



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
March 7, 1990



STAFF REPORT

APPLICATION NUMBER FDPA 78-P-130-3
(Concurrent with FDPA 78-P-130-4)

PROVIDENCE DISTRICT

Applicant: Park West/Fairview Associates,

Present Zoning: PDC, HC

Request: Final Development
Plan Amendment

Proposal: Approval of Parking
Parking Reduction &
Principal & Secondary Uses

Acreage: 40.66 Acres

Subject Parcels: 49-4 ((1)) pt. 58G

Application Filed: October 2, 1989

Planning Commission Public Hearing: March 22, 1990

Staff Recommendation: Staff recommends approval of
FDPA 78-P-130-3 subject to the proposed development conditions
contained in Appendix 1A.

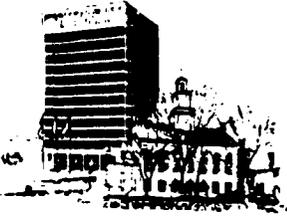
Staff recommends approval of
FDPA 78-P-130-4 subject to the proposed development conditions
contained in Appendix 1B.

It should be noted that it is not the
intent of the staff to recommend that the Planning Commission, in
adopting any conditions proffered by the owner, relieve the
applicant/owner from compliance with the provisions of any
applicable ordinances, regulations, or adopted standards.

RCM:33

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

For Information Call Zoning Evaluation Division, OCP at 246-1290.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

March 7, 1990
STAFF REPORT



APPLICATION NUMBER FDPA 78-P-130-4
(Concurrent with FDPA 78-P-130-3)

PROVIDENCE DISTRICT

Applicant: Park West/Fairview Associates

Present Zoning: PDC, HC

Requested Zoning: Final
Development Plan Amendment

Proposed Use: Approval of Principal
and Secondary Uses
and Parking Reduction

Acreage: 43.89 Acres

Subject Parcels: 49-4 ((1)) pt. 58G and 59-2 ((1)) pt. 57D

Application Filed: October 2, 1989

Planning Commission Public Hearing: March 22, 1990

Staff Recommendation: Staff recommends approval of FDPA
78-P-130-4 subject to the proposed development conditions
contained in Appendix 1B.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

For Information Call Zoning Evaluation
Division, OCP at 246-1290.

RM:33

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 78-P-130-3

DA 78-P-130 -03
FILED 10/02/89

PARK WEST/FAIRVIEW ASSOCIATES
DEVELOPMENT PLAN AMENDMENT

PROPOSED: OFFICE/RETAIL

APPROX. 40.66 ACRES OF LAND; DISTRICT - PROVIDENCE

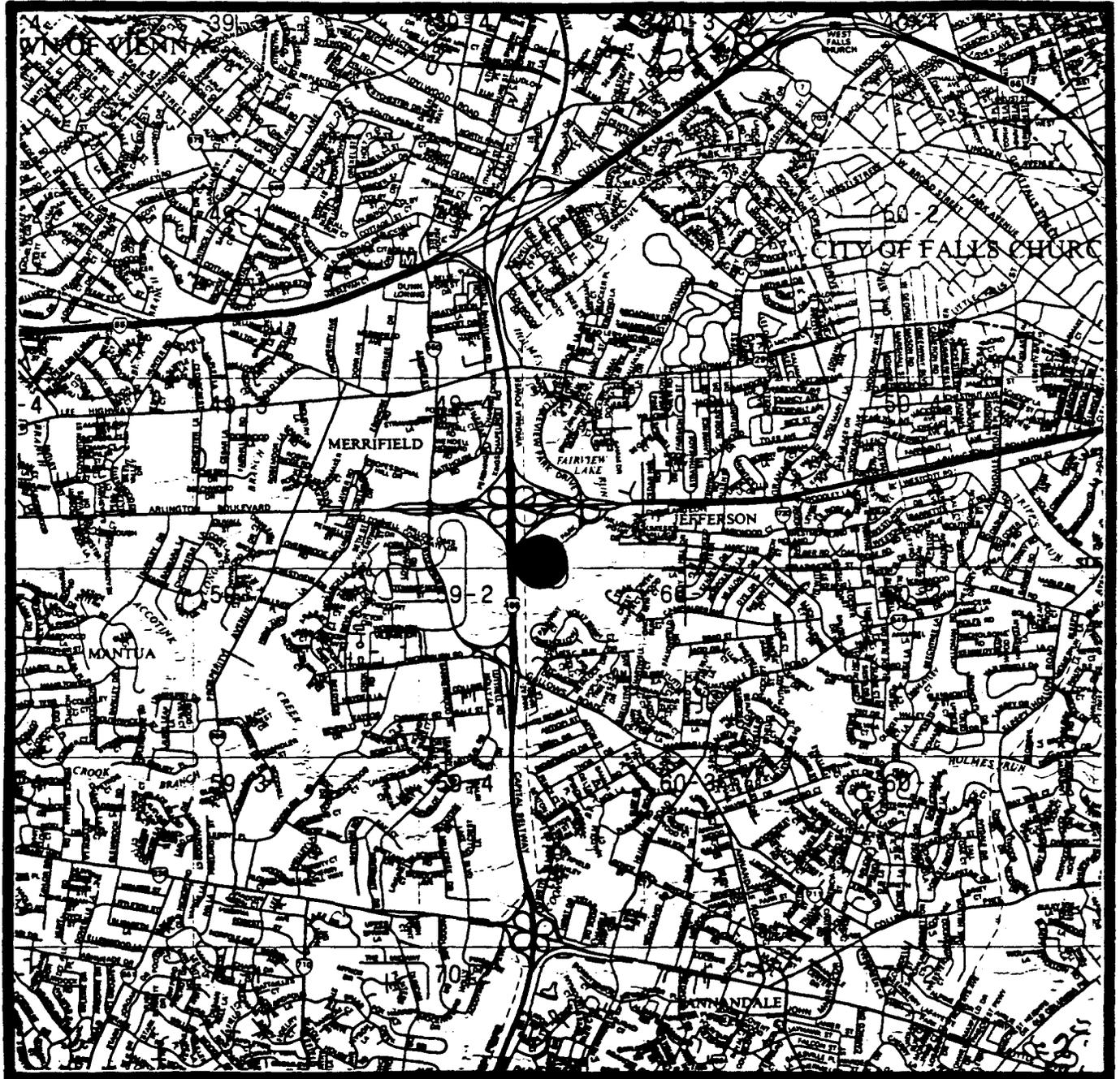
LOCATED: S.E. QUADRANT OF THE INTERSECTION OF RT.
50 AND RT. 495

ZONING: PDC

OVERLAY DISTRICT(S):

MAP REF

049-4- /01/ /0058-G P



FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 78-P-130-3

DA 78-P-130 -03
FILED 10/02/89

PARK WEST/FAIRVIEW ASSOCIATES
DEVELOPMENT PLAN AMENDMENT

PROPOSED: OFFICE/RETAIL

APPROX. 40.66 ACRES OF LAND; DISTRICT - PROVIDENCE

LOCATED: S.E. QUADRANT OF THE INTERSECTION OF RT.

50

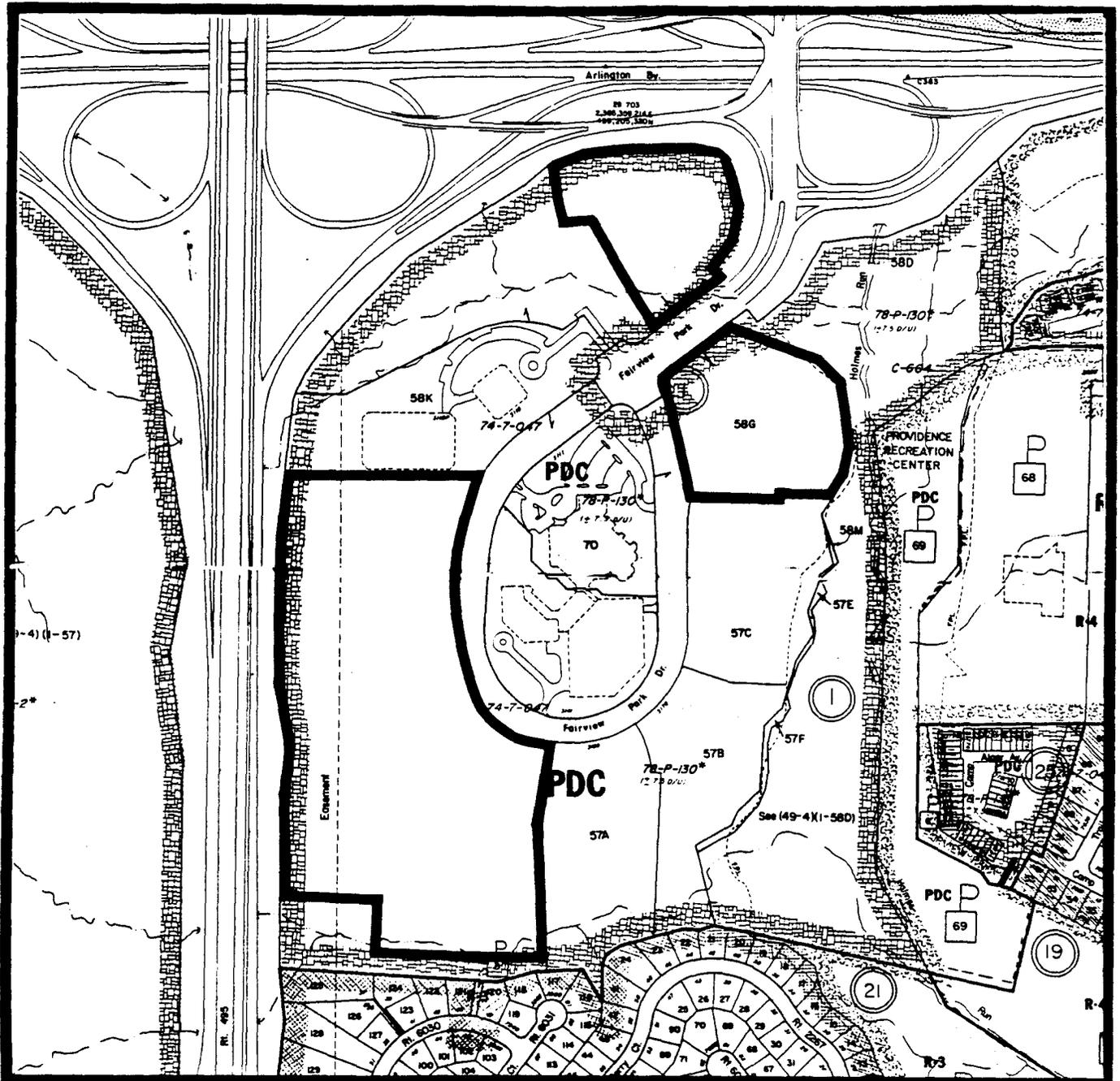
AND RT. 495

ZONING: PDC

OVERLAY DISTRICT(S):

MAP REF

049-4- /01/ /0058-G P



FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 78-P-130-4

DA 78-P-130 -04
FILED 10/02/89

PARK WEST/FAIRVIEW ASSOCIATES
DEVELOPMENT PLAN AMENDMENT

PROPOSED: OFFICE/PERMITTED PRINCIPAL & SECONDARY USES
APPROX. 43.89 ACRES OF LAND; DISTRICT - PROVIDENCE

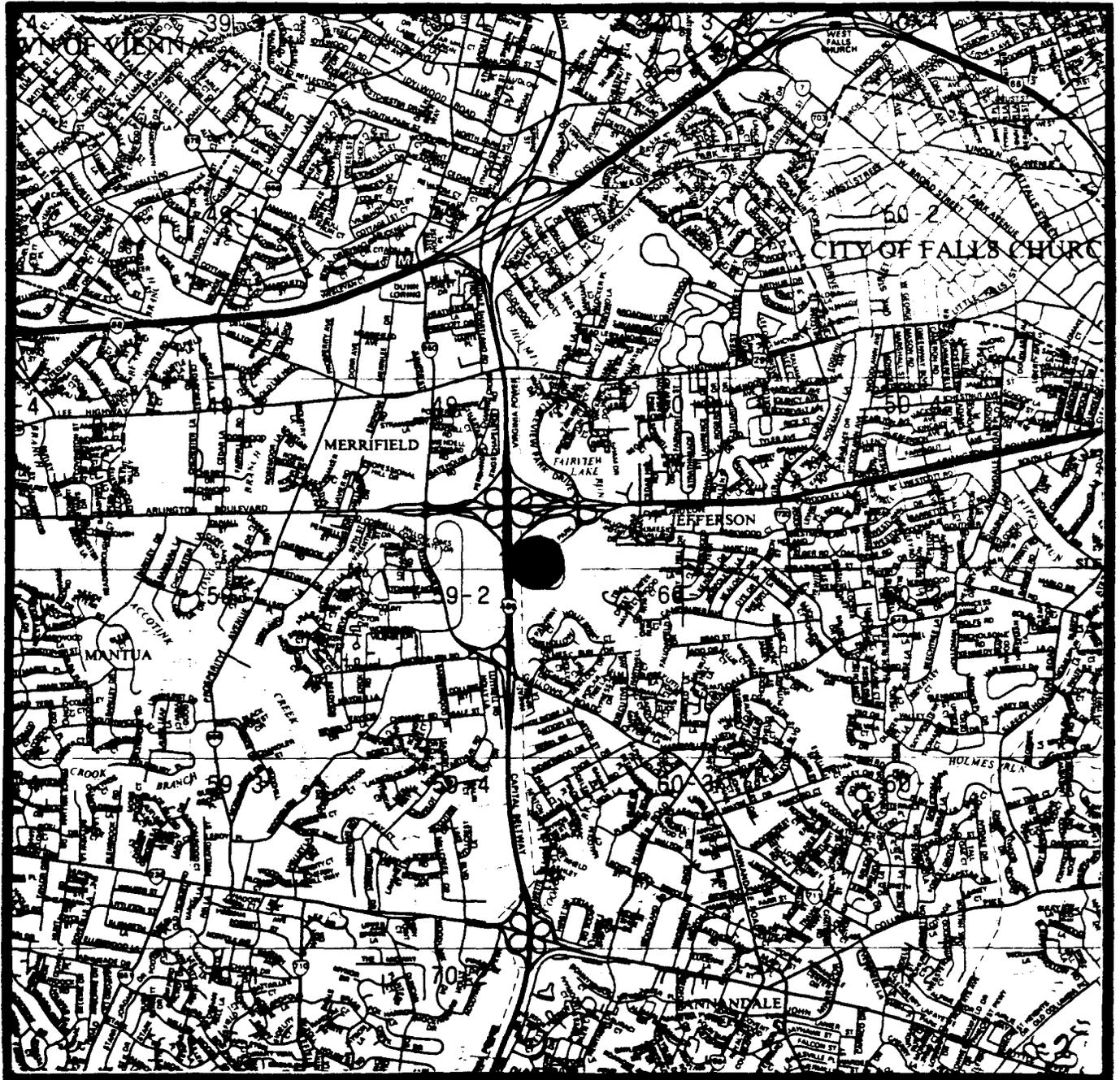
LOCATED: S.E. QUADRANT OF THE INTERSECTION OF RT.
50 AND RT. 495

ZONING: PDC

OVERLAY DISTRICT(S):

MAP REF

049-4- /01/ /0058-G P
059-2- /01/ /0057-D P



FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 78-P-130-4

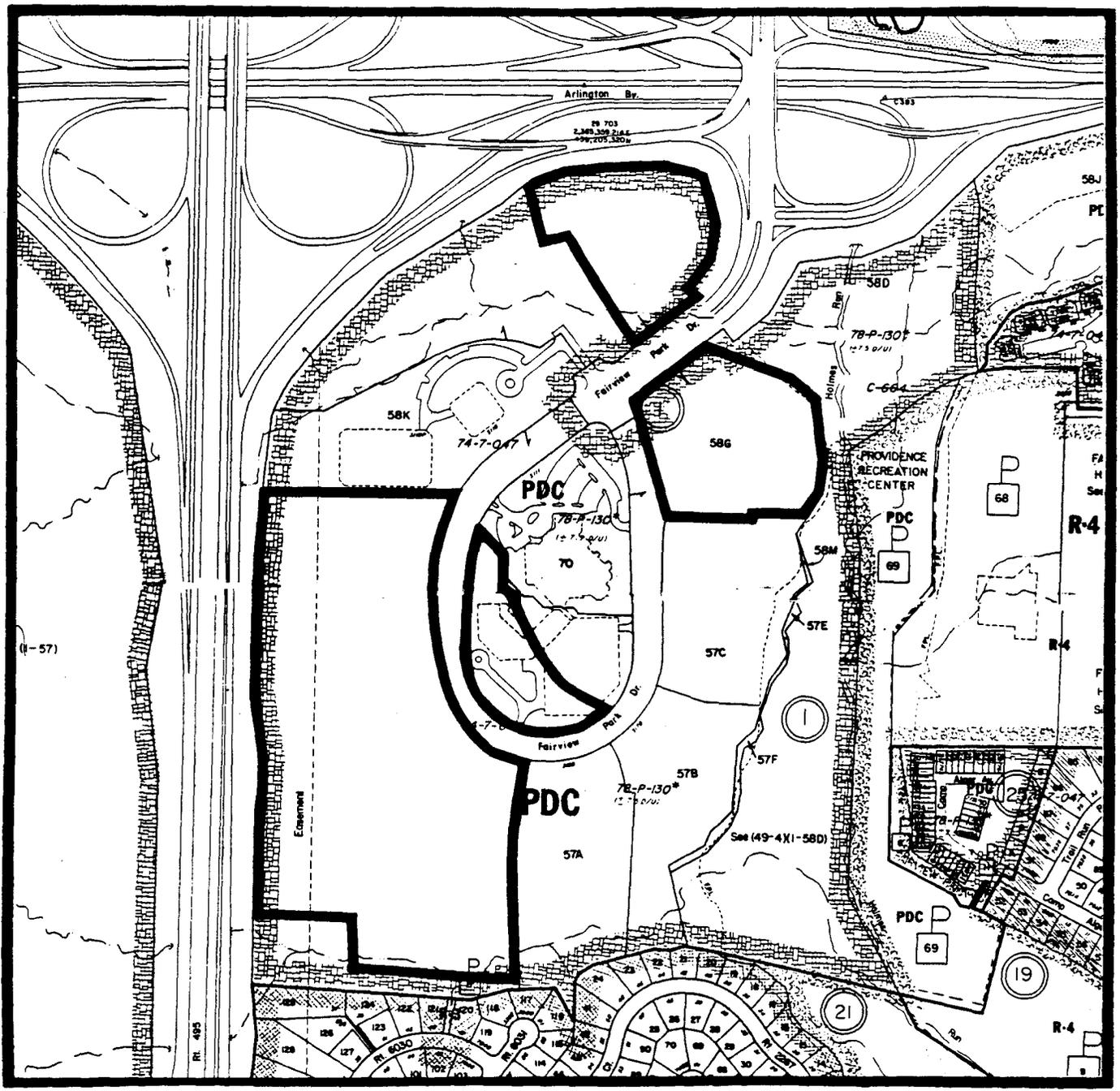
DA 78-P-130 -04
FILED 10/02/89

PARK WEST/FAIRVIEW ASSOCIATES
DEVELOPMENT PLAN AMENDMENT
PROPOSED: OFFICE/PERMITTED PRINCIPAL & SECONDARY USES
APPROX. 43.89 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: S.E. QUADRANT OF THE INTERSECTION OF RT.
50 AND RT. 495

