

On February 7, 2008, the Planning Commission approved Final Development Plan Amendment Application FDPA 82-P-069-13-10, subject to the Board's approval of Proffered Condition Amendment Application PCA 82-P-069-18 and subject also to the development conditions dated February 7, 2008.

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. Lipka, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation



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
Hunton & Williams, LLP
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

RE: Proffered Condition Amendment Application PCA 82-P-069-18
(Concurrent with Conceptual Development Plan Amendment Application CDPA 82-P-069-05-01)

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 11, 2008, approving Proffered Condition Amendment Application PCA 82-P-069-18 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 retail uses and site modifications with an overall Floor Area Ratio (FAR) of approximately 0.64. The subject property is located on the south side of Fair Lakes Parkway, approximately 500 feet west of Fair Lakes Circle, on approximately 13.96 acres of land zoned PDC and WS [Tax Map 55-2 ((4)) 12, 16, 19, 26A], in the Springfield District, and subject to the proffers dated January 22, 2008.

The Board also:

- Modified the PFM Standard 12-0702.1B2 to permit reduction of the minimum planting width requirement from eight to six feet, as shown on the CDPA/FDPA and as described in the proffers.
- Modified the transitional screening and barrier requirements on the south side of the property adjacent to I-66, in favor of the existing landscaping.

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At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 11th day of February, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 82-P-069-18
(CONCURRENT WITH CDPA 82-P-069-05-01)**

WHEREAS, Fair Lakes Center Associates L.P., filed in the proper form an application to amend the proffers for RZ 82-P-069 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

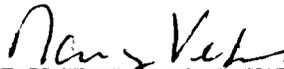
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Springfield District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 11th day of February, 2008.



Nancy Vehrs *Smith for*
Clerk to the Board of Supervisors