



WALSH COLUCCI
LUBLEY & WALSH PC

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October 30, 2015

Via Certified Mail

Re: Official Notice for the Design Review Board (DRB) Meeting for the "Final" Review for the Design Plans for 1760 Reston Parkway Property to be Held on Tuesday, November 17, 2015 at 7:00 p.m. at the Reston Association Office, 12001 Sunrise Valley Drive, Reston, VA 20191

Dear Property Owner and Nearby Reston Association Member:

You are listed in the current records of the Reston Association as the owner of a parcel of land abutting, adjacent to, or across the street from 1760 Reston Parkway, that is the subject of an upcoming meeting before Reston Association's Design Review Board ("DRB") concerning the building design plans for the eventual development of an office building on the 1760 Reston Parkway property. Also, you may be a representative of an adjacent owners' association located in the vicinity of this property. The property is zoned "PRC" and the design is administered under the Design Review Board of the Reston Association.

The Applicant, Akridge and RTC Partnership, L.L.C., are requesting DRB "Final" review of the proposed design drawings for the office tower as generally shown on the enclosed drawings. The project was "Conceptually" approved by the DRB in July 2015, and has been refined based on changes recommended by the DRB.

In accordance with the DRB notice requirements, I hereby notify you of a meeting of the Design Review Board on Tuesday, November 17, 2015, at 7:00 p.m. at the office of the Reston Association located at 12001 Sunrise Valley Drive, Reston, Virginia, 20191.

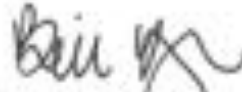
To review the design plans for 1760 Reston Parkway or wish to register as an "Affected Party" to comment on these plans at the DRB meeting, please call Ms. Margo Collins, Covenants Property Advisor, at (703) 435-7994.

ATTORNEYS AT LAW

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Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH
& WALSH, P.C.

