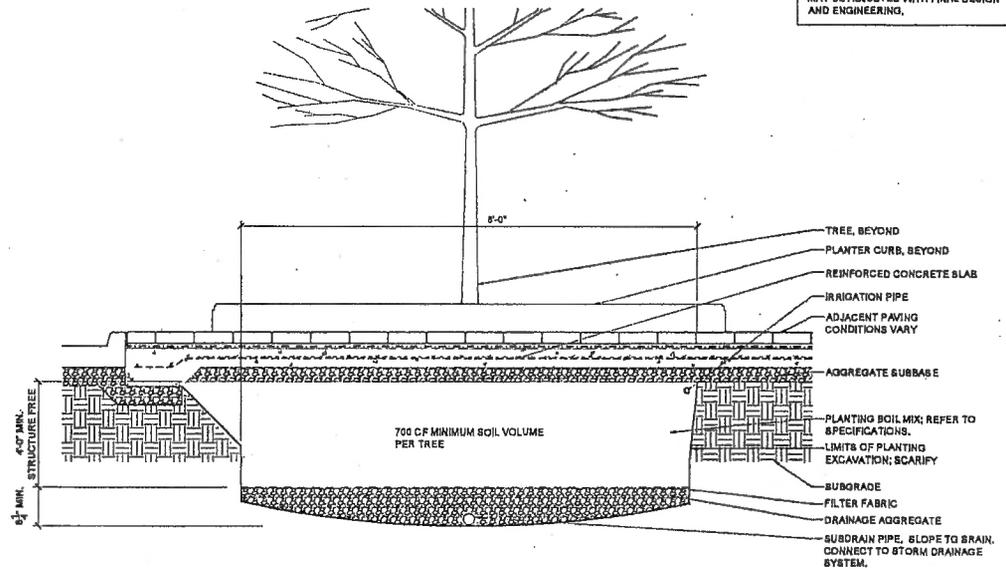


4 MULTI-STEM TREE PLANTING  
1"=1'-0"



1 TYPICAL TREE PIT  
1"=1'-0"

LANDSCAPING & PROGRAMMING SHOWN ARE CONCEPTUAL AND PRESENTED TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN, LOCATIONS, SPECIES, AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



2 CONTINUOUS SOIL PANEL  
1"=1'-0"

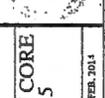
NO.	DATE	DESCRIPTION	BY	APP'D	DATE
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2					
3					
4					
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6					
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8					
9					
10					

PLANTING	DATE	DESCRIPTION	BY	APP'D	DATE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

Urban, L.L.C.  
1000 North 19th Street  
Arlington, Virginia 22209  
Tel: 703.241.2222  
www.urbanllc.com

urban.

Planners-Engineers-Landscape-Architects-Land Surveyors



LANDSCAPE DETAILS  
RESTON TOWN CENTER URBAN CORE  
SECTION 91A, BLOCKS 4 & 5  
FAIRFAX COUNTY, VIRGINIA

DATE: FEB. 2015

SCALE: AS SHOWN

CL

SHEET	18D
OF	21
FILE NO.	PREL-2166

CONSULTANTS

CIVIL  
Lynch, LTD  
1712 Lake River Turnpike  
Arlingdale, VA 22003  
T: 703.612.6066

LANDSCAPE  
LRS Landscape Architecture  
1915 Calhoun Road, Suite 110  
Tysons Center, VA 22182  
T: 703.612.2000

MEP  
WSP Park + Kutz  
1600 Wilson Boulevard, Suite 1200  
Arlington, VA 22208  
T: 800.362.2300

Reston Town Center  
Block 5  
STREET ADDRESS  
CITY, STATE

OWNER  
Boston Properties  
Washington, DC 20037

BA PROJECT NO: 13-101

BLOCK 4 & 5  
PARKING LEVEL  
FLOOR PLANS

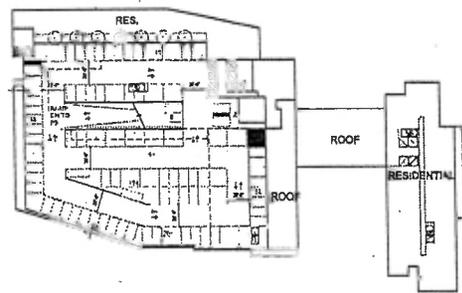
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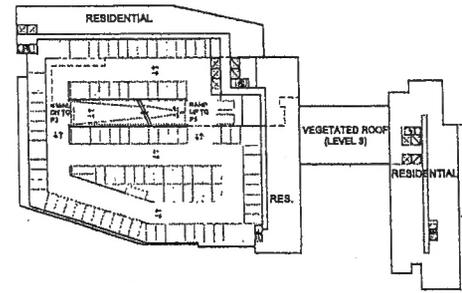
REVISION:

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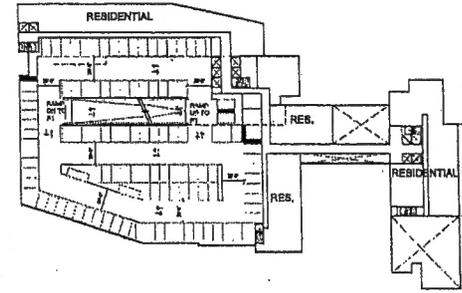
SHEET 19 OF 21 PRL-2166  
PROGRESS DATE: 07/14/13



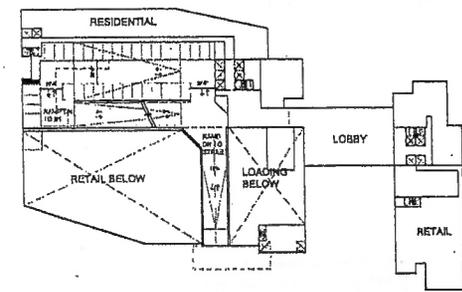
BLOCK 4 - LEVEL 06 FLOOR PLAN



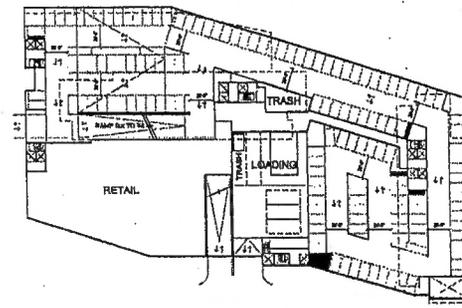
BLOCK 4 - LEVEL 03, 04, 05 FLOOR PLAN



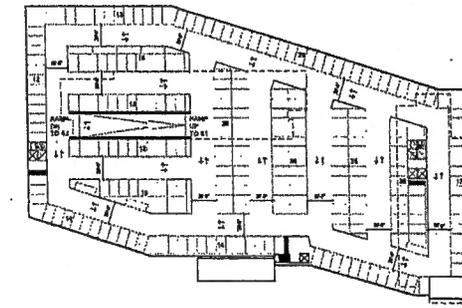
BLOCK 4 - LEVEL 02 FLOORPLAN



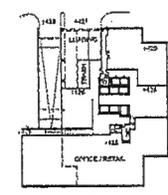
BLOCK 4 - LEVEL 01 FLOOR PLAN



BLOCK 4 - LEVEL B1 FLOOR PLAN



BLOCK 4 - LEVEL B2 (B3 SIM) FLOORPLAN



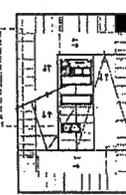
BLOCK 5 - LEVEL 01 FLOOR PLAN



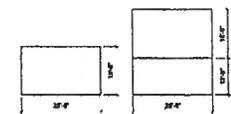
BLOCK 5 - LEVEL B1 FLOOR PLAN



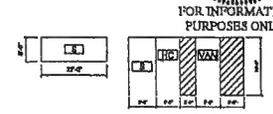
BLOCK 5 - LEVEL TYP FLOOR PLAN



BLOCK 5 - LEVEL B4 FLOOR PLAN

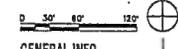


TYPICAL LOADING SPACE DIMENSIONS  
NOTE: TYPICAL DRIVEABLE WIDTH IS 23 FEET.



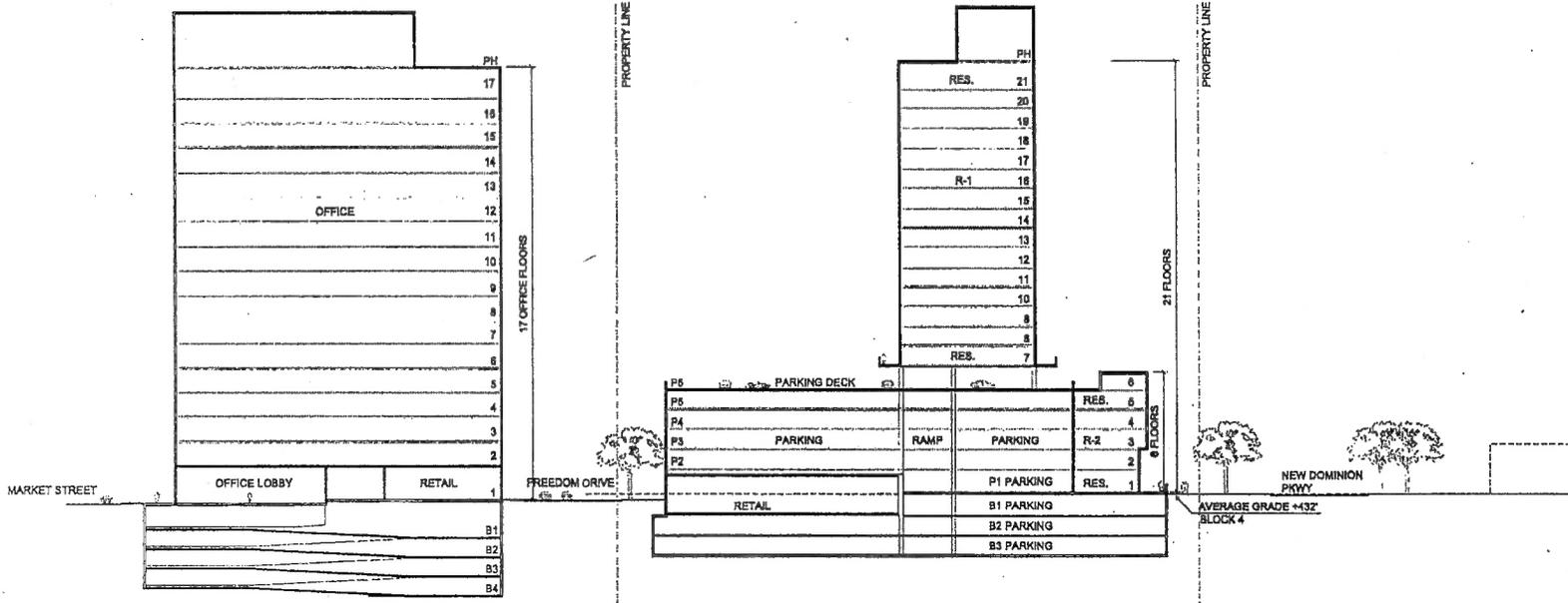
TYPICAL PARKING SPACE DIMENSIONS

THE LEVELS SHOWN HEREIN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS AND OCCUPIED STORIES WITH FINAL DESIGN PROVIDED THAT THE MAXIMUM HEIGHTS ARE HONORED

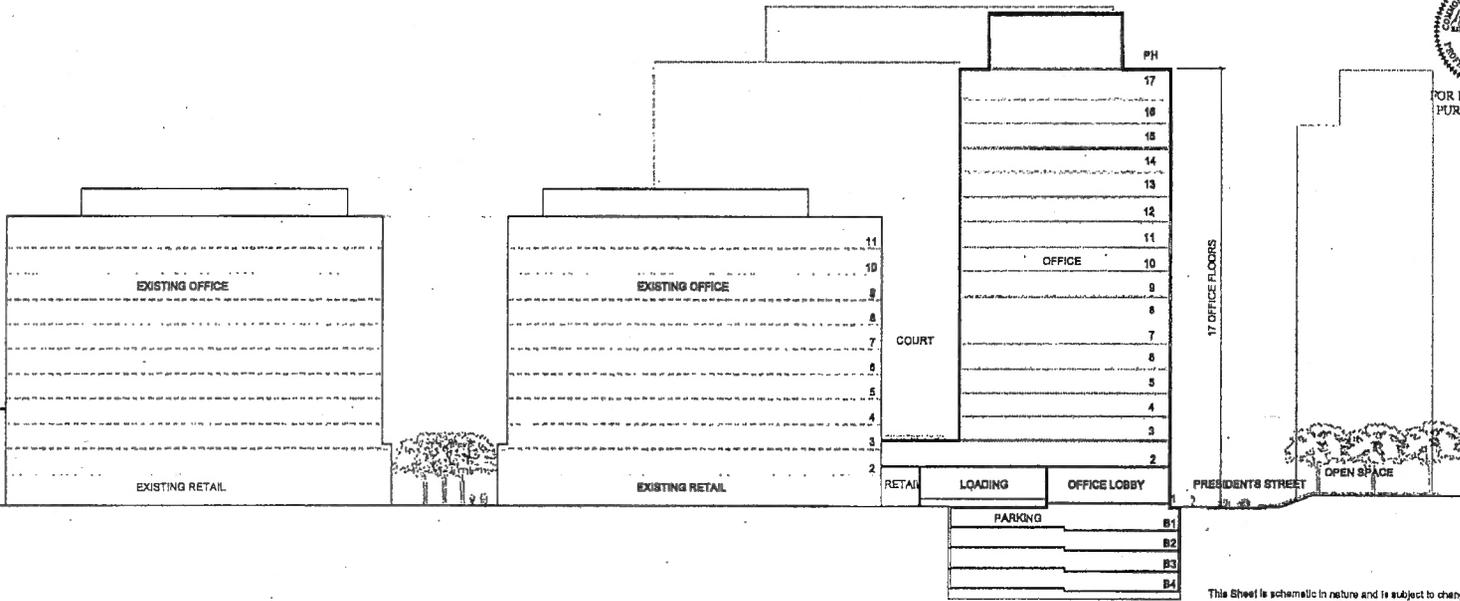


FOR INFORMATION PURPOSES ONLY.

GENERAL INFO



BLOCK 4 - NORTH-SOUTH SECTION 02



This Sheet is schematic in nature and is subject to change with final design  
BLOCK 5 - EAST-WEST SECTION 01

shalom baranes associates architects  
 2018 WISCONSIN AVENUE NW SUITE 300 ALPHARETTA GA 30004  
 770.241.2700 FAX 770.241.2705

CONSULTANTS  
 CIVIL  
 Urban, LTD  
 7711 Linn River Turnpike  
 Annandale, VA 22003  
 T: 703.842.6980

LANDSCAPE  
 LSC Landscaping Architecture  
 1918 Gleasons Road, Suite 119  
 Tysons Corner, VA 22182  
 T: 703.811.2010

MEP  
 VSP Plack + Kutz  
 1900 Incheon Boulevard, Suite 1300  
 Arlington, VA 22209  
 T: 800.282.2800

TRAFFIC/PARKING  
 Garove/Thoma Associates, Inc.  
 2814 Chantrelle Road, Suite 200  
 Chantilly, VA 20151  
 T: 703.787.9095

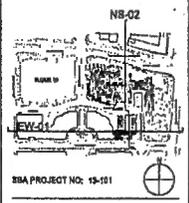
FUTURE SPECTRUM DEVELOPMENT

Reston Town Center Block 4,5  
 RESTON, VA

OWNER  
 Boston Properties  
 Washington, DC 20037



FOR INFORMATION PURPOSES ONLY.



SITE SECTION

SCALE (N.T.S.)

ISSUED:

REVISION:

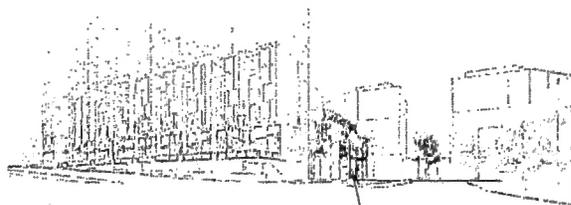
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SHHBT 20-01/21\_PBDL-2166  
 PROGRAM DATE: 08/17/21

M. J. R. TECHNICAL DRAWING THE FINE SECTION 02 - 2/1/2021 4 PM

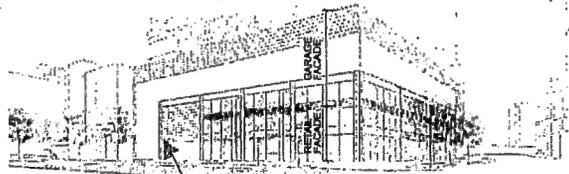


M. J. R. R. TOWNHIP DATA PROJECTIONS AND PROJECTIONS, 7/10/2014 12:31 PM



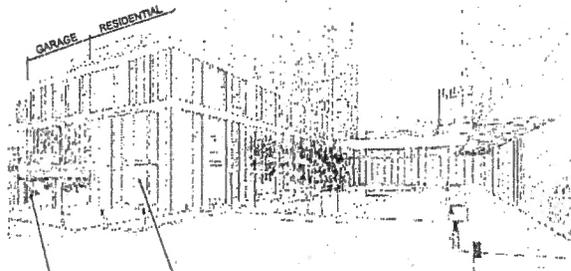
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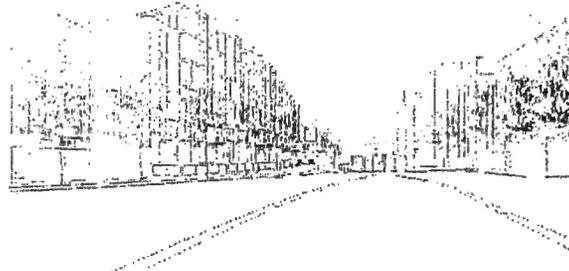
GARAGE ENTRY

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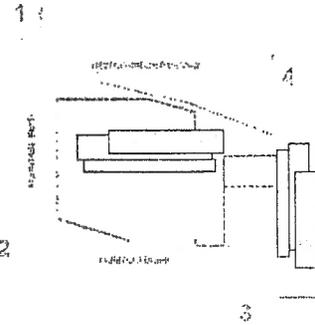


GARAGE ENTRY GARAGE ELEVATOR LOBBY

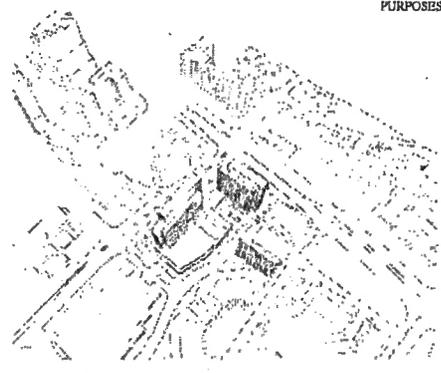
3



4



FOR INFORMATION PURPOSES ONLY.



