



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-069-16
(Concurrent with Conceptual Development Plan Amendment Application CDPA 82-P-069-07-01)
(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-069-16 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 an increase in permitted office and site modifications with an overall Floor Area Ratio (FAR) of approximately 0.93. The subject property is located on the south side of Fair Lakes Circle, approximately 800 feet east of Fairfax County Parkway, on approximately 11.71 acres of land zoned PDC and WS [Tax Map 55-2 ((1)) 9A], in the Springfield District, and subject to the proffers dated September 28, 2007.

The Board also:

- Modified of 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.
- Modified of the loading space requirement in favor of the loading spaces provided on the CDPA/FDPA.
- Modified of the transitional screening and barrier requirements on the south side of the property (adjacent to I-66), in favor of the existing and proposed landscaping.

October 4, 2007, the Planning Commission approved the following:

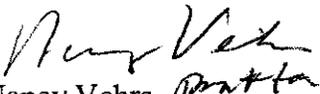
- Final Development Plan Amendment FDPA 82-P-069-11-5, subject to the development conditions dated October 4, 2007.

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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<http://www.fairfaxcounty.gov/bosclerk>

- Final Development Plan Amendment FDPA 82-P-069-6-11, subject to the development conditions dated October 4, 2007.

Sincerely,


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

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
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation