



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

February 2, 2007

Antonio J. Calabrese
Cooley, Godward, Kronish LLP
Reston Town Center
11951 Freedom Drive
Reston, VA 20190-5656

RE: Rezoning Application Number RZ 2004-PR-044, Tysons Corner Center

Dear Mr. Calabrese:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 22, 2007, granting Rezoning Application Number RZ 2004-PR-044 in the name of Tysons Corner Holdings LLC and Tysons Corner Property Holdings LLC. The Board's action rezones certain property in the Providence District from the C-4, C-7, HC, and SC Districts to the PDC, HC, and SC Districts for mixed use development with an overall Floor Area Ratio (FAR) of 1.76, subject to the proffers dated January 22, 2007. The Board approved the associated Conceptual Development Plans for both options; however, the residential buildings, office buildings, and plazas located within the areas as Phases 3 and 4, as shown on Sheets 32-47, Sheet 52, and Sheet 54 of the Development with Rail (Part 1 and 2) shall be considered illustrative only in accordance with Proffer Number 6. The subject property is located in the southeast quadrant of the intersection of International Drive and Chain Bridge Road on approximately 78.65 acres of land in the Providence District. Tax Map 29-4 ((1)) 35A and 35C; 39-2 ((1)) 2, 4, and 5.

The Board also:

- Waived the service drive requirement along Leesburg Pike (Route 7) and Chain Bridge Road (Route 123).
- Modified the minimum 8-foot planting width for trees per Section 12-0702 (2) of the Public Facilities Manual (PFM) to allow planting areas that are less than 8 feet wide.
- Waived the barrier requirement along the eastern boundary (adjacent to the Capital Beltway).
- Modified the transitional screening yard requirement along the eastern boundary (adjacent to the Capital Beltway).

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

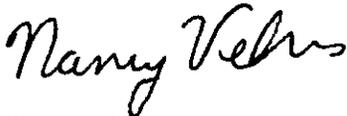
Email: clerktothebos@fairfaxcounty.gov

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

- Modified the peripheral parking lot landscaping requirement for the parking structures located adjacent to Chain Bridge Road.
- Waived the transitional screening yard and barrier requirements internal to the project.
- Waived the interior parking lot landscaping requirements for the existing parking structures identified as Parking Terrace B, Parking Terrace C, and Parking Terrace E.
- Approved a waiver to allow the use of underground stormwater management facilities with residential development pursuant to Paragraph 6-0303.8 of the PFM (see the report prepared by the Site Review Division, Department of Public Works and Environmental Services, in Appendix 7 of the September 14, 2006, staff report).
- Approved a deviation to the provisions of Section 2-414 of the Zoning Ordinance to allow a commercial building within 75 feet of the right-of-way of an interstate highway (the Capital Beltway – I-495).
- Approved a modification to allow the pedestrian pathways shown on the Conceptual Development Plan/Final Development Plan (CDP/FDP) (the 25 foot wide sidewalk within the bus plaza and an internal loop trail) to meet the requirement for a trail along Chain Bridge Road west of Tysons Boulevard (with rail CDP/FDP only).
- Waived the trail requirements, both the on-road bike trail and the trail property along the property, along Chain Bridge Road between the site entrance opposite Tysons Boulevard and the ramp for the Capital Beltway.
- Modified the trail requirement along Leesburg Pike to allow combined sidewalk/trail that is consistent with the streetscape recommendations for the Tysons Corner Urban Center.
- Waived the trail requirement within the right-of-way of the Capital Beltway.
- Modified the trail requirement along International Drive to allow the temporary trail to be constructed with Phase 1 to meet this requirement.
- Modified the recommended on-road bike trail on ShopTysons Boulevard to allow a ten foot wide off-road bike trail.
- Modified the number of loading space required on site.

On January 11, 2007, the Planning Commission approved Final Development Plan Application FDP 2004-PR-044 with regard to the construction of the buildings, plazas, and associate improvements for the development prior to the rail option (Part 2 of 2), and for Phases 1 and 2 of the development with the rail option (Part 1 of 2), and shown on Sheets 1-31, 48-51, 53, and 55-61.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/cwb
Enclosure

Cc: Chairman Gerald E. Connolly
Supervisor Linda Q. Smyth, Providence District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Barbara A. Byron, 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
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools