



**COUNTY OF FAIRFAX
PLANNING COMMISSION OFFICE**

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November 13, 2003

Keith C. Martin, Esquire
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201

**RE: FDPA 86-S-071-4 - Trinity Centre
Three LLC/Trinity Lake L.L.C.**

Dear Mr. Martin:

The purpose of this letter is to formally advise you, as the agent for the applicant on the above referenced case, that on Wednesday, November 12, 2003, the Planning Commission voted unanimously (Commissioner Alcorn absent from the meeting) to approve FDPA 86-S-071-4, subject to the attached development conditions dated November 11, 2003, with the deletion of Condition #4.

Also enclosed for your records is a copy of the verbatim of the Commission's action on this matter. If you need additional information, please let me know.

Sincerely,

Barbara J. Lippa
Executive Director

Enclosures (a/s)

cc: Michael Frey, Supervisor, Sully District
Ron Koch, Planning Commissioner, Sully District
Tracy Swagler, Senior Planner, ZED, DPZ
11/13/03 Date File
O-8 c File

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 86-S-071-04

June 18~~20~~November 11, 2003

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 86-S-071-04, to permit modifications to the building layout and additional FAR, on property located at Tax Map 54-3 ((21)) 1B, 1C, 1D, 8A1, 8A2, 13B2, 9B and 54-4 ((15)) 12A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions supercede the Final Development Plan Conditions approved with FDPA 86-S-071-02. Those conditions carried forward from the previous approval are marked with an asterisk. (*)

1. Development of the subject property shall be in substantial conformance with the Final Development Plan Amendment Plan, entitled "Trinity Centre" consisting of 6 sheets, Sheets 1-3 prepared by Urban Engineering & Assoc., Inc. and dated January 1998, as revised through May 29, 2003; Sheets 4-6 prepared by Lewis Scully Gionet Landscape Architects and dated March 5, 1998, as revised through April 19, 2002.
2. Irrespective of the notations stating "For Illustration Only" on Sheets 5 and 6 of the FDPA, development and landscaping shall be in substantial conformance with these sheets. This condition shall not prevent the substitution of plant materials for those noted, so long as such substitutions are of equivalent materials, as determined by the Urban Forestry Division.
3. The following secondary uses which are listed in note 10 of the FDPA shall not be permitted without approval of a Final Development Plan Amendment or a Special Exception or Special Permit, as applicable. *
 - Billiard and Pool Halls
 - Institutional Uses (Group 3) unless otherwise noted
 - Medical Care Facilities except nursing facilities which have a capacity of less than 50 beds
 - Private Clubs and Public Benefit Associations
 - Private Schools of General Education
4. Irrespective of notations on the FDPA, business service and supply uses shall not be allowed in Building 15. (~~DELETE + remember~~)
5. If the Building 12 office alternative is constructed instead of the three restaurants (Buildings 12, 13 and 14), such office building shall not exceed 125,000 square feet in gross floor area, 5 stories in height, and 75 feet in height.
6. There shall be no more than four freestanding eating establishments located on site. However, this does not preclude the location of eating establishments within the proposed office buildings. *
7. The façades of the two parking structures adjacent to office buildings 10A and 10B shall include architectural precast concrete spandrels with an accent strip. Landscaping shall be provided along the Trinity Parkway side of the structures as depicted on the FDP. The two parking structures shall not exceed a height which is equivalent to three levels of parking, plus parapet, above the highest point of elevation

of Trinity Parkway (which shall not preclude the provision of parking levels which are lower than Trinity Parkway).

