



County of Fairfax, Virginia

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

February 24, 2010

Inda E. Stagg
Walsh, Colucci, Lubeley, Emrich and Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 1998-LE-048-03

Dear Ms. Stagg:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 23, 2010, approving Proffered Condition Amendment Application PCA 1998-LE-048-03 in the name of CSHV Metro Park LLC. The Board's action amends the proffers for Rezoning Application RZ 1998-LE-048, previously approved for commercial development to permit an increase in proffered building height and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.62. The subject property is located in the southeast and southwest quadrants of the intersection of Walker Lane and Metro Drive and on the west side of Walker Lane on approximately 29.09 acres of land, zoned PDC [Tax Map 91-1 ((1)) 11B2 and 23E; 91-1 ((28)) 1 and 2A; 91-1 ((31)) 1, 1A, 2, 2A, 2B, 3, 3A, 3B, 4A, 4B and 4C], in the Providence District and is subject to the proffers dated January 28, 2010.

Please note that on January 28, 2010, the Planning Commission approved Final Development Plan Amendment FDPA 1998-LE-048-1-3.

Office of the 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>

The Board also:

- Modified the transitional screening yard and barrier requirements along the southern and eastern boundaries and within Metro Park, in favor of that shown on the Conceptual Development Plan Amendment and referenced in the proffers.
- Approved a variance, pursuant to Section 16-401 of the Zoning Ordinance, to allow a seven-foot tall wall in a front yard with regard to the proffered fence along the southern boundary of the site.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee 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
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
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
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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 23rd day of February, 2010, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 1998-LE-048-03**

WHEREAS, CSHV Metro Park LLC, filed in the proper form an application to amend the proffers for RZ 1998-LE-048 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

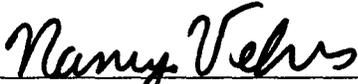
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

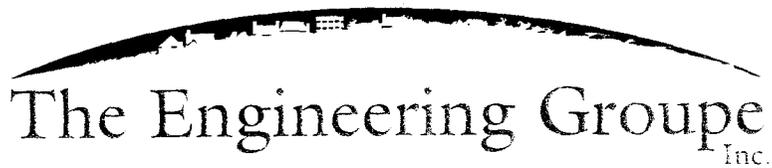
Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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 23rd day of February, 2010.



Nancy Vehs
Clerk to the Board of Supervisors



MEETS AND BOUNDS DESCRIPTION

LOT 1A

PHASE FIVE

METRO PARK

DEED BOOK 12964 PAGE 694

DEED BOOK 18190 PAGE 1208

DEED BOOK 20184 PAGE 62

THE PROPERTY OF

METROPARK 2345, LLC

DEED BOOK 19815 PAGE 1438

AND

CSHV METRO PARK, LLC

DEED BOOK 18371 PAGE 575

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning

OCT 27 2009

Zoning Evaluation Division

Beginning at a point, said point being in the westerly right of way of Jasper Lane, (variable width), said point lying within the northerly right of way of Arco Street, Route 1234, (50' wide); thence departing the westerly right of way of Jasper Lane and running with the northerly right of way of Arco Street and Lewin Park, Lots 6, 5, 4, 3, 2, and 1, S 89°51'02" W 656.01' to a point, said point being a common corner to Lewin Park, Lot 1 and Inova Health Care Services, (Parcel 11A); thence departing the line of Lewin Park and running with Inova Health Care Services, N 09°21'06" E 544.59' to a point, thence N 76°04'09" W 22.92' to a point, said point being in the southerly right of way of Walker Lane, (variable width); thence departing Inova Health Care Services and running with the southerly right of way of Walker Lane, along the arc of a curve to the right, having a radius of 752.95', an arc length of 528.46', and a chord bearing and distance of N 74°58'23" E 517.68' to a point, thence S 84°55'13" E 225.08' to a point, thence S 41°17'27" E 57.56' to a point, said point being in the westerly right of way of Metro Park Drive, (variable width); thence departing the right of way of Walker Lane and running with the westerly right of way of Metro Park Drive, S 05°04'47" W 89.06' to a point, thence along the arc of a curve to the left, having a radius of 530.00', an arc distance of 259.27', and a chord bearing and distance of S 08°56'05" E 256.69' to a point, thence along the arc of a curve to the right, having a radius of 50.00', an arc distance of 68.83', and a chord bearing and distance of S 16°29'21" W 63.52' to a point, said point being in the westerly right of way of Jasper Lane, (variable width); thence departing the right of way of Metro Park Drive and running with the westerly right of way of Jasper Lane,

S $55^{\circ}55'39''$ W 52.69' to a point, thence along the arc of a curve to the left, having a radius of 377.00', an arc distance of 67.16', and a chord bearing and distance of S $50^{\circ}49'27''$ W 67.07' to a point, thence N $44^{\circ}16'44''$ W 1.00' to a point, thence along the arc of a curve to the left, having a radius of 378.00', an arc distance of 165.95', and having a chord bearing and distance of S $33^{\circ}08'40''$ W 164.62' to the point of beginning and containing 11.1629 acres.

No title report furnished.

Proffered Condition Amendment

Metro Park

PCA 1998-LE-048-3/FDPA 1998-LE-048-1-3

January 28, 2010

Pursuant to Section 15.22303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in the Proffer Condition Amendment application hereby reaffirm that the development of the parcels under consideration are now shown in the Fairfax County Tax Maps as TM 91-1 ((1)) 11B2 and 23E; 91-1 ((28)) 1 and 2A; and 91-1 ((31)) 1 – 4C (collectively the "Property") and will be in accordance with the proffered conditions accepted by the Board of Supervisors in the approval of RZ/FDP 1998-LE-048 dated July 30, 1999, and the undated proffers accepted in PCA 1998-LE-048 and FDPA 1998-LE-048, and the proffers accepted by the Board of Supervisors in the approval of PCA 1998-LE-048-2/FDPA 1998-LE-048-1-2 dated September 5, 2003 except as qualified below. In the event this application is denied, these proffers shall be null and void. The Owners and the Applicant (hereinafter the "Applicant"), for themselves, their successors and assigns, reaffirms all previous proffers except as specifically modified herein and agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with the applicable County and State statutory procedures. The Applicant hereby amends the approved CDPA/FDPA and makes the additions and/or revisions to the proffered conditions accepted in RZ 1998-LE-048 and PCA/FDPA 1998-LE-048 and PCA 1998-LE-048-2/ FDPA 1998-LE-048-1-2 and are listed below.

The second paragraph of the September 5, 2003 proffers that were accepted pursuant to PCA1998-LE-048-2/FDPA 1998-LE-048-1-2 is deleted, and the following substituted:

The Applicant agrees that the development shall be in substantial conformance with the submitted CDPA/FDPA, which was prepared by VIKA and is dated December 11, 2009 (the "Plan"). In accordance with the provisions of Sections 18-204 and 16-403 of the Zoning Ordinance, the Applicant reserves the right to make minor modifications to the approved development plan in order to address engineering and architectural issues at the time of final site plan approval.