ZONING: PDC
OVERLAY DISTRICT(S):

MAP REF

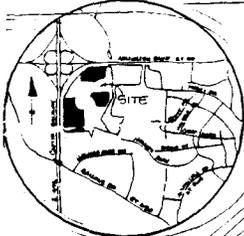
049-4- /01/ /0058-G P
059-2- /01/ /0057-D P



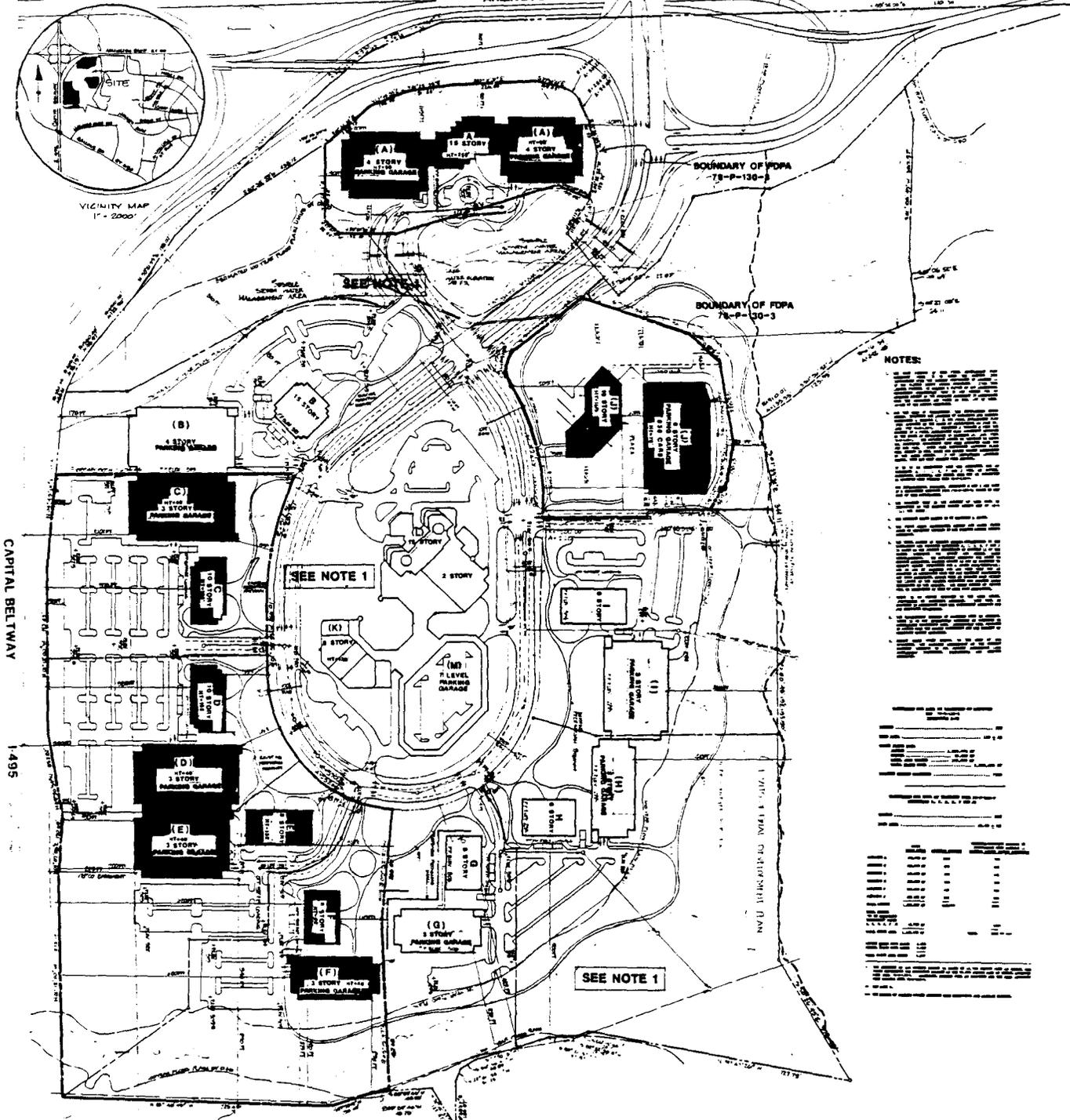
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA-78-P-130-3

ARLINGTON BLVD.

RT. 50



VICINITY MAP
1" = 2000'



NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE VIRGINIA BUILDING CODE (VBC).
3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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20. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

LEGEND

---	PROPOSED QUALITY GRADE
---	EXIST. QUALITY GRADE
---	PROPOSED VALVE SYSTEM ELEVATION

CAPITAL BELTWAY

1-495

BOUNDARY OF FDPA
78-P-130-3

A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

The applicant, Park West/Fairview Associates, requests approval of two amendments to the Final Development Plan (FDPA 78-P-130) for Fairview Park, approved pursuant to RZ 78-P-130: FDPA 78-P-130-3 is a request to modify the parking for Buildings A, C, D, E, F, and J (40.66 acres of Fairview Park) to reflect the recent amendment to Article 11 of the Zoning Ordinance and FDPA 78-P-130-4 is a request to approve principal and secondary uses for Buildings A, C, D, E, F, J and K (43.89 acres of Fairview Park). No changes are proposed to the building footprints.

The Proposed Development Conditions, Affidavit and Statement of Justification are contained in Appendices 1, 2, and 3, respectively.

BACKGROUND

Fairview Park is the result of two rezoning applications: RZ 78-P-130, which consisted of approximately 178 acres and is located in the southeast quadrant of the intersection of Arlington Boulevard (Route 50) and the Capital Beltway (Route 495); and RZ 80-P-73, which consists of approximately 155 acres, located in the northeast quadrant of Arlington Boulevard (Route 50) and the Capital Beltway (Route 495).

As stated in the preceding paragraph, RZ 78-P-130 approved on May 18, 1981, consisted of approximately 178 acres. The application property was rezoned from R-3 and R-4 to PDC for the purposes of developing an office park and residential uses. The Final Development Plan which was approved in conjunction with this rezoning is for the 110 acre commercial portion with a total floor area of 2,250,000 square feet to be comprised of 1,900,000 square feet of office space, a maximum of 50,000 square feet of retail space and a 500 room hotel with a FAR of 0.29.

On May 18, 1981, the Board of Supervisors approved RZ-80-P-073 rezoning the subject property from the R-3 and R-4 Districts to the PDC District. In conjunction with that approval, the Board also approved a Conceptual Development Plan (CDP), subject to development conditions proffered by the

applicant. The Conceptual Development Plan depicts the portion of the tract south and west of the Holmes Run Stream Valley as an office park. The approved FDP shows eleven (11) office buildings and a 17 story hotel each with associated parking structures. The approved CDP/FDP and the associated proffer are contained in Appendix 6 of this report. The area to the north and east of the Holmes Run Stream Valley is shown as residential.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in the southeast quadrant of the intersection of the Capital Beltway (I-495) and Arlington Boulevard (Route 50). The subject property consists of 43.89 acres of the 110 acre southeast quadrant of the Fairview Park development. The southeast quadrant of Fairview Park includes eleven (11) office buildings with associated parking structures and the 15 story Marriot Hotel. The hotel and four (4) of the office buildings (B, G, H, and K) are completed with Building J currently under construction. Holmes Run and the Providence Recreation Center are adjacent to the western boundary of the site. The northern portion of Fairview Park is across Rte. 50.

ANALYSIS

Description of the Final Development Plan Amendment

FDPA 78-P-130-3 is a request to reduce parking to reflect the recent amendment to Article 11 of the Zoning Ordinance. The amendment to the parking regulations which was adopted in 1988 reduced off-street parking requirements for office buildings with more than 50,000 square feet of gross floor area. The applicant proposes to reduce the parking provided for 1,120,202 square feet of office space and 26,760 square feet of retail space from 4,161 parking spaces to 3,186 parking spaces. The applicant has not provided information regarding the location of the parking reduction; however, this concern is addressed in the Proposed Development Conditions which limit physical change to the site.

FDPA 78-P-130-4 requests approval of additional principal and secondary uses in the development. In addition to office use, the additional principal uses proposed are establishments for scientific research; development and training where assembly, integrations and testing of products is conducted in completely enclosed buildings; financial institutions (no drive-thru); public uses; accessory uses permitted by Article 10; and commercial off-street parking. Secondary uses which

are currently approved for the site include a food court, florist shop, sundry shop, dry cleaner, office supply store, travel agency, and health club. The additional secondary uses proposed are business service and supply service establishments; eating establishments; fast food restaurants (no drive-thru); personal service establishments; quick service food stores (no drive thru); health clubs; Group 3 institutional uses; private clubs and public benefit associations; accessories uses as permitted by Article 10; and light public utility uses (Category 1). All proposed principal and secondary uses are to be located within the footprints of buildings A, C, D, E, F, J and K. However, the applicant has not provided information including specific uses, locations, square footage, number of employees or hours of operation.

Land Use Analysis

The proposed reduction of parking requested pursuant to FDPA 78-P-130-3 should have no adverse effect on this site or surrounding land uses. However, if surface parking spaces are deleted, then that space should be converted to landscaped open space. This concern has been addressed in the proposed development conditions.

