



APPLICATION FILED: March 27, 2007

PLANNING COMMISSION: October 3, 2007

PLANNING COMMISSION DECISION ONLY: October 25, 2007

County of Fairfax, Virginia

October 25, 2007

STAFF REPORT ADDENDUM II

FDPA 82-P-069-01-15

SPRINGFIELD DISTRICT

APPLICANT: Fair Lakes Center Associates L.P.

PRESENT ZONING: PDC, WSPOD

PARCELS: 45-4 ((1)) 25E1 pt. and 25E2 pt.

ACREAGE: 10.65 acres

INTENSITY: 0.87 FAR (0.30 FAR for the entire Fair Lakes PDC)

OPEN SPACE: 45%

PLAN MAP: Fairfax Center Area: Office/Mix

PROPOSAL: Request to amend the Final Development Plan for a portion of Fair Lakes to permit the construction of 350,000 gross square feet of residential development (maximum 400 dwelling units) in Land Bay VI-A.

STAFF RECOMMENDATIONS:

Staff recommends approval of FDPA 82-P-069-1-15 subject to the Final Development Plan Amendment Conditions contained in Attachment 1.

Staff recommends approval of a modification of the loading space requirement for the residential uses to allow 2 loading spaces as provided on the FDPA.

Staff recommends approval of a waiver of transitional screening and barrier requirements between the proposed residential and existing non-residential uses within the original application area.

O:\wodonn\ZED\PCA\Fair Lakes\PCA 82-P-069-20\PCA 82-P-069-20, Staff Report Addendum II Cover.doc

Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Proffered Condition Amendment

PCA 82-P-069-20

Applicant: FAIR LAKES CENTER ASSOCIATES L.P.
Accepted: 03/27/2007
Proposed: AMEND RZ 82-P-069 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT ADDITIONAL RESIDENTIAL DEVELOPMENT

Area: 10.65 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect:
Located: NORTHEAST QUADRANT OF THE INTERSECTION OF FAIR LAKES PARKWAY AND THE FAIRFAX COUNTY PARKWAY

Zoning: PDC
Overlay Dist: WS
Map Ref Num: 045-4 /01/ /0025E1 Pt. /01/ /0025E2 Pt.