Proffers 1 – 11 are hereby reaffirmed.

Proffer Number 12, previously revised pursuant to PCA 1998-LE-048-2/FDPA 1998-LE-048-1-2, is hereby reaffirmed, as stated below, and the following language is added to the end of this proffer (underlined):

Buildings shall not exceed the height shown on the Plan except that the building identified as Phase 7 shall not exceed 55 feet as shown on the Plan. (Provided, however, the calculation of building height shall exclude parapet walls and all other structures specified in Section 2-506 of the Zoning Ordinance). The height of the parking structures shall not exceed 60 feet.

The height of the building identified as Phase 6 shall be permitted to increase by up to 20 feet (for a maximum of 165 feet in height) for the installation of a photovoltaic ("PV") array (solar panels) upon a metal support grid only. If the PV array and solar panels are constructed, then the physical roof of Phase 6 shall continue to be limited to 145 feet in height as measured from the average grade; however, structures that are excluded from maximum height regulations pursuant to Sect. 2-506 of the Ordinance prior to installation of the PV array and grid; shall be excluded after installation of the PV array and grid.

Proffers 13 – 39 are hereby reaffirmed.

Add Proffer 40 (underlined):

Public art and/or sculptures may be installed within select common areas of the Property as generally shown on the attached graphic; however, public art and/or sculptures may not be installed within any area that may obstruct site distance, as regulated by Sect. 2-505 of the Ordinance, Use Limitations on Corner Lots.

[SIGNATURES BEGIN ON NEXT PAGE]

Applicant/Title Owner of Tax Map 91-1 ((31)) 2, 4B

CSHV METRO PARK, LLC,
a Delaware limited liability company

By: INGCAL Tactical, LLC,
a Delaware limited liability company,
its Sole Member

By: ING Tactical Manager, LLC,
a Delaware limited liability company,
its Manager

By: ING Clarion Partners, LLC,
a New York limited liability company,
its Sole Member

By: 

Marc C. DeLuca
Authorized Signatory

[SIGNATURES CONTINUE ON NEXT PAGE]

**Title Owner of Tax Map 91-1 ((1)) 11B2; 91-1 ((28)) 1;
91-1 ((31)) 1, 1A, 2A, 2B, 3, 3A, 3B, 4A, 4C**

METROPARK 2345 LLC
a Delaware limited liability company,

By: CSHV Metro Park, LLC,
a Delaware limited liability company
its Sole Member

By: INGCAL Tactical, LLC,
a Delaware limited liability company,
its Sole Member

By: ING Tactical Manager, LLC,
a Delaware limited liability company,
its Manager

By: ING Clarion Partners, LLC,
a New York limited liability company,
its Sole Member

By: 

Marc C. DeLuca
Authorized Signatory

[SIGNATURES CONTINUE ON NEXT PAGE]

Title Owner of Tax Map 91-1 ((28)) 2A

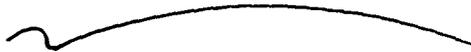
METROPARK 7 LLC,
a Delaware limited liability company,

By: **CSHV Metro Park, LLC,**
a Delaware limited liability company,
its Sole Member

By: **INGCal Tactical, LLC,**
a Delaware limited liability company,
its Sole Member

By: **ING Tactical Manager, LLC,**
a Delaware limited liability company,
its Manager

By: **ING Clarion Partners, LLC,**
a New York limited liability company,
its Sole Member

By: 

Marc C. DeLuca
Authorized Signatory

[SIGNATURES CONTINUE ON NEXT PAGE]

Title Owner of Tax Map 91-1 ((1)) 23E

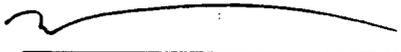
METROPARK 8 LLC,
a Delaware limited liability company

By: CSHV Metro Park, LLC,
a Delaware limited liability company,
its Sole Member

By: INGCAL Tactical, LLC,
a Delaware limited liability company,
its Sole Member

By: ING Tactical Manager, LLC,
a Delaware limited liability company,
its Manager

By: ING Clarion Partners, LLC,
a New York limited liability company,
its Sole Member

By: 

Marc C. DeLuca
Authorized Signatory

[SIGNATURES END]

METRO PARK

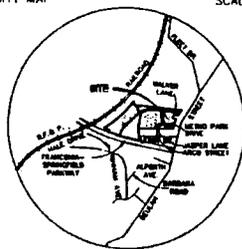
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT FINAL DEVELOPMENT PLAN AMENDMENT PROFFERED CONDITION AMENDMENT

FDPA 1998-LE-048-1-3 / PCA 1998-LE-048-3

DECEMBER 11, 2009

VICINITY MAP SCALE 1" = 2000'

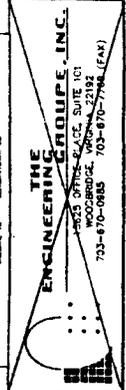


APPLICANT:

CSHV METRO PARK LLC
c/o CLARION PARTNERS LLC
601 13th STREET, NW
SUITE 700 N
WASHINGTON, DC 20005

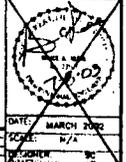
SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
- 3A. PROFFERED CONDITION AMENDMENT CDPA/FDPA
- 3B. PORTION OF CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT AFFECTED BY THIS APPLICATION
4. BUFFER AREA DETAILS
5. EXISTING VEGETATION MAP
6. CROSS SECTIONS
7. PEDESTRIAN CIRCULATION PLAN
8. REGIONAL PEDESTRIAN TRAIL



| | |
|-----------|----------|
| DATE | 12/11/09 |
| COUNTY | FAIRFAX |
| REVISIONS | |

COVER SHEET
METRO PARK
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



SHEET 1 OF 8

| | | | |
|-------------------|--------------------|---------|------------|
| ENGINEERING GROUP | PROJECT STATUS | DATE | MARCH 2010 |
| PLANNING | CONCEPT DESIGN | SCALE | N/A |
| ARCHITECTURE | SCHEMATIC DESIGN | CHECKED | |
| ENVIRONMENTAL | PRELIMINARY DESIGN | DATE | |



SUBJECT OF CONCEPTUAL/
FINAL DEVELOPMENT PLAN
AMENDMENT

EXISTING WAREHOUSES

SUBJECT OF CONCEPTUAL/
FINAL DEVELOPMENT PLAN
AMENDMENT



FUTURE INTERPARCEL ACCESS TO
INDUSTRIAL PROPERTY (BY OTHERS)

METRO
STATION

EXISTING RAILROAD TRACKS

NOT INCLUDED IN APPLICATION

CHURCH
USE

EXISTING SINGLE FAMILY DETACHED RESIDENTIAL

SHOPPING CENTER

EXISTING TOWNHOUSE
RESIDENTIAL

NOTE:
1. THE STREETSCAPE ALONG WALKER LANE WILL BE
CONSISTENT WITH PROPPER #11.