A number of issues were identified in association with the proposed principal and secondary uses requested pursuant to FDPA 78-P-130-4. The development plan states that the primary use of the site will be office with additional principal and secondary uses proposed. As stated in the Comprehensive Plan, traffic from this site is of primary concern. Each use must be individually evaluated to determine its appropriateness in an office complex, and its impact on the transportation system. In order to properly evaluate these uses, the applicant should submit the square footage, location, number of employees, and hours of operation for each use. Proffers accepted pursuant to RZ 78-P-130 limit the amount of retail development on site to 50,000 square feet and also limit the total peak hour trips generated by commercial development on site to 3,300 inbound A.M. trips or 2,971 outbound P.M. trips. These proffers are contained in Appendix 6 of this report.

In addition, the proposed secondary uses should include a statement of justification, noting how they can appropriately fit into the office complex. For example, Group 3 Institutional Uses such as boarding schools, convents, seminaries, group housekeeping units and private schools of special and general education may not be appropriate.

As a general guideline, all secondary uses should be contained within the building footprints and should serve Fairview Park. The uses should not be oriented to attract traffic from the surrounding road network or to service an outside area. The purpose of secondary uses within Planned Development Commercial Districts such as Fairview Park, is to reduce the dependence on the automobile and to provide services in close proximity to the workplace. This concern has been addressed in the proposed development conditions.

All proposed secondary uses which request a drive-through window in the future should be reviewed by the Office of Comprehensive Planning for conformance with the Comprehensive Plan criteria for drive-through windows in a separate Final Development Plan Amendment application to show that the proposal will not generate significant off-site traffic. This concern has been addressed in the proposed development conditions. In addition, the submitted FDPA states that no drive-through windows are requested as part of this application.

A child care center could be located and designed for this site in such a way as to provide a safe and healthful environment for children. The convenience and proximity to the workplace would be consistent with the locational guidelines for child care facilities. However, if the applicant plans to locate such a use on the site, the guidelines for such a use must be met. In order to assure proper review, staff has recommended that any application for a child care center or nursery school require an FDPA. This concern is addressed in the proposed Development Conditions contained in Appendix 1, of the staff report.

The Development Plan indicates that parking will be provided for buildings with cellar space. It further states that parking spaces shown in the tabulation include parking for cellar space. There is a concern about the potential for additional leasable area resulting from the utilization of cellar space. Although cellar space is not calculated in the floor area ratio (FAR) by current Zoning Ordinance definition, it can be developed as leasable space, thus increasing the intensity of development on the subject property. However, due to the applicant's commitment to development of the site within certain trip generation ceilings in the proffers accepted pursuant to RZ 78-P-130 and RZ 80-P-73, the negative potential for trip generation impacts and using cellar space has been appropriately resolved.

The applicant has responded to the land use issues raised by staff by proposing to develop the site in accordance with all applicable proffers previously accepted by the Board of Supervisors, by not proposing drive through windows on site, by deleting the proposal for a child care center and by proposing to disperse the remaining 26,760 square feet of the 50,000 square feet of retail use approved for the site by allocating 3,823 square feet to Buildings A, C, D, E, F, J and K. The applicant has also agreed to a development condition which limits Group 3 Institutional Uses to employee training centers and child care centers.

The complete land use analysis is contained in Appendix 4 of this report.

Environment

The proposed final development plan amendments are not expected to cause significant environmental impacts. The environmental analysis is contained in Appendix 5 of this report.

Transportation

The Office of Transportation indicates that this application will present no additional negative impacts due to the specificity of the transportation-related proffers accepted by the Board of Supervisors pursuant to RZ 78-P-130 and RZ 80-P-073. Pertinent to this FDPA is the limiting of the subject development to 75 percent of 3,300 in-bound AM peak hour trips, and 75 percent of 2,971 out-bound PM peak hour trips, until the trip generation rates included in the rezoning traffic study are verified. The proffers accepted pursuant to RZ 78-P-130 are contained in Appendix 6 of this report. The complete transportation analysis is contained in Appendix 7.

Public Facilities

The application property is located in the Holmes Run segment of the Cameron Run Watershed and is sewerred into the Alexandria Treatment Plant. An existing 8 inch line located on an easement on the property is adequate to serve proposed uses and facilities of these applications. The complete Sanitary Sewer Analysis is contained in Appendix 8 of this report.

The application property is located within the franchise area of the Fairfax County Water Authority and in the headwaters of the Upper Holmes Run Environmental Monitoring Project. Adequate water service is available at the site via a 12 inch water main located at the property. Offsite water main extension is not required. The complete Water Service Analysis is contained in Appendix 9 of this report.

The application property is serviced by the Fairfax County Fire and Rescue Station #18-Jefferson. The application property currently meets fire protection guidelines. The Fire and Rescue Analysis is contained in Appendix 10 of this report.

Trails Analysis

The trails analysis, attached as Appendix 11, indicates that an 8-foot wide type I (asphalt) trail within a 20 foot wide public access easement will be required in the Holmes Run Stream Valley. The previously approved Final Development Plan and the submitted Final Development Plan Amendments show a trail in the Holmes Run Stream Valley. The applicant has committed to develop the site in accordance with the approved FDP, the submitted FDPA's and all previously accepted proffers and conditions.

Archaeological Report

The Heritages Resources, Environmental & Cultural Resources Branch of OCP has noted that development on the subject site will affect heritage resources. The subject property was the site of a Spanish-American War training ground. This concern has been addressed in the proposed development conditions. The Heritage Resources report is contained in Appendix 12.

Zoning Ordinance Provisions

The application is currently zoned Planned Development Commercial (PDC) District and is located within the Highway Corridor Overlay District (HC). The applicant does not request a change from the current zoning.

On September 19, 1988 the Board of Supervisors adopted an amendment to Article 11 of the Zoning Ordinance, concerning off-street parking requirements. Among other changes, this amendment reduced the parking requirement for office buildings with more than 50,000 square feet of gross floor area. The parking requirement was reduced from 4.5 spaces per 1000 square feet of net floor area to 2.6 spaces per 1000 square feet of gross floor area for uses greater than 125,000 square feet. FDPA 78-P-130-3 proposes a reduction from 4,161 parking spaces to 3,026 parking spaces in accordance with Article 11 of the Zoning Ordinance parking requirements. A proposed development condition states that if surface parking is to be removed the area shall be replaced with landscaping and if parking is to be reduced from structured parking the footprint of the structure(s) shall not be altered.

According to Article 6 of the Zoning Ordinance the purpose and intent of the PDC District is to "encourage the innovative and creative design of commercial development" and "to insure high standards in the lay-out, design and construction of developments". In addition, Planned Development Districts are to be evaluated based on the General Design Standards cited in Article 16 of the Zoning Ordinance.

Pursuant to Section 6-203 of the Zoning Ordinance all secondary uses shall be permitted only in a PDC District which contains one or more principal uses and only when such uses are presented on a approved final development plan. FDPA 78-P-130-4 indicates that the proposed secondary uses will be located within the footprint of the structures shown on the development plan.

Pursuant to Use Limitation 1, all development shall conform to the General Standards and the Design Standards for All Planned Developments as stated in Part 1 of Article 16 of the Zoning Ordinance. The office use is approved under the current Plan policies and meets the standards for the PDC District.

Use Limitation 2 states that all uses shall comply with the performance standards set forth in Article 14 of the Zoning Ordinance. This concern has been addressed with a Development Condition which requires compliance with the Performance standards of Article 14.

Use Limitation 3 states that the standards set forth in Article 8 and 9 may be used as a guide in considering all uses proposed with this amendment. The proposed eating establishment and quick service food store are Category 5 uses permitted within a PDC District when shown on a Final Development Plan. The applicant indicates that all proposed uses, principal and secondary, will be located within the office or parking structures shown on the Final Development Plan Amendment.

Use Limitation 4 states that the gross floor area of all secondary uses shall not exceed twenty five percent (25%) of the gross floor area of all principal uses in the development. The current principal use in this development is office, with a gross floor area of 1,900,000 square feet. The gross floor area proposed for retail use is 50,000 square feet.

Use Limitation Number 5 states that the secondary uses shall be designed to serve primarily the needs of the occupants of the planned development in which they are located. This concern has been addressed through a development condition which limits the location of the secondary uses to within a completely enclosed building with no outside display.

Use Limitation 7 states that signs shall be permitted only in accordance with the provisions of Article 12 and parking and loading shall be provided in accordance with the provision of Article 11. This concern has been addressed through a Development Condition.

Use Limitation 8 states that all uses shall be permitted only in the locations shown on the approved final development plan. This concern has been addressed through a development condition which limits the location of all proposed principal and secondary uses to within the building footprint of the approved office buildings.

Final Development Plan Amendments are evaluated for compliance with the approved Conceptual Development Plan (CDP) and proffers, as well as all pertinent Zoning Ordinance requirements. This application is consistent with the proffers dated May 5, 1981; June 28, 1982; February 2, 1982; and development conditions dated July 6, 1989. In addition the subject application is in conformance with the approved CDP contained in Appendix 4.

CONCLUSION AND RECOMMENDATION

Conclusion

FDPA 78-P-130-3 requests reduction of parking to bring the parking into conformance with the provisions of Article 11 of the Zoning Ordinance and FDPA 78-P-130-4 requests approval of principal and secondary uses. As proposed, each amendment is in conformance with the approved Conceptual/Final Development Plan and the applicable provisions of the Zoning Ordinance and is in conformance with the recommendations of the Comprehensive Plan.

Recommendation

Staff recommends approval of FDPA 78-P-130-3 subject to the proposed development conditions contained in Appendix 1A.

Staff recommends approval of FDPA 78-P-130-4 subject to the proposed development conditions contained in Appendix 1B.