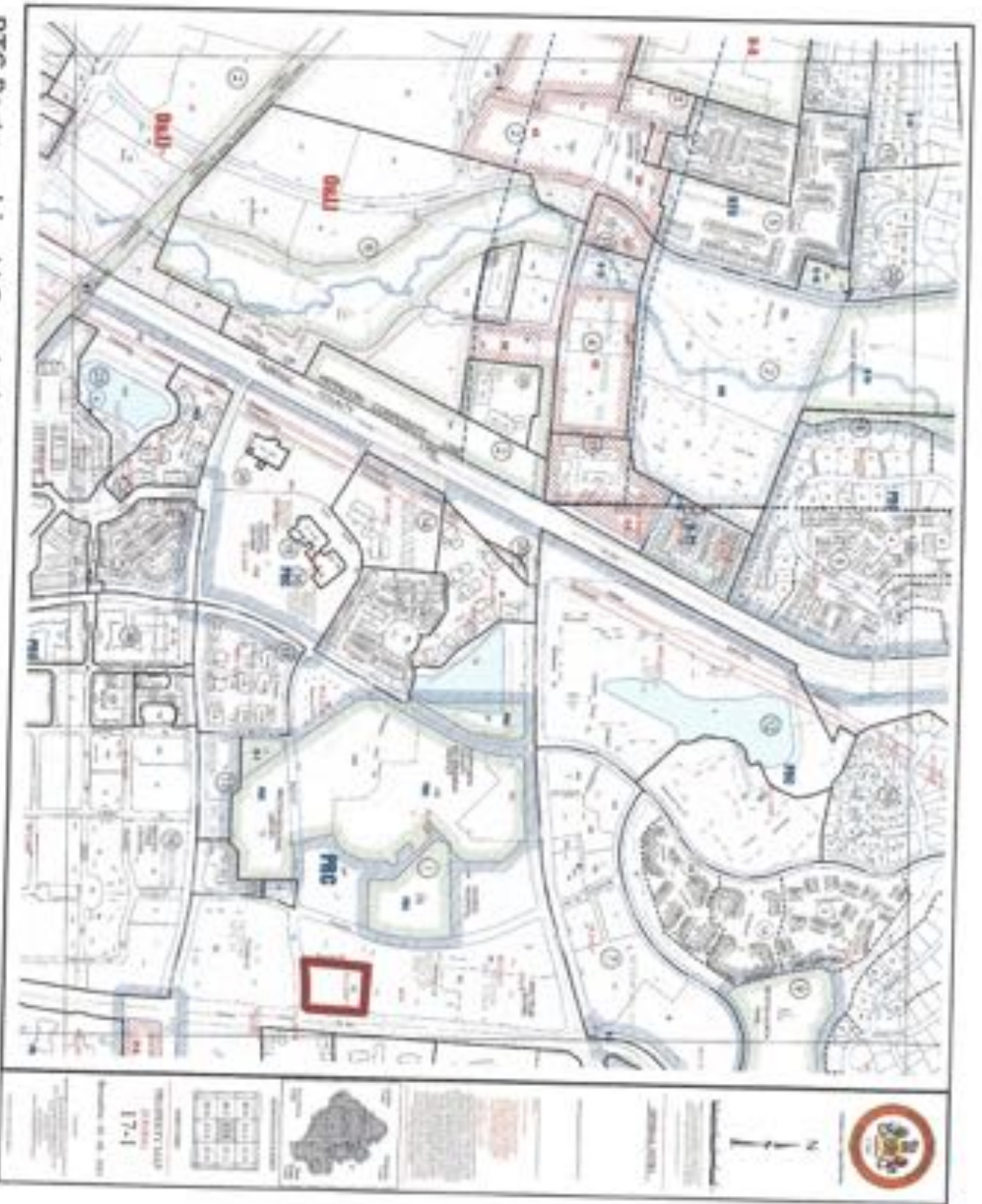


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Enclosures: Proposed Project Drawings
Tax Map 17-1((1))2C

Cc: Mr. Rick Whealen, RTC Partnership
Mr. David Toney, Akridge
Martin D. Walsh, Esq., Walsh Colucci

WJK:ja



RTC Partnership, LLC and Akridge Property: TM #17-1 ((1)) 2C

1760 RESTON PARKWAY

DRB Final Submission

November 17, 2015



		Proposed Design
1.	Floor Area	418,000 total square feet with office and retail space
2.	Building Height	295 feet Penthouse (23 Levels + Penthouse)
3.	FAR	4.00 Maximum FAR
4.	Open Space (Ground Level + Plaza Level + Green Roof = Total Open Space)	19,400 SF + 30,400 SF + 2,500 SF = 52,361 SF
6.	LEED	LEED Silver design (minimum)
7.	Structured Parking	126 spaces (dependent on final retail floor area)
8.	Surface Parking	11 (maximum) surface parking spaces
9.	Building and Site Amenities	<ul style="list-style-type: none"> A) Well-landscaped plaza level park with public access with enhanced activity spaces. B) Enhanced architectural design on the metal screen panel at the podium garage façade that creates a cave-like aesthetics. C) Terraces on the plaza level, level 22 and the penthouse level D) 10-story tall light-filled building atrium lobby. E) Fitness Center F) Cyber lounge





EXPANDED OPEN SPACE AT 1760
 The pedestrian entry plaza at the ground level is expanded with outdoor seating and lush landscaping and the public area of Respite. Reston Parkway is reduced from 21 to 11 feet wide, which will further enliven the pedestrian experience.

ACTIVATED PEDESTRIAN EXPERIENCE
 The pedestrian experience at the site is enhanced by integrating the sidewalk with the planting beds and by locating the planting beds closer to the building. These opportunities will also activate the ground level.

ADDED MULTI-LEVEL OUTDOOR SPACE
 In addition to the public open space at the ground level, the building occupants will enjoy a terrace space located on the plaza level.

ADDED SOCIAL AMENITIES
 Building occupants will also have access to building amenities like the fitness center, cyber lounge and casual dining.

ENHANCED ARTISTIC SCREEN
 The artistic screen wall on the garage level is further developed as a design feature to enliven the street.