LEGEND:

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SIDEWALKS
- PROPOSED LIMITS OF CLEARING AND GRADING
- POSSIBLE TREE SAVE

THE ENGINEERING GROUP, INC.
10000 WOODBRIDGE WOODBRIDGE, VIRGINIA 22192
703-470-0945 703-470-7966 (FAX)

| |
|------------------|
| DATE |
| COUNTY REVISIONS |

VIA

CONSULTANTS TO ARCHITECTS • CIVIL ENGINEERS • ELECTRICAL ENGINEERS

ONE GERRARDSON BLVD., SUITE 1000, ARLINGTON, VA 22204
TEL: 703-261-1200 FAX: 703-261-1201

PROPOSED CONDITION AMENDMENT CDPA/CDPA
METRO PARK

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



SHEET 3A OF 8

ENGINEERING NUMBER PROJECT NUMBER DATE

11/10/09 11/10/09 11/10/09

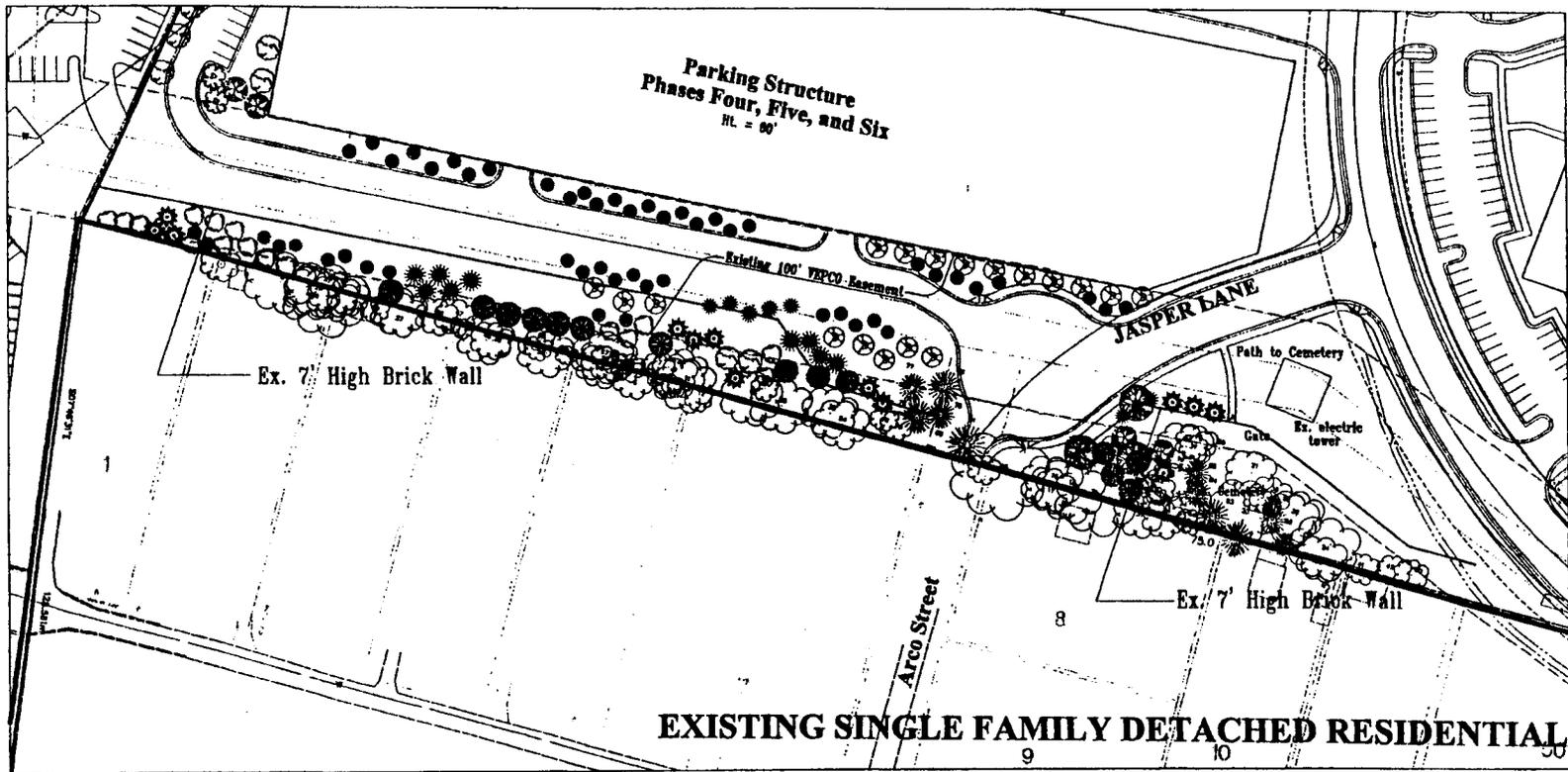


THE ENGINEERING GROUP, INC.
 1025 OFFICE BLVD, SUITE 101
 WOODBRIDGE, VA 22191
 703-470-0885 703-470-7946 (FAX)

VIA
 PROFESSIONAL ENGINEER
 STATE OF VIRGINIA
 LICENSE NO. 121104
 DATE: _____

| NO. | DATE | DESCRIPTION |
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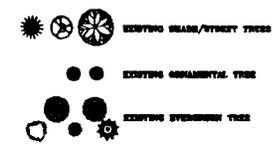
BUFFER AREA DETAILS
METRO PARK
 1ER DISTRICT
 FAIRFAX COUNTY, VIRGINIA



TREE TABLE

| | | | | | |
|------------|---------------|---------------|--------------|---------------|--------------|
| 1 8" OAK | 17 15" OAK | 33 18" CHERRY | 49 18" MAPLE | 65 6" LOCUST | 81 8" PINE |
| 2 30" OAK | 18 24" OAK | 34 10" CHERRY | 50 15" MAPLE | 66 18" LOCUST | 82 15" CEDAR |
| 3 10" OAK | 19 8" OAK | 35 8" CHERRY | 51 15" MAPLE | 67 18" BLM | 83 15" CEDAR |
| 4 12" OAK | 20 6" OAK | 36 10" CHERRY | 52 6" MAPLE | 68 12" BLM | 84 12" CEDAR |
| 5 15" OAK | 21 18" OAK | 37 6" CHERRY | 53 6" MAPLE | 69 15" POPLAR | 85 12" CEDAR |
| 6 10" OAK | 22 8" OAK | 38 12" CHERRY | 54 18" MAPLE | 70 6" POPLAR | 86 8" CEDAR |
| 7 8" OAK | 23 15" OAK | 39 24" CHERRY | 55 8" HOLLY | 71 24" POPLAR | 87 15" CEDAR |
| 8 12" OAK | 24 30" OAK | 40 24" CHERRY | 56 6" HOLLY | 72 8" OAK | 88 15" CEDAR |
| 9 15" OAK | 25 24" CHERRY | 41 18" CHERRY | 57 6" HOLLY | 73 6" OAK | 89 15" CEDAR |
| 10 8" OAK | 26 20" CHERRY | 42 10" CHERRY | 58 6" HOLLY | 74 8" OAK | 90 15" CEDAR |
| 11 18" OAK | 27 27" CHERRY | 43 12" APPLE | 59 8" HOLLY | 75 18" OAK | |
| 12 8" OAK | 28 15" CHERRY | 44 8" MAPLE | 60 6" HOLLY | 76 8" PINE | |
| 13 18" OAK | 29 8" CHERRY | 45 8" MAPLE | 61 15" HOLLY | 77 6" PINE | |
| 14 6" OAK | 30 18" CHERRY | 46 18" MAPLE | 62 8" HOLLY | 78 8" PINE | |
| 15 48" OAK | 31 20" CHERRY | 47 18" MAPLE | 63 6" LOCUST | 79 6" PINE | |
| 16 20" OAK | 12 12" CHERRY | 48 15" MAPLE | 64 8" LOCUST | 80 6" PINE | |