It should be noted that it is not the intent of the Staff to recommend that the Planning Commission, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

It should be noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Land Use Analysis
5. Environmental Analysis
6. Accepted Proffers and FDP, RZ 78-P-130
7. Transportation Analysis
8. Sanitary Sewer Analysis
9. Water Service Analysis
10. Fire and Rescue Report
11. Trails Analysis
12. Heritage Resources Report
13. Glossary

PROPOSED DEVELOPMENT CONDITIONS

FDPA 78-P-130-3
(Concurrent with FDPA 78-P-130-4)

March 7, 1990

If it is the intent of the Planning Commission to approve FDPA 78-P-130-3 and located at Tax Map 49-4 ((1)) 58G for a reduction in parking as indicated on the Final Development Plans, development of the subject property shall be subject to the proffered conditions dated May 11, 1981 and accepted by the Board of Supervisors on May 18, 1981 with RZ 78-P-130; the proffers dated June 28, 1982, and accepted by the Board of Supervisors with FDP 78-P-130-1; the proffered development plan conditions dated December 11, 1985 pursuant to the approval of DPA 78-P-130-1 and subject to the following conditions which incorporate those conditions approved by the Board of Supervisors:

1. The parking reduction shall occur either from within the parking structures or from surface lots as shown on the FDPA. Where surface parking is removed, landscaped open space shall be provided subject to review and approval of the Fairfax County Arborist.
2. Parking shall be provided as determined by DEM.

PROPOSED DEVELOPMENT CONDITIONS

FDPA 78-P-130-4
(Concurrent with FDPA 78-P-130-3)

March 7, 2990

If it is the intent of the Board of Supervisors to approve FDPA 78-P-130-4 located at Tax Map 49-4 ((1)) Pt. 58g for the addition of principal and secondary uses as indicated on the Final Development Plan, development of the subject property shall be subject to the proffered conditions dated May 11, 1981 and accepted by the Board of Supervisors on May 18, 1981 with RZ 78-P-130; the proffers dated June 28, 1982, and accepted by the Board of Supervisors with FDP 78-P-130-1; the proffered development plan conditions dated December 11, 1985 pursuant to the approval of DPA 78-P-130-1 and subject to the following conditions which incorporate those conditions approved by the Board of Supervisors and the submitted Final Development Plan Amendment FDPA 78-P-130-4.

1. All proposed principal and secondary uses for Buildings A, C, D, E, F, & J shown on the Final Development Plan Amendment FDPA 78-P-130-4 dated February 16, 1990 as prepared by Dewberry & Davis shall be designed primarily to serve the occupants of Fairview Park and shall be conducted entirely within an enclosed building so as to allow no direct access to the uses from an exterior door except those necessary to meet Fire and Safety Codes. In addition there shall be no outside display of goods or services.
2. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.
3. The hours of operation of any establishment and all secondary uses in Buildings A, C, D, E, F, & J shall be limited to Monday through Friday from 6:00 A.M. to 9:00 P.M.
4. The applicant shall notify the County Archaeologist a minimum of 14 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to observe clearing and excavation during construction and to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.

5. Group 3 Institutional Uses shall be limited to employee training centers and child care centers located within any of the buildings shown on the submitted Final Development Plan Amendments. If a child care center is located on the site, it shall require a Final Development Plan Amendment.

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA
THIRTEENTH FLOOR

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ARLINGTON, VIRGINIA 22201

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13663 OFFICE PLACE, SUITE 201
WOODBIDGE, VIRGINIA 22192

(703) 680-4664

METRO 690-4647

TELECOPY (703) 690-2412

LOUDOUN OFFICE

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LEESBURG, VIRGINIA 22075

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METRO 478-1340

TELECOPY (703) 478-1348

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JERRY K. EMRICH
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OF COUNSEL
JULIA T. CANNON

*ADMITTED IN COLORADO AND MASSACHUSETTS

August 18, 1989

Ms. Jane W. Gwinn
Zoning Administrator
4050 Legato Road
8th Floor
Fairfax, Virginia 22033

Re: Final Development Plan Amendment - FDPA 78-P-130-3
Fairview Park - S.E. Quadrant
Prentiss Properties, Applicant

Dear Ms. Gwinn:

The following is a letter of justification for the above-referenced request.

The Final Development Plan for the above-referenced project, Buildings A through I, including parking structures, was approved by the Board of Supervisors on June 28, 1982. Further, Buildings J through M were the subject of a Final Development Plan Amendment approved by the Board of Supervisors on December 16, 1985. The applicant is requesting this amendment to reduce parking for Buildings A, C, D, E, F and J in conformance with the recently adopted provisions of Article 11 of the Fairfax County Zoning Ordinance. The Applicant, however, reserves the right to provide additional parking spaces as may be required by the addition of cellar space, any approved uses in accordance with the PDC district, and as may be required to satisfy market conditions for a given user/tenant. The Applicant will provide any additional parking within the footprint of the parking structures as shown on the approved FDP. This parking reduction will adequately serve the currently anticipated needs of the building tenants.

It is my understanding that amendments filed solely to bring parking into conformance with the current provisions of Article 11 are granted an expedited hearing date due to the simplicity of the request. The Applicant hereby requests that this Final Development Plan Amendment receive such processing. Further, the Director of Zoning Evaluation has determined that a flat fee of

Ms. Jane W. Gwinn
August 18, 198.
Page 2

\$1,500.00 be paid on this application without an additional acreage fee. A check in the amount of \$1,500.00 is included with this application. The Applicant also requests that the plan requirement for this application be waived as consistent with a determination by the Director of Zoning Evaluation.

As a clarification, Buildings H and I were part of a separately approved Final Development Plan Amendment (FDPA 78-P-130-2) which was not filed by the present Applicant. Buildings H and I are not a part of this application and the Applicant in under no obligation for those proffers that were approved with FDPA 78-P-130-2.

The Applicant submits that this Final Development Plan Amendment is in conformance with the approved Conceptual and Final Development Plans. The applicant intends to reaffirm all development conditions that were agreed to as part of the Final Development Plan 78-P-130-1 and Final Development Plan Amendment FDPA 78-P-130-1.

As always, I appreciate your consideration of this matter. If you have any questions or comments regarding this request, please do not hesitate to call.

Very truly yours,

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


Martin D. Walsh *gd*

MDW/gd

Enclosure

L/Gwinn/2:LJS03

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

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LYNNE J. STROBEL
DEBRA ANNE COLLIGEN*

OF COUNSEL
JULIA T. CANNON

*ADMITTED IN COLORADO AND MASSACHUSETTS

August 18, 1989

Ms. Jane W. Gwinn
Zoning Administrator
4050 Legato Road
8th Floor
Fairfax, Virginia 22033

Re: Final Development Plan Amendment - FDPA 78-P-130-4
Fairview Park - S.E. Quadrant
Prentiss Properties, Applicant

Dear Ms. Gwinn:

The following is a letter of justification for the above-referenced request.

The Final Development Plan for the above-referenced project, Buildings A through I, including parking structures, was approved by the Board of Supervisors on June 28, 1982. Further, Buildings J through M were the subject of a Final Development Plan Amendment approved by the Board of Supervisors on December 16, 1985. The applicant is requesting a revision of the notes on the approved Final Development Plan to clarify all principal and secondary uses permitted on the site. The uses proposed on this plan were always envisioned for this office park, but were shown on the approved Final Development Plan under the broad category of "retail." The proposed uses are permitted within the PDC district and will serve to reduce mid-day traffic generated by this site. The uses will primarily serve the park tenants, and parking will be provided for each approved use. The applicant is not requesting additional retail area, but is filing this amendment to clarify the uses that may be permitted on the site.

The applicant submits that this Final Development Plan Amendment is in conformance with the approved Conceptual and Final Development Plans. The Applicant intends to reaffirm all other development conditions that were approved with FDP 78-P-130-1 and FDPA 78-P-130-1.

Ms. Jane W. Gwin
August 18, 1989
Page 2

As always, I appreciate your consideration of this matter. If you have any questions or comments regarding this request, please do not hesitate to call.

Very truly yours,

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

Martin D. Walsh
Martin D. Walsh *lp*

MDW/gd

L/Gwinn/3:LJS03

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

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LYNNE J. STROBEL
DEBRA ANNE COLLIGEN*

OF COUNSEL
JULIA T. CANNON

* ADMITTED IN COLORADO AND MASSACHUSETTS

January 5, 1990

BY TELECOPY

Ms. Regina Murray
Office of Comprehensive Planning
4050 Legato Road, 7th Floor
Fairfax, Virginia 22033

Re: FDPA 80-P-130-4
Fairview Park - Southeast Quadrant

Dear Regina:

As we discussed in our meeting yesterday, Prentiss Properties has filed two Final Development Plan Amendment applications for the Southeast Quadrant of Fairview Park. One application has been filed solely to bring parking into conformance with the current provisions of Article 11 of the Fairfax County Zoning Ordinance. The above-referenced application has been filed to clarify the permitted secondary uses for the site. As we discussed, my client is simply trying to anticipate the types of uses that future tenants may request. I understand staff's position, however, that we attempt to clarify the proposed uses as much as possible. The information I am providing is consistent with the revised notes that were submitted for the Northeast Quadrant application.

Note number 6 will be revised to exclude car washes and service stations, commercial swimming pools, tennis courts and repair service establishments. A note will be added parenthetically following quick-service food stores to state "no drive-thru." Further, the decision was made to eliminate the proposed child care center from the site due to the constraints of establishing a defined play area and the site's close proximity to I-495.

The applicant proposes that note number 6 read as follows:

As represented on the graphic, the principal use of the buildings will be office. It is to be understood that the following uses may also be established in the area represented for office use: establishments for scientific research, development and training where assembly, integrations and testing of products in a completely

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JAN 9 1990

ZONING EVALUATION DIVISION

Ms. Regina Murray
January 5, 1990
Page 2

enclosed building is incidental to the principal use of scientific research, development and training; financial institutions (no drive-thru); public uses; and accessories thereto as permitted by Article 10.

As further represented on the graphic, the secondary use of the buildings will be retail. It is to be understood that the following uses may be established in the areas represented for retail use: business service and supply service establishments; eating establishments; fast food restaurants (no drive-thru); personal service establishments; retail sales establishments; quick-service food stores (no drive-thru); health clubs; institutional uses (group 3); private clubs and public benefit associations; accessory uses as permitted by Article 10; light public utility uses (category 1); and commercial off-street parking as a principal use. All proposed uses will be located within the office/parking structure shown hereon.

Parking for such uses will be provided in accordance with the current provisions of Article 11 of the Zoning Ordinance and appropriate site plans will be filed.

I hope this serves to clarify the uses the applicant is requesting as a part of the above-referenced Final Development Plan Amendment. Should you have any questions or require further information, please do not hesitate to give me a call. If the above note is satisfactory, please advise me so that we may submit a revised plan to your office. I appreciate your consideration of our request.

Very truly yours,

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


Lynne J. Strobel

LJS/gd

cc: Bob Wiberg
Dan Schreiber
Martin D. Walsh
Karen Feshari

MURRAY-2:LJS

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

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ZONING EVALUATION DIVISION

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February 23, 1990

BY HAND

Ms. Regina Murray
Office of Comprehensive Planning
4050 Legato Road, 7th Floor
Fairfax, Virginia 22033

Re: FDPA 78-P-130-4
Applicant: Park West/Fairview Associates

Dear Regina:

As we have discussed, the applicant filed the above-referenced application to clarify the permitted secondary uses at Fairview Park. When this property was originally rezoned, the final development plan approved 50,000 square feet of retail uses, but did not clarify the specific types of secondary uses that would be permitted. The original rezoning envisioned secondary uses that would primarily serve the office park tenants. Allowing these uses, conveniently located near employment, will reduce traffic during peak travel hours and also reduce the amount of traffic generated by this site during lunch time.

Approximately 26,760 square feet of approved retail remain that may be disbursed throughout Buildings A, C, D, E, F, J and K. The buildings excluded from this application are either fully leased or are owned by others. Although the applicant clarified the permitted secondary uses on the site, locating the approximate square footage of each use to be allocated to each building would be impossible at this time. The specific needs of tenants cannot be anticipated and the completion of this project may take many years due to market conditions. The applicant is willing, however, to agree that the remaining retail square feet shall be disbursed equally throughout Buildings A, C, D, E, F, J and K. This will allow approximately 3,823 square feet for approved secondary uses per building. Should the applicant require a greater amount of square footage for any one building to meet a specific tenant's requirements, the applicant agrees to submit a request for administrative approval to the Office of Comprehensive Planning to ensure that the proposed use is in substantial conformance to what was originally envisioned for Fairview Park.

Ms. Regina Murray
February 23, 1990
Page 2

As always, I appreciate your cooperation and consideration of this matter. Should you have any questions regarding my request or require further information, please do not hesitate to give me a call.

Very truly yours,

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


Lynne J. Strobel

LJS/gd

cc: Robert Wiberg

MURRAY:LJS-1

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

DATE: DEC 27 1989

FROM: Lynda L. Stanley, Chief *LS*
Plan Development Branch, OCP

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OFFICE OF COMPREHENSIVE PLANNING

FILE NO: 377 (ZONING)

DEC 27 1989

SUBJECT: Planning Analysis for: FDPA 78-P-130-3
FDPA 78-P-130-4 ZONING EVALUATION DIVISION

This memorandum provides guidance from the Comprehensive Plan and a planning analysis of applications FDPA 78-P-130-3 and FDPA 78-P-130-4 which request a reduction in parking in conformance with revised parking standards and approval of all principal and secondary uses for the subject site. The issues identified in this analysis should be satisfactorily addressed before this application is considered favorably.

COMPREHENSIVE PLAN CITATIONS:

The 48.66-acre property is located in Community Planning Sector J4 (Walnut Hill) and Route 50/I-495 Area of the Jefferson Planning District in Area I. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

On page I 68, under the "Option 4, Employment Center" recommendation heading, the Plan states:

"(Contingent upon the provisions of necessary transportation and public facility improvements.)

Recognizing the County's objective of providing employment centers at desirable locations throughout the County, an option is provided for an employment center on the southeastern quadrant. The consideration of a proposal for an employment center on this quadrant should be coordinated with the consideration of any development proposal on the northeastern quadrant in order to ensure coordinated vehicular access and coordinated stormwater management for both quadrants. At a minimum, however, prospective developer(s) of an employment center on the southeastern quadrant shall comply with all of the following development conditions:

Land Use

1. The 178-acre southeastern quadrant of the I-495/Route 50 interchange shall be consolidated for the purpose of development of an employment center and related uses, and for residential development.

2. Nonresidential uses shall be limited to that portion of the site west of Holmes Run stream valley. The site design of the nonresidential portion of the quadrant shall have substantial landscaped open space provided throughout the site and particularly to the south to eliminate any impact upon nearby stable residential communities. At least 35 percent of the area west of the Holmes Run stream shall be preserved as landscaped open space. Underground or multilevel structured parking is encouraged to preserve the maximum amount of undisturbed open space.

3. The Holmes Run stream valley shall be preserved as a stream valley park in accordance with the County's adopted stream valley policy.

4. In order to limit its impact on the surrounding residential communities acknowledging the capacity of the Route 50/I-495 road network with improvements as noted in the transportation section which follows, any proposal for an employment center on the southeastern quadrant of the I-495-Route 50 interchange shall have no more than 2.25 million square feet of nonresidential development on the area west of Holmes Run stream valley. The nonresidential development shall consist of 1.9 million square feet of office space, 50,000 square feet of retail commercial space and a 350-room hotel. In addition, a maximum of 250 residential units might be considered on this portion of the site.

5. That portion of the quadrant east of Holmes Run, north and northwest of Falls Church High School is planned for residential development not to exceed 400 dwelling units. Residential uses in this area shall be limited to three stories in height. The vacant portion of the quadrant south of Falls Church High School is planned for residential development at 3 to 4 dwelling units per acre (single-family detached units are encouraged in this portion of the site).

6. Approximately 3 to 5 acres of parkland shall be provided (preferably contiguous to the Providence District Recreation Center) to serve the future residents of this site.

7. Hotel/motel uses shall be internal to the site and be integrated with the design and layout of the site.

8. Retail commercial uses shall be provided to serve primarily the demand for other nonresidential uses on the site and integrated with the overall design and layout of the site.

9. A substantial open space buffer of no less than 250 feet, with 300 feet desirable, consisting of the existing tree cover and supplemented with additional landscaping shall be provided along the southern perimeter of the site to eliminate an adverse visual impact upon the detached single-family residences to the south of the site. This buffer shall be dedicated to the County, if appropriate, and maintained in its natural state. It is understood that a portion of this area may be needed for stormwater management.

10. The height of all structures in the southern portion of the site shall be limited to six-stories so as to be visually unobtrusive to the stable low-density residential communities to the south and east of the site.

11. The provision of lighting on the site and its structures shall be visually unobtrusive to and compatible with all nearby residences and adjacent communities. As a general rule, parking lot lighting shall not exceed 13 feet in height."

APR Item 88-PY-133, 138 on "LOCATIONAL GUIDELINES FOR CHILD CARE FACILITIES" states the following:

"In Fairfax County, as in other areas of the country, an increasing proportion of households need high-quality child care facilities. Such facilities should be encouraged in employment-generating and residential developments, particularly those developed as P-districts, to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.
2. Child care facilities should be located and designed in such a way as to ensure the safety of children.

3. Child care facilities should be located and designed in such a way as to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to their health or welfare.
4. Child care facilities should be located and designed so as to ensure safe and convenient access. Appropriate attention should be paid to parking and safe and effective on-site circulation of automobiles and pedestrians.
5. Child care facilities should be located and designed in such a way as to avoid undesirable traffic, noise, and other impacts upon the surrounding community. This objective might, in appropriate cases, be achieved by siting child care centers on the periphery of residential developments or in the vicinity of planned community recreation facilities.
6. Child care facilities are to be encouraged to be located convenient to the workplace.

Child care facilities are also appropriate in retail areas, like shopping centers, if they are situated and designed in such a way as to provide a safe and healthful environment for children. In determining the appropriateness of child care facilities in specific areas, consideration should be given to the criteria listed above."

APR Item 88-PY-137, "Clustering of Automobile-Oriented Commercial Uses", states the following:

"Drive-thru windows should be discouraged in these clusters unless they meet the general guidelines for such uses as provided in the following section.

GUIDELINES FOR DRIVE-THRU WINDOWS

Drive-thru windows for commercial establishments have the potential to cause serious traffic circulation problems both on- and off-site. In order to mitigate these problems, drive-thru windows should be approved only if the size and configuration of the lot are adequate to achieve a safe drive-thru window, parking circulation and pedestrian system. All activity generated by the use must be accommodated on the site. Noise, glare and other nuisance aspects related to drive-thru facilities must not adversely affect adjacent properties."

Barbara A. Byron, Director
FDPA 78-P-130-3, FDPA 78-P-130-4
Page Five

The Comprehensive Plan map shows that the property is planned for Residential Use, 2-3 du/ac.

PLANNING ANALYSIS:

The following analysis identifies and discusses pertinent planning issues that relate to the proposed use on the application property.