aerial

NOTE:  
1. FOR ILLUSTRATIVE PURPOSES ONLY - FINAL DESIGN SUBJECT TO CHANGE  
2. INCLUDES FUTURE APPROVED DEVELOPMENT  
GARAGE FACADE

shalom baranes associates architects

1010 ANDERSON AVENUE, SUITE 200, WASHINGTON DC 20004  
TEL: 202.342.2000 FAX: 202.342.2001

CONSULTANTS

CIVIL  
LIDBET, LTD  
7712 LITTLE RIVER TURNPIKE  
ARVONDALE, VA 22003  
TEL: 703.863.8000

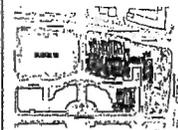
LANDSCAPE  
L&J Landscape Architects  
1819 GILMORE ROAD, SUITE 110  
TYGONE CORNER, VA 20188  
TEL: 703.441.3048

MEP  
WSP PARTNERS  
1800 WILSON BOULEVARD, SUITE 1200  
ARLINGTON, VA 22209  
TEL: 202.362.2000

TRAFFIC/PARKING  
GreenSpace Associates, Inc.  
2014 CANTONVILLE ROAD, SUITE 200  
CHERRYVALE, VA 20151  
TEL: 703.767.8592

Reston Town Center Block 4,5  
RESTON, VA

OWNER  
Boston Properties  
Washington, DC 20037



SMA PROJECT NO: 13-101

VIEWS  
STREETLEVEL

SCALE: N.T.S.

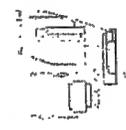
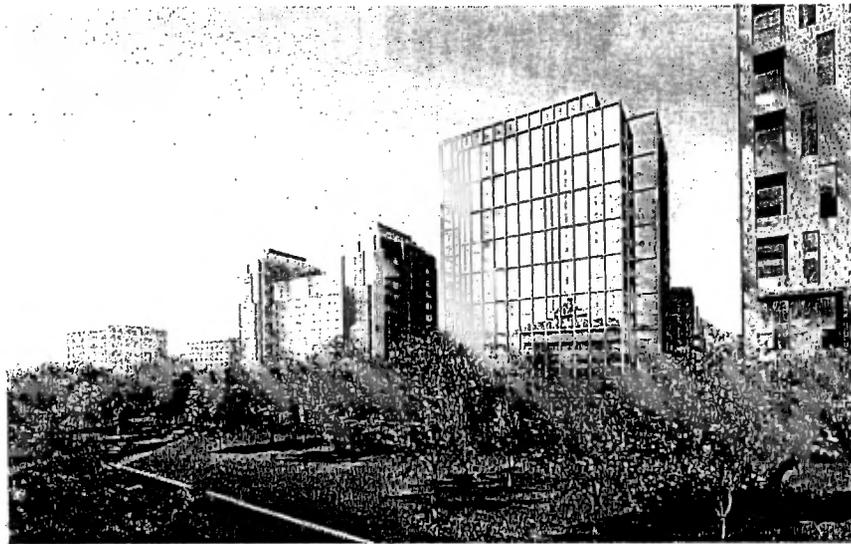
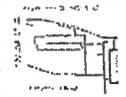
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REVISIONS:

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SHEET 21A OF 21 PRS1-2166  
PROGRESS DATE: 07/14/14



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thalom baranos associates architects

JILL WOODROW AYERLE, AIA, LEED AP, P.E. 300 WASHINGTON DC 20007  
 TEL: 202 341 2200 FAX: 202 341 2000

CONSULTANTS

CIVIL  
 Urban, LTD  
 7712 Little River Turnpike  
 Annandale, VA 22003  
 T: 703.842.8000

LANDSCAPE

LSD Landscape Architecture  
 3819 Defense Road, Suite 119  
 Tysons Corner, VA 22182  
 T: 703.851.2044

MEP

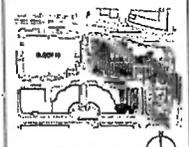
WER Flack + Kurtz  
 1600 Wilson Boulevard, Suite 1200  
 Arlington, VA 22209  
 T: 302.262.3800

TRAFFIC/PARKING

Corcoran/Beck Associates, Inc.  
 2814 Cornerstone Road, Suite 330  
 Chantilly, VA 20151  
 T: 703.717.8500

Reston Town Center  
 Block 4,5  
 RESTON, VA

OWNER  
 Boston Properties  
 Washington, DC 20037



60A PROJECT NO: 13-001

ISSUES

SCALE: N.T.S.

ISSUED:

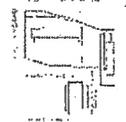
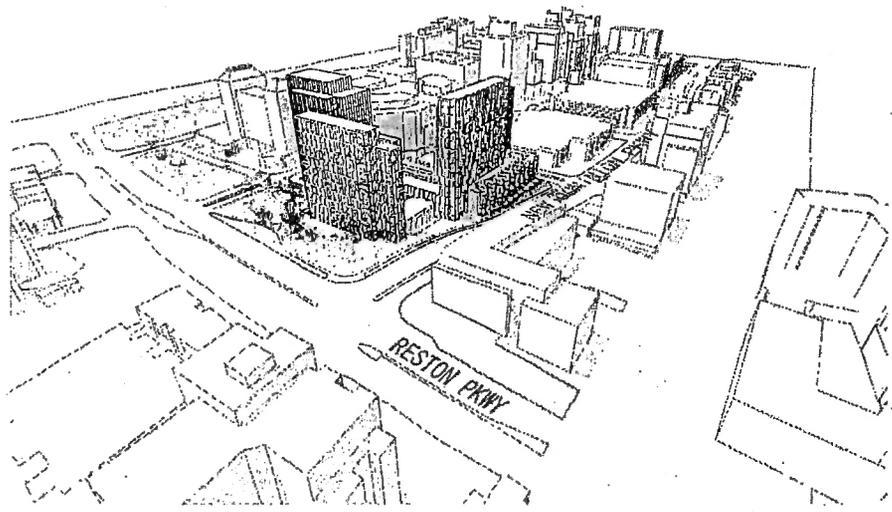
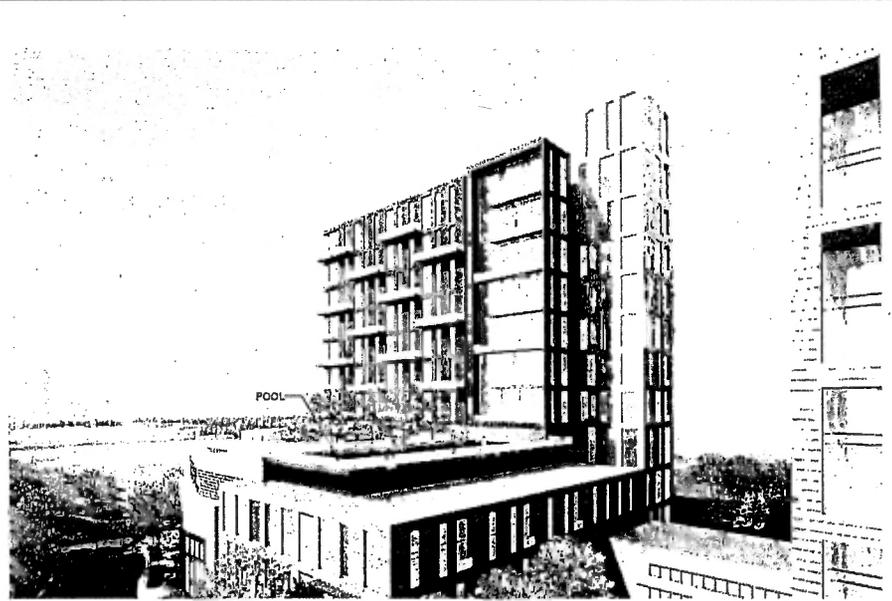
REVISIONS:

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SHEET 219 OF 21 PREL-2106  
 PROGRESS DATE: Nov 01 12

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 11/01/12 10:41 AM  
 M.J.R.

M J R R TCPT/SP/DA/PC/ST/EP/PC/SECTION/SH - 7/11/2014 2:26:02 PM



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2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

1. THIS SHEET IS A SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE WITH FINAL DESIGN.  
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

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shelton baranes associates architects

1030 HUNTERS LANE, SUITE 100, WASHINGTON DC 20007  
TEL: 202.342.2700 FAX: 202.342.2700

CONSULTANTS

**CIVIL**  
Urban, LTD  
7712 Little River Turnpike  
Accordale, VA 22003  
T: 703.842.8000

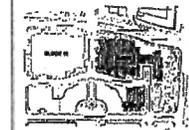
**LANDSCAPE**  
L&G Landscape Architects  
1818 Crabtree Road, Suite 110  
Tysons Corner, VA 22102  
T: 703.841.2000

**MEP**  
WSP Flank & Kurtz  
1600 Wilson Boulevard, Suite 1200  
Arlington, VA 22209  
T: 703.263.2800

**TRAFFIC/PARKING**  
Gorwin/Shelton Associates, Inc.  
2814 Centerville Road, Suite 330  
Cherry Hill, VA 20115  
T: 703.747.6500

Reston Town  
Center  
Block 4,5  
RESTON, VA

OWNER  
Boston Properties  
Washington, DC 20037



BSA PROJECT NO. 13-101

VIEWS

SCALE: N.T.S.

