BOARD OF DIRECTORS MEETING MINUTES
Regular Meeting
May 29, 2014

PRESENT: President Knueven, Vice President Graves; Secretary Michael Sanio; Treasurer John Higgins; Directors Tim Cohn, Richard Chew, Rachel Muir, Jeff Thomas, and Lucinda Shannon; Legal Counsel Ken Chadwick, Esq.; Chief Executive Officer Cate Fulkerson; Assistant Secretary Sabrina Tadele.

ABSENT WITH CAUSE: Director Eve Thompson.

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
President Knueven called the meeting to order at 6:10 pm and established a quorum of the Board of Directors present including: President Knueven, Vice President Graves, Secretary Sanio, Directors Cohn, Chew, Muir, Thomas and Shannon.

B. Adoption of Consent Calendar (Attached)
President Knueven, seconded by Vice President Graves, moved to adopt the May 29, 2014 Consent Calendar as written and including the following items:

1. Adoption of Regular Meeting Agenda
2. Approval of Board Minutes – April 9, 2014 Initial Board Meeting
3. Design Review Board & Committee Appointments
4. Legal Committee Report
5. Fairfax County Water Authority Easement Request
7. Secretary’s Certificate Renewal

The motion passed unanimously.

C. Member & Board Comments
1. Connie Hartke, Reston Citizens Association - Topic: Expressed concerns over the proposed monopole in Hunters Woods Park; suggested the Board of Directors task the Environmental Advisory Committee with measuring the environmental impact of the proposed monopole. (Comments attached.)

The following topics were noted by one or more members of the Board: Several special events took place in the community over the last month, including another successful Community Yard Sale, the 2014 Community Association Legal Seminar, a meeting at Reston Community Center on Lake Anne Fellowship House, Bike-to-Work Day, the first day of the season for Reston Swim Team Association, and a Fishing Day at Lake Fairfax. Also, upcoming in the next few weeks are two triathlons. Earlier this month the Transportation Advisory Committee (TAC) received a presentation from Fairfax County on the proposed
alignment of the Soapstone Connector. The Pedestrian and Bicycling Advisory Committee (PBAC) compiled and shared its comments on safety and accessibility around the Wiehle-East Metro Station with Comstock. A Mobility Manager may soon be assigned to Fairfax County mobility issues, which is an important step for the community. Commended Staff for extra efforts mowing Reston medians, now that RA has permission from the Virginia Department of Transportation to mow Reston medians. Congratulated former Director Amanda Andere on her new position as President and CEO of Wider Opportunities for Women.

D. CEO/Management Report (Attached)
Chief Executive Officer Cate Fulkerson provided an overview of her March report and highlighted the following activities of Reston Association:

- Reston Association will be saying goodbye to the highly valued Director of Human Resources, Alice Page, who will be retiring and moving to South Carolina later this summer.
- Under the Strategic Goal of Community Leadership & Engagement, Reston Association is proud to announce a new feature of its website: pre-registration to speak at a meeting of the Board of Directors. Members can now use the website to sign up in advance to speak at a Board meeting and will receive correspondence from RA Staff following the meet
- This month Reston will host two triathlons, which represents an expanding use of RA facilities.

➢ Treasurer Higgins arrived at 6:30 pm.

II. PRESENTATION, DISCUSSION & ACTION ITEMS

E. Presentation of Champion Tree Cookie Award by Fairfax County Tree Commission
Chairman of the Fairfax County Tree Commission Robert Vickers presented a brief history of the champion Virginia Pine from which three tree cookies were cut. Mr. Vickers presented one tree cookie award to President Ken Knueven and one to Chairman Bill Bouie of the Fairfax County Park Authority Board. The third tree cookie will be presented to Supervisor Catherine Hudgins later this month.

F. Executive Session to Discuss Legal, Contractual and Personnel Matters
President Knueven, seconded by Vice President Graves, moved to adjourn in to executive session to discuss legal, contractual and personnel matters.

The motion passed unanimously.

The Board adjourned in to executive session at 6:47 pm.

President Knueven, seconded by Director Chew, moved to return to open session.

The motion passed unanimously.

The Board returned into open session at 8:47 pm.

President Knueven, seconded by Director Chew, moved to direct staff to prepare, for consideration by the Board of Director’s on June 26, 2014, a plan to evaluate alternative uses of the Pony Barn Picnic Area located at the corner of Steeplechase Drive and Triple Crown Road, which would include but not be limited to the possibility of a memorial garden of reflection.
Director Cohn, seconded by Director Sanio, moved to amend the motion to strike all language after “Triple Crown Road.”

The motion to amend the motion failed as follows:
   AYE: Directors Cohn, Sanio, and Muir.
   NAY: President Knueven, Vice President Graves, Directors Shannon, Thomas, Graves, and Chew.

The original motion passed unanimously.

G. Fiscal Committee – Recommendation on Investment/Money Manager (Attached)
   Fiscal Committee Chair Shawn Endsley presented the recommendations of the Fiscal Committee on appointment an investment/money manager for the Association.

   President Knueven, seconded by Director Chew, moved to appoint, at the recommendation of the Fiscal Committee, Raffa Wealth Management as Reston Association’s investment manager to conduct investment business with and on behalf of the Association, subject to an appropriate letter of engagement or contract reviewed by legal counsel.

   The motion passed unanimously.

   Chief Financial Officer David Harris presented, and the Board received, the April 2014 Financial Report.

I. Environmental Advisory Committee – Recommendations on Tree Cover Preservation/Restoration & Stormwater Management System for Development and Redevelopment Projects
   Environmental Advisory Committee (EAC) Chair Sue Beffel presented a brief chronology of the EAC’s recommendations on tree cover preservation/restoration and stormwater management (attached). Ms. Beffel stated she supports the suggestion of the Board Planning Committee to direct the EAC to work with the Design Review Board to translate the “Environmental Considerations” into draft Design Guidelines.

   President Knueven, seconded by Director Chew, moved to direct the Environmental Advisory Committee (EAC) and the Design Review Board to work together to draft, for the RA Board’s consideration, one or more Design Guidelines that capture the recommendations of the EAC on tree cover preservation/restoration and stormwater management as they relate to development and redevelopment projects in Reston. Consideration should also be given to amending existing Design Guidelines to achieve these desired outcomes.

   The motion passed unanimously.

J. Land Use Update (Attached)
   Russ Forno, Land Planner of Odin, Feldman, and Pittleman, P.C. presented and the Board received information as to current land use activities underway in and around Reston (attached).

   Director Cohn left the meeting at 9:32 pm.

K. RA Site Review Process (Attached)
   Chief Executive Officer Cate Fulkerson, Senior Director of Parks, Recreation & Community Services Larry Butler, and RA Land Use Consultant John McBride presented on four elements of the RA Site Review Process (attached).
President Knueven, seconded by Director Chew, moved to accept the attached proposed Reston Association (RA) Procedures for Commenting on Development/Redevelopment Projects as developed by RA Staff and Land Use Counsel in coordination with Fairfax County Hunter Mill District Supervisor Catherine M. Hudgins and County Planning staff, and direct RA staff to work with Legal Counsel to convert the document into the form of a Resolution for the Board’s consideration by June 2014. Additionally, these Procedures will be considered the first component of RA’s Resource & Land Use Review Plan, which will be accompanied by the following components by March 2015:

- RA Guidelines for Development/Redevelopment Projects
- RA Proffers for New Development
- RA Membership Offerings

The motion passed unanimously.

III. CLOSE OF MEETING

L. Adjourn
   Director Chew, seconded by President Knueven, moved to adjourn the meeting.
   The motion passed unanimously.

   The meeting adjourned at 10:12 pm.

Respectfully submitted,

Michael Sanio
Board Secretary

Attachments to Original:
- May 29, 2014 Consent Calendar
- Member Comments
- CEO Management Report
- Fiscal Committee Recommendation on Investment/Money Manager
- April 2014 Financial Statement
- Notes to RA Board from Chair of Environmental Advisory Committee (Item I)
- Land Use Update
- RA Site Review Process
Item B

Consent Calendar

Ken Knueven, President

1. Adoption of Regular Meeting Agenda
2. Approval of Board Minutes – April 9, 2014 Initial Board Meeting
3. Design Review Board & Committee Appointments
4. Legal Committee Report
5. Fairfax County Water Authority Easement Request
7. Secretary’s Certificate Renewal
ITEM B: Consent Calendar

PRESENTER: Ken Knueven, President

Board Motion: Move to adopt the Consent Calendar as written.

BACKGROUND

In an effort to more efficiently and effectively address the routine and/or non-controversial issues brought before the Board on a monthly basis, the Association employs the use of a Consent Calendar.

As per Robert’s Rules of Order, the items on the Consent Calendar are to be taken up in order, unless objected to, in which case they are restored to the ordinary process by which they are place in line for consideration on the Regular Agenda. The Board also has the option of considering matters on the Consent Calendar in gross, without debate or amendment.

The Consent Calendar for the May 29, 2014 meeting of the Board of Directors includes the following motions, with full Item Summaries attached:

1. Move to adopt the May 29, 2014 Regular Board Meeting Agenda.
2. Move to approve the April 9, 2014 Initial Meeting of the Board of Directors Minutes.
3. Move to approve the:
   - Reappointment of Neal Roseberry and Richard Newlon as Architect Members of the Design Review Board for a term of three years each, ending May 2017;
   - Reappointment of Barbara Byron as a Lay Member of the Design Review Board for a term of three years, ending May 2017;
   - Appointment of Rachel McCarthy as a member of the Tennis Advisory Committee for a term of three years, ending in May, 2017; and
   - Appointment of Matthew Reider as a member of the Reston Neighborhood Advisory Committee for a term of three years, ending in May, 2017.
4. Move to approve the report of the Legal Committee and authorize action to be taken on the cases reviewed during its meeting of May 7, 2014.
5. Move to grant a permanent easement and temporary construction easement over Reston Association Common Area Section 22, Block 1, Parcel 24 to the Fairfax Water Authority to provide a 24-inch water main connection from Sunrise Valley Drive to the W&OD Trail property, subject to review and approval by the Association’s legal counsel, the Design Review Board, and subject to the payment of easement fee of $3,208.50 to the Association.
6. Move to approve the Staff-recommended update to the Association’s non-discrimination policy, prohibiting discrimination on the basis of political affiliation or gender identity in addition to the bases for discrimination already included in the policy.
7. Move to approve the Secretary’s Certificate as presented which sets forth that: President Ken Knueven, Vice President Ellen Graves in the absences of the President, and Chief Executive Officer Cate L. Fulkerson each being an officer of the Corporation (collectively, the “Officers”) are authorized and empowered to execute and deliver performance agreements, bonds, escrow agreements, permit applications, deeds, record plats and other related documents which may be required by various governmental municipalities and agencies.
From: Constance Hartke  
Sent: 5/28/2014 10:01
AM  
To: BoardOfDirectors@reston.org; 'Cate Fulkerson'; 'Edward Abbott'  
Cc: 'Sue'; 'Larry Butler'; 'Claudia Thompson-Deahl'  
Subject: Hunter Woods Monopole

Dear RA Board members, RA Design Review Board, CEO Cate Fulkerson,

One concern with the proposed 115’ cellular monopole at Hunters Woods Park is the loss of tree canopy. Ground equipment is required – it is not just the footprint for the pole itself. The Milestone Communications’ website, http://hunterswoodswirelesspole.com/ does not picture ground equipment. Their “what will it look like” page only focuses on the top of the monopole.

I believe that focusing on the ground space that will be required is equally if not more important than evaluating the top of the pole. The proposed location is in a strip of RA woods between a soccer field and path at the corner of Glade and Reston Parkway.

Each carrier (up to 4) will require a 12x20 “shed” to hold its equipment. I believe each shed will be 8’ tall to comply with code. Electric and telco cables will need to be run between each shed and the pole. Photo #1 of the 125’ monopole at Rachel Carson Middle School – showing a close up of cables that run into an opening in the back of the pole.

Photo #2 shows the electric meters – I don’t know if these would be one on each building or clustered together as pictured here. I believe that each building would require signage including but not limited to photo #3. Wouldn’t these signs need to be on each separate shed?

Please visit the location yourself this week. I have marked off sample areas with yellow tape. I needed to visualize for myself how much of the space might be taken. My sampling is far from accurate – it is smaller than actual as three of the 12x20 spaces I taped off are contiguous and I don’t believe Milestone is suggesting a townhouse-type design. Where I marked and the exact dimensions are for visual example only. Park at Hunter Woods Shopping Center, cross Glade and get on the RA path for easiest access. I will remove the tape after the Design Review Board hearing on June 3 at 7 p.m.

I wish we had the space of a Ukrop Park in Richmond VA. In photo #4 you can see their 140’ monopole that blends in with the lights of the soccer fields, has plenty of wooded buffer between the site and the fields to the left, adequate road access, and another tree buffer to the right. There is a divided highway beyond that, not residential. The revenue for leasing the land would be helpful, but I’m not convinced we have the place for it.

Regards,
Connie Hartke
571-205-8874
May 29, 2014

To: Reston Association Board of Directors
    Cate Fulkerson, CEO

From: Connie Hartke, Reston Citizens Association

Subject: Milestone Communications’ request to lease land for a wireless Monopole

My purpose tonight is to share information that I have learned over the past few weeks regarding monopole configurations. By coincidence my grandson’s activities led me to be at Rachel Carson Middle School in Herndon and Ukrop Park in Richmond since I attended the public meeting on May 12. The former has a 125’ monopole and the latter a 140’ pole, but it was everything from about 20 feet down that interested me. Seeing the ground equipment up close and personal and how these were sighted was very enlightening.

I have 6 photos that we’ll discuss in a moment.

The 115’ monopole being proposed can service up to 5 carriers. Each carrier requires an individual 12x20 building. I want to suggest that should this or another proposal ever make its way beyond the Design Review Board, consider limiting the number of carriers per pole in the contract. I believe Milestone will require at least 3 to move forward.

I am specifically requesting that the RA board task its Environmental Advisory Committee with assessing the environmental impact of the proposed monopole. The EAC must be given a full schematic of the requirements, including height at which cables would exit each “shed” and enter the monopole. If grounding rods are required, what is their depth? Where will electric lines be dug and how deeply? All of this information must be included in order to properly evaluate the environmental impact.

In order to assess the feasibility of leasing RA space for this purpose, the committees must be provided with complete information, from the top of the pole to the depth underground.

Attachments

• 6 photos showing ground equipment at other locations
• email of 5/28/2014 (without referenced photos)
140' monopole, Richmond
The summer season is upon us and Reston Association (RA) staff have been working hard to prepare our common area facilities for use.

**Inside RA**

We are pleased to welcome a few new faces to RA and hope you have an opportunity to meet them soon.

- Longtime RA employee and Reston native, former Aquatics Manager Laura Kowalski, was promoted to Deputy Director for Recreation.
- Monica Smile joined the Finance team as our new Controller, leading the day-to-day accounts receivable and payable functions of the department.
- Congratulations to Jerome (Buster) Hogan who was promoted to the regular full-time position of Pathways Maintenance Worker II. Buster joined RA in 2002 and we are pleased he is onboard full-time.
- Starting with RA in 2000 as a seasonal grounds maintenance worker, Isaac Ballinger was promoted to Aquatics Facility Supervisor in March 2014.
- Chris Shumaker was promoted to Aquatics Maintenance Technician I. Another longtime RA employee, Chris has worked as a pool manager, aquatics unit manager and seasonal pool maintenance worker.

Alternately, we are in the process of hiring for two of our senior leadership positions – Director of Covenants Administration and the Director of Administrative Services & HR. RA’s former Director of Covenants, Brevetta Jordan, resigned her position in mid-April; while Alice Page, our Director of Administrative Services & HR will be retiring and moving to Hilton Head, South Carolina at the end of June.

As an item in the Board approved 2014 Capital Budget, one of the Covenants vehicles was replaced with an electric hybrid car to reduce RA’s impact on the environment while the Covenant staff work with members on the exterior upkeep of their properties.

Kudos and congratulations to:

- Richie Zeisler, Linda Thomas, John Wilson and Chris Brown for becoming Registered Pesticide Technicians
- Bret Nelson and Alan Liebenstein for becoming Certified Playground Inspectors.

**Achievement Awards** were given to Mike McNamara and Liz Badley for their successful efforts in saving RA thousands of dollars every year through their aggressive competitive bidding process.

**Recognition Awards** were given to: Ha Brock, Nicki Bellezza, Claudia Thomson-Deahl, Patricia Greenberg, Liz Badley, Katie Shaw, Dale Wilson, Dan Adamik, Chris Brown, Brian Petty, Mark Jarrell, Ken Rosenthal & Abby Stocking for their efforts in producing an Arbor Day celebration worthy of Reston’s 50th Anniversary and RA’s 20th anniversary of being named a Tree City USA. This staff team lead over 100 volunteers of all ages in planting the 50 trees.

A **Recognition Award** was given to Earl Shepherd for going beyond the call of duty to help put out a fire behind a Cedar Ridge Apartment Building. Earl’s willingness to assist without hesitation and quick thinking prevented the fire from spreading and damaging Reston’s land and trees.
Reston Association’s Special Events Coordinator, Ashleigh Soloff, was recognized by Volunteer Fairfax for her dedication and service to the Fairfax County community. Soloff was chosen as the awardee in the Benchmark 1,000 category, signifying over 1,000 volunteer hours to the community in 2013, specifically with the Fairfax County Police Department Auxiliary Police Program. She was also awarded Auxiliary Officer of the Year for Patrol by the Fairfax County Police Department for her dedicated service.

Engagement & Getting Involved

Spring is a busy time in Reston, with opportunities for everyone to get involved with an activity that interests them. In addition to RA sponsored or operated events, RA staff and volunteers participated in several community events, showcasing RA and the many services and amenities available to our community.

- RA partnered with the Friends of Reston for Community Projects, Inc., to host the 11th Annual 5K Fund Run which rose over $4,000 to benefit Nature House. About 142 people between the ages 4-81 participated in the race. Major cash sponsors included Better Said Than Done, Chadwick Washington Moriarty Elmore & Bunn PC, as well as the Reston Community Center.

- Over 650 people enjoyed the Spring Festival at the Nature Center, which included activities and information from three dozen participating groups. The Reston Community Center sponsored a delightful and educational line up of performers such as Mad Science, Teddy the Recycling Clown, and Wildlife Ambassadors.

- Kids Trout Fishing Day kicked off the spring season with about 300 children participating in the 4th Annual event. It is a great opportunity for families to spend a day enjoying Reston’s natural areas and for some children to catch their first fish.

- The Nature Center shared a booth with Friends of Reston for Community Projects, Inc., at the Founder’s Day event, celebrating Bob Simon’s 100th birthday and Reston’s 50th Anniversary. The Reston Guitar, handcrafted by RA’s Capital Projects Manager Paul Priestley, was the prize in the raffle, which rose over $3,000 for the Nature Center. RA also had a booth at event, where our 50th anniversary merchandise was in high demand.

- Reston Celebrates, formerly known as Spring Fling, brought cluster board members and RA staff together for an engaging and enlightening evening of round table discussions on a variety of property management topics. During the event, the Reston Neighborhood Advisory Committee recognized
cluster board members for their service and highlighted events of their community impact and participation.

- A group of 15 volunteers joined dedicated people all over Virginia and six other states, including Washington D.C., to remove invasive plants in celebration of the 6th Annual Invasive Plant Removal Day. These Habitat Heroes pulled over 350 pounds of garlic mustard around the Old Trail Drive natural area. As well, participants in Reston’s Annual Garlic Mustard Challenge of 2014 pulled about 1,000 pounds of the invasive plant. This is a great difference from the 260 pounds pulled in 2013.

- Many of you participated in Bike to Work Day on May 16th with Reston’s Pit Stop at the Wiehle-Reston East Metrorail Station and despite the pouring rain at the beginning of the event, 198 of the 486 registered riders rode in the rain to enjoy the event.

- RA’s bi-annual Community Yard Sale was held on May 17th. Thousands of shoppers enjoyed offerings from 95 different vendors.

- In addition to the above RA events, RA staff and/or volunteers participated in: Southgate Community Day, Reston Fine Arts Festival, and Celebrate Older Americans Month.

**Member Services & Opportunities**

With the pools opening, swim lesson registration underway, and camp hiring/training beginning, our staff has been busy. Member Services received and processed 6,124 calls during March and April. The chart below reflects the use activity of the RA Conference Center, which included 106 meetings for staff and external patrons.

**Conference Center Use March-April 2014**

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA Classes &amp; Worshops</td>
<td>28%</td>
</tr>
<tr>
<td>Departmental &amp; Staff</td>
<td>13%</td>
</tr>
<tr>
<td>Board &amp; Committee</td>
<td>23%</td>
</tr>
<tr>
<td>Community Organizations</td>
<td>30%</td>
</tr>
<tr>
<td>Conference Center Rentals</td>
<td>6%</td>
</tr>
</tbody>
</table>
News of Note
If you have not yet seen the Pyramid of Light at Lake Thoreau, please take the time to do so. This South Lakes High School Art project, supported by Lake Thoreau Entertainment Association, Initiative for Public Art Reston (IPAR) and RA, is a beautiful example of how community partnerships and thinking outside the box can benefit everyone.

On the Horizon
RA is sponsoring the 8th Annual Clean the Bay Day – Lake Cleanup in conjunction with the Chesapeake Bay Foundation on June 7th from 10 am to Noon at Lakes Anne, Audubon and Thoreau.

On Saturday, May 31st RA has an open invitation to join the Coleson Cluster for their annual cleanup day which will be followed by an ice cream social at Noon. RA Board Directors are encouraged to attend to meet the resident of the Cluster in an informal setting.
RFP Process

• **Initiated** Request for Proposal (RFP) process in February 2014.

• **Identified** 6 candidates based on recommendations from the CEO, CFO and Fiscal Committee member.

• **Received** written responses from 5 of the 6 candidates.
Selection Process

• **Review of Written Proposals**
  – Scored by CFO and 5 members of the Fiscal Committee (FC).
  – Used an objective scoring matrix with values of 1 to 4 with 1 as the best score.

• **Evaluation of Scores**
  – Reviewed on March 20th
  – Selected 2 candidates for oral presentations on March 31st.

• **Recommendation Basis and Selection**
  – “Best value” assessment using proposal scores, fee structure and oral presentations.
  – **Raffa Wealth Management** was selected by the FC.

• **Further Review**
  – Long-term asset allocation presented at April FC Meeting
  – FC approved long-term allocation.
Next Steps

(Contingent upon Board Approval)

• **Finalize** legal counsel review and approval of Investment Management Agreement.

• **Execute** Agreement and Raffa sets up accounts.

• **Transfer** $2.5 million to Raffa to fund long-term investment portfolio.
Supplementary Information
Money Manager Proposal Scoring - CFO + FC member ratings
(score of 1 is best and score of 4 is worst)

Composite Score, 2.26
Firm 1: 2.02
Raffa Wealth Management: 2.34
Firm 2: 2.07
Firm 3: 2.25
Firm 4: 2.03

Composite Score, 1.69
Firm 1: 2.60
Raffa Wealth Management: 1.58
Firm 2: 1.52
Firm 3: 1.77
Firm 4: 2.03

Composite Score, 2.03
Firm 1: 2.02
Raffa Wealth Management: 1.58
Firm 2: 2.24
Firm 3: 2.18
Firm 4: 2.41

Composite Score, 1.78
Firm 1: 2.02
Raffa Wealth Management: 1.77
Firm 2: 1.76
Firm 3: 1.63
Firm 4: 1.93

Composite Score, 2.04
Firm 1: 2.02
Raffa Wealth Management: 1.52
Firm 2: 2.08
Firm 3: 1.66
Firm 4: 2.13

Legend:
- Firm stability & experience
- Personnel experience
- Client relations/references
- Independence
- Performance and fees
Money Manager Fees

Note: Composite scores reflected in red above total fee amount.
## Reston Association Recommended

### Long Term Asset Allocation

<table>
<thead>
<tr>
<th></th>
<th>%</th>
<th>$ Allocation</th>
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<tbody>
<tr>
<td><strong>U.S. Equity</strong></td>
<td>32.5%</td>
<td>$ 812,500</td>
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<tr>
<td>DFA US Core Equity 1 - DFEOX</td>
<td>31.5%</td>
<td>$ 787,500</td>
</tr>
<tr>
<td>DFA Real Estate - DFREX</td>
<td>1.0%</td>
<td>$ 25,000</td>
</tr>
<tr>
<td><strong>International Equity</strong></td>
<td>17.5%</td>
<td>$ 437,500</td>
</tr>
<tr>
<td>Vanguard FTSE All World Ex US - VEU</td>
<td>9.0%</td>
<td>$ 225,000</td>
</tr>
<tr>
<td>DFA International Small Cap - DFISX</td>
<td>2.0%</td>
<td>$ 50,000</td>
</tr>
<tr>
<td>DFA International Value - DFIVX</td>
<td>2.5%</td>
<td>$ 62,500</td>
</tr>
<tr>
<td>DFA Emerging Markets - DFEMX</td>
<td>4.0%</td>
<td>$ 100,000</td>
</tr>
<tr>
<td><strong>Total Equity</strong></td>
<td>50.0%</td>
<td>$ 1,250,000</td>
</tr>
<tr>
<td><strong>Fixed Income</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intermediate Term Bonds</td>
<td>25.0%</td>
<td>$ 625,000</td>
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<tr>
<td>Vanguard Total Bond Market - BND</td>
<td>20.0%</td>
<td>$ 500,000</td>
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<tr>
<td>DFA World Ex US Government Bond - DWFIX</td>
<td>5.0%</td>
<td>$ 125,000</td>
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<tr>
<td><strong>Short Term Bonds</strong></td>
<td>24.0%</td>
<td>$ 600,000</td>
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<tr>
<td>Vanguard Short Term Federal - VSGDX</td>
<td>14.0%</td>
<td>$ 350,000</td>
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<tr>
<td>DFA Five Year Global - DFGBX</td>
<td>10.0%</td>
<td>$ 250,000</td>
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<tr>
<td><strong>Total Fixed Income</strong></td>
<td>49.0%</td>
<td>$ 1,225,000</td>
</tr>
<tr>
<td><strong>Cash</strong></td>
<td>1.0%</td>
<td>$ 25,000</td>
</tr>
<tr>
<td><strong>Total Portfolio</strong></td>
<td>100%</td>
<td>$ 2,500,000</td>
</tr>
</tbody>
</table>
The attached unaudited financial statements and supplemental financial information reflect the cumulative results from operations for the four months ending April 30, 2014.

Operating Revenues and Expenses

Revenues for the four months ending April 30, 2014 were **$14,126,661**, which is **$190,104** behind budget. Expenses for the same period were **$3,785,408**, and **$308,451** below budget. Surplus from Operations of **$10,341,253** is **$118,347** better than budgeted through April 30, 2014.

<table>
<thead>
<tr>
<th>Results</th>
<th>YTD Actual</th>
<th>YTD Budget</th>
<th>$ Variance</th>
<th>% Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>14,126,661</td>
<td>14,316,765</td>
<td>(190,104)</td>
<td>-1.3%</td>
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<tr>
<td>Expenses</td>
<td>3,785,408</td>
<td>4,093,859</td>
<td>(308,451)</td>
<td>-7.5%</td>
</tr>
<tr>
<td>Surplus from operations</td>
<td>10,341,253</td>
<td>10,222,906</td>
<td>118,347</td>
<td>1.2%</td>
</tr>
</tbody>
</table>

A summary of **revenues and related budget variances** is as follows:

<table>
<thead>
<tr>
<th>Revenue</th>
<th>YTD Actual</th>
<th>YTD Budget</th>
<th>F/(U) $ Variance</th>
<th>% Variance</th>
<th>Primary variance cause(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessments</td>
<td>12,971,343</td>
<td>13,119,797</td>
<td>(148,454)</td>
<td>-1.1%</td>
<td>Permanent difference: Higher than budgeted number of properties eligible for Fairfax County tax reduction assessment rate</td>
</tr>
<tr>
<td>Recreation Services</td>
<td>576,737</td>
<td>665,001</td>
<td>(88,264)</td>
<td>-13.3%</td>
<td>Timing difference: Camp reservations behind by a few weeks</td>
</tr>
<tr>
<td>Finance Administration</td>
<td>263,427</td>
<td>245,159</td>
<td>18,268</td>
<td>7.5%</td>
<td>Timing differences: Judgments, late fees and transfer fees</td>
</tr>
<tr>
<td>Covenants Administration</td>
<td>98,300</td>
<td>70,233</td>
<td>28,067</td>
<td>40.0%</td>
<td>Timing difference: Judgment collection efforts favorable compared to budget estimates</td>
</tr>
<tr>
<td>Parks and Facilities</td>
<td>154,334</td>
<td>139,981</td>
<td>14,353</td>
<td>10.3%</td>
<td>More community building and conference center rentals than budgeted</td>
</tr>
<tr>
<td>Environmental Management and Education</td>
<td>51,108</td>
<td>29,444</td>
<td>21,664</td>
<td>73.6%</td>
<td>WNEC camp tuition collected earlier than budgeted; Boat registration fees being paid earlier than budgeted</td>
</tr>
<tr>
<td>Other</td>
<td>11,412</td>
<td>47,150</td>
<td>(35,738)</td>
<td>-75.8%</td>
<td>Investment income lower than budgeted; timing difference related to advertising revenue</td>
</tr>
<tr>
<td>Total</td>
<td>14,126,661</td>
<td>14,316,765</td>
<td>(190,104)</td>
<td>-1.3%</td>
<td></td>
</tr>
</tbody>
</table>

Based upon discussions with Reston Association (RA) staff, a net **unfavorable permanent revenue variance of $136,454** has been identified. The primary reason for this permanent variance is due to a higher than expected number of properties being eligible for the Fairfax County Tax Reduction assessment rate in 2014. As a result, RA’s 2014 assessment revenue will come in approximately **$148,454** lower than budgeted. RA staff also identified a **favorable permanent revenue variance** of approximately **$12,000** related to our 2014 tennis programs.