Character of the Surrounding Area:

The subject property, Fairview Park, is located south of Arlington Boulevard and east of the Capital Beltway. Holmes Run and the Providence Recreation Center are adjacent to the site. That area is planned for public parks and zoned PDC.

Planning Issues:

The proposed reduction of parking would not create any significant problems, since it would be in conformance with the County's new parking standards. The development plans should show where those spaces are to be deleted. If the surface parking spaces are deleted, then that space should be converted to landscaped open space.

The application requests approval of all principal and secondary uses. The development plan states that the primary use of the site would be office. A list of seventeen secondary uses is proposed. Each use must be evaluated to determine its appropriateness in an office complex and its impact on the transportation system. In order to properly evaluate the uses, the applicant needs to submit the square footage, location, number of employees, and hours of operation for each use. This will be particularly important in the case of the proposed auto-oriented uses.

As a general guideline, all secondary uses should be contained within the building footprints and should serve Fairview Park. The uses should not be oriented to attract traffic from Arlington Boulevard or Lee Highway, or to service an outside area. The purpose of the secondary uses in Fairview Park is to reduce the dependence on the car and to provide services in close proximity to the work site.

If a secondary use requires a drive-through window, that use should come back in another application. It should show that it will not generate significant off-site traffic and meets the Plan criteria for drive-through windows.

Some of the proposed secondary uses should also include a statement of justification, noting how they can appropriately fit into an office development. One example is the Institutional Uses (Group 3). Some of the Group 3 uses would not be appropriate within an office building, such as boarding schools, convents, seminaries, group housekeeping units, private schools of special and general education. However, among the Group 3 uses, child care centers and nursery schools may be appropriate.

Child care could be an appropriate use on this site, if it is situated and designed in such a way as to provide a safe and healthful environment for children. The convenience and the proximity to the workplace would be consistent with the locational guidelines for child care facilities. However, if the applicant plans to include this type of use on the site, the development plan should show how the locational guidelines for this type of use will be met, where the children's play area will be accommodated on this site, or how they will get the children to an off-site play area and where that off-site play area is located.

Note 5 on the development plan states that the buildings may have cellar space and that parking spaces will be provided for those uses that occupy the cellar space. It further states that parking spaces shown in the tabulation include parking for cellar space. There is a concern about the potential for additional leasable area resulting from the utilization of cellar areas. Although the cellar space is not calculated in the FAR by current Zoning Ordinance definition, it can be developed as leasable space, thus increasing the intensity of development on the subject property. The development plan has not defined a maximum amount of cellar space.

Suggested Measures to Address Planning Issues:

If surface parking is deleted, it should be converted to landscaped open space.

In order to properly evaluate the uses, the applicant should submit the size and location, number of employees, and hours of operation for each proposed use.

In determining the appropriateness of child care facilities in a specific location, consideration should be given to the criteria in the Plan language.

Barbara A. Byron, Director
FDPA 78-P-130-3, FDPA 78-P-130-4
Page Seven

If a use requires a drive-through window, that use should come back in another application to show that it will not generate significant off-site traffic and meets the Plan criteria for drive-through windows.

The applicant should show how some proposed uses, such as the institutional (Group 3) uses and private clubs and public benefit associations fit into the building layouts.

Note 5 on the development plan should be removed to avoid confusion. If the applicant intends to use the cellar space, it should be indicated how much space and what type of uses will be accommodated, so the impacts can be evaluated.

LLS:MAM:mam

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APPENDIX 5

JAN 25 1990

FAIRFAX COUNTY, VIRGINIA

ZONING EVALUATION DIVISION

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP
DATE: 25 JAN 1990

THRU: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environmental and Heritage Resources Branch, OCP

FROM: *Laura Bächle*
Laura Bächle, Planner II
Environmental and Heritage Resources Branch, OCP

FILE NO.: (BACHLE 150)

SUBJECT: ENVIRONMENTAL ASSESSMENT for: FDPA 78-P-130-3
Park West/ Fairview
Associates
49-4 ((1)) 58-G pt.

There are no significant environmental impacts associated with the proposed parking reduction.

BGD:LB

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP
DATE: **6** FEB 1990

THRU: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environmental and Heritage Resources Branch, OCP

FROM: *Laura Bachle*
Laura Bachle, Planner II
Environmental and Heritage Resources Branch, OCP

FILE NO.: (BACHLE 151)

SUBJECT: ENVIRONMENTAL ASSESSMENT for: FDPA 78-P-130-4
REVISION Park West/ Fairview
Associates
49-4 ((1)) 58-G pt.
59-2 ((1)) 57-D pt.

The proposed development is not expected to cause significant environmental impacts.

BGD:LB

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FEB 07 1990

ZONING EVALUATION DIVISION

FAIRFAX PARK PROPOSAL FOR THE SOUTHEASTERN
QUAD. OF THE ROUTE 50/I-494 I SECTION
APPLICATION NO. 78-P-130
(A Part of the Conceptual Development Plan)

APPENDIX 6

PROFFERS

Recognizing his responsibility to the community and to the planning process, the applicant is making the commitments contained hereafter.

These commitments are presented as a "package", the economic impact of which has been carefully determined. Any substantive change in the development plan would necessarily result in a review of the "package" and any increase in any of the listed commitments or any additional commitments could not be made without a similar review.

The following commitments are intended as an integral part of the PDC submission and conceptual development plan and are binding on the applicant provided such PDC and conceptual development plan are approved. However, the location of buildings and of residential mix shown on illustrative plans shall be considered for illustrative purposes only and the specific location of buildings, residential unit mix and related development matters shall be determined at the time of final development plan approval pursuant to provisions of Fairfax County ordinances.

In addition to required approval or approval of modifications of Final Development Plan(s) pursuant to paragraph 4 of Section 16-402 of the Zoning Ordinance, such plan(s) shall be subject to public hearing and action by the Board of Supervisors in a manner prescribed by paragraph 7 of the above cited section.

These commitments shall be binding upon the applicant/owners only upon approval of the requested PDC zoning and the conceptual development plan submitted with Applications 78-P-130 and 80-P-073.

A. LAND USE

1. Subject development shall have no more than 2.25 million square feet of non-residential development on the area west of Holmes Run Stream Valley. At least 35% of the area west of the Holmes Run stream shall be provided as natural and landscaped open space. Underground or multilevel structured parking is encouraged to preserve the maximum amount of undisturbed open space. The non-residential development shall be an integrated business park consisting of no more than 1.9 million square feet of office space, 50,000 square feet of retail commercial space and 500 room hotel, and 250 residential units.

2. The Holmes Run Stream Valley shall be preserved as a stream valley park and dedicated to Fairfax County Board of Supervisors in accordance with the County's adopted stream valley policy.

3. Office building shall not exceed 15 stories in height and hotel/apartment buildings to the west of Holmes Run Stream Valley may exceed 15 stories but in no event shall they exceed 180 feet which is the equivalent height of a 15 story office building.

4. Applicant agrees that the portion of the quadrant east of Holmes Run, north and northwest of Falls Church High School, will be developed for residential units not to exceed 400 dwelling units. These units shall not exceed 3 stories in height. The vacant 10 acre portion of the quadrant south of Falls Church High School will be developed as single family detached units along the eastern property line with attached units adjoining the Fairfax County Park and Stream Valley to the north, west and south respectively as shown on schematic plan for this area.

5. Applicant shall dedicate to the Fairfax County Board of Supervisors land to serve future residents at the location adjacent to Arlington Boulevard and west of Jaquar Trail in that portion outside Stream Valley.

6. Applicant agrees that any retail commercial uses on the site will serve primarily the demand of the other non-residential uses on the site and will be integrated with the overall design and layout of the site.

7. A substantial open space buffer of no less than 250 feet, with 300 feet desirable, consisting of the existing tree cover and supplemented with additional landscaping will be provided along the southern perimeter of the site to eliminate any adverse visual impact upon the detached single family residences to the south of the site. If requested to do so by Fairfax County, this buffer shall be dedicated to the County and maintained in its natural state. However, it is understood that nothing herein shall preclude the installation of any utilities, storm water detention and/or siltation and erosion control devices in accord with Fairfax County Ordinances and Standards.

8. The height of all structures within 500 feet of the southern boundary of the site shall be limited to 6 stories so as to be visually unobtrusive to the stable low density residential communities to the south and east of the site. Applicant agrees to comply with the tapering of heights from the north to the south as shown on the Conceptual Development Plan.

9. The provision of lighting in buildings located within areas of the site abutting adjacent residences and communities shall be visually unobtrusive to and compatible with such residences and adjacent communities. As a general rule, parking lot lighting shall not exceed 13 feet in height.

10. Applicant shall provide internal recreation facilities in accordance with the provisions of Section 6-209 (2) of the Fairfax County Zoning Ordinance. Type and location of such will

be specified on final development plan. Any recreational facilities constructed within areas to be dedicated to the Park Authority shall be subject to the approval of the Park Authority. Applicant will provide a trail connection between southeast and northeast quadrants.

B. TRANSPORTATION

1. Primary residential vehicular access to the tract from Route 50 will be via Jaguar Trail and Camp Alger Avenue. Non-residential access will be provided directly from Route 50 by means of a new interchange located generally west of the Holmes Run Stream Valley. (As shown on applicant's submission)

2. Access to the office-hotel-retail portion of the tract will be provided by a new Route 50 grade separated interchange east of the existing I-495-50 interchange and generally west of Holmes Run Stream Valley. (See Exhibit 1 as subsequently amended) Construction of all transportation improvements on Exhibit 1 shall be the responsibility of the owners of the northeast and southeast quadrants of Route 50 and 495 and said improvements shall be dedicated as public facilities.

3. Applicant agrees to abide by existing covenants which prohibit vehicular access from areas west of Holmes Run to residential neighborhoods south and east of the site. Existing covenants do not preclude proposed construction for the new Route 50 interchange ramps.