LEGEND:

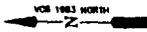


Note: All trees with the exception of #78, #79, & #81 will be saved



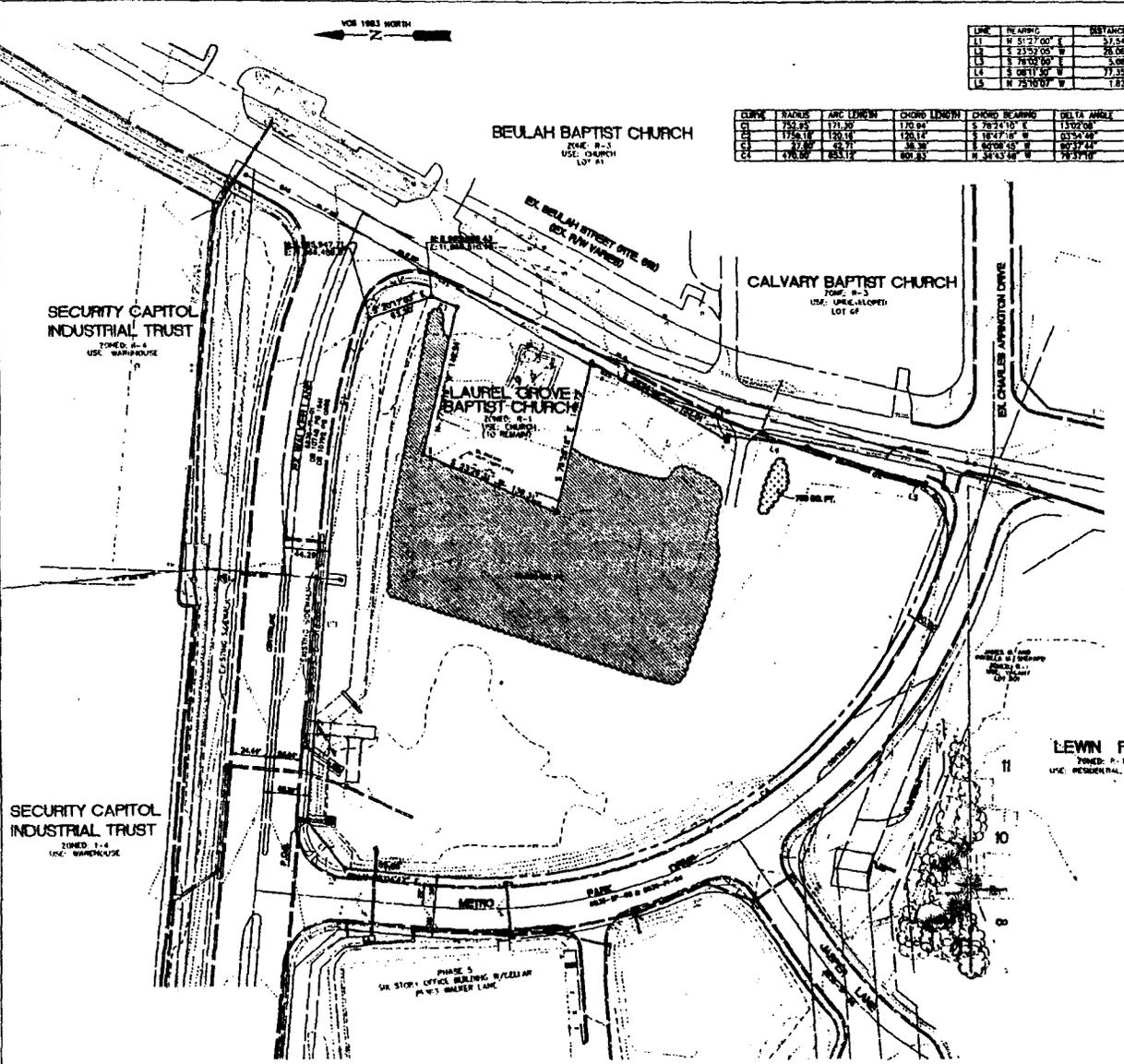
SHEET 4 OF 8

| | |
|---------------------|----------------------|
| DATE: JULY 2002 | PROJECT: METRO PARK |
| BY: [Signature] | CHECKED: [Signature] |
| SCALE: AS SHOWN | DATE: JULY 2002 |
| PROJECT: METRO PARK | DATE: JULY 2002 |
| PROJECT: METRO PARK | DATE: JULY 2002 |
| PROJECT: METRO PARK | DATE: JULY 2002 |



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 51°27'00" E | 37.54 |
| L2 | S 23°52'00" W | 26.00 |
| L3 | S 71°00'00" E | 5.00 |
| L4 | S 08°10'00" W | 77.30 |
| L5 | N 29°10'00" W | 1.82 |

| CHORD | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 752.95 | 171.30 | 170.94 | S 78°24'10" E | 130°20' |
| C2 | 1754.18 | 100.18 | 100.14 | S 18°27'10" W | 133°24' |
| C3 | 17.00 | 0.41 | 0.38 | S 60°08'45" W | 80°17'42" |
| C4 | 476.00 | 253.12 | 201.83 | N 32°43'48" W | 78°17'10" |



LEGEND

- OPEN FIELD
- UPLAND FOREST (PROBABLY OAKS, GOOD CONDITION)
- OLD FIELD (LOCUST, GOOD CONDITION)



DESIGNER: JAMES H. HARRIS, P.E., PROFESSIONAL ENGINEER
 1000 W. WASHINGTON ST., SUITE 101
 FAYETTEVILLE, AR 72701-1001
 PHONE: 501-372-1111 FAX: 501-372-1112
 MOBILE: 501-372-1113
 MAILING: 1000 W. WASHINGTON ST., SUITE 101
 FAYETTEVILLE, AR 72701-1001
 PHONE: 501-372-1111 FAX: 501-372-1112

