



# 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-069-17  
(Concurrent with Conceptual Development Plan Amendment Application CDPA 82-P-069-03-03)  
(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-069-17 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 residential development as a permitted use and site modifications with an overall Floor Area Ratio (FAR) of approximately 1.30. The subject property is located on the north side of Fair Lakes Circle, approximately 300 feet southwest of Fair Lakes Parkway, on approximately 8.37 acres of land zoned PDC and WS [Tax Map 55-2 ((1)) 6A, 8A1 pt. and 8A2], in the Springfield District, subject to the proffers dated October 9, 2007.

**The Board also:**

- Approved a modification of Public Facilities Manual Standard 12-0702.1B(2) to permit reduction of the minimum planting width requirement from eight feet to six feet, as shown on the CDPA/FDPA and as described in the proffers.
- Modified the loading space requirement for residential use to permit two loading spaces, as depicted on the CDPA/FDPA.

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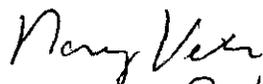
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- Waived the transitional screening and barrier requirements between the proposed residential and the existing non-residential uses.
- Modified the PDC Standards to permit residential uses to exceed 50 percent of the gross floor area of principal uses.

On October 4, 2007, the Planning Commission approved Final Development Plan Amendment Application FDPA 82-P-069-8-5, subject to the development conditions dated October 4, 2007.

Sincerely,



Nancy Vehrs *Per H for*  
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