The remaining **$53,650 net unfavorable variance** is due to timing issues across all areas of the organization. The variances are expected to reverse by the end of the year.
A summary of expenses and related budget variances is as follows:

<table>
<thead>
<tr>
<th>Expenses</th>
<th>YTD Actual</th>
<th>YTD Budget</th>
<th>(F)/U $ Variance</th>
<th>% Variance</th>
<th>Primary variance cause(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management &amp; Headquarters</td>
<td>1,815,343</td>
<td>1,919,471</td>
<td>(104,128)</td>
<td>-5.4%</td>
<td>Unfilled staff position; lower than anticipated Board of Directors (BOD) election costs; timing of costs related to seasonal hiring</td>
</tr>
<tr>
<td>Recreation Services</td>
<td>421,967</td>
<td>503,236</td>
<td>(81,269)</td>
<td>-16.1%</td>
<td>Timing difference related to aquatics and tennis costs</td>
</tr>
<tr>
<td>Park and Facility Maintenance</td>
<td>511,672</td>
<td>593,318</td>
<td>(81,646)</td>
<td>-13.8%</td>
<td>Permanent difference related to unfilled staff positions; timing differences related to maintenance projects</td>
</tr>
<tr>
<td>Parks and Recreation Administration and Support</td>
<td>306,146</td>
<td>290,508</td>
<td>15,548</td>
<td>5.4%</td>
<td>Overtime costs incurred for high volume of snow removal</td>
</tr>
<tr>
<td>Covenants Administration</td>
<td>356,147</td>
<td>403,696</td>
<td>(47,549)</td>
<td>-11.8%</td>
<td>Unfilled staff position; several favorable variances identified as permanent (facility rental, office supplies, etc.)</td>
</tr>
<tr>
<td>Environmental Management and Education</td>
<td>374,133</td>
<td>383,540</td>
<td>(9,407)</td>
<td>-2.5%</td>
<td>General timing differences</td>
</tr>
<tr>
<td>Total</td>
<td>3,785,408</td>
<td>4,093,859</td>
<td>(308,451)</td>
<td>-7.5%</td>
<td></td>
</tr>
</tbody>
</table>

Based upon discussions with RA staff and a review of the budget, a net favorable permanent expense variance of $27,129 has been identified. Details of the permanent variances are as follows:

Total favorable permanent variances - $155,412

- $48,530 personnel variance due to open positions not yet filled.
- $68,500 net insurance variance due to over budgeted workers compensation insurance costs offset by higher than budgeted property insurance costs.
- $22,114 legal and professional variance reflects a reduction in the Finance department budget to cover interim CFO personnel costs incurred in 2014 but not budgeted.

Total unfavorable permanent variances - $128,283

- $50,000 legal and professional variance due to higher than expected land use attorney utilization.
- $56,770 personnel variance due to overtime related to snow removal, interim CFO costs incurred by the Finance department and higher than anticipated utilization of seasonal employees.

The remaining $281,322 favorable variance is due to timing issues across all areas of the organization. The variances are expected to reverse by the end of the year.

RA staff believes the organization will meet the overall 2014 Board approved budget.
Capital Expenditures

Capital expenditures through April 30, 2014 of $407,797 are $1,785 less than budgeted. This is a timing difference and will reverse before the end of the year. Year to date capital expenditure details are as follows:

<table>
<thead>
<tr>
<th>Capital Expenditures</th>
<th>YTD Actual</th>
<th>YTD Budget</th>
<th>$ Variance</th>
<th>% Variance</th>
<th>Full Year Budget</th>
<th>Remaining Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pathways</td>
<td>-</td>
<td>15,000</td>
<td>(15,000)</td>
<td>-100.0%</td>
<td>341,992</td>
<td>341,992</td>
</tr>
<tr>
<td>Tennis</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.0%</td>
<td>128,852</td>
<td>128,852</td>
</tr>
<tr>
<td>Equipment</td>
<td>285,836</td>
<td>282,629</td>
<td>3,207</td>
<td>1.1%</td>
<td>324,601</td>
<td>38,765</td>
</tr>
<tr>
<td>Lakes, Ponds and Dams</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.0%</td>
<td>172,203</td>
<td>172,203</td>
</tr>
<tr>
<td>Recreational and Natural Areas</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.0%</td>
<td>124,632</td>
<td>124,632</td>
</tr>
<tr>
<td>Aquatics</td>
<td>21,847</td>
<td>30,000</td>
<td>(8,153)</td>
<td>100.0%</td>
<td>474,399</td>
<td>452,552</td>
</tr>
<tr>
<td>Administration</td>
<td>30,200</td>
<td>30,000</td>
<td>200</td>
<td>100.0%</td>
<td>100,000</td>
<td>69,800</td>
</tr>
<tr>
<td>New Capital</td>
<td>15,163</td>
<td>30,163</td>
<td>(15,000)</td>
<td>-49.7%</td>
<td>292,916</td>
<td>277,753</td>
</tr>
<tr>
<td>2013 Carryforwards</td>
<td>54,751</td>
<td>21,790</td>
<td>32,961</td>
<td>151.3%</td>
<td>821,412</td>
<td>766,661</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>407,797</strong></td>
<td><strong>409,582</strong></td>
<td><strong>(1,785)</strong></td>
<td><strong>-0.4%</strong></td>
<td><strong>2,781,007</strong></td>
<td><strong>2,373,210</strong></td>
</tr>
</tbody>
</table>

Based upon a review by RA staff, $500,000 of the amount budgeted for 2013 carryforwards will most likely need to be carried forward to 2016. This amount reflects anticipated costs for upgrades to the Lake Anne Dam, which are not required for another two years. When the original budget was prepared, RA expected that these upgrades would need to be completed in 2014.

Cash and Investments

RA’s excess funds remain invested in very conservative fixed income securities, including money market funds and CDARs. For the four months ended April 30, 2014, RA earned $2,174 in investment income. RA’s cash and investment balances as of April 30, 2014 are as follows:

<table>
<thead>
<tr>
<th>Cash and Investments (000’s)</th>
<th>Operations</th>
<th>RRRF</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>308,276</td>
<td>-</td>
<td>308,276</td>
</tr>
<tr>
<td>Money Market</td>
<td>8,914,326</td>
<td>694,512</td>
<td>9,608,838</td>
</tr>
<tr>
<td>SunTrust Now Accounts</td>
<td>2,000,822</td>
<td>2,501,050</td>
<td>4,501,872</td>
</tr>
<tr>
<td>CDARs</td>
<td>-</td>
<td>2,000,460</td>
<td>2,000,460</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>11,223,424</strong></td>
<td><strong>5,196,022</strong></td>
<td><strong>16,419,446</strong></td>
</tr>
</tbody>
</table>
Notes to RA Board May 29, 2014

Susan Beffel
Chair, Environmental Advisory Committee

A brief chronology:
--In 2011 the EAC presented to the RA Board a set of Environmental Considerations which were approved by the Board and forwarded by then board President to the DRB chair with a request that these considerations be applied “during its review of all future development and redevelopment projects within Reston.”

--In the past several months, it became clear that this document had largely been forgotten. It was re-introduced to current RA and DRB members.

--In an effort to be as succinct as possible, we recently asked that the RA Board, “in the redevelopment proposals for both the Lake Anne/Crescent site and the Fellowship House site, make tree preservation and/or tree cover restoration a key element of the plan. EAC also recommends that the storm water management system for each site ensure that no net additional storm water runoff is generated as a result of redevelopment.”

I am here to support that request.

--As part of the extended conversation about the relative weight of different RA policy documents and how RA as a whole should respond to development and redevelopment requests (about which you may hear more from Cate, John, and Larry in Item K), we were encouraged to work with the Design Review Board to translate the “Environmental Considerations” into draft DRB Guidelines to be submitted to the RA Board for your approval.

-- I supported that suggestion when it was raised at the Planning Committee meeting and I support it now.