ISSUED:

REVISIONS:

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SHEET 21C OF 21 PRJL-2166  
PROGRESS DATE: 06/16/14





PORTION OF PARCEL 5  
RESTON  
RESTON LAND CORPORATION

PART I  
PORTION OF PARCEL 5  
RESTON  
74.8318 ACRES

EXISTING ZONING: R-1  
PROPOSED ZONING: P-2  
EXISTING USE: UICANT  
PROPOSED USE: TOWN CENTER

\* PART III  
PORTIONS OF  
PARCEL 4 AND  
ABANDONED  
WASHINGTON AVE.  
0.2206 ACRES  
EXISTING ZONING: P-2  
PROPOSED ZONING: P-2  
PROPOSED USE: TOWN  
CENTER

TEMPORARY ROAD  
"S.E. 8145" RESTON

OLD RESTON  
PARTNERSHIP  
DB. 8504 PG 619

ABANDONED  
WASHINGTON AVE.  
DB. 8441 PG 1038

RESIDUE  
100.0415 PG 1011

RESIDUE  
100.0415 PG 1011

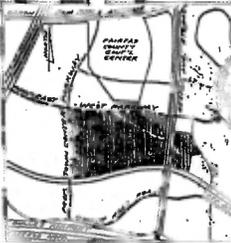
PART II  
PORTION OF  
PARCEL 5  
RESTON  
9.1978 ACRES

EXISTING ZONING: R-1  
PROPOSED ZONING: P-2  
EXISTING USE: UICANT  
PROPOSED USE: TOWN CENTER

PORTION OF PARCEL 6  
RESTON  
RESTON LAND CORPORATION

NORTHERN VIRGINIA REGIONAL PARK AUTHORITY

PORTION OF PARCEL 5 - RESTON  
RESTON LAND CORPORATION



VICINITY MAP  
SCALE: 1" = 100'

OUTLOT 'A'  
12.5 5847 PG. 709

PORTION OF  
PARCEL 4  
RESTON  
RESTON LAND CORPORATION

PORTION OF PARCEL 6  
RESTON  
RESTON LAND CORPORATION



APPENDIX A  
PRIII-2166  
FOR INFORMATION PURPOSES ONLY.

31st ADDITION TO THE  
'FIRST P.R.C.

DEVELOPMENT PLAN  
PROPOSED REZONING OF  
PORTIONS OF PARCEL 4  
AND PARCEL 5  
BOUNDARY SURVEY

TOWN CENTER

CENTREVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 100' MAY, 1985

PREPARED BY  
RESTON LAND CORPORATION  
ENGINEERING DIVISION  
RESTON, VIRGINIA  
REVISED: MAY, 1985



MULLIGAN ASSOCIATES, INC.  
CERTIFIED CORNER:  
*James W. Andrews*  
JAMES W. ANDREWS  
CERTIFIED LAND SURVEYOR, #1100  
RESTON, VIRGINIA

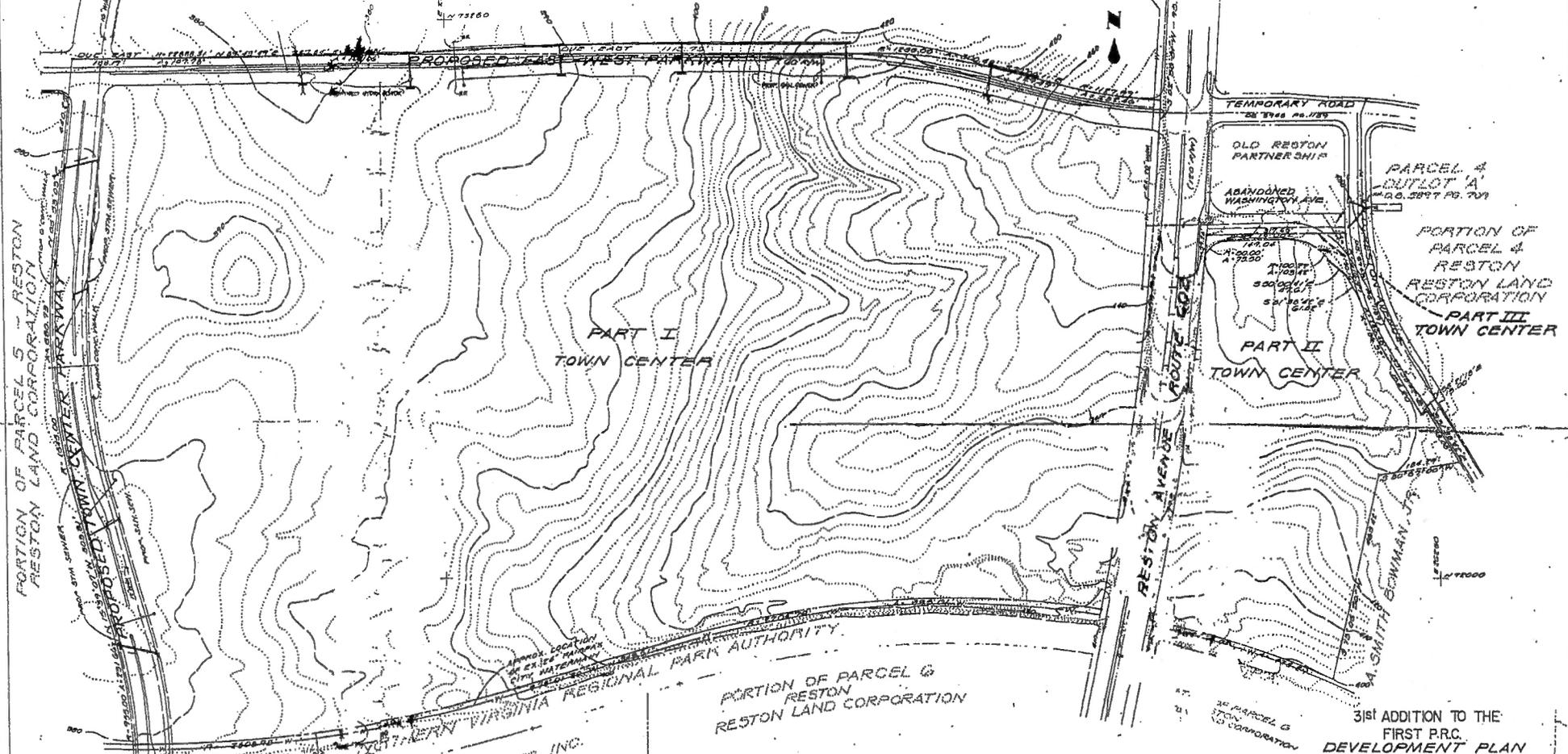
NOTES:  
1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON ASSIGNMENT MAPS NOS. P-1-1-3, EDIED R-1 AND P-2-1-11 CONDO A-2.  
2. PART I ..... 74.8318 ACRES  
PART II ..... 9.1978 ACRES  
PART III ..... 0.2206 ACRES  
TOTAL AREA OF REZONING ..... 84.2502 ACRES

NO.	RADIUS	DELTA	ARC	TANG.	CHD.	CHD. COR.
1	2228.87	55°15'11"	107.93	22.29	107.70	16.995344°E
2	1278.17	50°25'11"	104.24	34.83	104.70	16.995344°E
3	750.20	75°24'59"	322.74	70.29	174.73	3.876702°E
4	1787.74	71°18'18"	187.46	142.24	187.05	3.876702°E
5	2375.25	65°41'15"	1055.76	280.78	1057.76	3.074800°W
6	2124.39	25°17'05"	474.01	229.73	154.04	3.221570°W
7	2200.73	75°30'00"	272.23	233.10	272.99	3.221570°W
8	898.20	75°33'00"	187.85	172.73	187.85	16.995344°W
9	2242.20	21°33'00"	384.73	413.13	377.31	16.995344°W
10	22.00	84°18'00"	73.50	35.30	73.50	12.270194°E
11	100.00	84°07'00"	103.72	32.48	103.89	3.876702°E
12	610.77	72°39'00"	130.35	88.78	130.28	3.876702°E
13	1204.36	71°01'00"	216.74	144.82	217.42	16.995344°E
14	2478.25	64°57'32"	1077.40	202.74	1078.13	16.995344°E

APPROVED DEVELOPMENT PLAN  
APPROVED DEVELOPMENT PLAN  
APPROVED DEVELOPMENT PLAN

NO.	RADIUS	DELTA	ARC	TANG.	CHD.	CHD. COR.
15	2478.25	64°57'32"	1077.40	202.74	1078.13	16.995344°E

PORTION OF PARCEL 5  
RESTON  
RESTON LAND CORPORATION



PORTION OF PARCEL 5 - RESTON  
RESTON LAND CORPORATION

TEMPORARY ROAD  
21' TRS 06.1785

OLD RESTON  
PARTNER SHIP

PARCEL 4  
OUTLOT 'A'  
P.O. 5877 PG. 709

PORTION OF  
PARCEL 4  
RESTON  
RESTON LAND  
CORPORATION  
PART III  
TOWN CENTER

PART II  
TOWN CENTER

PORTION OF PARCEL 6  
RESTON  
RESTON LAND CORPORATION

MULLIGAN/SKRIPIN ASSOCIATES, INC.

