



# 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-069-20  
(Concurrent with Conceptual Development Plan Amendment Application CDPA 82-P-069-01-01)  
(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-069-20 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 0.87. The subject property is located in the northeast quadrant of the intersection of Fair Lakes Parkway and the Fairfax County Parkway on approximately 10.65 acres of land zoned PDC and WS [Tax Map 45-4 ((1)) 25E1 pt. and 25E2 pt.], in the Springfield District, subject to the proffers dated October 12, 2007.

The Planning Commission subsequently approved Final Development Plan Amendment FDPA 82-P-069-01-15 on October 25, 2007, subject to Final Development Plan Amendment conditions dated October 25, 2007.

**The Board also:**

- Modified the PDC Standards to permit residential uses to exceed 50 percent of the gross floor area of principal uses.
- 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.

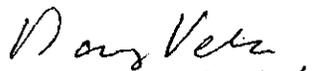
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- Approved a waiver to locate underground facilities in a residential area for the Fair Lakes Land Bay VI-A Development (Public Facilities Manual Section 6-0303.8) subject to Waiver # 005727-WPFM-013-1, subject to the conditions dated October 15, 2007.

Sincerely,



Nancy Vehrs *Print 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