I support any appropriate mechanism that can elevate protection of tree cover and watershed management as permanent goals in Reston development/redevelopment, along with all the Essential Elements of Reston.
To: Reston Association Board of Directors
From: John McBride and Russ Forno
Date: May 23, 2014
Re: April-May 2014 Summary of Land Development Tracker

The objective of creating this tracking system is to provide RA staff with the ability to inform its Board and its members regarding up-to-date information on redevelopment activity throughout Reston. This gives RA an ability to proactively address any concerns it, or RA members, may have concerning new development applications. Because of the Comprehensive Plan Amendments and the opening of Reston’s first Metrorail station in 2014, land development activity within Reston has and will continue to increase significantly.

The tracking system is an excel spreadsheet format that lists key information such as: name of the project, where it’s located, what’s going on, and current status. The source of the information presented is taken from Fairfax County’s online land development database and, where needed, 2232 division and county zoning files. The arduous task of locating the latest basic information and compiling it into a user-friendly format requires a moderate amount of research. In the event there is any interest in any particular application, please make your request to the RA CEO, who will notify John/Russ to provide more detailed information. The database comprises over 6,500 records going as far back as 1971. This represents only a selected range of the types of development activity that is occurring in Reston.

Each month the RA CEO will receive a Tracker Report, which includes a summary/highlight memo, with an attached spreadsheet showing all new activity during the past thirty days (ramped in order by STATUS DATE). At the top of the spreadsheet table is a list of the application types that are being tracked, their acronyms and the meaning/impact of the application.
APRIL–MAY 2014 REPORT

The following notable activity has occurred in the last thirty days:

A. **OUTSIDE OF RESTON:** The 1.6M square foot transit-oriented development (a.k.a. Innovation South) including station garage for the future Innovation Center Metro Station was recommended for approval by the Planning Commission on May 15. This 18.95 acre site will occupy a 2,108 space station garage, two office buildings, hotel and high-rise residential (including workforce housing), retail, and a public plaza. The scale of this development will match the maximum 3.0 FAR allowed by the Comprehensive Plan. The Board of Supervisor's public hearing is set for June 17.

* Nugget Joint Venture, L.C.*
* FDP 2009-HM-017 *
* PCA C-696-10 *

B. The Reston Executive Center (a.k.a. RTC West) has been scheduled for public hearing by the Planning Commission on June 12. This special exception application is proposed to convert the lower two floors of the existing office building to allow retail, restaurants, fast food and quick service food stores. FAR will remain the same. No new residential is being added. This site is located in the Reston Town Center Station TOD, which is planned Transit Station Mixed Use, which seeks a 50/50 mix of residential and non-residential land uses, and a development range of 3.0 to 4.0 FAR. A portion of this site is located within ¼ mile of the Reston Town Center Metro Station.

* JBG/Reston Executive Center, LLC *
* 004417-SP-003-1 *
* SE 2013-HM-016 *

C. The Planning Commission's Public Hearing for the Block 4 redevelopment is rescheduled for June 11 (May 24). This development plan amendment was filed by Boston Properties in August, and proposes to develop 6 acres of property in the southwest corner of Reston Parkway and New Dominion Parkway for a 21-story residential high-rise (maximum 549 dwelling units) and a separate 17-story office tower. These two buildings will also feature ground floor retail, restaurant uses, and structured parking. This site is part of the Town Center Urban Core District (non-TOD), and designated
Town Center Urban Core Mixed Use. Development intensity in this district is pursuant to previous zoning approvals that were based on an overall 0.95 FAR. A variety of uses are encouraged like office, retail, residential and community-serving uses. A portion of this site is located within ½ mile of the Reston Town Center Metro Station.

**Block 4 LLC & Reston Town Center Property LLC**

- PRC 85-C-088-03
- PCA 85-C-088-09
- DPA 85-C-088-07

D. A revision to the approved site plan for the Parc Reston development (aka The Harrison) was filed and officially accepted for review by the County on April 16. The revisions involve a request to reduce parking requirements as well as curb and gutter changes. Parc Reston is a 360-unit apartment complex, comprised of two 14-story towers. The site is located just outside of Reston's Transit Station Areas.

**Renaissance Centro Reston LLC**

- 006311-SPV-003-A-1

E. On April 11, the proposed relocation of the Wells Fargo bank at Reston Square was placed on deferral status. This is due to the apparent conflict with the comprehensive plan recommendation that discourages auto-oriented uses in the Reston Transit Station Areas. The application will remain deferred indefinitely, until such time as the Applicant can respond to this conflict. The development plan amendment of Reston Square was filed on June 6, 2013, and officially accepted by the County for review on July 15, 2013. The Comprehensive Plan identifies this site as part of the Reston Heights District (non-TOD). This non-TOD is planned Mixed Use, which includes mixed office, residential, hotel, and retail uses at its currently approved maximum 1.07 FAR. This site is located within ½ mile of the Reston Town Center Metro Station.

**JBG/Reston Retail LLC**

- PRC-B-846-03
- DPA-B-846-04
- PCA-B-846-02
F. A Site Plan to construct a new church was filed by the Martin Luther King, Jr. Christian Church on March 28. The application was officially accepted for review by the County that same day. On May 13, the County issued their first full set of review comments. These comments need to be addressed with the next submission of the site plan. This is located close to the LADP Lake Anne Village Center revitalization application.

Martin Luther King, Jr. Christian Church
006092-SP-002-1

G. A Planning Commission public hearing for the Lake Anne Village revitalization has been set for November 5, 2014.

Lake Anne Development Partners
PRC-A-502-03
PCA-A-502
DPA-A-502

H. A Planning Commission public hearing on the redevelopment plans for the Lake Anne Fellowship House is scheduled for September 17, 2014. The PRC development plan amendment and proffer condition amendment was filed on February 5, and officially accepted by the County for review on March 14.

Novus Residences, LLC
PRC-A-502-04
PCA-A-502-02
DPA-A-502-08
I. A Special Permit application was filed on May 21, for a home child care facility in a private residence. The application is currently being reviewed for quality control before official acceptance by the County.

Mary Cummings
SP 2014-0312

J. A Special Permit application was filed on April 1, for a home child care facility in a private residence. The application is currently being reviewed for quality control before official acceptance by the County.

Jennifer M. Stevens
SP 2014-0277

K. A Special Permit application was filed on March 31, for a home child care facility in a private residence. The application is currently being reviewed for quality control before official acceptance by the County.

Cecilia S. Holman
SP 2014-0249
L. A Special Permit application was filed on March 31, for a home child care facility in a private residence. The application is currently being reviewed for quality control before official acceptance by the County.
Elizabeth Hijar
SP 2014-0244

M. A Special Permit application was filed on March 31, for a home child care facility in a private residence. The application is currently being reviewed for quality control before official acceptance by the County.
Ghidani Sanchez
SP 2014-0230

N. A Special Permit application was filed on March 28, for a home child care facility in a private residence. The application is currently being reviewed for quality control before official acceptance by the County.
Anne Priyadarshani Wickramaratne
SP 2014-0216
O. A Special Permit application was filed on March 28, for a home child care facility in a private residence. The application is currently being reviewed for quality control before official acceptance by the County.
Tanja C. M. Hauter
SP 2014-0211

P. A Special Permit application was filed on March 21, for a home child care facility in a private residence. The application is currently being reviewed for quality control before official acceptance by the County.
Kanak Asthana D.B.A. Kids Corner
SP 2014-0155

Q. The first hearing with the Board of Zoning Appeals for a private home child care facility in Reston has been set for August 6.
Kumari L. Wickramatne
SP 2014-HM-055
### RESTON LAND DEVELOPMENT TRACKER — APRIL-MAY 2014

