



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: Conceptual Development Plan Amendment Application CDPA 82-P-069-01-01
(Concurrent with Proffered Condition Amendment Application PCA 82-P-069-20)
(Revised Conditions)

Dear Mr. McDermott:

At a regular meeting of the Board of Supervisors held on October 15, 2007, the Board approved Conceptual Development Plan Amendment Application CDPA 82-P-069-01-01 in the name of Fair Lakes Center Associates L.P. The Board's action amends the first Conceptual Development Plan for RZ 82-P-069, previously approved for mixed use development to permit residential development as a permitted use and site modifications. 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.

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
Clerk to the Board of Supervisors
NV/dms

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