



County of Fairfax, Virginia

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

November 24, 2009

Elizabeth Baker
Walsh, Colucci, Lubelely, Emrich & Walsh PC
2200 Clarendon Blvd., Thirteenth Floor
Arlington, VA 22201-3359

Re: Interpretation for PCA 1999-HM-011/FDPA 1999-HM-011-1-2, Van Metre at Woodland Park, Tax Map Number 16-3 ((1)) 25D2: building and parking layout, landscaping

Dear Ms. Baker:

This is in response to your letter of July 29, 2009, as revised and superseded by your letters of October 19 and October 27, 2009, requesting an interpretation of the proffers and the Conceptual Development Plan Amendment (CDPA) accepted by the Board of Supervisors in conjunction with the approval of PCA 1999-HM-011 and the Final Development Plan Amendment approved by the Planning Commission with FDPA 1999-HM-011-1-2. As I understand it, the question is whether the proposed revised building footprint, parking layout and landscaping are in substantial conformance with the proffers and the CDPA/FDPA. This determination is based on the submitted interpretation plans entitled "Woodland Park Apartments, Woodland Park – Land Bay C-2, Exhibits D and E" prepared by VIKA Inc. and dated Sept. 2009, as revised through Oct. 21, 2009 (Exhibit D) and Jan. 2006, as revised through Sept. 16, 2009 (Exhibit E). Copies of your letters and reductions of the submitted plans are attached for reference.

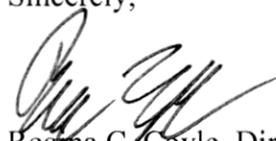
You indicate that the proposed building layout (Exhibit D) is revised to include three buildings, generally within the same footprint as the approved CDPA/FDPA, which shows two. The one approved L-shaped building is proposed to be separated into two buildings. The optional pool shown on the approved development plan will not be constructed and is to be replaced by open space, landscaped in an informal park setting. You indicate that the submitted landscape plan (Exhibit E) is proposed to be revised to address the planting restrictions of the Virginia Dominion Power easement along Sunrise Valley Drive. A list of plantings to accompany the landscape plan is also presented to articulate a variety of planting heights along Sunrise Valley Drive which are depicted only as uniform circles on the landscape exhibit.

Elizabeth Baker
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It is my determination that the proposed building and parking layout, and landscaping are in substantial conformance with the proffers and the CDPA/FDPA, subject to final approval by Urban Forest Management, DPWES. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and addresses only the questions contained in your request as discussed above.

If you have any questions regarding this interpretation, please feel free to call Kevin Guinaw at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

RCC/O:\KGUINA\INTERPRETATIONS\VAN METRE AT WOODLAND PARK PCA 1999-HM-001.DOC

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
File: PCA 1999-HM-011, FDPA 1999-HM-011-1-2, PI 0908 089, Imaging, Reading



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**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

October 27, 2009

RECEIVED
Department of Planning
OCT 27 2009
Zoning Evaluation Division

By Hand Delivery

Mary Ann Godfrey
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Interpretation Request for PCA 1999-HM-001 / FDPA 1999-HM-011-1-2
Van Metre at Woodland Park
Tax Map Reference: 16-3((1)) 25D2 (the "Subject Property")

Dear Mary Ann:

In our telephone conversation on October 23, you requested additional information be provided in support of the above-referenced interpretation request. Specifically, you requested:

1. a revision to the area planned as an optional pool and clubhouse in order to provide an additional walkway and benches in addition to the lawn area and landscaping;
2. a revised landscape plan providing some variation in height of the plant material used along Sunrise Valley Drive; and
3. provision of a parking tabulation.

Enclosed please find the following revised materials:

1. Two copies of new revised Exhibit D, that now includes a new sidewalk connecting the sidewalk along the western side of the residential building northward and connecting to a sidewalk planned at the northern end of the Subject Property. This provides a more connected pedestrian system and creates a park-like setting in this open space area. Two benches are shown on the western side of the walk adjacent to two Japanese Zelkova shade trees and oriented to look out over the lawn. (An 8 ½" by 11" reduction of Exhibit D is also provided.)
2. Two copies of a revised landscape plan (Exhibit E) and two copies of a plant list. This new plan modifies the plant materials to be installed along the Sunrise Valley Drive

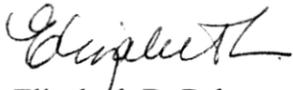
frontage between the sidewalk and the parking lot. Where previously the plants were low shrubs; the new plan includes groupings of Leatherleaf Mahonia (mature height expected of 10 feet), Inkberry (mature height of eight feet), and Sea Green Juniper (mature height of six feet), intermixed with Japanese Holly (mature height of five feet) and Willowleaf Cotoneaster (mature height of three feet). This combination of plants should provide a variety of heights along the streetscape. (An 8 ½" by 11" reduction has been provided.)