THE ENGINEERING GROUP, INC.
 1000 W. WASHINGTON ST., SUITE 101
 FAYETTEVILLE, AR 72701-1001
 PHONE: 501-372-1111 FAX: 501-372-1112
 MOBILE: 501-372-1113

| DATE | COUNTY REVISIONS |
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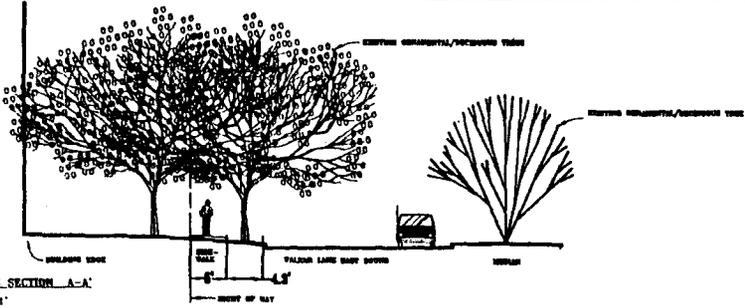
EXISTING VEGETATION MAP
METRO PARK
 1000 W. WASHINGTON ST., SUITE 101
 FAYETTEVILLE, AR 72701-1001
 FAYETTE COUNTY, VIRGINIA



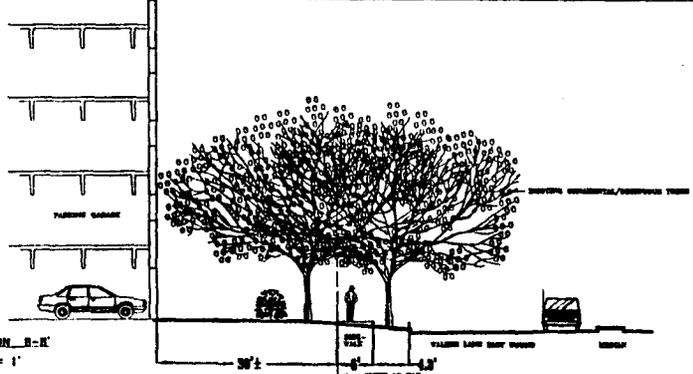
SHEET 5 OF 8

| DATE | BY | DESCRIPTION |
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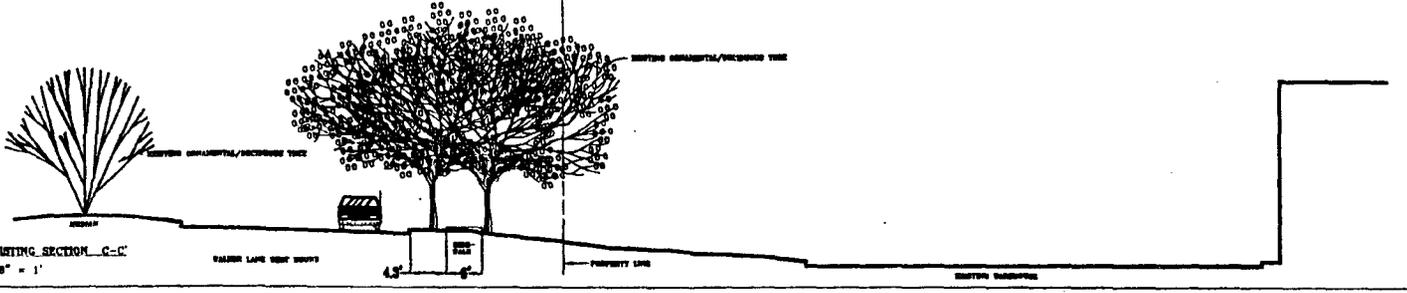
EXISTING SECTION A-A'
1/8" = 1'



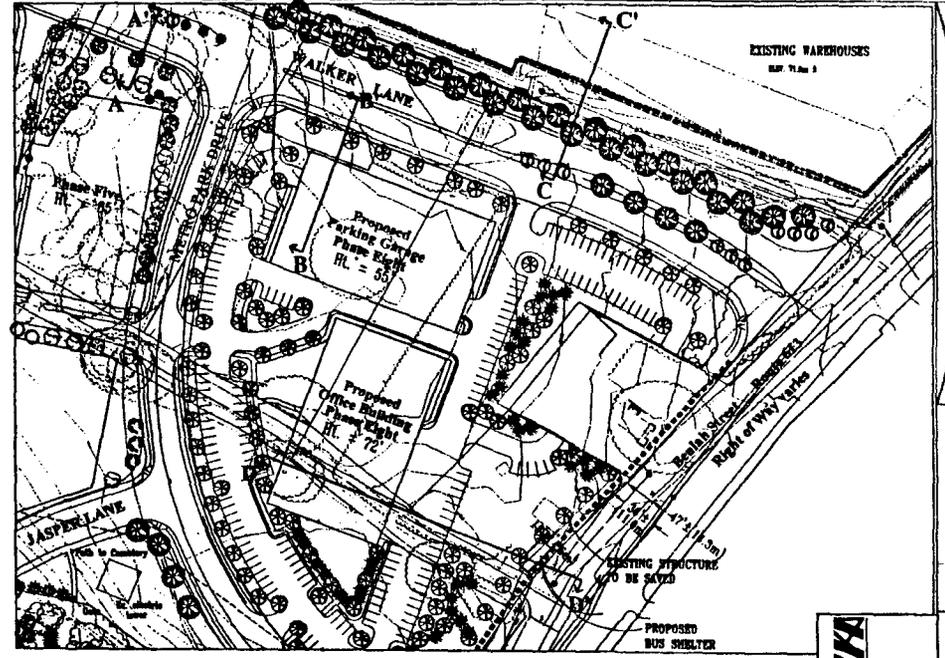
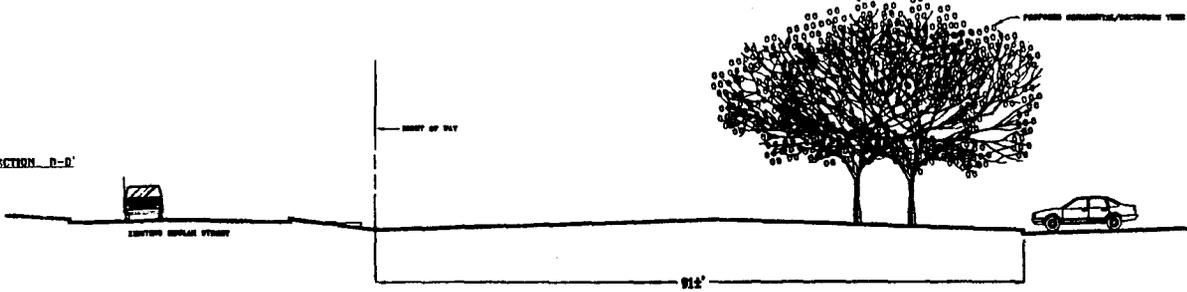
SECTION B-B'
1/8" = 1'



EXISTING SECTION C-C'
1/8" = 1'



EXISTING SECTION D-D'
1/8" = 1'



VIVA
LANDSCAPE ARCHITECTURE
100 W. BROADWAY, SUITE 100
FARMAX COUNTY, VIRGINIA 22430
TEL: 703-470-0865 FAX: 703-470-7966 (FAX)