Final Development Plan Amendment

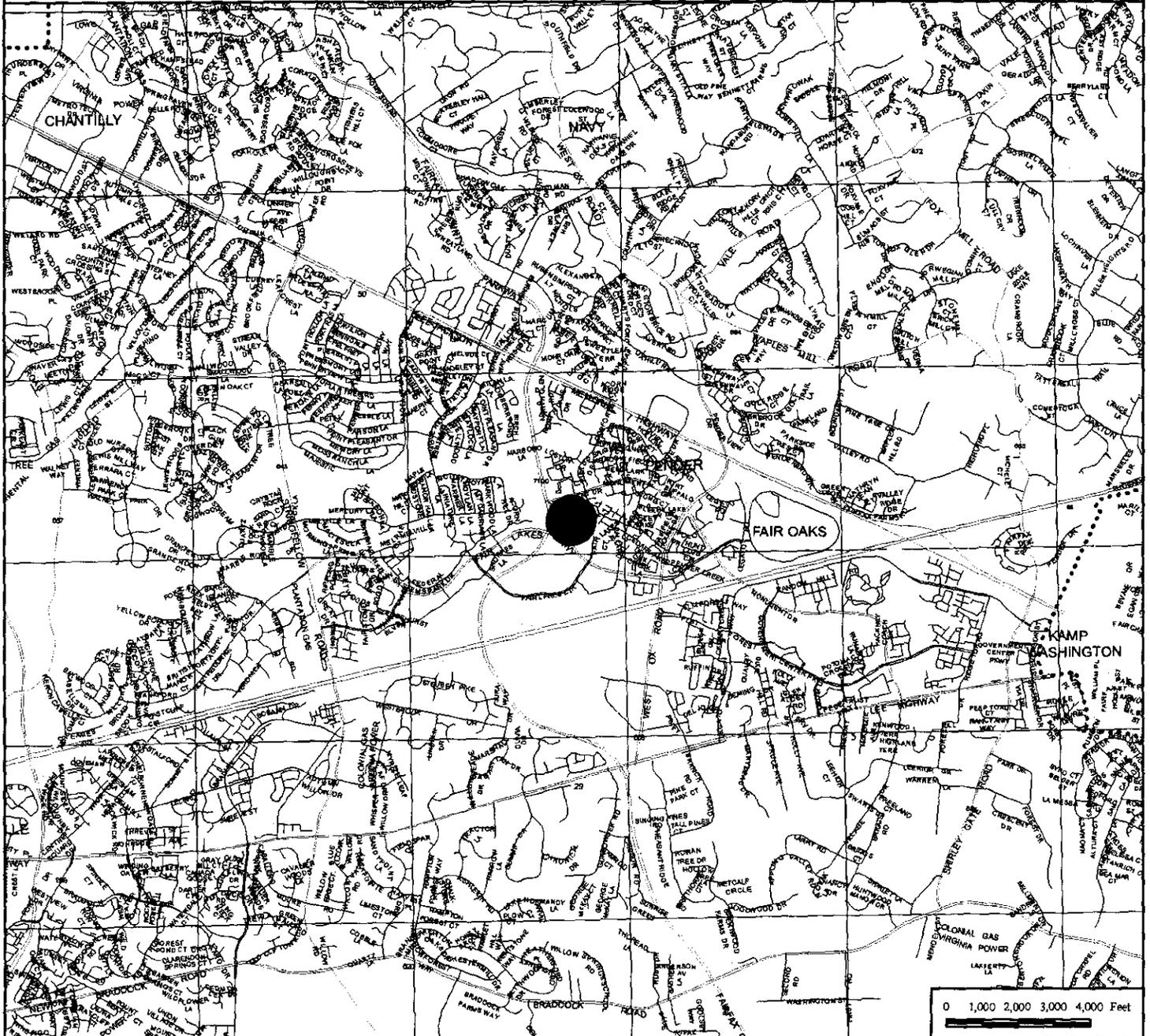
FDPA 82-P-069-01-15

Applicant: FAIR LAKES CENTER ASSOCIATES L.P.
Accepted: 03/27/2007
Proposed: AMEND FDP 82-P-069 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT ADDITIONAL RESIDENTIAL DEVELOPMENT

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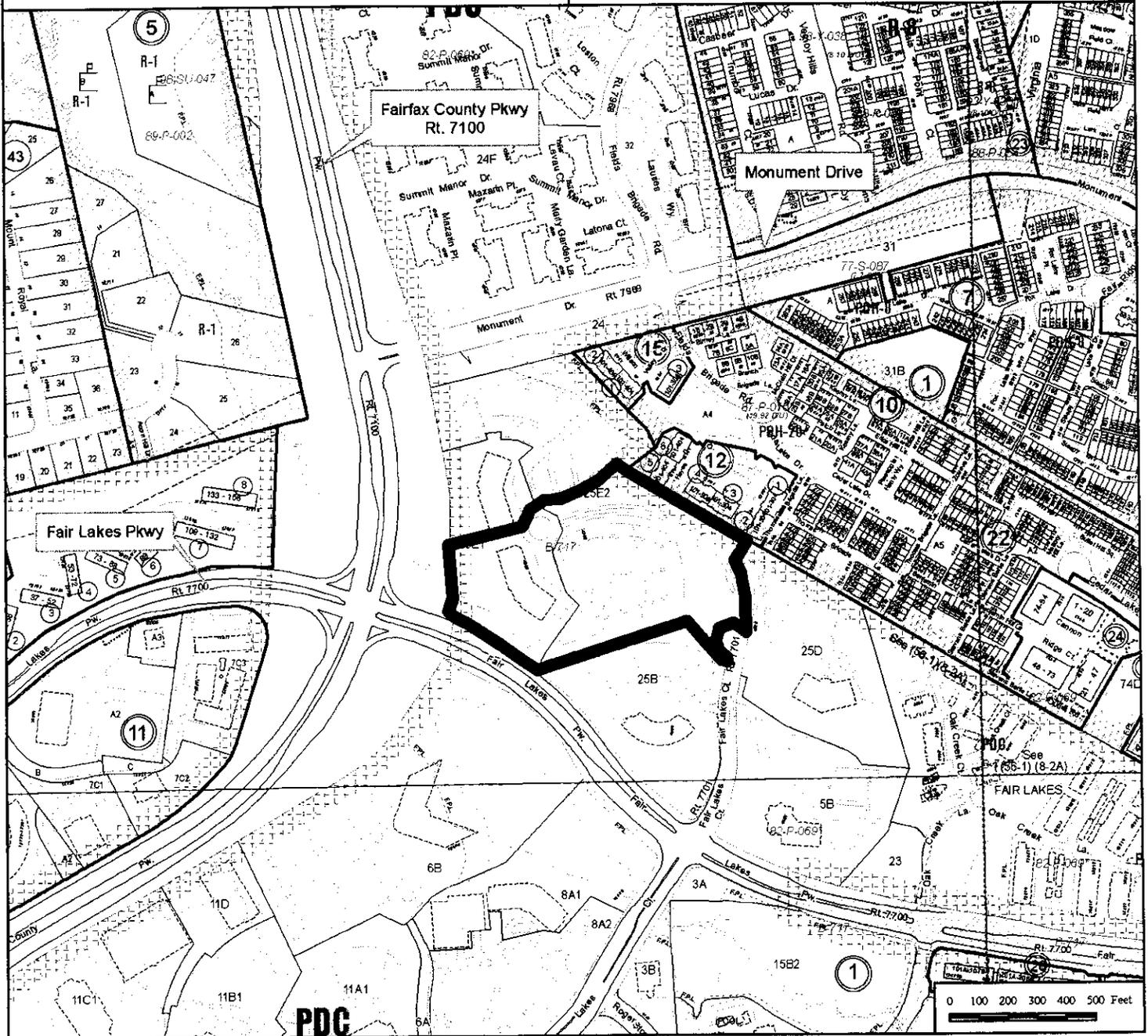
FDPA 82-P-069-01-15