3. Two copies of a parking tabulation (Exhibit G) showing that the required parking for 111 multi-family dwelling units is 178 spaces and indicating that 178 spaces are provided.

I believe these exhibits provide the modifications you requested. I ask for your determination that the proposed site design is in substantial conformance with the zoning approvals.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



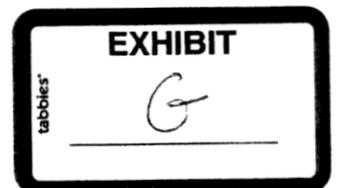
Elizabeth D. Baker
Land Use Coordinator

Enclosures

cc: Roy Barnett
Ed Wagaman
Martin D. Walsh

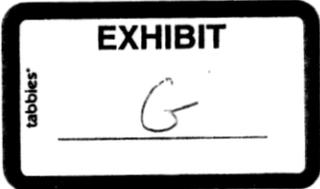
**WOODLAND PARK APARTMENTS-LAND BAY C-1
PARKING TABULATION**

Parking required-----1.6 spaces/unit x 111 units = 177.8 (178 spaces)
Parking provided-----178 spaces (inc. HC)
HC spaces required-----4 spaces (inc. van HC spaces)
Van HC spaces required-----1
HC spaces provided (inc van HC)---4



**WOODLAND PARK APARTMENTS-LAND BAY C-1
PARKING TABULATION**

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Parking provided-----178 spaces (inc. HC)
HC spaces required-----4 spaces (inc. van HC spaces)
Van HC spaces required-----1
HC spaces provided (inc van HC)---4



THIS SHEET FOR LANDSCAPE PURPOSES ONLY

- 1. THE LANDSCAPE PLAN IS A PRELIMINARY, CONCEPTUAL PLAN AND IS NOT A CONTRACT DOCUMENT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY TO THE LANDSCAPE ARCHITECT.
- 2. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS AND HAS IDENTIFIED AREAS OF INTEREST AND HAS IDENTIFIED AREAS OF CONCERN. THE LANDSCAPE ARCHITECT HAS IDENTIFIED AREAS OF INTEREST AND HAS IDENTIFIED AREAS OF CONCERN.
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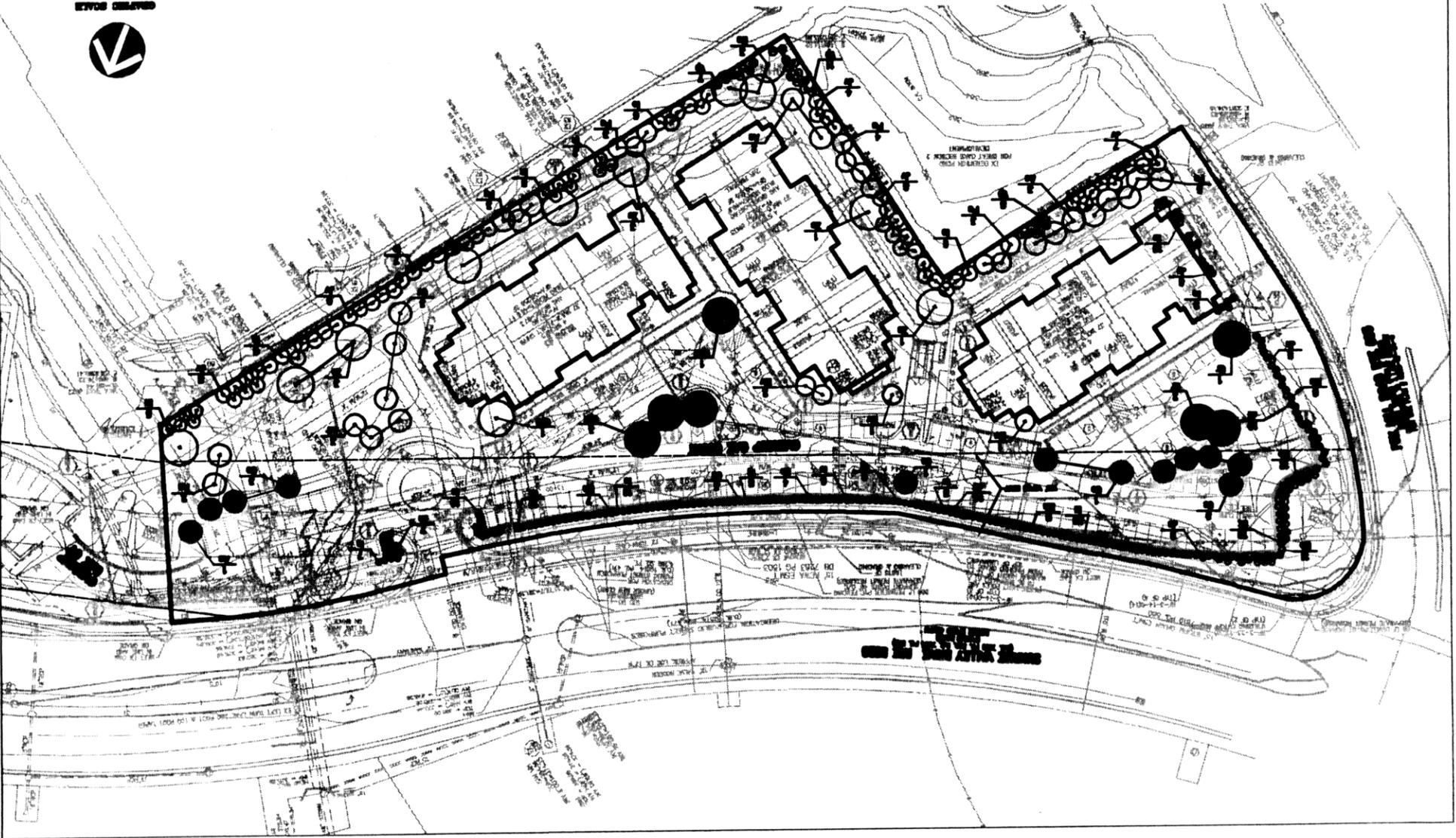
NO.	REVISION	DATE	BY	CHKD.
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LANDSCAPE PLAN
Ex. F

WOODLAND PARK APARTMENTS
WOODLAND PARK, COLORADO
ARCHITECT: [unreadable]
LANDSCAPE ARCHITECT: [unreadable]

VIRI
[unreadable text]



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY TREES					
Ns	3	<i>Nyssa sylvatica</i>	Black Gum	2-2.5' CAL	B&B
Qph	7	<i>Quercus phellos</i>	Willow Oak	2.5' CAL	B&B
Qr	3	<i>Quercus rubra</i>	Northern Red oak	2.5' CAL	B&B
Zs	8	<i>Zelkova Serrata</i>	Japanese Zelkova	2.5' CAL	B&B
ORNAMENTAL TREES					
Cc	12	<i>Cercis canadensis</i>	Redbud	2-2.5' CAL	B&B
Aa	9	<i>Amelanchier arborea</i>	Downy Serviceberry	2-2.5' CAL	B&B
Ps	5	<i>Prunus sargentii</i>	Sargent Cherry	2-2.5' CAL	B&B
Mv	4	<i>Magnolia virginiana</i>	Sweetbay Magnolia	2-2.5' CAL	B&B
EVERGREEN TREES					
Ci	5	<i>Cupressocyparis leylandii</i>	Leland Cypress	8-9' HT	B&B
In	13	<i>Ilex 'Nellie Stevens'</i>	Nellie Stevens Holly	8' HT	B&B
Io	25	<i>Ilex opaca</i>	American Holly	8-9' HT	B&B
Pa	13	<i>Picea abies</i>	Norway Spruce	8' HT	B&B
Jv	33	<i>Juniperus virginiana</i>	Eastern Red Cedar	8-9' HT	B&B MATURE
SHRUBS					
Bt	25	<i>Berberis thunbergii</i> var. <i>atropurpurea</i>	Japanese Barberry	30-36" HT	B&B 3-6' HT
Cs	7	<i>Cotoneaster salicifolius</i>	Willowleaf Cotoneaster 'Autumn Fire'	18-24" HT	B&B 2-3' HT
Ic	85	<i>Ilex crenata</i> 'Green Lustre'	Green Lustre Japanese Holly	18-24" HT	B&B 5' HT
Jc	41	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	24-30" HT	B&B 4-6' HT
Jn	7	<i>Jasminum nudiflorum</i>	Winter Jasmine	24-30" HT	B&B 3-4' HT
Vp	26	<i>Viburnum plicatum</i> var. <i>tomentosum</i> 'Mariesii'	Mariesii Doublefile Viburnum	30-36" HT	B&B 8-10' HT
Jh	16	<i>Juniperus horizontalis</i> 'Plumosa'	Plumosa Juniper	24-30" HT	B&B 2' HT
Ig	17	<i>Ilex glabra</i>	Inkberry	30-36" HT	B&B 8' HT
Mb	47	<i>Mahonia bealei</i>	Leatherleaf Mahonia	30-36" HT	B&B 10' HT