CROSS SECTIONS
METRO PARK
122 DISTRICT
FARMAX COUNTY, VIRGINIA



SHEET 6 OF 8

| | |
|-------------|----------|
| DATE | 11/1/09 |
| DESIGNED BY | AS SHOWN |
| CHECKED BY | AS SHOWN |
| IN CHARGE | AS SHOWN |
| PROJECT NO. | P-018 |

THE ENGINEERING GROUP, INC.
1005 OFFICE BLVD., SUITE 101
WOODBRIDGE, VIRGINIA 22192
703-470-0865 703-970-7966 (FAX)



SUBJECT OF CONCEPTUAL/
FINAL DEVELOPMENT PLAN
APPLICATION

EXISTING WAREHOUSES

SUBJECT OF CONCEPTUAL/
FINAL DEVELOPMENT PLAN
APPLICATION



THE
ENGINEERING
GROUP, INC.
10055 CHANCE BLVD, SUITE 101
WOODBRIDGE, VIRGINIA 22192
703-670-0865 703-670-7786 (FAX)

METRO
STATION

EXISTING INTERFACED ACCESS TO
INDIVIDUAL PROPERTY (BY OTHERS)

CHURCH
USE

NOT INCLUDED IN APPLICATION

EXISTING SINGLE FAMILY DETACHED RESIDENTIAL

VIFA

CONVERTS BY, MAKES TO, UPGRADES, ADAPTS & MAINTAINS TRAIL SERVICES

1000 WEST BARKER BLVD., SUITE 100, ARLINGTON, VA 22204
703-261-1100 FAX 703-261-1101
WWW.VIFA.ORG

PEDESTRIAN CIRCULATION PLAN
METRO PARK

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING SINGLE FAMILY
DETACHED RESIDENTIAL

SHOPPING CENTER

LEGEND:

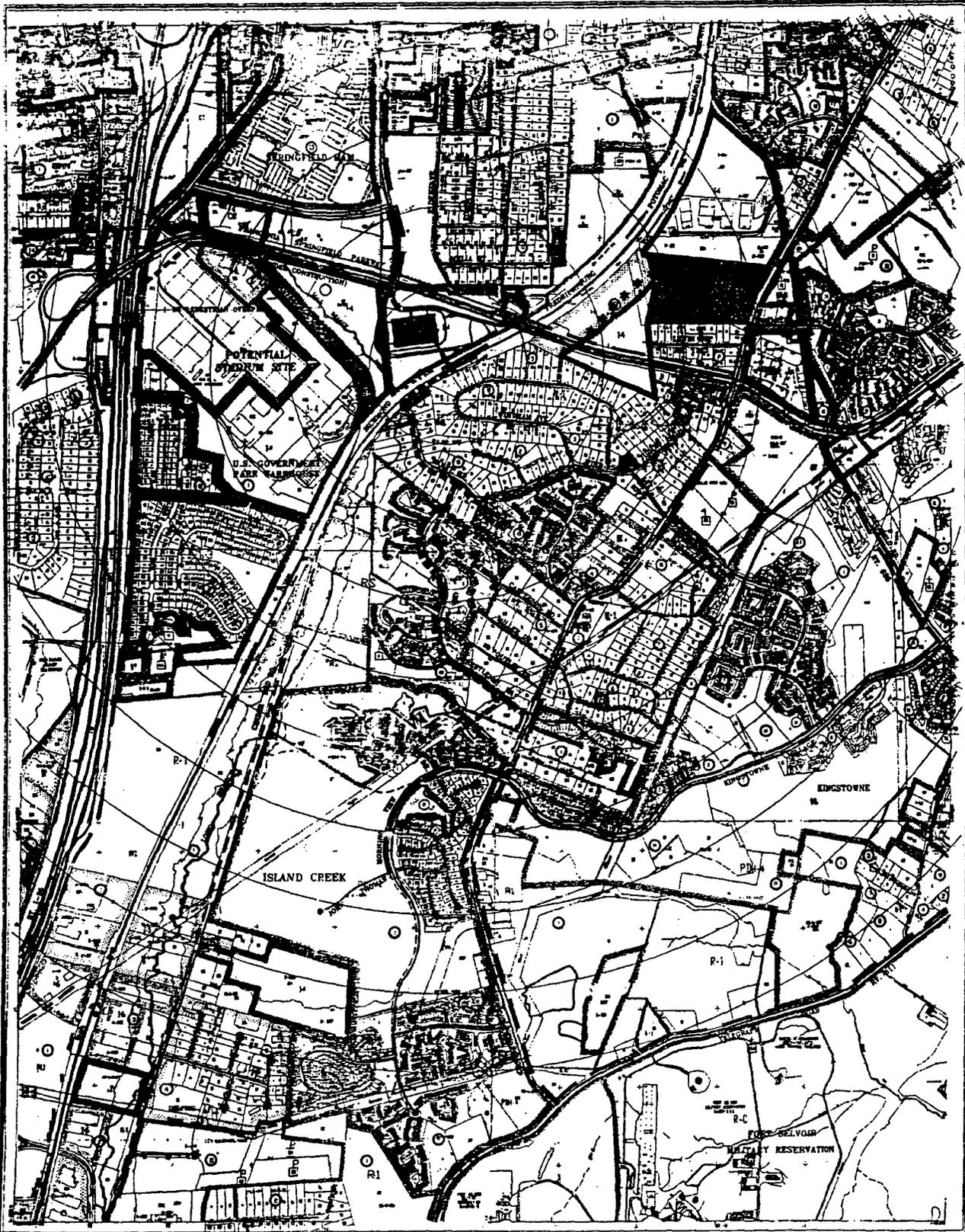
-  PROPOSED SIDEWALKS
-  EXISTING PLANNED BICYCLE/TYPE 1 (ASPHALT TRAIL) AS
DEPICTED ON THE FAIRFAX COUNTY TRAILS PLAN.

EXISTING TOWNHOUSE
RESIDENTIAL



SHEET 7 OF 8

| | |
|----------------------------------|--------------------|
| ENGINEERING GROUP PROJECT NUMBER | DATE |
| FAIRFAX COUNTY PROJECT NUMBER | SCALE |
| PROJECT NAME | PROJECT LOCATION |
| PROJECT NUMBER | PROJECT SHEET |
| PROJECT DATE | PROJECT STATUS |
| PROJECT DRAWN BY | PROJECT CHECKED BY |
| PROJECT DATE | PROJECT STATUS |



THE ENGINEERING GROUPE, INC.
 173526 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
 703-670-0985 (FAX) 703-670-7769

FOR INFORMATION ONLY
REGIONAL PEDESTRIAN TRAIL ACCESS
TO
FRANCONIA-SPRINGFIELD TRANSPORTATION CENTER
AND
SURROUNDING COMMUNITIES

NOTE: BASE DATA COMPILED FROM FAIRFAX COUNTY TAX & ZONING MAPS, DATED 1994.



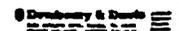
DESIGNED BY: PLANNERS & ARCHITECTS & ENGINEERS & GPS SERVICES
 INCORPORATED
 1701 JAMES MONROE DRIVE, SUITE 200, WASHINGTON, VIRGINIA 22102
 (703) 441-7000 FAX (703) 781-1787
 WWW.VITA-VA.COM

LEGEND

- FRANCONIA-SPRINGFIELD TRANSPORTATION CENTER (METRO, VRLBUS)
- EXISTING VEHICULAR ROUTE
- EXISTING MASS TRANSIT ROUTE (RAIL)
- PLANNED BICYCLE/TYPE I (ASPHALT TRAIL) AS DEPICTED ON THE FAIRFAX COUNTY TRAILS PLAN DATED 1993-1994.
- CONSTRUCTED BICYCLE/TYPE I (ASPHALT TRAIL) FOR THE FAIRFAX COUNTY TRAILS PLAN DATED 1993-1994.
- BICYCLE/TYPE I (ASPHALT TRAIL) UNDER CONSTRUCTION (VPO)
- PLANNED PEDESTRIAN TRAIL AS DEPICTED ON THE FAIRFAX COUNTY TRAILS PLAN DATED 1993-1994.
- EXISTING CONCRETE / CONCRETE SIDEWALK (10000 CONSTRUCTION)
- PROPOSED CONCRETE / CONCRETE SIDEWALK
- PROPOSED PEDESTRIAN TRAIL ALIGNMENT ALONG THE ISLAND CREEK COMMUNITY AND OTHER NEIGHBORING AREAS WITH THE FRANCONIA-SPRINGFIELD TRANSPORTATION CENTER (APPROX. 1.50 MILES)
- PROPOSED MAJOR TRAIL IMPROVEMENTS TO BE CONSTRUCTED AT ISLAND CREEK
- PROPOSED MAJOR TRAIL IMPROVEMENTS COMPLETED AT THE ISLAND CREEK COMMUNITY
- ADDITIONAL PLANNED PEDESTRIAN TRAILS

REDUCTION COPIES NOT TO SCALE

DATE: SEPTEMBER 27, 1995



SHEET 8 OF 8

**ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: PCA 1998-LE-048-03**

DECISION DATE: 2-23-2010

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: LEE

APPLICANT NAME CSHV METRO PARK LLC

STAFF COORDINATOR: KGODDA

ACTION: APPROVE

DECISION SUMMARY:

ON FEBRUARY 23, 2010, THE BOARD UNANIMOUSLY APPROVED PC A 1998-LE-048-03, ON A MOTION BY SUPERVISOR MCKAY, SUBJECT TO PROFFERS DATED JANUARY 28, 2010. CONCURRENTLY, F DPA 1998-LE-048-01-03 HAVE BEEN PREVIOUSLY APPROVED BY THE PLANNING COMMISSION ON JANUARY 28, 2010.

ZONING INFORMATION**EXISTING ZONING**

| <u>DISTRICT</u> | <u>AREA</u> |
|-----------------|--------------------|
| PDC | 29.09 ACRES |
| TOTAL | 29.09 ACRES |

APPROVED AREA

| <u>DISTRICT</u> | <u>AREA</u> |
|-----------------|--------------------|
| PDC | 29.09 ACRES |
| TOTAL | 29.09 ACRES |

TAX MAP NUMBERS

| | | | |
|----------------------|---------------------|---------------------|---------------------|
| 091-1- /01/ /0011-B2 | 091-1- /01/ /0023-E | 091-1- /28/ /0001- | 091-1- /28/ /0002-A |
| 091-1- /31/ /0001- | 091-1- /31/ /0001-A | 091-1- /31/ /0002- | 091-1- /31/ /0002-A |
| 091-1- /31/ /0002-B | 091-1- /31/ /0003- | 091-1- /31/ /0003-A | 091-1- /31/ /0003-B |
| 091-1- /31/ /0004-A | 091-1- /31/ /0004-B | 091-1- /31/ /0004-C | |

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDC

APPROVED RESIDENTIAL DEVELOPMENT**APPROVED NON-RESIDENTIAL DEVELOPMENT**

| <u>LAND USE</u> | <u>DWELLING</u> | <u>LAND</u> | <u>UNIT OF</u> | <u>NO.</u> | <u>FLOOR AREA</u> | <u>UNIT OF</u> | <u>LAND</u> | <u>UNIT OF</u> | <u>FAR</u> |
|-----------------|-----------------|-------------|----------------|--------------|-------------------|----------------|-------------|----------------|------------|
| | <u>UNITS</u> | <u>AREA</u> | <u>MEASURE</u> | <u>OF</u> | | <u>MEASURE</u> | <u>AREA</u> | <u>MEASURE</u> | |
| OFFC/GENRL | | | | <u>ADU'S</u> | 1,075,020.00 | SQ FEET | 29.09 | ACRES | 0.60 |
| TOTAL | | | | | 1,075,020.00 | SQ FEET | 29.09 | ACRES | 0.60 |

PROFFER INFORMATION

PROFFER STATEMENT DATE: 01-28-2010

| <u>ITEM</u> | <u>DUE DATE</u> | <u>TRIGGER NO.</u> | <u>TRIGGER EVENT</u> | <u>CONTRIB AMT</u> | <u>EXPIRATION DATE</u> |
|-----------------------------------|-----------------|--------------------|----------------------|--------------------|------------------------|
| HEIGHT - BUILDING / STRUCTURE | 01-01-0001 | 0 | N/A | \$ | 01-01-0001 |
| OTHER - LAND USE | 01-01-0001 | 0 | N/A | \$ | 01-01-0001 |
| PREVIOUS PROFFERS REMAIN IN EFFEC | 01-01-0001 | 0 | N/A | \$ | 01-01-0001 |
| | 01-01-0001 | 0 | N/A | \$ | 01-01-0001 |
| DESIGN AMENITIES | 01-01-0001 | 0 | N/A | \$ | 01-01-0001 |

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

MODIFY BARRIER REQUIREMENT

MODIFY TRANSITIONAL SCREENING REQUIREMENT

VARIANCE FOR HEIGHT OF FENCE IN FRONT YARD

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED

**ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: FDPA 1998-LE-048-01-03**

DECISION DATE: 1-28-2010

HEARING BODY: PC

CRD: NO

MAGISTERIAL DISTRICT: LEE

APPLICANT NAME CSHV METRO PARK LLC

STAFF COORDINATOR: KGODDA

ACTION: APPROVE

DECISION SUMMARY:

ON JANUARY 28, 2010, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDPA 1998-LE-048-01-03, ON A MOTION BY COMMISSIONER LUSK AND SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING. THERE ARE NO DEVELOPMENT CONDITIONS ASSOCIATED WITH THIS APPLICATION.

