

WALSH COLUCCI
LUBELEY & WALSH PC

William J. Keefe
Land Use Planner
(571) 209-5774 (Direct)
wkeefe@ldn.thelandlawyers.com

July 8, 2015

Via Certified Mail

Re: Official Notice for the Design Review Board (DRB) Meeting for the "Conceptual" Review for the Design Plans for 1760 Reston Parkway to be Held on Tuesday, July 21, 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 a meeting before the Reston Association Design Review Board ("DRB") concerning the building design plans for the eventual development of an office building on the 1760 Reston Parkway property. You may also be a representative of an adjacent owners' association located in the vicinity of this DRB application. The parcel is zoned "PRC" and the design is administered under the Design Review Board of the Reston Association.

The Applicant, RTC Partnership, LLC, is requesting DRB "Conceptual" review of the Development Plan for the 23 story office tower as generally shown on the enclosed drawings. The project was initially approved by the DRB in 2012 but is being refined based on changes made to the design.

In accordance with the provisions of the DRB notice requirements, I hereby notify you of a meeting of the Design Review Board on Tuesday, July 21, 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 Development 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

703 737 3633 ■ WWW.THELANDLAWYERS.COM
1 E. MARKET STREET ■ SUITE 300 ■ LEESBURG, VA 20176-3014

ARLINGTON 703 528 4700 ■ WOODBRIDGE 703 680 4664

{L0228870.DOC / 1 DRB Mtg. Notice Ltr. 7/6/15 001077 000020}

Very truly yours,

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



William J. Keefe
Land Use Planner

Enclosures: Project Drawings
Design Review Application Form

Cc: Mr. Rick Whealen, RTC Partnership
Mr. David Toney, Akridge

WJK:ja



1760 RESTON PARKWAY

PLAN REVIEW PRESENTATION TO DESIGN REVIEW BOARD





PREVIOUS DESIGN - LOOKING NORTH

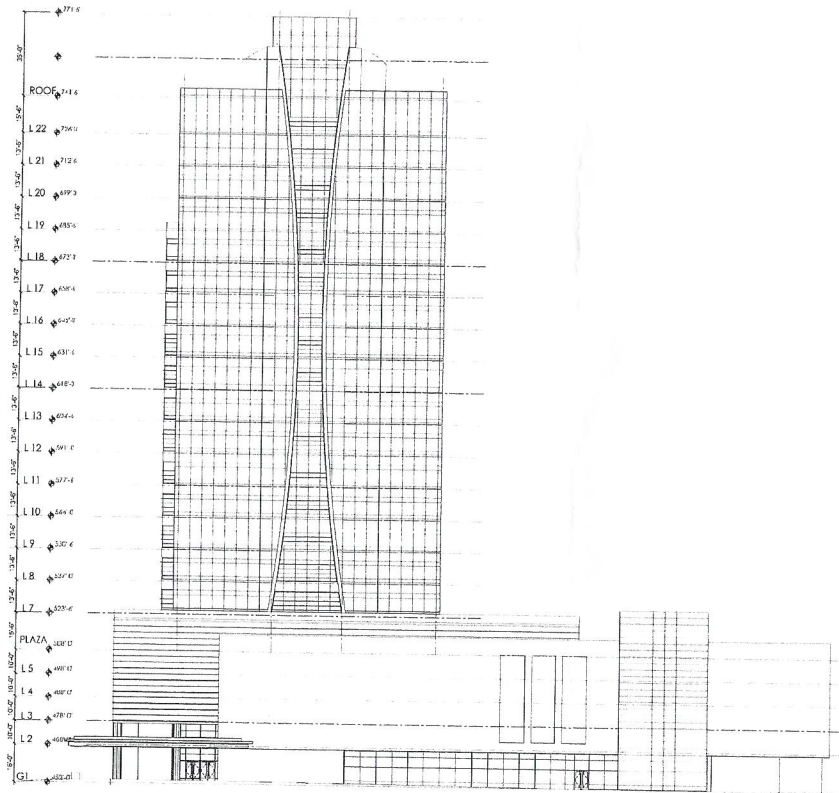


CURRENT DESIGN - LOOKING NORTH

1760 RESTON PARKWAY

COMPARISON OF BUILDING DESIGN





EAST ELEVATION
PREVIOUS DESIGN

EAST ELEVATION
CURRENT DESIGN

1760 RESTON PARKWAY

RESTON PARKWAY ELEVATION



**PROPOSED
1760 RESTON PARKWAY OFFICE BUILDING**

TEARDOWN/IN-FILL

Commercial/Public Property

APPLICATION CHECKLIST

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

Plat/Site Plan	<input checked="" type="checkbox"/> An enlarged and drawn-to-scale plat/site plan (at a minimum 1" = 20') with dimensions, showing the footprints of the existing and proposed structure (and associated elements), existing utilities, property lines and structures on contiguous lots, and significant existing vegetation, including species, caliper, and drip-line of those trees that are to be removed.	See PRC Plan
Grading Plan	<input checked="" type="checkbox"/> A grading plan of the existing grade and any proposed changes to the existing grade (1" = 20' minimum scale).	See PRC Plan
Elevation Drawings	<input checked="" type="checkbox"/> Complete elevation drawings (1/4" = 1' minimum scale), accurate and to scale, of the proposed structure.	See HOK Plan
Schematic Design Drawings	<input checked="" type="checkbox"/> Complete schematic design drawings, to scale, that fully illustrate the proposed construction.	See HOK Plan
Streetscape Elevation	<input checked="" type="checkbox"/> A streetscape elevation that accurately shows the proposed structure in relation to adjacent structures and accurately depicts the size/scale of adjacent structures in relation to the proposed structure.	See HOK Plan
Photographs	<input checked="" type="checkbox"/> Photographs of the existing structure, site conditions, and neighboring structures.	See HOK Plan
Materials and Colors	<input type="checkbox"/> A list and samples of all exterior materials.	TBD
Catalog/Specifications	<input type="checkbox"/> Catalog/specifications of light fixtures, windows, etc.	TBD
Landscaping Plan	<input type="checkbox"/> Include size and species of existing trees to be removed and retained, and size and species of trees to be planted.	Waiver Requested
Scale Model	<input type="checkbox"/> A scale model of the proposed structure may be required for complex projects.	Waiver Requested
Proposed Schedule	<input checked="" type="checkbox"/> Submit a project schedule to be implemented upon receipt of final Design Review Board approval that includes dates for the initiation and completion of construction.	See Cover Letter