<table>
<thead>
<tr>
<th>Address</th>
<th>Tax Map ID</th>
<th>Zoning</th>
<th>Area (Acres)</th>
<th>Developer/Applicant</th>
<th>Application #</th>
<th>Description</th>
<th>Status</th>
<th>Status Date</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>13411 RIDGE HEIGHTS RD</td>
<td>036 2 20006</td>
<td>PRC</td>
<td>0.29</td>
<td>MARY CUMMINGS</td>
<td>SF-162-35</td>
<td>TERRASIDE ELEMENTARY SCHOOL</td>
<td>APPROVED 2013</td>
<td>Unknown</td>
<td>REVIEW: CONSE MAKER</td>
</tr>
<tr>
<td>1275 SUNRISE VALLEY &amp; 218 SOMPSTONE DRIVE</td>
<td>017 1 18504</td>
<td>PRC CB</td>
<td>0.39</td>
<td>RH GOLF MANAGEMENT, LLC</td>
<td>SF-162-32</td>
<td>APPRAISAL DETERMINATION THAT REDEVELOPMENT OF PROPERTY FROM GOLF COURSE TO RESIDENTIAL REQUIREMENTS AMENDMENT TO RESTON MASTER PLAN, DPR &amp; PPA PLAN APPROVAL</td>
<td>INDETERMINATE</td>
<td>Unknown</td>
<td>BOS PUBLIC HEARING WAS HELD FROM 5/22/13 TO 5/23/13. DEP LEARNED ON 7/10/13 THAT APPEAL REMOVED FROM 9/25 HEARING BY REQUEST OF APPLICANT.</td>
</tr>
<tr>
<td>1805 CRANBERRY LN</td>
<td>017 0 22311</td>
<td>PRC</td>
<td>0.20</td>
<td>MARY CUMMINGS</td>
<td>SF-162-35</td>
<td>TERRASIDE ELEMENTARY SCHOOL</td>
<td>APPROVED 2013</td>
<td>Unknown</td>
<td>REVIEW: CONSE MAKER</td>
</tr>
<tr>
<td>INNOVATION CENTER METRO STOP - SILVER LINE</td>
<td>015 1 200037</td>
<td>PRC &amp; FAM</td>
<td>0.18</td>
<td>NUGGET JOINT VENTURE, LLC</td>
<td>SF-200-20</td>
<td>REDUCE ALL TO PHA “INNOVATION SOUTH” MIXED-USE TID + STATION GARDEN</td>
<td>PC APPROVED</td>
<td>05/15/14</td>
<td>STAFF RECOMMEND: APPROVAL. BOS HEARING SCHEDULED 6/17/14.</td>
</tr>
<tr>
<td>1800 TOWN CENTER DR</td>
<td>017 1 20003</td>
<td>PRC</td>
<td>0.66</td>
<td>NAUGHTON &amp; CULLEN ENGINEERING</td>
<td>SF-162-35</td>
<td>RESTON BUS. 6 &amp; LOT 25</td>
<td>ACCEPTED FOR REVIEW</td>
<td>05/07/14</td>
<td>PAVEMENT DESIGN</td>
</tr>
<tr>
<td>1820 JUTIAN WAY</td>
<td>017 1 20003</td>
<td>PRC</td>
<td>0.34</td>
<td>WINDWARD CENTRAL CUSTOM HOMES</td>
<td>SF-162-35</td>
<td>RESTON BUS. 6</td>
<td>ACCEPTED FOR REVIEW</td>
<td>04/30/14</td>
<td>PARKING &amp; REDUCTION CURB/GUTTER REVISION</td>
</tr>
<tr>
<td>2100 SUNRISE VALLEY DR</td>
<td>017 1 20003</td>
<td>PRC</td>
<td>0.86</td>
<td>BROTHERS &amp; BROS</td>
<td>SF-162-35</td>
<td>RESTON SQUARE. TO RETAIL WELLS FARGO BANK</td>
<td>DEFERRED INDEFINITELY</td>
<td>06/12/14</td>
<td>CONCURRENT W/MTC PRC-696-02 &amp; DPR &amp; BSA 541823 (BOTH ASSIGNED ON 7/15/13). PC RECOMMEND RESCHEDULED 3/2/14. REPORT AVAILABLE 4/20/2014.</td>
</tr>
<tr>
<td>11810 SUNRISE VALLEY DR</td>
<td>017 1 20003</td>
<td>PRC</td>
<td>0.86</td>
<td>BROTHERS &amp; BROS</td>
<td>SF-162-35</td>
<td>RESTON SQUARE. TO RETAIL WELLS FARGO BANK</td>
<td>DEFERRED INDEFINITELY</td>
<td>06/12/14</td>
<td>CONCURRENT W/MTC PRC-696-02</td>
</tr>
<tr>
<td>11810 SUNRISE VALLEY DR</td>
<td>017 1 20003</td>
<td>PRC</td>
<td>0.86</td>
<td>BROTHERS &amp; BROS</td>
<td>SF-162-35</td>
<td>RESTON SQUARE. TO RETAIL WELLS FARGO BANK</td>
<td>DEFERRED INDEFINITELY</td>
<td>06/12/14</td>
<td>CONCURRENT W/MTC PRC-696-02</td>
</tr>
<tr>
<td>1800 GOLF VIEW CT</td>
<td>017 1 20003</td>
<td>PRC</td>
<td>0.08</td>
<td>JENNIFER M. STEVENS</td>
<td>SP-162-35</td>
<td>HOME SHOPPING 400 TO EATING ESTABLISHMENT</td>
<td>REJECTED</td>
<td>06/12/14</td>
<td>REVIEW: CONCURRENT WITH PRC-526-25</td>
</tr>
<tr>
<td>2930 ALBRIGHT RD</td>
<td>017 1 20003</td>
<td>R3</td>
<td>0.35</td>
<td>LINDA HEYWOOD</td>
<td>SP-162-35</td>
<td>HOME SHOPPING 400 TO EATING ESTABLISHMENT</td>
<td>REJECTED</td>
<td>06/12/14</td>
<td>REVIEW: CONCURRENT WITH PRC-526-25</td>
</tr>
<tr>
<td>2535 CROSS COUNTRY LN</td>
<td>017 1 20003</td>
<td>R3</td>
<td>0.25</td>
<td>GULFAM SANCHEZ</td>
<td>SP-162-35</td>
<td>HOME SHOPPING 400 TO EATING ESTABLISHMENT</td>
<td>REJECTED</td>
<td>06/12/14</td>
<td>REVIEW: CONCURRENT WITH PRC-526-25</td>
</tr>
<tr>
<td>2609 OLDEFIELD DR</td>
<td>017 1 20003</td>
<td>R3</td>
<td>0.03</td>
<td>TANIA C. M. HAUZER</td>
<td>SP-162-35</td>
<td>HOME SHOPPING 400 TO EATING ESTABLISHMENT</td>
<td>REJECTED</td>
<td>06/12/14</td>
<td>REVIEW: CONCURRENT WITH PRC-526-25</td>
</tr>
<tr>
<td>2620 OLDEFIELD DR</td>
<td>017 1 20003</td>
<td>R3</td>
<td>0.03</td>
<td>TANIA C. M. HAUZER</td>
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<td>HOME SHOPPING 400 TO EATING ESTABLISHMENT</td>
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<td>06/12/14</td>
<td>REVIEW: CONCURRENT WITH PRC-526-25</td>
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<td>1395 NORTH SHORE DR</td>
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<td>SARAH F. RUPERT, JR (CHRISTIAN CHURCH)</td>
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<td>SITE PLAN</td>
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<td>LAKE AME FELLOWSHIP HOUSE REDEVELOPMENT</td>
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<td>06/12/14</td>
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<td>06/12/14</td>
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Process for Comment on Development/Redevelopment Projects

Participation and input by individuals and other groups is a major component of the development review process for zoning and other land development applications. Typically, applicants are encouraged to meet with adjacent neighbors, nearby community associations, community leaders and local land use committees at various stages during the processing of the application. The Reston Planning & Zoning Committee is the “local land use committee” for Reston applications. Following input from the Reston Planning and Zoning Committee, public hearings are held before both the Planning Commission and the Board of Supervisors on zoning applications. The zoning application review process consists of a number of steps. This document provides Reston Association the opportunity to provide input to the Reston P&Z on various zoning applications under review.