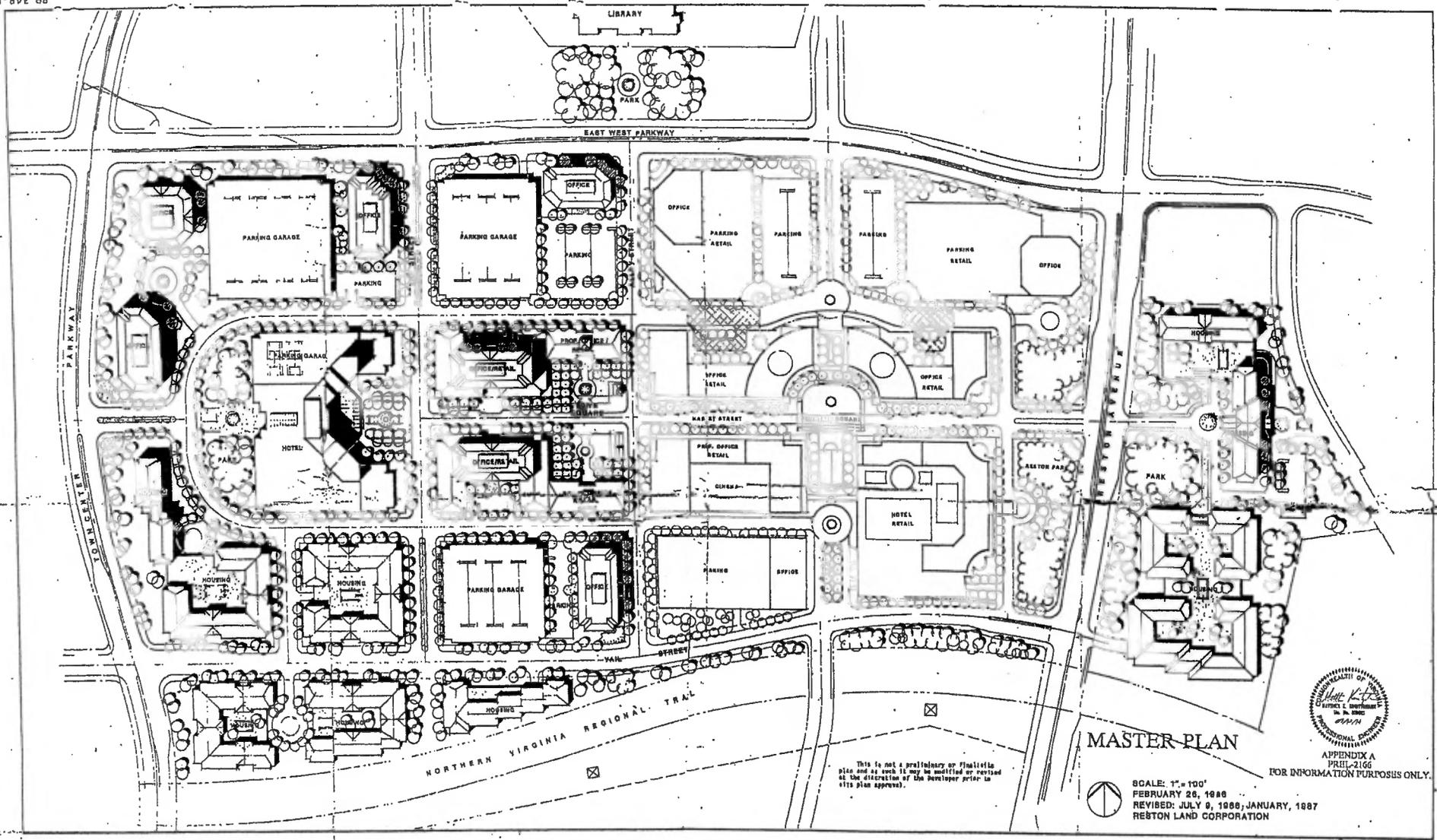
31st ADDITION TO THE  
FIRST P.R.C.  
DEVELOPMENT PLAN  
PROPOSED ZONING OF  
PORTIONS OF PARCEL 4  
AND PARCEL 5  
TOPOGRAPHY AND  
MAJOR UTILITIES  
TOWN CENTER  
RESTON  
CENTREVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=100' MAY, 1988

WITNESSED BY	D. SCOTT
<b>APPROVED DEVELOPMENT PLAN</b>	
DATE	1988
BY	1988



APPENDIX A  
PRL-2166  
FOR INFORMATION PURPOSES ONLY.

PREPARED BY  
RESTON LAND CORPORATION  
ENGINEERING DIVISION  
RESTON, VIRGINIA  
REVISED: JULY, 1985  
REVISED: JAN, 1987



This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

**MASTER PLAN**

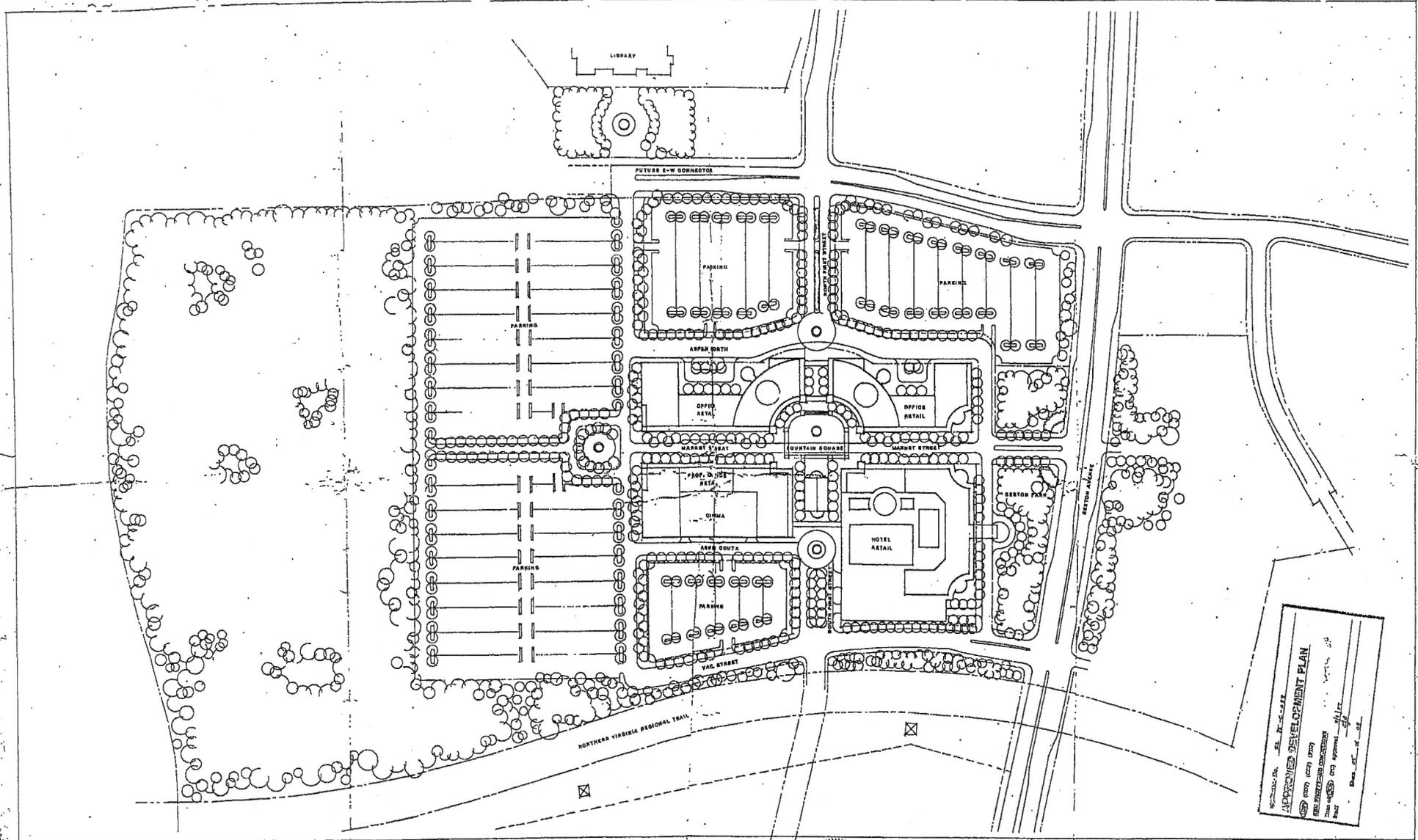
SCALE: 1" = 100'  
 FEBRUARY 28, 1988  
 REVISED: JULY 8, 1988; JANUARY, 1987  
 RESTON LAND CORPORATION

SEAL OF THE PROFESSIONAL ENGINEER  
*John K. [Signature]*  
 CIVIL ENGINEER  
 No. 10,000  
 VIRGINIA  
 NATIONAL FIRE INSURANCE COMPANY  
 APPENDIX A  
 PHIL-2166  
 FOR INFORMATION PURPOSES ONLY.

TO: PHILIPSON INC 1234 APPROVED DEVELOPMENT PLAN REFERENCE # 100014-37-17 PM  
 BY: J. K. [Signature]

REGISTERED NO. 22-10-1-100  
**APPROVED DEVELOPMENT PLAN**  
 ( ) STAFF ( ) STAFF ( ) STAFF  
 PREPARED BY: PHILIPSON INC  
 Date of ( ) STAFF approval: 1/1/88  
 Sheet 01 of 02

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



APPROVED DEVELOPMENT PLAN  
 APPROVED BY THE BOARD OF SUPERVISORS  
 DATE: 1/1/87  
 BY: [Signature]  
 TITLE: [Title]

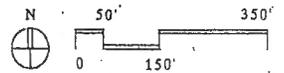


APPENDIX A  
 PREL-2166  
 FOR INFORMATION PURPOSES ONLY.