EXPANDED PEDESTRIAN PLAZA
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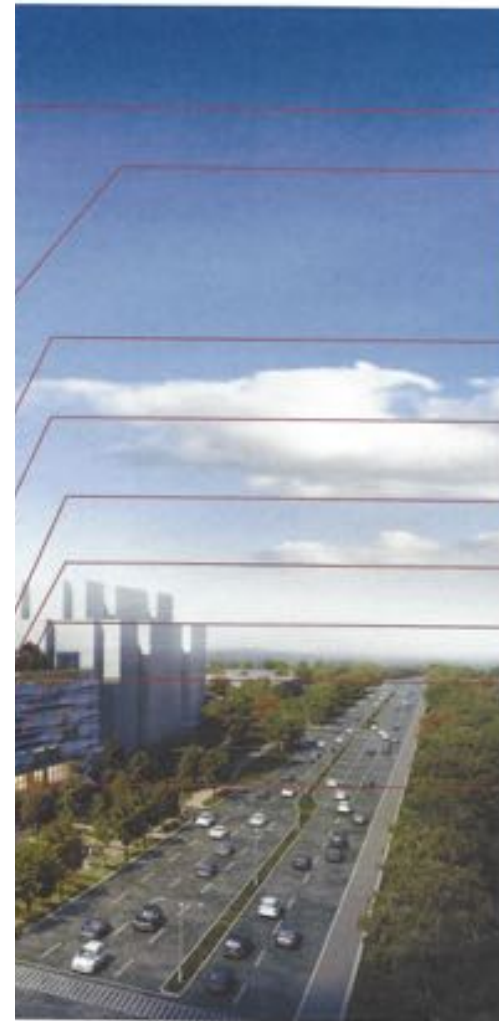
ALL ON GARAGE
 The artistic screen wall on the garage level is further developed as a design feature to enliven the street.



IMAGES ARE ILLUSTRATIVE.



1760 RESTON PARKWAY



- CLEAR GLASS OF PENTHOUSE SCREENWALL
 - EDGE OF GARAGE ROOF STEPPED BACK TO REDUCE VISUAL MASS OF PODIUM BLOCK
 - 6-STORY TALL GLAZED ATRIUM AS THE FOCUS OF INDOOR AND OUTDOOR ACTIVITIES
 - ENTRANCE CANOPY WRAPPED AROUND THE BUILDING CORNER
 - EDGE OF GARAGE ROOF STEPPED BACK TO REDUCE VISUAL MASS OF PODIUM BLOCK
 - LANDSCAPED PARK WITH PUBLIC ACCESS
 - INCREASED GROUND LEVEL OPEN SPACE
 - ENHANCED WAVE-LIKE ARTISTIC SCREEN AT FACADE OF PODIUM GARAGE
 - REDUCED SURFACE PARKING FROM 21 TO 11 ALONG RESTON PARKWAY
- * PER ZONING ORDINANCE SECTION 2-506, THE PENTHOUSE STRUCTURE MEETS THE REQUIREMENTS TO BE EXEMPT FROM BUILDING HEIGHT.



