



**COUNTY OF FAIRFAX
PLANNING COMMISSION OFFICE**

12000 Government Center Parkway, Suite 330

Fairfax, Virginia 22035-0042

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2003 PLANNING COMMISSION

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November 13, 2003

Elizabeth Baker, Planner
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201

RE: FDPA 80-P-073-3-4 - 2941 Fairview, 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 80-P-073-3-4, subject to the attached development conditions dated November 12, 2003.

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. Lipka
Executive Director

Enclosures (a/s)

cc: Gerry Connolly, Supervisor, Providence District
Linda Smyth, Planning Commissioner, Providence District
Fran Burnszynski, Senior Planner, ZED, DPZ
11/13/03 Date File
O-8 c File

APPROVED DEVELOPMENT CONDITIONS

FDPA 80-P-073-03-04

Revised November 12, 2003

If it is the intent of the Planning Commission to approve FDPA 80-P-073-03-04 located at Tax Map 49-4 ((1)) 74A (2941 Fairview Park Drive) to permit site modifications to a commercial development. Staff recommends that the approval be subject to the following development conditions. These conditions supercede those previously approved development conditions imposed pursuant to FDPA 80-P-073-03-01, FDPA 80-P-073-03-02 and FDPA 80-P-073-03-03 which provide specific reference to Building F. All other previously approved conditions imposed pursuant to FDPA 80-P-073-03-01, FDPA 80-P-073-03-02 and FDPA 80-P-073-03-03 that pertain to other buildings shall remain in full force and effect.

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "Fairview Park Northeast Quadrant, Building F", prepared by Vika Inc., dated June 18, 2003 as revised through October 14, 2003, consisting of five sheets. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. The gross floor area of Building F shall not exceed 375,000 square feet.
3. A tree preservation plan for the Building F site shall be submitted to the Urban Forestry Division of DPWES for review and approval as part of the grading plan submission. No additional land disturbing activities shall be permitted on site until the tree preservation plan is approved. The tree preservation plan shall provide for the preservation, as determined by the Urban Forester, of specific quality trees or clusters of trees in those areas identified as tree save area on the tree preservation exhibit entitled, "Proposed Restaurant Drop-Off Area Plan" prepared by Vika Inc., dated June 18, 2003, as revised through October 14, 2003, which has been attached to the Final Development Plan as Sheet 5.

The tree preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forestry Division. The tree preservation plan shall include recommendations for methods to be used to ensure preservation of the trees shown on the tree preservation exhibit attached as Sheet 5 of the FDP to be preserved and shall include the tree survey information gathered as part of the preparation of the exhibit (size and species of existing trees). In addition, a condition analysis using the methods described in the Guide of Plant Appraisal, ninth edition, published by the International Society of Arboriculture, shall be provided for those trees within the tree save areas shown to be preserved that are within 20 feet of any area to be cleared or graded.

All tree save areas and individual trees outside of the tree save areas shown to be preserved on the tree preservation plan shall be protected by orange, tree protection fencing, a minimum of four feet in height, placed as close as practical to the dripline of the trees to be preserved, as determined by the Urban Forester. The fencing shall be installed prior to any work being conducted on the site, and signage identifying "tree save area". "Do not disturb" shall be posted on the temporary fencing and shall be clearly visible to all construction personnel.

In the event that trees identified clearly with tree save areas on the tree preservation exhibit cannot be preserved as determined by the Urban Forestry Division, an equivalent area of replacement trees shall be planted on the site, as described in the PFM and in consultation with the Urban Forestry Division.

4. As part of the grading plan submission for the surface valet parking area for Building F, the applicant shall submit a vegetative restoration plan that shows the preservation and supplemental planting of native species of vegetation along the perimeter of the parking area, in the interior parking lot landscaping island and in other interior parking lot landscaping areas as approved by the Urban Forestry Division, between the trail on the north side of the valet parking lot and the subject parking lot, and between the subject parking lot and Fairview Park Drive and between the subject parking lot and the tree save area to the south. The species and quantity of trees and shrubs shall be determined by the Urban Forestry Division and shall be supplemented, as needed, to ensure that the tree save area eliminated by the driveway is exceeded by the additional landscaped tree cover. Additional tree cover, in excess of that shown on the FDP, shall be provided in the area northwest of the parking lot if such is determined to be appropriate by the Urban Forester. The parking lot landscaping, which is intended to address the impacts of the parking lot, shall not count toward the mitigation of the lost tree save area. The flood plain shall also be restored to a more natural state using native species and all fill removed as determined by the Urban Forestry Division.
5. For Building F, in addition to the tree save areas referenced in Condition 3 above, the applicant shall, to the extent reasonably practicable as determined by the Urban Forestry Division, preserve existing trees and/ or provide supplemental landscaping around the parking structure designed to visually break up the appearance of the façade of the parking garage from the townhouses north of the lake through such means as planting of fast growing evergreen trees at 25-30 foot intervals or as deemed appropriate by the Urban Forester.
6. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.