Applicant: FAIR LAKES CENTER ASSOCIATES L.P.
Accepted: 03/27/2007
Proposed: AMEND FDP 82-P-069 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT ADDITIONAL RESIDENTIAL DEVELOPMENT

Area: 10.65 AC OF LAND; DISTRICT - SPRINGFIELD

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Zoning: PDC
Overlay Dist: WS
Map Ref Num: 045-4 /01/ /0025E1 Pt. /01/ /0025E2 Pt.

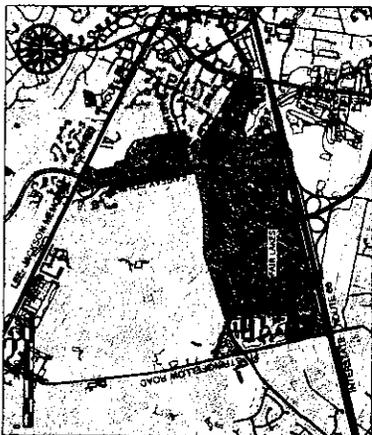


FAIR LAKES - LAND BAY VI-A

Springfield District Fairfax County, Virginia
FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 82-P-068-01-15

Applicant:
**FAIR LAKES CENTER
 ASSOCIATES L.P.**
 12500 FAIR LAKES CIRCLE
 FAIRFAX, VIRGINIA 22033



VICINITY MAPS

1. THE PROJECT SITE IS LOCATED WITHIN THE FAIR LAKES COMMUNITY PLAN AMENDMENT (FDPA 82-P-068-01-15) WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ON OCTOBER 22, 2007. THE PROJECT SITE IS LOCATED WITHIN THE FAIR LAKES COMMUNITY PLAN AMENDMENT (FDPA 82-P-068-01-15) WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ON OCTOBER 22, 2007.
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2. FINAL DEVELOPMENT PLAN AMENDMENT
3. LANDSCAPE ARCHITECTURE
4. LANDSCAPE DETAILS
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6. ARCHITECTURAL DETAILS - ELEVATIONS AND SECTION/ELEVATION

