



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

February 19, 2008

Francis A. McDermott
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

RE: Proffered Condition Amendment Application PCA 82-P-069-19
(Concurrent with Conceptual Development Plan Amendment Application CDPA 82-P-069-03-02)
(Revised Conditions)

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 15, 2007, approving Proffered Condition Amendment Application PCA 82-P-069-19 in the name of Fair Lakes Center Associates L.P. The Board's action amends the proffers for Rezoning Application RZ 82-P-069, previously approved for mixed use development to permit hotel development as a permitted use, an increase in permitted retail and site modifications with an overall Floor Area Ratio (FAR) of approximately 0.63. The subject property is located approximately 500 feet southeast of the intersection of Fair lakes Circle and Fair Lakes Parkway on approximately 4.7 acres of land zoned PDC and WS [Tax Map 55-2 ((5)) A1, B, and D2 pt.], in the Springfield District, subject to the proffers dated September 28, 2007.

The Board also:

- Modified the Public Facilities Manual Standard 12-0702.1B(2) to permit reduction of the minimal planting width requirement from eight feet to six feet, as shown on the CDPA/FDPA and as described in the proffers.

On October 4, 2007, the Planning Commission approved Final Development Plan Amendment FDPA 82-P-069-9-8, subject to the development conditions dated October 4, 2007.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms
Enclosure

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Cc: Chairman Gerald E. Connolly
Supervisor Patrick S. Herrity, Springfield District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools
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