**PHASE I  
 DEVELOPMENT PLAN**

This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

This plan shows the lot area parking that is required in order to serve Phase I development on a surface parking basis. Future phases of development will require the conversion of surface parking lots into building pads and parking structures.

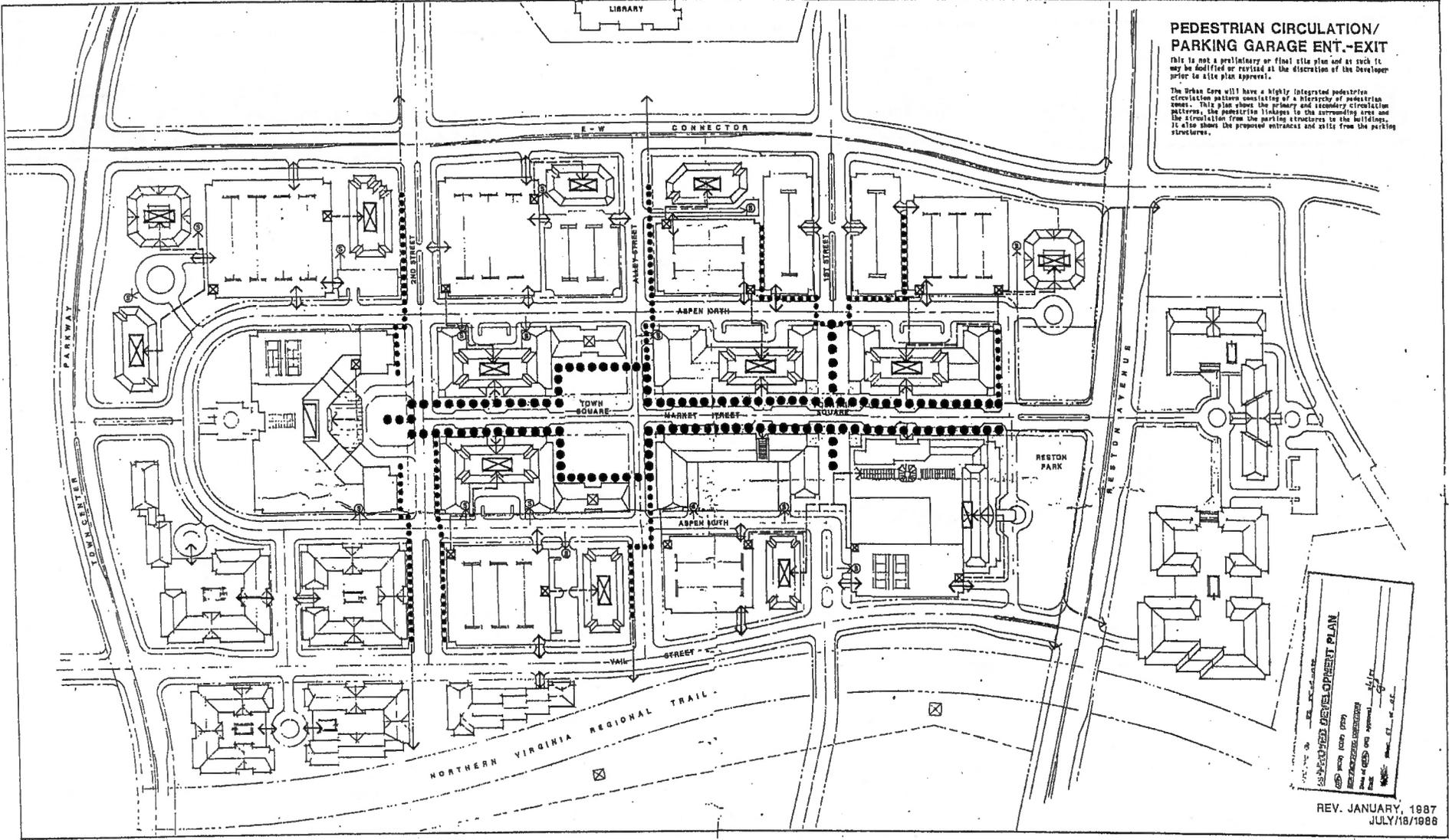


REVISED: JANUARY, 1987

**PEDESTRIAN CIRCULATION/  
PARKING GARAGE ENT.-EXIT**

This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

The Urban Core will have a highly integrated pedestrian circulation system consisting of a hierarchy of pedestrian zones. This plan shows the primary and secondary circulation patterns, the pedestrian linkages to the surrounding area and the circulation from the parking structures to the buildings. It also shows the proposed entrances and exits from the parking structures.



APPROVED DEVELOPMENT PLAN  
 DATE: JAN 14 1987  
 BY: [Signature]  
 TITLE: [Signature]  
 DATE OF [Signature] APPROVAL: [Signature]  
 [Signature]

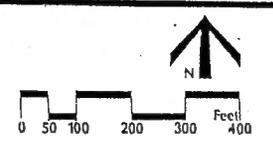
REV. JANUARY, 1987  
 JULY/18/1986

**RESTON TOWN CENTER**  
 Reston Virginia

- OCE CORE
- HGL CORE
- PARKING GARAGE CORE
- EN-EXIT OF PARKING GAGE & PARKING LOT
- S/ICE AREA
- S/ICE ACCESS
- PESTRIAN LINKAGE
- PRIMARY RETAIL PEDESTRIAN CIRCULATION
- SECONDARY RETAIL PEDESTRIAN CIRCULATION
- PEDESTRIAN CIRCULATION FROM PARKING CORE TO BUILDING



APPENDIX A  
 PREL-2166  
 FOR INFORMATION PURPOSES ONLY.

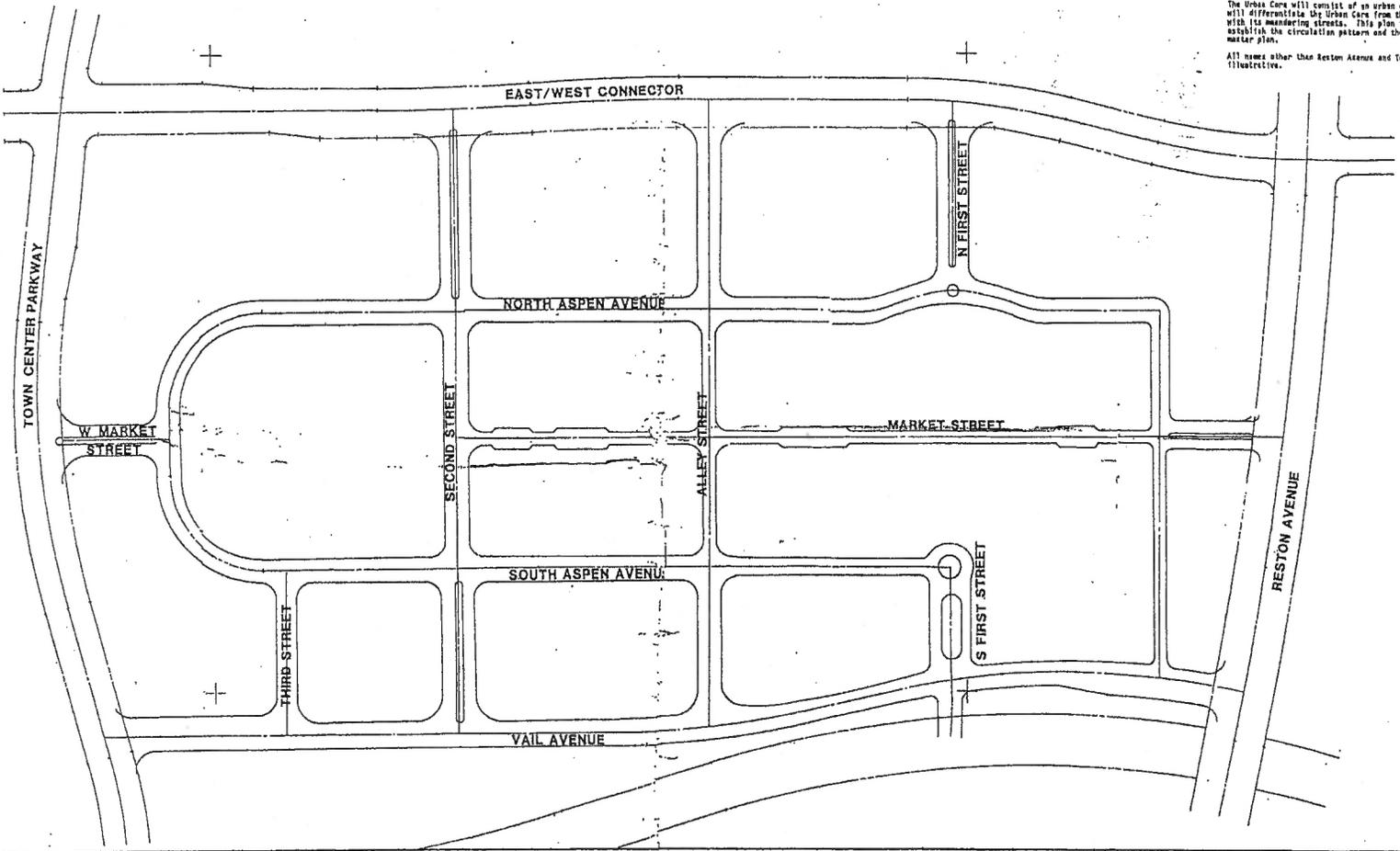


### RIGHT-OF-WAY/TRAFFIC CIRCULATION PLAN

This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

The Urban Core will consist of an urban grid street pattern that will differentiate the Urban Core from the rest of Reston with its meandering streets. This plan in general will establish the circulation pattern and the framework for the master plan.