Elizabeth D. Baker
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**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

October 19, 2009

By Hand Delivery

Mary Ann Godfrey
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning
OCT 20 2009
Zoning Evaluation Division

Re: Interpretation Request for PCA 1999-HM-001 / FDPA 1999-HM-011-1-2
Van Metre at Woodland Park
Tax Map Reference: 16-3((1)) 25D2 (the "Subject Property")

Dear Mary Ann:

Please accept this letter as a revised request for an administration determination pertaining to PCA 1999-HM-001 and FDPA 1999-HM-011-1-2. This revision supercedes my previous letters. The purpose of this letter is to request your determination that the proposed site design is in substantial conformance with the approved FDPA and proffers.

Background

The Subject Property is located within Woodland Park, a mixed use development located south of the Dulles Airport Access Road (DAAR) between Monroe Street and Centreville Road. More specifically, the Subject Property is situated south of Sunrise Valley Drive immediately east of its intersection with Fox Mill Road. The Subject Property is zoned to the PDH-30 District and is subject to proffers associated with PCA 1999-HM-001 approved by the Board of Supervisors on October 27, 2003. A copy of the approved proffers and FDPA are enclosed as Exhibits A and B respectively.

Interpretation Request

Most of the land rezoned subject to PCA 1999-HM-011 has been developed. Parcel 25D2 is the last remaining section to be developed. The FDPA identifies the Subject Property as Land Bay C-2 and shows approval for two multi-family residential buildings, surface parking and a pool and clubhouse. Originally, Land Bay C-2 was designed as a rental project. In 2005, the property owners considered constructing the site as a for-sale condominium project and obtained an interpretation to allow site modifications to facilitate development of condominiums. A copy of the interpretation letter dated October 18, 2005 is enclosed as Exhibit C.

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LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

Development of the site plan did not go forward and it is now the intent of the property owner to construct it according to the original approved FDPA. I have enclosed two copies of an enlarged version of the approved FDPA for the Subject Property with the modified design shown as an overlay in red (Exhibit D).

The new design is in substantial conformance with the approved FDPA. The site access, on-site circulation, and parking layout are substantially the same as those shown on the FDPA. The building setbacks meet or exceed those shown on the FDPA. Please note that the FDPA shows two buildings, the modified design has three. Essentially, the large "L" shaped building has been separated into two buildings, both of which fit into the footprint of the approved building. Please note that the new design in red does not include a pool or a clubhouse. However, Proffer 4 which addresses recreational facilities includes a paragraph that reads:

The Applicant reserves the right to construct a third swimming pool with clubhouse on the western portion of the Application Property as shown on the CDPA/FDPA. In the event the Applicant elects not to construct these facilities, the area of the swimming pool and clubhouse shall be maintained as landscaped open space, or the Applicant may elect to seek a FDPA for alternate use of the area, without requiring a proffered condition amendment.

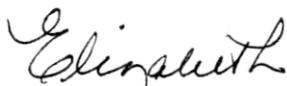
The developer has elected not to construct these facilities and has instead maintained the area of the pool and clubhouse as landscaped open space.

I have also enclosed two (2) copies of the proposed landscape plan (Exhibit E). The landscape plan is very similar to the FDPA; the only difference is within the Virginia Dominion Power easement area where trees had to be reduced to meet the specifications of the easement agreement. Enclosed as Exhibit F, please find a letter from Virginia Power dated July 29, 2003 providing a list of acceptable plant materials in the easement area.

I believe these exhibits clearly show that the requested interpretation conforms with the approved CDP/FDPA and proffers. I ask for your determination that the proposed site design is in substantial conformance with the zoning approvals.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Elizabeth D. Baker
Land Use Coordinator