

SUBJECT PROPERTY

P-2-08 Zoning

Exceed Building Height

Three Chopt District

400 Feet

PS December 2007

Ref: 746-760-8608



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, PE
County Manager

April 15, 2008

RER/New Boston West Broad Street, LLC
C/O Mr. Bruce Levy
950 Herndon Parkway, Suite 200
Herndon, VA 20170

Re: Provisional Use Permit P-2-08

Dear Mr. Levy:

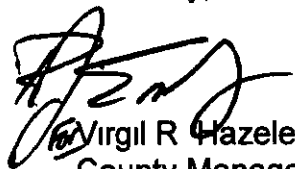
The Board of Supervisors at its meeting on April 8, 2008, granted your request for a Provisional Use Permit under Sections 24-62 2(m), 24-120 and 24-122 1 of Chapter 24 of the County Code to permit a building height up to 150 feet, on part of Parcel 746-760-8608, subject to the following conditions:

1. This permit shall allow the maximum building height to be extended only for one (1) hotel building or one (1) office building on the subject site and shall not apply to any other structure or area in the WestMark development.
2. The maximum height of the building, exclusive of mechanical equipment and elevator shafts, shall be no greater than 150'.
3. The building height shall be certified by a licensed engineer, and the owner shall provide evidence of such height certification to the Director of Planning prior to the issuance of a Certificate of Occupancy.
4. The development shall adhere to all proffers accepted with rezoning case C-4C-08.
5. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner shall install radio equipment that allows for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County shall be permitted to perform communications testing in the building at any time.

- 6 The building's fire command center shall meet the Division of Fire prototype for design and layout
- 7 The building shall be fully sprinkled for fire protection
- 8 The applicant shall contact and work with the Community Policing Unit within the Division of Police for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts, as a Plan of Development is drafted to be submitted for review Prior to occupancy of the building, the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property The applicant shall implement mutually agreed upon security recommendations
- 9 Prior to approval of a Plan of Development for the building, a comprehensive parking analysis shall be submitted to and approved by the Director of Planning for confirmation that aggregate parking requirements will be met for the WestMark development
- 10 Color architectural elevations of the proposed building shall be submitted for Planning Commission review and approval during Plan of Development The elevations shall identify all external building materials and illustrate all sides of the proposed structure, including attached signage

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index

Sincerely,



Virgil R. Hazelett, P E
County Manager

pc Jonathan D. Gillman
Gloria L. Freye, Esq
Director, Real Estate Assessment
Provisional Use Permit Index