All names other than Reston Avenue and Town Center Parkway are illustrative.



JANUARY, 1987

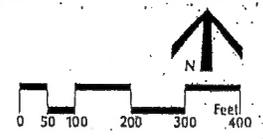
# RESTON TOWN CENTER

Reston • Virginia



APPENDIX A  
PREL-2166  
FOR INFORMATION PURPOSES ONLY.

PROJECT NO.	RE-89-248-F-5
LANDSCAPE DEVELOPMENT PLAN	
DATE OF PREL APPROVAL	1/17/87
DATE OF FINAL APPROVAL	
Sheet 11 of 41	





**COUNTY OF FAIRFAX**  
 Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

PCA 85-C-088-09  
 APPLICATION No: DPA 85-C-088-07  
 (Assigned by staff)  
 Concurrent with  
 PRC 85-C-088-03  
**RECEIVED**  
 Department of Planning & Zoning

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

OCT 03 2013

Zoning Evaluation Division

**PETITION**

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), BLOCK 4 LLC & RESTON TOWN CENTER PROPERTY LLC, the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	(X)	CDP	( )	FDP	( )	CDPA	(X)	FDPA	( )
----------------------	-----	-----	-----	-----	-----	-----	------	-----	------	-----

**LEGAL DESCRIPTION:**

RESTON SECTION 91A	1 & 4		23027	0673
RESTON SECTION 91A	5A		19275	1919
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

17-1	16		1, 4 & 5A	6.35
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

11810 FREEDOM DRIVE, RESTON, VA 20190 & 1750 PRESIDENTS STREET, RESTON, VA 20190

**ADVERTISING DISCRPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

SOUTHWESTERN QUADRANT OF THE INTERSECTION OF RESTON PARKWAY, NEW DOMINION PARKWAY & TEMPORARY ROAD	
PRESENT USE: SURFACE PARKING LOT, OFFICE, RETAIL	PROPOSED USE: RESIDENTIAL, OFFICE, RETAIL
MAGISTERIAL DISTRICT: HUNTER MILL	OVERLAY DISTRICT (S):

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

BRIAN J. WINTERHALTER

Type or Print Name

COOLEY LLP, 11951 Freedom Dr. Reston, VA 20190

Address

*Brian J. Winterhalter*  
 Signature of Applicant or Agent

(Work) (703) 456 8168 (Mobile)  
 Telephone Number

*mpa*  
 10/15/13

Please provide name and telephone number of contact if different from above:

PCA/DPA 2013-0213/0214

DO NOT WRITE BELOW THIS SPACE

Date application accepted: October 15, 2013 *Virginia Ruffalo* Fee Paid \$ 20,010.00





**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: PRC 85-C-088-03

(Assigned by staff)

Concurrent with

PCA 85-C-088-09

DPA 85-C-088-07

RECEIVED

Department of Planning & Zoning

**APPLICATION FOR A PRC PLAN**  
 (PLEASE TYPE or PRINT IN BLACK INK)

OCT 03 2013

**PETITION**

Zoning Evaluation Division

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), BLOCK 4 LLC & RESTON TOWN CENTER PROPERTY LLC, the applicant (s) request approval of a PRC Plan for the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

**LEGAL DESCRIPTION:**

RESTON SECTION 91A	1 AND 4.		23027	067B
RESTON SECTION 91A	5A		19275	1919
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

17-1	16		1, 4 AND 5A	6.35
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

11810 FREEDOM DRIVE, RESTON, VA 20190 AND 1750 PRESIDENTS STREET, RESTON, VA 20190

**ADVERTISING DISCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

SOUTHWESTERN QUADRANT OF INTERSECTION OF RESTON PARKWAY, NEW DOMINION PARKWAY & TEMPORARY ROAD

PRESENT USE: SURFACE PARKING LOT, OFFICE, RETAIL PROPOSED USE: RESIDENTIAL, OFFICE, RETAIL

MAGISTERIAL DISTRICT: HUNTER MILL OVERLAY DISTRICT (S):

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

BRIAN J. WINTERHALTER

Type or Print Name

COOLEY LLP

11951 FREEDOM DR. RESTON, VA 20190

Address

Chris J. Wintler  
 Signature of Applicant or Agent

(Work) (703) 456 8168 (Mobile)

Telephone Number

Please provide name and telephone number of contact if different from above:

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: October 15, 2013

Fee Paid \$ 16,685.00

PRC 2013-0215 <sup>MPC</sup> 10/15/13

Virginia Ruffin



# DPA 85-C -088-07

## Zoning Application Closeout Summary Report

Printed: 7/31/2014

### General Information

**APPLICANT:** BLOCK 4 LLC & RESTON TOWN CENTER PROPERTY LLC  
**DECISION DATE:** 07/29/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MARY ANN TSAI  
**SUPERVISOR DISTRICT:** HUNTER MILL (PREV C)

**DECISION SUMMARY:**

ON JULY 29, 2014, ON A MOTION MADE BY SUPERVISOR HUDGINS, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED DPA 85-C-088-07 CONCURRENT WITH PCA 85-C-088-09 AND PRC 85-C-088-03. THE BOARD ALSO APPROVED A PARKING REDUCTION FOR RESTON SECTION 91A BLOCK 4 AND APPROVED PARKING MODIFICATIONS FOR RESTON TOWN CENTER URBAN CORE 2 PHASE I.

**APPLICATION DESCRIPTION:**

MIXED USE

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRC	6.35 ACRES

### Tax Map Numbers

0171 ((16)) ( )0005 A      0171 ((16)) ( )0001      0171 ((16)) ( )0004

### Approved Land Uses

Zoning District: PRC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	549	4.50 ACRES		88			
OFFC/GENRL					276,788	3.47	1.83 ACRES
RETAIL/EST					32,900	0.12	6.35 ACRES
<b>TOTALS</b>	<b>549</b>	<b>4.50</b>		<b>88</b>	<b>309,688</b>	<b>3.59</b>	<b>8.18 ACRES</b>

### Approved Waivers/Modifications

- WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY
- MODIFY BARRIER REQUIREMENT
- MODIFY TRANSITIONAL SCREENING REQUIREMENT

7/31/2014



# PRC 85-C -088-03

## Zoning Application Closeout Summary Report

Printed: 7/31/2014

### General Information

**APPLICANT:** BLOCK 4 LLC & RESTON TOWN CENTER PROPERTY LLC  
**DECISION DATE:** 07/29/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MARY ANN TSAI  
**SUPERVISOR DISTRICT:** HUNTER MILL (PREV C)

**DECISION SUMMARY:**

ON JULY 29, 2014, ON A MOTION MADE BY SUPERVISOR HUDGINS, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED PRC 85-C-088-03 CONCURRENT WITH PCA 85-C-088-09 AND DPA 85-C-088-07. THE BOARD ALSO APPROVED A PARKING REDUCTION FOR RESTON SECTION 91A BLOCK 4 AND APPROVED PARKING MODIFICATIONS FOR RESTON TOWN CENTER URBAN CORE 2 PHASE I.

**APPLICATION DESCRIPTION:**

MIXED USE

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRC	6.35 ACRES

### Tax Map Numbers

0171 ((16)) ( )0005 A      0171 ((16)) ( )0001      0171 ((16)) ( )0004

### Approved Land Uses

Zoning District: PRC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	549	4.50 ACRES		88			
OFFC/GENRL					276,788	3.47	1.83 ACRES
RETAIL/EST					32,900	0.17	4.50 ACRES
<b>TOTALS</b>	<b>549</b>	<b>4.50</b>		<b>88</b>	<b>309,688</b>	<b>3.64</b>	<b>6.33 ACRES</b>

### Approved Waivers/Modifications

- WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY
- MODIFY BARRIER REQUIREMENT
- MODIFY TRANSITIONAL SCREENING REQUIREMENT

7/31/2014

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**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 05-28-2014

---

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001

7/31/2014

# PCA 85-C -088-09

## Zoning Application Closeout Summary Report

Printed: 7/31/2014

### General Information

**APPLICANT:** BLOCK 4 LLC & RESTON TOWN CENTER PROPERTY LLC  
**DECISION DATE:** 07/29/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MARY ANN TSAI  
**SUPERVISOR DISTRICT:** HUNTER MILL (PREV C

**DECISION SUMMARY:**

ON JULY 29, 2014, ON A MOTION MADE BY SUPERVISOR HUDGINS, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED PCA B5-C-088-09 CONCURRENT WITH DPA 85-C-088-07 AND PRC 85-C-088-03. THE BOARD ALSO APPROVED A PARKING REDUCTION FOR RESTON SECTION 91A BLOCK 4 AND APPROVED PARKING MODIFICATIONS FOR RESTON TOWN CENTER URBAN CORE 2 PHASE I.