7. The applicant shall notify the County Archaeologist a minimum of 10 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to observe clearing and excavation during construction with the understanding that this action will not unreasonably delay construction. The applicant reserves the right to retain any artifacts for exhibit within one of its office buildings. In the event that the applicant is not interested in retaining the artifact(s), the applicant shall offer the object(s) to the County Archaeologist in writing and shall take no alternate action in regard to the artifact(s) until ninety (90) days have elapsed.
8. The hours of operation for the eating establishment within Building F shall be limited to 7 a.m. to 2 a.m., seven days a week. However, for quick service food stores and fast food restaurants which may be permitted as secondary uses within the office building, the hours of operation set forth in the development conditions approved with FDPA 80-P-073-03-02 shall control.
9. Outdoor lighting fixtures shall comply with Part 9 of Article 14 of the Zoning Ordinance.

FAIRVIEW PARK

NORTHEAST QUADRANT
BUILDING F

FINAL DEVELOPMENT PLAN AMENDMENT

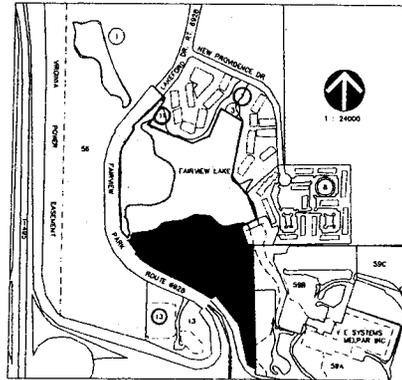
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDPA 80-P-073-3-4

SHEET INDEX *

1. COVER SHEET
2. OVERALL FINAL DEVELOPMENT PLAN AMENDMENT
3. FINAL DEVELOPMENT PLAN AMENDMENT
4. NOTES AND TABULATIONS
5. RESTAURANT DROP-OFF AREA DETAIL

* EVM WAIVER REQUESTED, SEE SHEET 4 OF 6.



VICINITY MAP
SCALE 1:24000

APPLICANT/OWNER

2241 FAIRVIEW, LLC
2241 FAIRVIEW PARK DRIVE
FALLS CHURCH VIRGINIA 22042

ATTORNEY

WALSH, COLUCCI, LUBELY, ENRICH & TERPAK
2200 CLARENDON BLVD., 13TH FLOOR
ARLINGTON, VA. 22201
ATTN: ELIZABETH BAKER
(703) 528-4700