**FAIR LAKES - LAND BAY VI-A
 FINAL DEVELOPMENT PLAN AMENDMENT**

FDPA 82-P-068-01-15

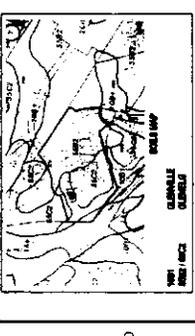
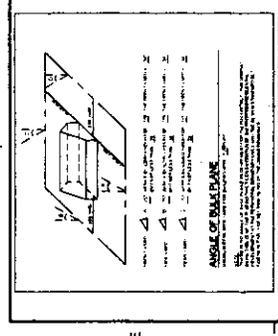
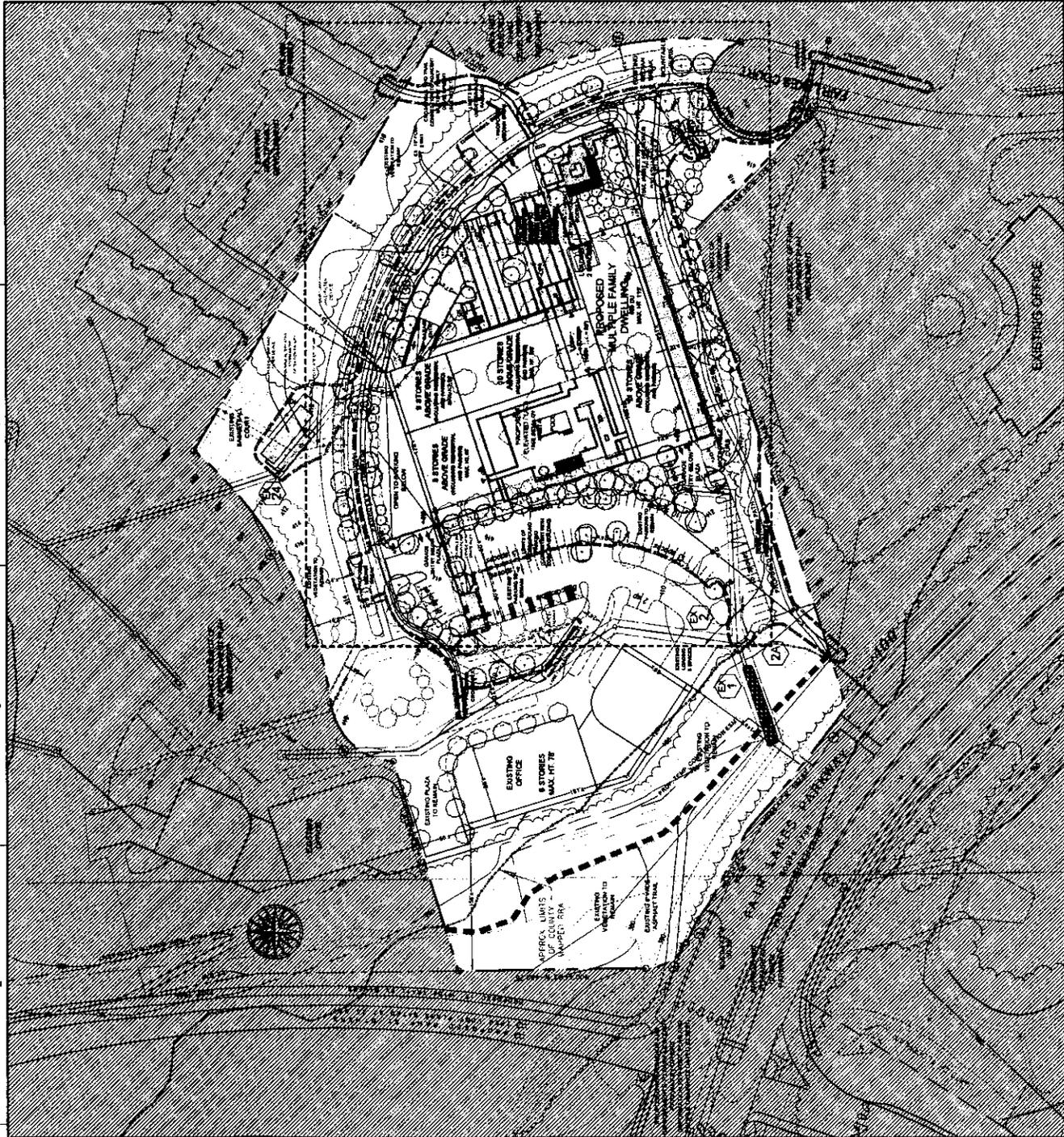
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19	10/15/07	ISSUE FOR PERMITS
20	10/15/07	ISSUE FOR PERMITS

DESIGNED BY: GDM
 DRAWN BY: GDM
 APPROVED BY: [Signature]
 CHECKED BY: GDM
 DATE: 03.22.07

TITLE: **FAIR LAKES LAND BAY VIA**
 DEVELOPMENT PLAN AMENDMENT

FPA 82-P-09-01-15
 DEVELOPMENT PLAN AMENDMENT

PROJECT NO: M-106-30-A



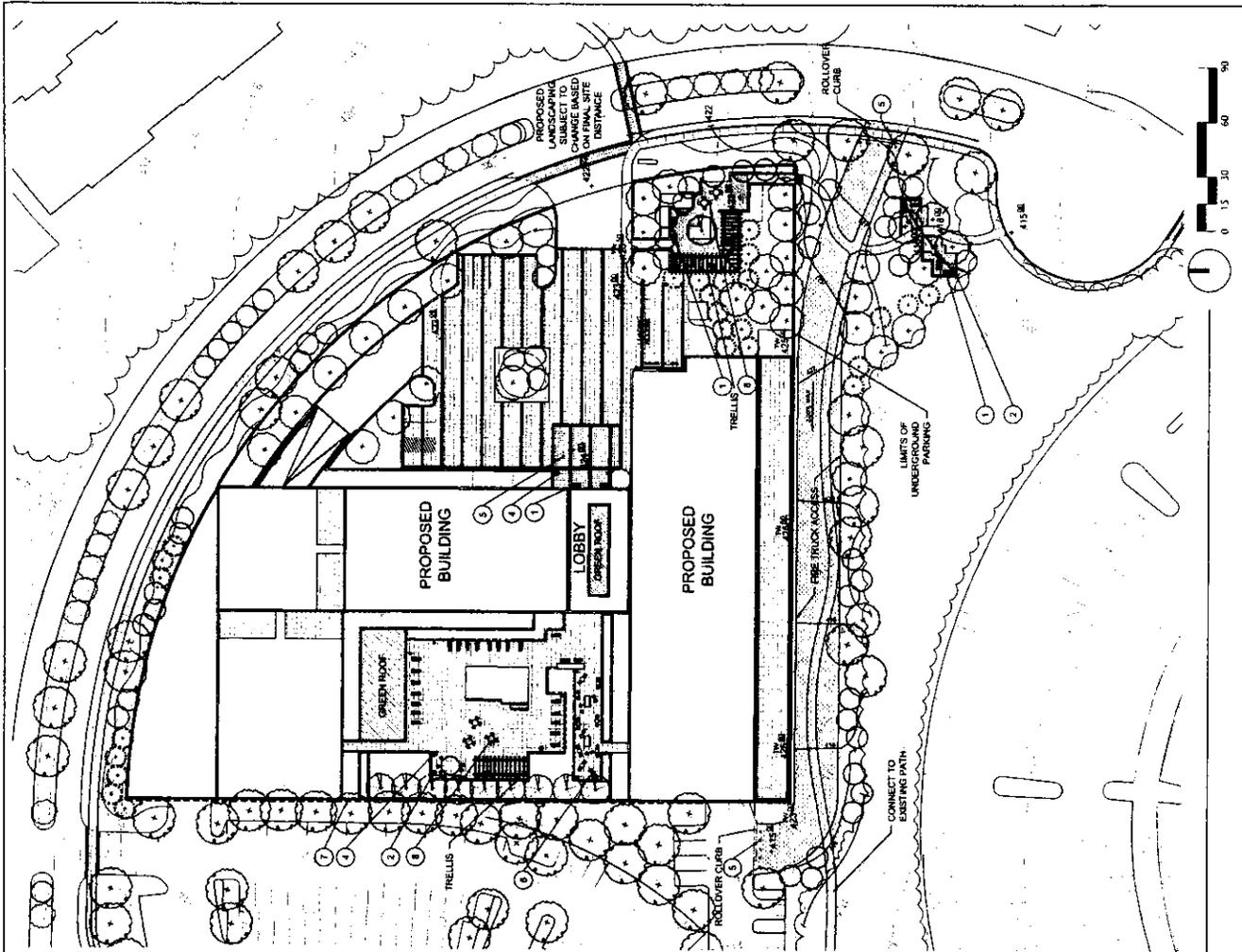
LEGEND

- EXISTING VEGETATION
- PROPOSED VEGETATION TO BE PRESENTED
- PROPOSED GEODOMIC TREE
- PROPOSED EVERGREEN
- APPROX. LIMITS OF COUNTY-MARKED SPA
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING STORM SEWER TO BE REMOVED
- PROPOSED STORM SEWER TO BE REMOVED
- PROPOSED SANITARY SEWER
- EXISTING COMPACTOR/GRADER TRAIL

CURVE TABLE

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4	05/30/07		
5	05/30/07		
6	05/30/07		
7	05/30/07		
8	05/30/07		



7 VERTICAL GREENSCREEN



8 TABLE AND CHAIRS



1 BENCHES



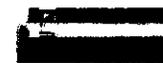
2 TRASH RECEPTACLES



3 BIKE RACKS



4 PLANTERS



5 BOLLARDS



6 LIGHTING

PLANT LEGEND

- EXISTING VEGETATION TO REMAIN (WITHIN LIMITS OF IMPROVEMENT)
- STREET TREE
- LARGE ORNAMENTAL TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB MASS
- GREEN ROOF
- PERMANENT/TEMPORARY TERRACES