**APPLICATION DESCRIPTION:**

MIXED USE

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRC	6.35 ACRES

### Tax Map Numbers

0171 ((16)) ( )0005 A      0171 ((16)) ( )0001      0171 ((16)) ( )0004

### Approved Land Uses

Zoning District: PRC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	549	4.50 ACRES		88			
OFFC/GENRL					276,788	3.47	1.83 ACRES
RETAIL/EST					28,400	0.10	6.35 ACRES
<b>TOTALS</b>	<b>549</b>	<b>4.50</b>		<b>88</b>	<b>305,188</b>	<b>3.57</b>	<b>8.18 ACRES</b>

7/31/2014

## Approved Waivers/Modifications

WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY  
 MODIFY LOADING SPACE REQUIREMENT  
 MODIFY BARRIER REQUIREMENT  
 MODIFY TRANSITIONAL SCREENING REQUIREMENT

## Approved Proffers

PROFFER STATEMENT DATE: 07-28-2014

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
PREVIOUS PROFFERS REMAIN IN EFFECT	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	RUP	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND DECEL LANES)	01-01-0001	0	RUP	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	BLDG PRMT APRV	\$0	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
DRAINAGE IMPROVEMENT OFF-SITE	01-01-0001	0	N/A	\$0	01-01-0001
DRAINAGE IMPROVEMENT ON-SITE	01-01-0001	0	N/A	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$0	01-01-0001
OPEN SPACE	01-01-0001	0	N/A	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
POND MAINTENANCE AGREEMENT	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
TEMPORARY / INTERIM PARKING	01-01-0001	0	N/A	\$0	01-01-0001
RECYCLING	01-01-0001	0	N/A	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
GREEN ROOF	01-01-0001	0	N/A	\$0	01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	SITE PLAN	\$0	01-01-0001

7/31/2014



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**DESCRIPTION OF  
PARCEL 1  
SECTION 91A, RESTON**

ALL OF PARCEL 1, SECTION 91A, RESTON, AS THE SAME ARE SHOWN ON THE PLAT ATTACHED TO THE DEED OF RESUBDIVISION AND EASEMENT RECORDED IN DEED BOOK 7758 AT PAGE 328 AND RE-RECORDED IN DEED BOOK 7818 AT PAGE 324, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA

MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF NEW DOMINION PARKWAY, WIDTH VARIES, DEED BOOK 7006 AT PAGE 221, SAID POINT BEING THE NORTHEASTERLY CORNER OF BLOCK 4, SECTION 91A, RESTON, DEED BOOK 23027 PAGE 673 AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL 1; THENCE RUNNING WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID NEW DOMINION PARKWAY,

104.43 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 2,452.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 77°13'23" EAST, 104.42 FEET TO A POINT; THENCE

SOUTH 76°00'11" EAST, 17.47 FEET TO A POINT; THENCE

46.66 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 68°58'05" EAST, 46.54 FEET TO A POINT; THENCE

51.57 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 210.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 68°58'05" EAST, 51.44 FEET TO A POINT; THENCE

SOUTH 76°00'11" EAST, 10.92 FEET TO A POINT; THENCE

188.77 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 1,173.51 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 80°36'40" EAST, 188.56 FEET TO A POINT; THENCE

61.69 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 41°02'23" EAST, 55.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF RESTON PARKWAY - ROUTE 602, WIDTH VARIES, DEED BOOK 4762 AT PAGE 234, DEED BOOK 7103 AT PAGE 1929 AND DEED BOOK 7144 AT PAGE 337; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF SAID NEW DOMINION PARKWAY AND RUNNING WITH THE WESTERLY RIGHT-OF-WAY OF SAID RESTON PARKWAY,

399.87 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 6,862.65 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04°48'32" WEST, 399.82 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL A-2, SECTION 91A, RESTON, RECORDED IN DEED BOOK 12289 PAGE 340; THENCE DEPARTING SAID RESTON PARKWAY AND RUNNING WITH THE NORTHERLY LINE OF SAID PARCEL A-2, SECTION 91A,

21.34 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 34.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 72°16'49" WEST, 21.00 FEET TO A POINT; THENCE

DUE WEST, 110.96 FEET TO A POINT; THENCE

54.19 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 34.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 48.79 FEET TO A POINT; THENCE

DUE NORTH, 130.00 FEET TO A POINT; THENCE

112.31 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 71.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST,



101.12 FEET TO A POINT; THENCE

DUE WEST, 108.70 FEET TO A POINT; THENCE

64.72 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 328.50 FEET AND A CHORD BEARING AND DISTANCE NORTH 84°21'21" WEST, 64.62 FEET TO A POINT, SAID POINT BEING THE SOUTH- EASTERLY CORNER OF SAID BLOCK 4, SECTION 91A, AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL 1; THENCE LEAVING THE NORTHERLY LINE OF SAID PARCEL A-2 AND RUNNING ALONG THE EASTERLY LINE OF SAID BLOCK 4, SECTION 91A

DUE NORTH, 300.38 FEET TO THE POINT OF BEGINNING, CONTAINING 151,886 SQUARE FEET OR 3.48683 ACRES, MORE OR LESS.



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Legal Description

All that certain part or parcel of land, and improvements thereon, lying and being situate in the County of Fairfax, State of Virginia, being more particularly described as follows:

ALL of Block 4, Section 91A, Reston, as the same is shown on a plat of resubdivision of a portion of Section 91A, Reston, attached to the Deed of Subdivision and Easement recorded in Deed Book 7818 at Page 335, among the Land Records of Fairfax County, Virginia; and

ALL of Block 5A, Section 91A, Reston, as the same is shown on the plat attached to the Deed of Resubdivision and Easement recorded in Deed Book 9266 at Page 831, among the Land Records of Fairfax County, Virginia.



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**DESCRIPTION OF  
BLOCK 4  
SECTION 91A, RESTON**

ALL OF BLOCK 4, SECTION 91A, RESTON, AS THE SAME IS SHOWN ON A PLAT OF RESUBDIVISION OF A PORTION OF SECTION 91A, RESTON, ATTACHED TO THE DEED OF SUBDIVISION AND EASEMENT RECORDED IN DEED BOOK 7818 AT PAGE 335, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA

MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW DOMINION PARKWAY, WIDTH VARIES, DEED BOOK 7006 PAGE 221, SAID POINT BEING THE NORTHWESTERLY CORNER OF PARCEL 1, SECTION 91A, RESTON, DEED BOOK 23027 PAGE 673 AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED BLOCK 4; THENCE DEPARTING SAID NEW DOMINION PARKWAY AND RUNNING WITH THE WESTERLY LINE OF SAID PARCEL 1,

DUE SOUTH, 300.38 FEET TO A POINT ON A NORTHERLY LINE OF PARCEL "A-2", SECTION 91A, RESTON, DEED BOOK 12289 PAGE 340; THENCE DEPARTING SAID PARCEL 1 AND RUNNING WITH SAID PARCEL "A-2",

57.23 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 328.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73°43'16" WEST, 57.16 FEET, TO A POINT; THENCE

74.59 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 361.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74°38' 30" WEST, 74.46 FEET, TO A POINT; THENCE

48.50 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 34.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 40°16' 35" WEST, 44.61 FEET, TO A POINT ON SAID PARCEL "A-2"; THENCE CONTINUING WITH SAID PARCEL "A-2",

DUE NORTH, 226.91 FEET TO A POINT; THENCE

18.39 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 34.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 15°16' 01" EAST, 18.17 FEET, TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF NEW DOMINION PARKWAY; THENCE DEPARTING SAID PARCEL "A-2" AND RUNNING WITH SAID RIGHT-OF-WAY LINE OF NEW DOMINION PARKWAY,

10.63 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 2440.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 81°51' 11" EAST, 10.63 FEET, TO A POINT; THENCE

25.71 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69°18' 53" EAST, 24.59 FEET, TO A POINT; THENCE

119.07 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 2,452.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 79°50' 04" EAST, 119.06 FEET, TO THE POINT OF BEGINNING; CONTAINING 44,994 SQUARE FEET OR 1.03292 ACRES, MORE OR LESS.



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## DESCRIPTION OF BLOCK 5A SECTION 91A, RESTON

ALL OF BLOCK 5A, SECTION 91A, RESTON, AS THE SAME IS SHOWN ON THE PLAT ATTACHED TO THE DEED OF RESUBDIVISION AND EASEMENT RECORDED IN DEED BOOK 9266 AT PAGE 831, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY CORNER OF BLOCK 9A, SECTION 91A, RESTON, DEED BOOK 19275 PAGE 1919, SAID POINT BEING ON THE SOUTHERLY LINE OF PARCEL A-2, SECTION 91A, RESTON, RECORDED IN DEED BOOK 12289 PAGE 340 (ALSO BEING THE SOUTHERLY PRIVATE STREET OF FREEDOM DRIVE) AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED BLOCK 5A; THENCE DEPARTING SAID BLOCK 9A AND RUNNING WITH THE SOUTHERLY LINE OF SAID PARCEL A-2 (AND SAID FREEDOM DRIVE),

118.24 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 318.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 79°21'55" EAST, 117.56 FEET TO A POINT; THENCE

137.91 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 371.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 79°21'55" EAST, 137.12 FEET TO A POINT; THENCE

DUE EAST, 108.70 FEET TO A POINT; THENCE

54.19 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 34.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST, 48.79 FEET TO A POINT; THENCE

DUE SOUTH, 139.00 FEET TO A POINT; THENCE

54.19 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 34.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST, 48.79 FEET TO A POINT; THENCE

DUE WEST, 268.50 FEET TO A POINT; THENCE

DUE NORTH, 37.50 FEET TO A POINT; THENCE

74.61 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 47.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 67.18 FEET TO A POINT; THENCE

DUE WEST, 43.00 FEET TO A POINT ON THE SOUTHEASTERLY CORNER OF SAID BLOCK 9A; THENCE RUNNING ALONG THE EASTERLY LINE OF SAID BLOCK 9A

DUE NORTH, 170.00 FEET TO THE POINT OF BEGINNING, CONTAINING 79,856 SQUARE FEET OR 1.83324 ACRES, MORE OR LESS.