ENGINEER

VKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
(703) 442-7800



9/26/2003
10/14/2003

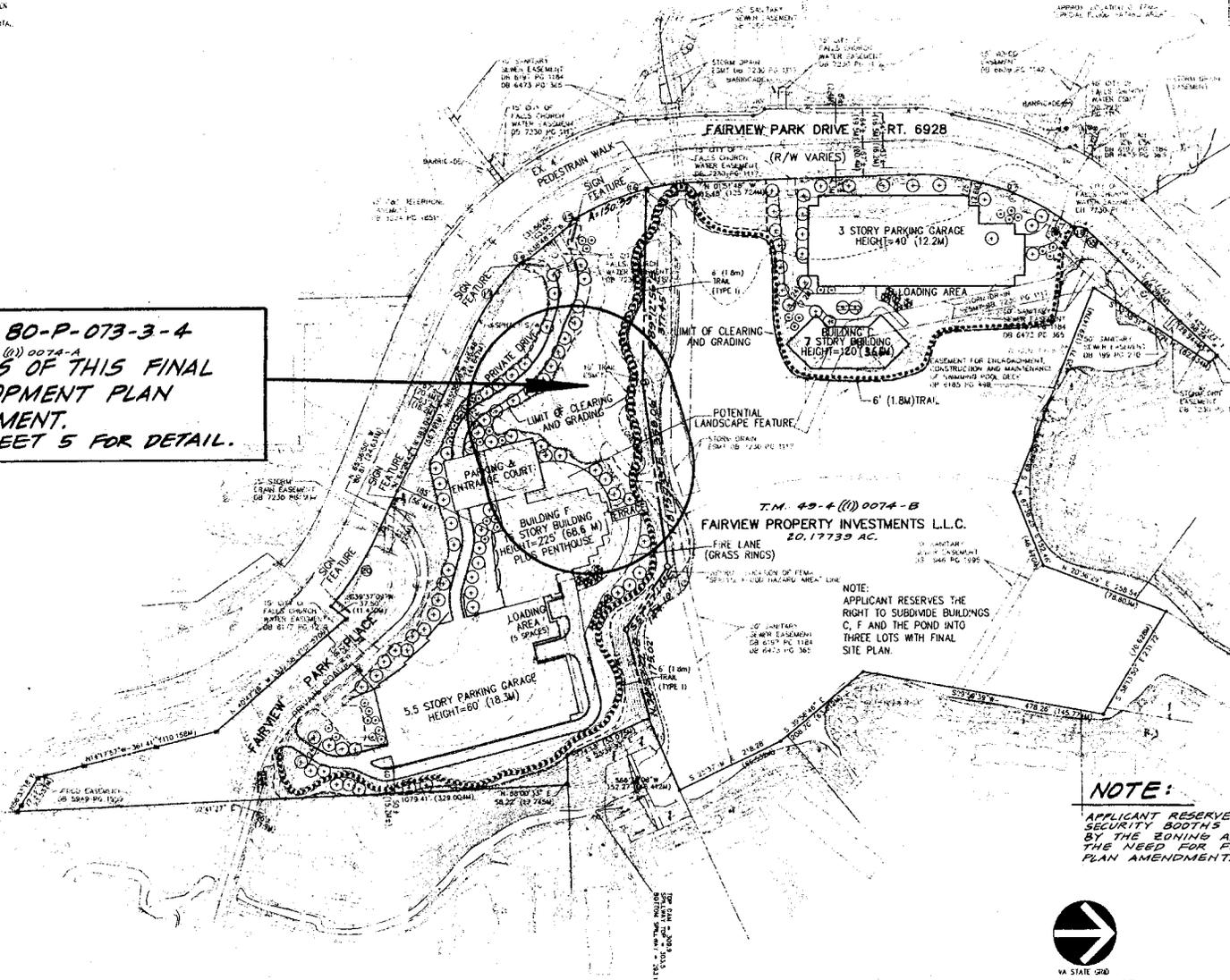
10/14/2003
9/24/2003
6/18/2003

LEGEND

- LARGE DECIDUOUS
- ⊗ EVERGREEN
- CANONICAL

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
13	500.46	18°27'53"	167.43	84.43	186.88	55°07'52"
14	154.30	11°00'	31.15	55.15	62.00	38°42'21"
15	20.00	30°10'38"	7.00	13.00	14.00	57°43'08"
16	500.46	30°44'00"	251.48	129.92	281.42	121°43'40"
17	154.30	38°12'00"	34.00	62.00	70.00	44°12'00"
18	25.00	50°55'38"	7.00	13.00	14.00	72°01'12"
19	154.30	11°00'	31.15	55.15	62.00	38°42'21"
20	20.00	30°10'38"	7.00	13.00	14.00	57°43'08"

FDPA 80-P-073-3-4
 T.M. 49-4 (1) 0074-A
LIMITS OF THIS FINAL DEVELOPMENT PLAN AMENDMENT.
 SEE SHEET 5 FOR DETAIL.



T.M. 49-4 (1) 0074-B
FAIRVIEW PROPERTY INVESTMENTS L.L.C.
 20.17739 AC.

NOTE:
 APPLICANT RESERVES THE RIGHT TO SUBDIVIDE BUILDINGS C, F AND THE POND INTO THREE LOTS WITH FINAL SITE PLAN.

NOTE:
 APPLICANT RESERVES THE RIGHT TO LOCATE SECURITY BOOTHS IN LOCATIONS APPROVED BY THE ZONING ADMINISTRATOR WITHOUT THE NEED FOR FILING A FINAL DEVELOPMENT PLAN AMENDMENT.

PROFESSIONAL SEAL
 4/6/2003
 J. THOMAS HARRIS
 NO. 1888
 Thomas Harris
 9/20/2003
 10/11/2003



NO.	DESCRIPTION	DATE
1	DESIGN REVIEW	10/14/2003
2	DESIGN REVIEW	9/16/2003
3	DESIGN REVIEW	6/18/2003

FAIRVIEW PARK
NORTHEAST QUADRANT
BUILDING C AND F
PROVIDENCE, RHODE ISLAND
FINAL DEVELOPMENT PLAN AMENDMENT
80-P-073-3-3
3 OF 5