A. Reston Development Review for RA Covenanted Land zoned PRC

1. Preliminary Developer Research:
   a. Developer consults with County Supervisor’s office and County Planning staff. A pre-application meeting with County staff is held.
   b. RA Staff (Larry Butler, Senior Director of Parks, Recreation & Community Resources) obtains information on development proposals from various sources, such as the newsletter published by the Office of Hunter Mill District Supervisor, the Reston Planning & Zoning Committee (Reston P&Z), the Reston Association Design Review Board (Reston DRB) and/or use of the Fairfax County Land Development System (LDSnet) website.
   c. RA Staff works with the developer to determine if land disturbance authorization permits/access or other easements are needed on RA land.

2. Phase One Community Outreach by Developer Prior to Application Acceptance:
   a. The developer presents an “information only” initial development plan during a Reston Planning & Zoning Committee meeting. Reston DRB, RA staff and other community partners are invited to participate in the established community input forum that occurs parallel with County staff review and prior to the formal public hearing before the Planning Commission.
   b. The developer begins the formal Reston DRB review process.

3. The developer compiles and files their application with the County staff who are tasked with performing an objective analysis of the proposal in accordance with policies and regulations adopted by the Board of Supervisors. (In practice this step may occur prior to or after Step #2. However, the developer is encouraged to do this after step #2.) When all Zoning Ordinance submission requirements are met, the application is accepted and distributed to various review agencies for evaluation. A County “Staff Coordinator” is assigned to the Application. The Staff Coordinator is responsible for leading the staff review team, coordinating the staff comments, negotiating issues and their resolution with the Applicant, preparing the staff report on the application, and presenting the staff position at the public hearings.

4. Phase Two Community Outreach by Developer Following Application Acceptance:
   a. The Developer distributes “accepted” application materials to the Reston P&Z, the Reston DRB and RA staff.
b. RA staff to assemble comments from within its organization and provide its “Development Plan Comment Document” concurrently to the developer, to the Reston P&Z, and to the Reston DRB prior to the Developer presentations noted in 5a and 5b below.

5. The Developer Schedules Community Presentations:
   a. Developer presents its current proposal to Reston P&Z for review and/or approval.
   b. Developer presents its current proposal to Reston DRB for review and/or approval.
   c. RA staff to share its comments through participation in the Reston P&Z and Reston DRB community input processes.

6. Revisions to the Application are submitted to the County, Reston P&Z, Reston DRB and RA staff by the developer.

7. About 45 to 60 days prior to the public hearing before the Fairfax County Planning Commission, the County agency comment memos are obtained by Reston P&Z, Reston DRB and RA staff.

8. Phase Three Community Outreach by Developer:
   a. The developer meets with Reston P&Z and Reston DRB, as needed. RA staff is encouraged to participate in any scheduled meetings.
   b. The developer seeks formal approval by the Reston DRB, as required by RA Deed covenant authority.
   c. RA Staff provides any RA comments not addressed in the development application to the developer, Reston Planning & Zoning Committee, and the Supervisor’s Office.
   d. The developer then seeks Reston Planning & Zoning Committee recommendation.

9. The County generally has a final submission deadline (6 weeks prior to Planning Commission Public Hearing) for revisions prior to the Planning Commission public hearing. The staff report is generally published based on information received by this date.

10. Planning Commission public hearing notifications are sent to adjacent property owners by the developer.

11. Two weeks before the Planning Commission public hearing, County Planning Staff typically publish their staff report including recommendations on the application.

12. The Planning Commission holds its public hearing and makes its recommendations for consideration by the Fairfax County Board of Supervisors.

13. The Board of Supervisors public hearing notifications are sent to adjacent property owners by the developer.

14. The Board of Supervisors holds a public hearing and either makes a decision on the application, or defers decision to another date.
B. Reston Development Review for land in Reston which is not located within the Reston Town Center Association (RTCA) boundary, and not RA covenanted.

1. Preliminary Developer Research:
   a. Developer consults with County Supervisor’s office and County Planning staff. A pre-application meeting with County staff is held.
   b. RA Staff (Larry Butler, Senior Director of Parks, Recreation & Community Resources) obtains information on development proposals from various sources, such as the newsletter published by the Office of Hunter Mill District Supervisor, the Reston Planning & Zoning Committee and/or use of the Fairfax County Land Development System (LDSnet) website.
   c. RA Staff works with the developer to determine if land disturbance authorization permits/access or other easements are needed on RA land.

2. Phase One Community Outreach by Developer Prior to Application Acceptance:
   a. The developer presents an initial development plan to Reston P&Z. Reston DRB, RA staff and other community partners are invited to participate in the established community input forum that occurs parallel with County staff review and prior to the formal public hearing before the Planning Commission.
   b. The developer is encouraged to provide a copy of its development plan to the Reston Association as a courtesy.

3. The developer compiles and files their application with the County staff that is tasked with performing an objective analysis of the proposal in accordance with policies and regulations adopted by the Board of Supervisors. (In practice this step may occur prior to or after Step #2. However, the developer is encouraged to do this after Step #2.) When all Zoning Ordinance submission requirements are met, the application is accepted and distributed to various review agencies for evaluation. A County "Staff Coordinator" is assigned to the Application. The Staff Coordinator is responsible for leading the staff review team, coordinating the staff comments, negotiating issues and their resolution with the Applicant, preparing the staff report on the application, and presenting the staff position at the public hearings.

4. Phase Two Community Outreach Following Application Acceptance:
   a. The Developer distributes “accepted” application materials to the Reston P&Z and Reston Association as a courtesy.
   b. RA staff to assemble comments from within its organization and provide its “Development Plan Comment Document” concurrently to the developer and to the Reston P&Z prior to the developer presentation noted in 5a below.

5. The Developer schedules its next presentation before the Reston P&Z.
   a. The developer presents its current proposal to the Reston P&Z, for review and/or approval.
   b. Reston DRB and RA staff to share its concerns through participation in the Reston P&Z community meeting.

6. Revisions to the Application are submitted to the County, Reston P&Z, Reston DRB (if applicable) and RA staff by the developer.
7. About 45 to 60 days prior to the public hearing before the Fairfax County Planning Commission, the available County agency comments are obtained by Reston P&Z and RA staff.

8. Phase Three Community Outreach by Developer:
   a. The developer presents before the Reston P&Z, Reston DRB and RA staff to provide comments through participation in any scheduled community meetings.
   b. Final Reston Planning & Zoning Committee action is taken on the application.

9. The County generally has a final submission deadline (6 weeks prior to Planning Commission Public Hearing) for revisions prior to the Planning Commission public hearing. The staff report is generally published based on information received by this date.

10. Planning Commission public hearing notifications are sent to adjacent property owners by the developer.

11. Two weeks before the Planning Commission public hearing, County Planning Staff typically publish their staff report including recommendations on the application.

12. The Planning Commission holds its public hearing and makes its recommendations for consideration by the Fairfax County Board of Supervisors.

13. The Board of Supervisors public hearing notifications are sent to adjacent property owners by the developer.

14. The Board of Supervisors holds a public hearing and either makes a decision on the application, or defers decision to another date.