8. An eight foot wide trail shall be constructed along the Route 29 frontage of the site. Such trail may be located within the existing right-of-way for Route 29 subject to VDOT approval. The trail shall be constructed prior to the issuance of the first Non-RUP for any one of the eating establishments identified as Buildings 12, 13 or 14, or before the issuance of a Non-RUP for optional Building 12, whichever occurs first. *
9. A total of two bus shelters with trash receptacles shall be provided along Trinity Parkway and/or Route 29 and may be located on either the land area subject to FDPA 86-S-071 or on the land area subject to FDPA 86-S-071-3. The precise location of the bus shelters shall be determined by the Department of Transportation. The office uses with the subject property shall maintain the bus shelters and trash receptacles. *
10. All signs, including any building-mounted signs for the proposed eating establishments along Route 29, shall be subject to approval of the approved Comprehensive Sign Plan (or as amended). *
11. At the time of site plan approval, the applicant shall demonstrate to the satisfaction of DPWES that the existing SWM/BMP facilities are adequately sized to accommodate the proposed development and will be maintained by an association of private property owners subject to a pro-rata share agreement. *
12. All additional on-site lighting, including pedestrian trail lighting, parking lot lighting and building security lighting (wall packs), shall be in accordance with the Performance Standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance, with the exception that semi-cut off globe fixtures which match existing fixtures may be utilized around the lakeshielded, have full cut-off fixtures, and be directed downward in order to reduce glare.
13. If blasting is required, and before any blasting occurs on the Application Property, the Applicant or its successors will ensure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal shall be implemented, including, without limitation, the use of blasting mats. In addition, the Applicant or its successors shall:
 - a. Retain a professional consultant to perform a pre-blast survey of each house or residential building located within two hundred fifty (250) feet of the blast site.
 - b. Require his consultant to request access to house, buildings, or swimming pools that are located within said 250-foot range if permitted by owner, to determine the pre-blast conditions of these structures. The Applicant's consultants will be required to give adequate notice of the scheduling of the pre-blast survey. The Applicant shall provide all owners of structures entitled to pre-blast inspections of the name, address, and phone number of the blasting contractor's insurance carrier.
 - c. Require his consultant to place seismographic instruments prior to blasting to monitor the shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request.
 - d. Notify residences within 250 feet of the blast site ten (10) days prior to blasting.

e. Upon receipt of a claim of actual damage resulting from said blasting, the Applicant shall cause his consultant to respond within five (5) days by meeting at the site of the alleged damage to confer with the property owner. Any verified claims for damage due to blasting shall be expeditiously resolved.

f. The Applicant will require blasting subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures that are directly attributable to the blasting activity.

Planning Commission Meeting
November 12, 2003
Verbatim Excerpt

FDPA 86-S-071-4 - TRINITY CENTRE THREE LLC AND TRINITY LAKE L.L.C.

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. This application is to amend the Final Development Plan on a portion of the property known as the Trinity Centre to permit building additions and site modifications which will actually bring the FAR back up to what was originally envisioned for this project. As I indicated just a minute ago, I am going to ask Mr. Martin, the attorney for the applicant, to come back and address the issue of opening up the lobbies of the two buildings for possible displays when there are community activities at lakeside. Mr. Martin.

Keith Martin, Esquire: On the record. Trinity Centre is committed to becoming a part of the community through sponsored community events around the lake in the landscaped plaza areas. Trinity Centre representatives have already met with the Centreville Community Foundation and began planning events for 2004 such as spring and summer concerts by the lake and family movie nights under the stars. During some of these events in the future, lobby space will be made available for event activities such as art and crafts exhibits.

Commissioner Koch: Thank you, Mr. Martin. Mr. Chairman, with that becoming part of the record, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 86-S-071-4, SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 11, 2003, WITH THE REMOVAL OF CONDITION NUMBER 4 WHICH WOULD HAVE PRECLUDED THE APPLICANT HAVING A SERVICE AND SUPPLY USE THERE.

Commissioners Hall and Byers: Second.

Chairman Murphy: Seconded by Ms. Hall and Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve FDPA 86-S-071-4, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Koch.

Commissioner Koch: That's it, Mr. Chairman. Thank you. The other part was removed.

Chairman Murphy: The PCA?

Commissioner Koch: That was removed.

Chairman Murphy: All right.

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(The motion carried unanimously with Commissioner Alcorn absent from the meeting.)

LBR