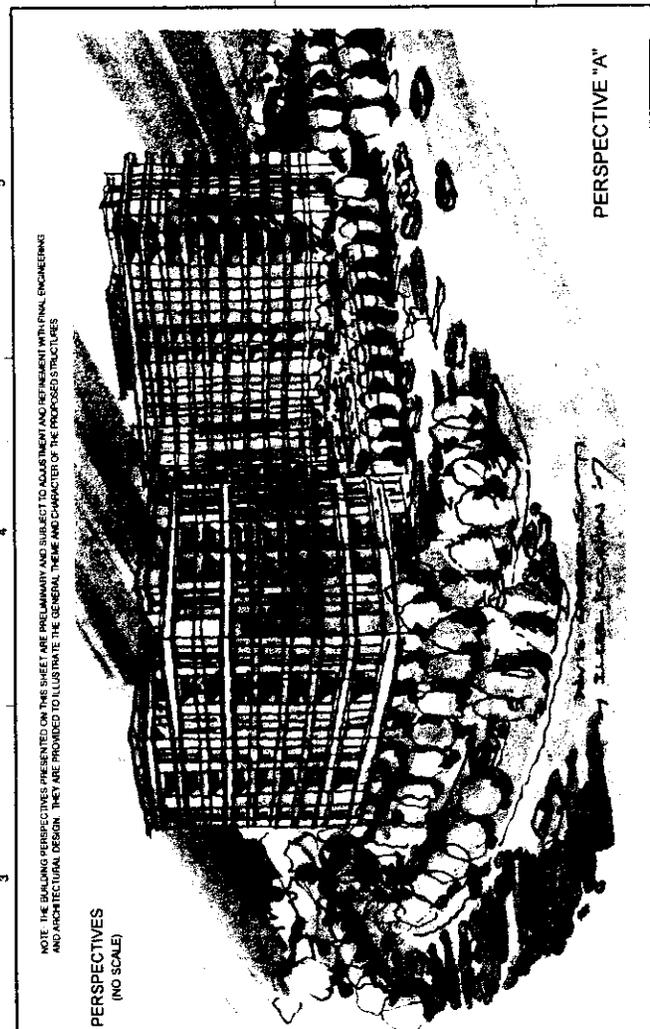
PLAN: LANDSCAPE SITE
 SCALE 1/8"=1'-0"

No.	DATE	BY	Description
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7	10.28.07	GH	Concept

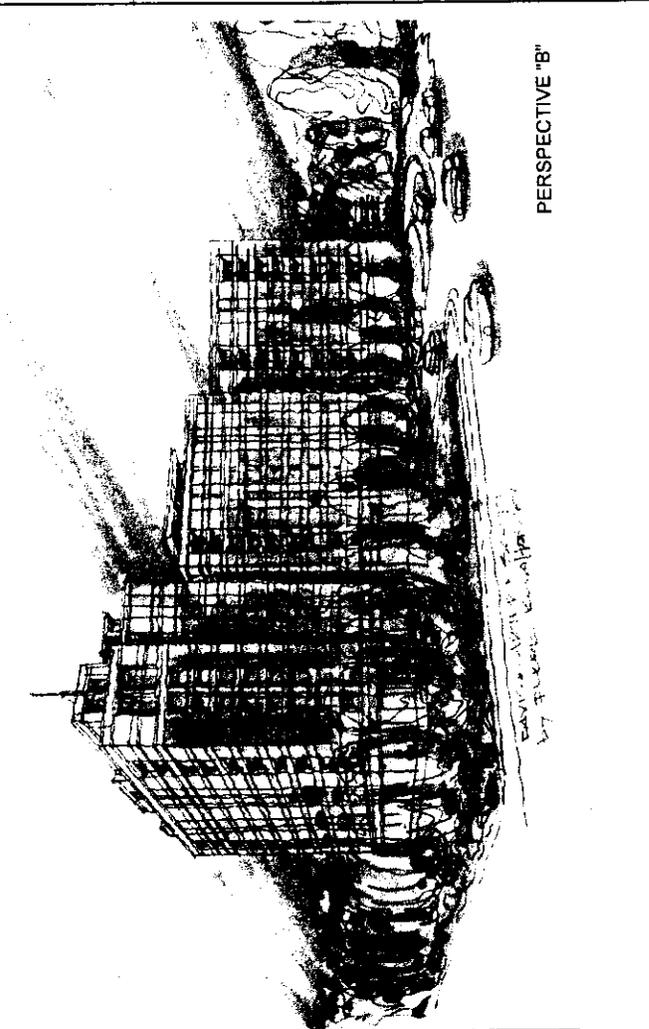
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 APPROVED BY: GH
 CHECKED BY: GH
 DATE: 03.27.07

TITLE: **FAIR LAKES
 LAND BAY V/A**
 DEVELOPMENT PLAN AMENDMENT

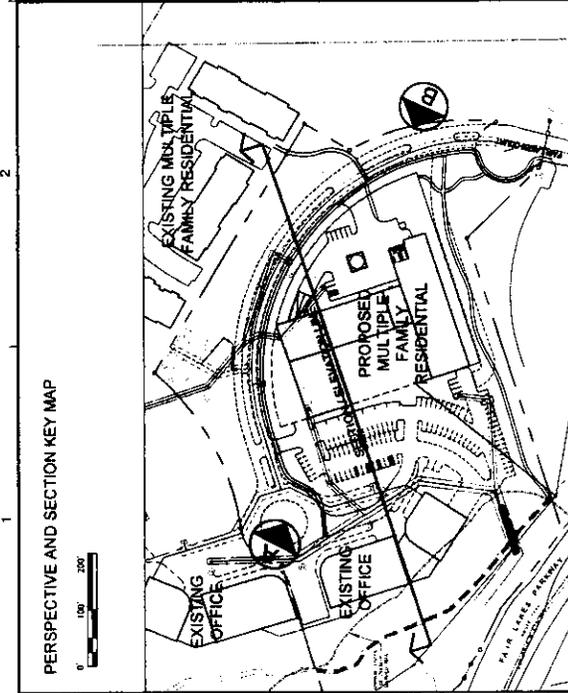
FPA 82-P-008-01-15
 ARCHITECTURAL DETAILS
 PROJECT NO: M-10630_A



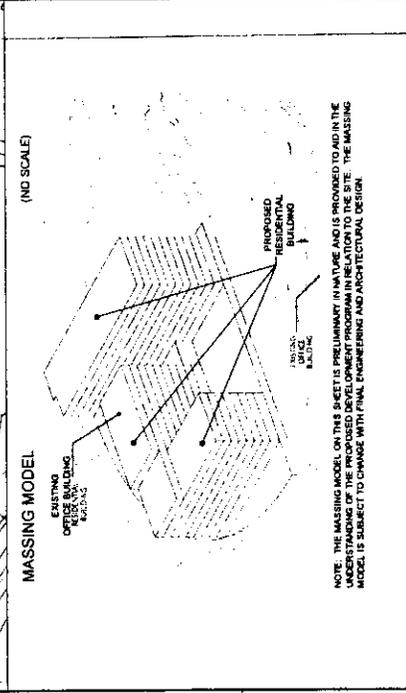
PERSPECTIVE "A"



PERSPECTIVE "B"



PERSPECTIVE AND SECTION KEY MAP



MASSING MODEL

NOTE: THE MASSING MODEL ON THIS SHEET IS PRELIMINARY IN NATURE AND IS PROVIDED TO AID IN THE UNDERSTANDING OF THE PROPOSED DEVELOPMENT PROGRAM IN RELATION TO THE SITE. THE MASSING MODEL IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTE: THE BUILDING PERSPECTIVES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AND RETIREMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THEY ARE PROVIDED TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED STRUCTURES.

PERSPECTIVES
 (NO SCALE)

DISCUSSION

The applicant, Fair Lakes Center Associates, L.P., has submitted a series of twenty (20) applications for portions of Fair Lakes. In total, these applications propose an additional 1,375,000 square feet of mixed use development (comprised of office, retail, hotel and residential uses) on six sites throughout Fair Lakes, on a total of approximately 76.82 acres.

The application specifically discussed in this Staff Report Addendum II consists of a Final Development Plan Amendment (FDPA 82-P-069-01-15) filed on 45-4 ((1)) 25E1 pt. and 25E2 pt., and comprises 10.65 acres located in Land Bay VI-A of Fair Lakes. Two applications (PCA 82-P-069-20 and CDPA 82-P-069-01-1) concurrent with this application and were approved by the Board of Supervisors on October 15, 2007.

The applicant proposes to amend the current Final Development Plan (FDP) that governs the site (FDPA 82-P-069-1-9), to construct 350,000 square feet (maximum of 400 dwelling units) of residential development in a high-rise structure, with a modified "U"-shaped building footprint. The maximum building height is proposed to be 115 feet (maximum of 11 stories to the south, tapering down to a minimum of 8 stories to the north), inclusive of structured parking. A small public park is proposed in the southeast corner of the property, at the terminus of Fair Lakes Court. An elevated plaza/recreational space with an outdoor pool is located immediately to the west of the proposed buildings, within the center of the "U".

On September 20, 2007, the Staff Report for PCA 82-P-069-20, CDPA 82-P-069-1-1, and FDPA 82-P-069-1-15 was published; it concluded that the proposed development was not designed at a compatible scale with the adjacent buildings and would be an isolated use in an existing office park.

On October 3, 2007, the Planning Commission public hearing was held and a staff report addendum was published and distributed. The staff report addendum discussed the concept of reducing the building heights, terracing the roof tops, incorporating green roof techniques, softening the visual impacts of the proposed residential building, and providing pedestrian scale lighting along Fair Lakes Court. Revised proffers were included and incorporated these concepts. In the report, staff agreed with the design concept and the revised proffers, and recommended approval of PCA 82-P-069-20 and CDPA 82-P-069-1-1. However, staff recommended deferral of FDPA 82-P-069-1-15, because the applicant had not submitted revised plans and graphics prior to publication of the addendum. The Planning Commission deferred decision on the applications until October 4, 2007.

On October 4, 2007, the Planning Commission agreed with staff and voted to approve PCA 82-P-069-20 and CDPA 82-P-069-1-1 and to defer the decision on FDPA 82-P-069-1-15 until October 25, 2007, to allow time for the applicant to revise the Final Development Plan Amendment (FDPA).

Since the Planning Commission public hearing and decision, the Board of Supervisors approved PCA 82-P-069-20 and CDPA 82-P-069-1-1 with minor revisions to the proffers. The applicant has also continued to work with staff to modify the FDPA. Copies of the revised FDPA are located in the front of the staff report addendum. The applicant revised the FDPA to include a reduction of building heights; provision of green roofs on the lobby and the proposed pedestrian plaza; and roof top terraces on top of the potential 8-story and 9-story roof structures, as well as on the south side of the southern building. In addition, revised architectural details were included in the plans to show visual perspectives of the proposal. Staff agrees with these revisions but is concerned with a note on Sheets 2 and 3 that allows the applicant to remove landscaping near the proposed loading dock. Staff recommends a development condition that ensures adequate replacement of any landscaping removed during Final Sight Distance Engineering as approved by Urban Forest Management (UFM). Imposition of this development condition will satisfy staff's concern. In addition, staff recommends a change to Development Condition 4, to be consistent with a change in the other associated Fair Lakes cases recommended by the Planning Commission on October 3, 2007.

These revisions are included in Attachment 1 with changes black-lined from proposed development conditions included in the Staff Report Addendum. Staff agrees with the proposed changes.

CONCLUSIONS AND RECOMMENDATION

Staff Conclusions

Staff believes that the subject application is in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions and is in conformance with the CDPA and proffers, with the imposition of the development conditions contained in Attachment 1.

Staff Recommendation

Staff recommends approval of FDPA 82-P-069-1-15 subject to the Final Development Plan Amendment Conditions contained in Attachment 1.

Staff recommends approval of a modification of the loading space requirement for the residential uses to allow two (2) loading spaces, as provided on the FDPA.

Staff recommends approval of a waiver of transitional screening and barrier requirements between the proposed residential and existing non-residential uses within the original application area.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the

applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

ATTACHMENTS

1. Proposed FDPA 82-P-069-1-15 Development Plan Conditions

ATTACHMENT 1

PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 82-P-069-1-15

~~October 3, 2007~~

October 25, 2007

If it is the intent of the Planning Commission to approve a high-rise residential development located at Tax Map 45-4 ((1)) 25E1 pt. and 25E2 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site.

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Fair Lakes Land Bay VI-A" prepared by Dewberry & Davis LLC and Davis Carter Scott consisting of ~~six~~ twelve sheets dated February 27, 2007 as revised through ~~October 22~~ September 10, 2007.
2. LID measures shall be incorporated into the final site design, including surface parking areas, as determined feasible by the applicant and DPWES at the time of site plan review.
3. The areas depicted as "existing vegetation to be preserved" shall remain as permanently undisturbed vegetation except for (1) the removal of dead, dying and/or diseased vegetation as approved by UFM, and/or (2) other disturbances to the extent approved by DPWES. Any vegetation removed within these areas shall be replaced with native plant species as approved by Urban Forest Management.
4. The use of cellar space shall be limited to ~~storage, mechanical and/or accessory uses~~ the principle use indicated on the FDPA and accessory uses as defined by Article 10 of the Zoning Ordinance. ~~All~~ Any uses of ~~including~~ cellar space shall be parked as required in Article 11 of the Zoning Ordinance.
5. The proposed trail connection along the north side of Fair Lakes Parkway shall be sited in cooperation with UFM in a manner which will preserve the maximum amount of the existing vegetation line.
6. Any landscaping proposed in the FDPA that cannot be installed as a result of Final Sight Distance Engineering shall be installed elsewhere on the site with equal type and quality as approved by Urban Forest Management.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.