ZONING INFORMATION

EXISTING ZONING

| <u>DISTRICT</u> | <u>AREA</u> |
|-----------------|--------------------|
| PDC | 29.09 ACRES |
| TOTAL | 29.09 ACRES |

APPROVED AREA

| <u>DISTRICT</u> | <u>AREA</u> |
|-----------------|--------------------|
| PDC | 29.09 ACRES |
| TOTAL | 29.09 ACRES |

TAX MAP NUMBERS

| | | | |
|----------------------|---------------------|---------------------|---------------------|
| 091-1- /01/ /0011-B2 | 091-1- /01/ /0023-E | 091-1- /28/ /0001- | 091-1- /28/ /0002-A |
| 091-1- /31/ /0001- | 091-1- /31/ /0001-A | 091-1- /31/ /0002- | 091-1- /31/ /0002-A |
| 091-1- /31/ /0002-B | 091-1- /31/ /0003- | 091-1- /31/ /0003-A | 091-1- /31/ /0003-B |
| 091-1- /31/ /0004-A | 091-1- /31/ /0004-B | 091-1- /31/ /0004-C | |

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDC

APPROVED RESIDENTIAL DEVELOPMENT

APPROVED NON-RESIDENTIAL DEVELOPMENT

| LAND USE | <u>DWELLING</u> | <u>LAND</u> | <u>UNIT OF</u> | <u>NO.</u> | <u>FLOOR AREA</u> | <u>UNIT OF</u> | <u>LAND</u> | <u>UNIT OF</u> | <u>FAR</u> |
|--------------|-----------------|-------------|----------------|------------|-------------------|----------------|-------------|----------------|------------|
| | <u>UNITS</u> | <u>AREA</u> | <u>MEASURE</u> | <u>OF</u> | | <u>MEASURE</u> | <u>AREA</u> | <u>MEASURE</u> | |
| OFFC/GENRL | | | | | 1,085,020.00 | SQ FEET | 29.09 | ACRES | 0.60 |
| TOTAL | | | | | 1,085,020.00 | SQ FEET | 29.09 | ACRES | 0.60 |

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 01-28-2010

| <u>ITEM</u> | <u>DUE DATE</u> | <u>TRIGGER NO.</u> | <u>TRIGGER EVENT</u> | <u>CONTRIB AMT</u> | <u>EXPIRATION DATE</u> |
|-------------|-----------------|--------------------|----------------------|--------------------|------------------------|
| | 01-01-0001 | 0 | N/A | \$ | 01-01-0001 |

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

MODIFY BARRIER REQUIREMENT

MODIFY TRANSITIONAL SCREENING REQUIREMENT

VARIANCE FOR HEIGHT OF FENCE IN FRONT YARD

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA 1998-LE-048-3
 (Assigned by staff)
FDPA 1998-LE-048-1

RECEIVED
 Department of Planning & Zoning

OCT 23 2009

APPLICATION FOR A REZONING (PCA/FDPA)
 (PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), CSHV Metro Park LLC, the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

| | | | | |
|----------------|----------|-------------|-----------|----------|
| SEE ATTACHMENT | | | | |
| Lot(s) | Block(s) | Subdivision | Deed Book | Page No. |

TAX MAP DESCRIPTION:

| | | | | |
|---------|-------------------|-------------------|----------------------|---------------|
| 91-1 | 1 | | 11B2 and 23E | |
| 91-1 | 28 | | 1 and 2A | 29.09 |
| 91-1 | 31 | | 1 - 4C | |
| Map No. | Double Circle No. | Single Circle No. | Parcel(s)/Lot(s) No. | Total Acreage |

POSTAL ADDRESS OF PROPERTY:

6438, 6350, 6359, 6361 and 6363 Walker Lane

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

| | |
|--|----------------------------------|
| <u>SW quadrant of intersection of Walker Ln & Beulah St (Rt. 613); SW quadrant of **</u> | |
| PRESENT USE: <u>Office Park</u> | PROPOSED USE: <u>Office Park</u> |
| MAGISTERIAL DISTRICT: <u>Lee</u> | OVERLAY DISTRICT (S): |

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Inda E. Stagg, Agent
 Type or Print Name
2200 Clarendon Boulevard, #1300
 Arlington, VA 22201
 Address

Inda E. Stagg
 Signature of Applicant or Agent
 Ext. 5423
 (Work) (703) 528-4700 (Mobile)
 Telephone Number

** the intersection of Walker Lane and Metro Drive; NW quadrant of the intersection of Franconia/Springfield Parkway and Walker Lane

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 10/27/09

Virginia Ruffner

PCA 2009-0233
FDPA 2009-0263
 Fee Paid \$ 13,230.00

| Parcel | Owner | Legal Description | |
|--------------------|---|--|---------|
| TM 91-1 ((1)) 23E | METROPARK 8 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | Metro Park Lot 2 PH 5 BK 19815 P 1434 | |
| TM 91-1 ((1)) 11B2 | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | PROP OF MPE LLC PCL 11-B2 BK 19815 P 1438 | |
| TM 91-1 ((28)) 1 | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | 6348-6350 WALKER LANE CONDO UNIT 1 BK 19815 P 1438 | |
| TM 91-1 ((28)) 2A | CSHV METRO PARK LLC 601 13TH STREET NW SUITE 700N C/O ING CLARION PARTNERS LLC ASSET DIR WASHINGTON, DC 20005 | 6348-6350 WALKER LANE CONDO LT 2A BK 18371 P 0575 | |
| TM 91-1 ((31)) 1 | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | 6359-6363 WALKER LANE CONDO UNIT 1 BK 19815 P 1438 | |
| TM 91-1 ((31)) 1A | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | METRO PARK VACATE PT OF WALKER LANE BK 20184 P 0062 | |
| TM 91-1 ((31)) 2 | CSHV METRO PARK LLC 601 13TH STREET NW SUITE 700N C/O ING CLARION PARTNERS LLC ASSET DIR WASHINGTON, DC 20005 | 6359-6363 WALKER LANE CONDO UNIT 2 BK 18371 P 0575 | |
| TM 91-1 ((31)) 2A | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | METRO PARK VACATE PT OF WALKER LANE BK 20184 P 0062 | |
| TM 91-1 ((31)) 2B | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | METRO PARK VACATE PT OF WALKER LANE BK 20184 P 0062 | |
| TM 91-1 ((31)) 3 | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | 6359-6363 WALKER LANE CONDO UNIT 3 BK 19815 P 1438 | |
| TM 91-1 ((31)) 3A | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | METRO PARK VACATE PT OF WALKER LANE BK 20184 P 0062 | |
| TM 91-1 ((31)) 3B | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | METRO PARK VACATE PT OF WALKER LANE BK 20184 P 0062 | |
| TM 91-1 ((31)) 4A | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | 6359-6363 WALKER LANE PARKING GARAGE CONDO UNIT A BK 19815 P 1438 | |
| TM 91-1 ((31)) 4B | CSHV METRO PARK LLC 601 13TH STREET NW SUITE 700N C/O ING CLARION PARTNERS LLC ASSET DIR WASHINGTON, DC 20005 | 6359-6363 WALKER LANE PARKING GARAGE CONDO UNIT B BK 18371 P 0575 | |
| TM 91-1 ((31)) 4C | METROPARK 2345 LLC 601 13TH STREET NW SUITE 700N WASHINGTON, DC 20005 | 6359-6363 WALKER LANE PARKING GARAGE CONDO UNIT C BK 19815 P 1438 | |
| | | | sq. ft. |
| | | | acres |