1760 RESTON PARKWAY

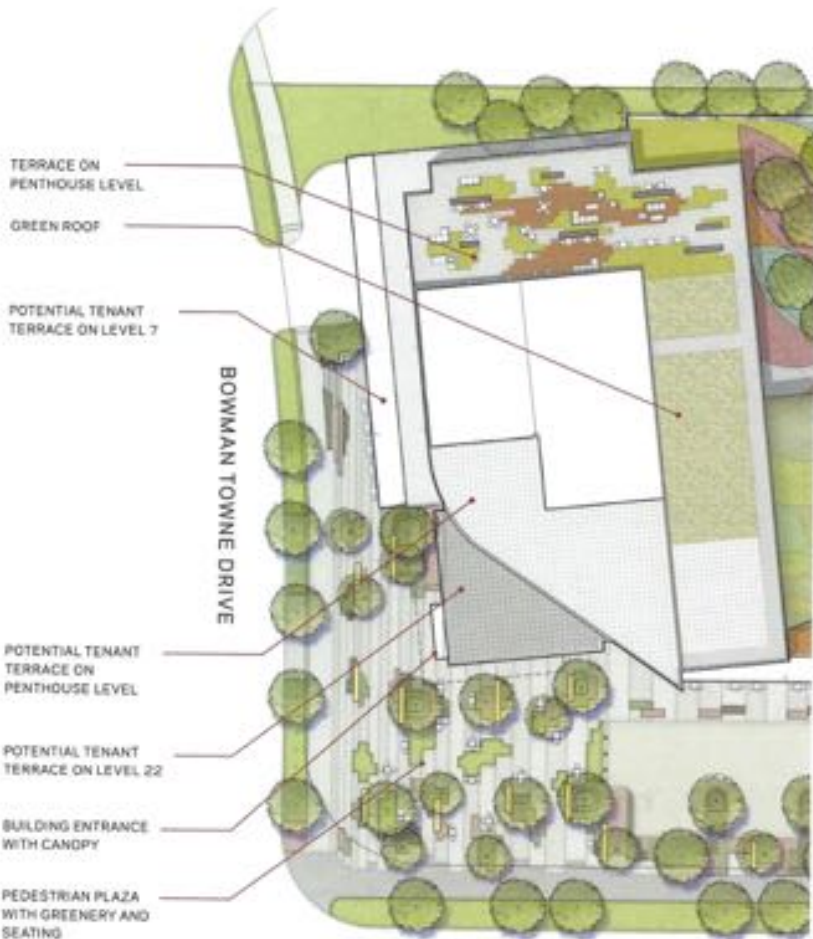
VIEW FROM RESTON PARKWAY



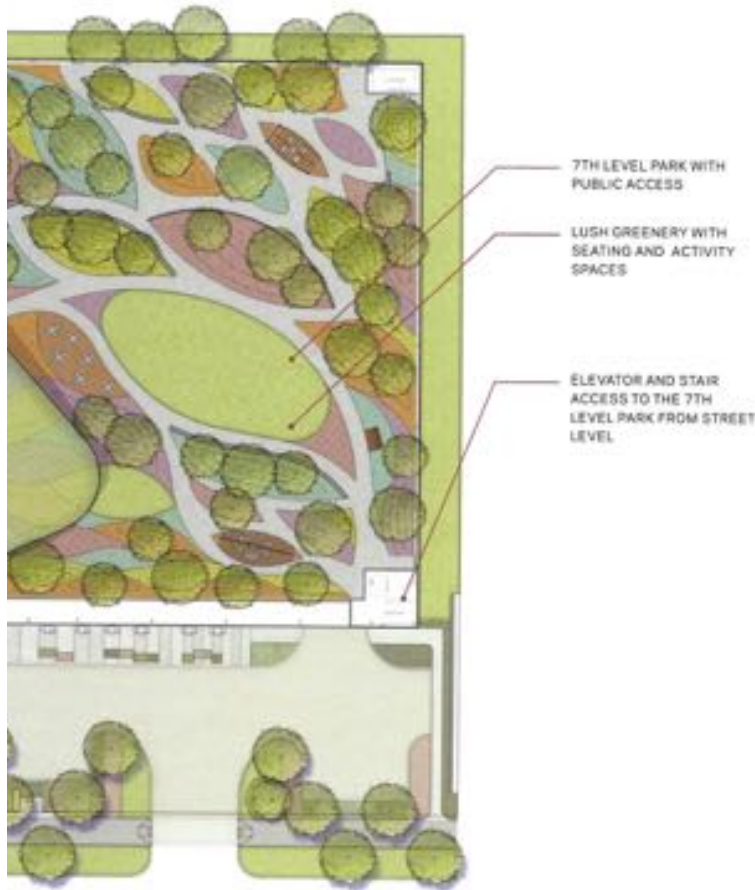
1760 RESTON PARKWAY



VIEW LOOKING SOUTHWEST



RESTON PARK



NY



1760 RESTON PARKWAY



1760 RESTON PARKWAY



WAVE-LIKE EXPRESSION OF THE EDGES OF THE BALCONIES EVOCATIVE OF THE EXPRESSION OF THE METAL SCREEN PANELS AT THE PODIUM GARAGE

ENTRANCE CANOPY WRAPPED AROUND THE CORNER OF THE BUILDING

ENTRY PLAZA | LOBBY ATRIUM