4. Applicant agrees to improve a portion of Jaguar Trail and Marc Drive adjacent to the site as well as the intersection of Jaguar and Route 50 in order to accommodate the traffic generated by the residential development of that portion east of Holmes Run Stream Valley in the manner shown on Exhibit 1 as subsequently amended and in accordance with the Fairfax County and VDH&T standards.

5. In the event that the applicant is unable to obtain easements or rights of way necessary for the proposed transportation improvements, the applicant agrees to bear the expense of condemnation for said easements or rights of way which Fairfax County will undertake promptly at the request of the applicant.

6. Applicant agrees that all vehicular access improvements shall meet with the approval of Fairfax County and the Virginia Department of Highways and Transportation (VDH&T); with Federal Highway Administration approval as necessary as well for the new Route 50 interchange and associated I-495 improvements.

7. Applicant agrees to aggressively encourage ridesharing by office building tenants to reduce traffic generated by site development during peak traffic periods by phasing the implementation of the transportation control strategies listed below at appropriate stages in the development of the site; and maintaining these strategies until the applicant provides evidence to the Board of Supervisors that there is no further need. Where appropriate, applicant agrees to work with other area employers (i.e., Mobil, AAA and employers on northeast quadrant) in implementation of this ridesharing.

- ° Establish a formal carpool/vanpool program for Fairview Park employees which will be operational under the direction of the transportation coordinator no later than when 500,000 square feet of commercial space is occupied in either or both tracts provided by and at the expense of the occupants of the commercial uses.
- ° With technical assistance from Washington COG, provide matching service for carpooling and vanpooling candidates.
- ° Developer shall fully fund a position of "transportation coordinator" with appropriate private staff support.
- ° Designate convenient spaces as preferred parking for carpools/vanpools.
- ° Institute a pay parking policy with incentives for ridesharing participants and to reduce concentration of peak-hour traffic.

8. Applicant agrees to aggressively encourage mass transit useage including construction of bus shelters and pedestrian walkways linking adjacent communities to more convenient bus shelters.

9. In the event that WMATA does not operate direct feeder bus service to and between Fairview Park and the Dunn Loring Metro station, the applicant agrees to implement a peak-hour shuttle bus service to the Dunn Loring Metro station in coordination with other major developments in the immediate area.

10. A traffic analysis shall be conducted under the direction of the transportation coordinator at applicant's expense to determine the magnitude of total peak-hour office trips generated by this development. Said analysis shall occur:

- a. Within six (6) months after at least 2.4 million square feet of the total of 3.6 million square feet of office use is completed.
- b. Six (6) months after completion of full development of 3.6 million square feet of office use.

If the total peak-hour trips generated by commercial development by the subject property and the companion tract exceed either 3,300 inbound A.M. trips or 2,971 outbound P.M. trips and these excess trips create a significant change in the peak-hour level of service from that which would be computed in the absence of such trips at either the new interchange on Route 50 or at the northeast tract connection to Routes 29-211, additional transportation strategies shall be developed to reduce the peak-hour effect of the incremental trips to a level commensurate with the above allowable AM and PM peak hour trips.

If the total peak-hour generated trips after occupancy of 2.4 million square feet of commercial uses exceed 75% of either 3,300 inbound A.M. trips or 75% of 2,971 outbound P.M. trips, issuance of building permits for commercial uses in excess of 3.0 million square feet may be deferred by the Board of Supervisors for a period not to exceed two years to allow development and implementation of additional transportation strategies designed to assure that at the time of occupancy of the total of 3.6 million square feet of commercial use the peak-hour traffic generated by the subject property and the companion tract shall not exceed the above projections.

In order to agree impartially on the degree of the incremental impact (if any) and the most practical strategies for implementation (if required) traffic recommendations developed by the transportation coordinator shall be submitted to the Board of Supervisors. If the Board of Supervisors does not agree with the traffic analysis, the Board of Supervisors shall submit said analysis for review to an arbitration board. Said arbitration board shall consist of the following members:

- (1) One representative transportation consultant appointed and funded by Fairview Park developer.
- (2) One representative transportation consultant appointed and funded by developer of northeast quadrant.
- (3) One representative transportation engineer appointed by Fairfax County Board of Supervisors.
- (4) One representative transportation engineer appointed by VDH&T.

If the said arbitration board cannot reach a consensus opinion on the said analysis, a fifth traffic consultant shall be

appointed by the four traffic consultants selected pursuant to the above procedure. The decision of the fifth transportation consultant concerning the accuracy of said analysis shall be binding upon all parties. Compensation of the fifth traffic consultant shall be paid equally by developers of northeast and southeast quadrant unless otherwise determined by the Fairfax Board of Supervisors.

Upon approval of the arbitration board, appropriate transportation strategies shall be instituted by applicant as soon as practical. If the peak-hour traffic levels are under the allowable limits, no action shall be taken.

In the event that revised strategies shall be required as described, additional monitoring and/or analysis shall be conducted by applicant to determine the adequacy of the revised strategies and the results submitted to the Board of Supervisors of Fairfax County for review and additional procedures in accord with the provisions of this proffer shall be undertaken by applicant if requested by the Board of Supervisors.

In the event additional monitoring and/or analysis and/or revised strategies shall be required from time to time in accordance with this provision, the cost of the revised strategies and the additional monitoring and/or analysis shall be paid by the developers of the subject property and the companion property and/or occupants of the commercial uses.

11. Construction of substantially all the foregoing transportation improvements including the overpass and associated ramps shall be completed prior to first occupancy of the commercial portions of the development. However, with the concurrence of the County and VDE&T, certain portions of the improvements, such as the additions to the I-495 CD lanes may be deferred until a later phase of development. The issuance of building permits for commercial structures shall be dependent upon receipt by appropriate governmental authority of assurance that the grade separation at US Route 50 and associated ramps shall be available for use prior to the date of first occupancy of the commercial facilities.

C. ENVIRONMENT

1. Holmes Run Stream Valley Shall be preserved as a stream valley park in accordance with the County's adopted stream valley policy. However, the applicant shall have the right to construct and provide for utilities, storm water detention facility, siltation and erosion devices, interchange ramps, recreational facilities and such other improvements including but not limited to selective clearing necessary for improvements of the stream channel and/or sound forest management practices. Applicant shall dedicate said land to the County.

2. Applicant agrees to provide non-vehicular access to and through the Holmes Run Stream Valley as shown on the conceptual development plan.

3. Applicant agrees that a portion of the existing tree cover (not less than 25 feet of natural tree cover and/or landscaped open space) shall be preserved as a natural open space, screen and buffer along the periphery with I-495 and Route 50, while permitting points of visibility at selected intervals.

4. The applicant agrees to provide stormwater detention facilities which are designed in accord with the requirements and objectives of Fairfax County for the Upper Holmes Run watershed. More specifically, the applicant shall provide for detention/retention which will control peak discharge for the post-development state in excess of that which is calculated for the pre-development condition. This commitment shall be accomplished by the provision of detention reservoirs located in the northeastern and northwestern tributaries of the Holmes Run which traverse this property, more specifically identified by the Fairfax County Department of Public Works as detention reservoir sites DR 494-4 and DR 503-1. These reservoirs shall be designed for the 25-year and 2-year frequency storms of one-hour durations and generally will be in substantial conformance with the following design characteristics for each of the two reservoirs.

DR 494-4

Q25 In = 548 cfs
Q25 Out = 85 cfs

t_p In = 15 minutes
 t_p Out = 70 minutes

25-Year Storage Volume Required = 21 acre feet

Q2 Out = 26 cfs

t_p Out = 135 minutes

2-Year Storage Volume Required = 13 acre feet

DR 503-1

Q25 In = 782 cfs
Q25 Out = 595 cfs

t_p In = 20 minutes
 t_p Out = 25 minutes

25-Year Storage Volume Required = 5 acre feet

Q2 Out = 356 cfs

t_p Out = 25 minutes

2-Year Storage Volume Required = 1.6 acre feet

It shall be understood that provision of these storm water detention facilities will require the modification of the two aforementioned tributaries. Furthermore, whereas the applicant intends to maximize the preservation of the open space buffer, more specifically described as condition A-7, the applicant will minimize the provision of storm water detention facilities in the southwestern tributary which traverses the subject site, however the applicant shall provide for those siltation and erosion control devices including temporary siltation ponds which may be requested or required in accord with the Fairfax County Public Facilities Manual.

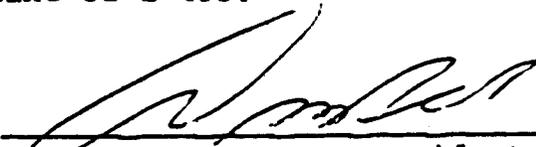
5. Applicant will comply with all Federal, state and local air and noise laws, ordinances and regulations applicable to development of this site.

6. Fairfax County identifies the subject property as an area of potential adverse noise impact resulting from adjacent highway uses.

In order to mitigate the adverse impact, if any of highway noise, residential units constructed on the subject property shall have the following acoustical attributes:

- a. Roofs and exterior walls shall be designed to have a laboratory sound transmission class (STC) of at least 39.
- b. Doors and windows shall be designed to have a laboratory sound transmission class (STC) of at least 28.
- c. Adequate sealing and caulking between surfaces shall be accomplished.

No structures for either commercial or residential use shall be erected within the 75 dba Ldn noise zone, such zone is more particularly shown on plat prepared by the Fairfax County staff and is attached to the Staff Report, being further that area within 400 feet of the centerline of I-495.



WILLIAM H. PLANK, President
WHP, Inc., Partner, Fox Chase Joint
Venture

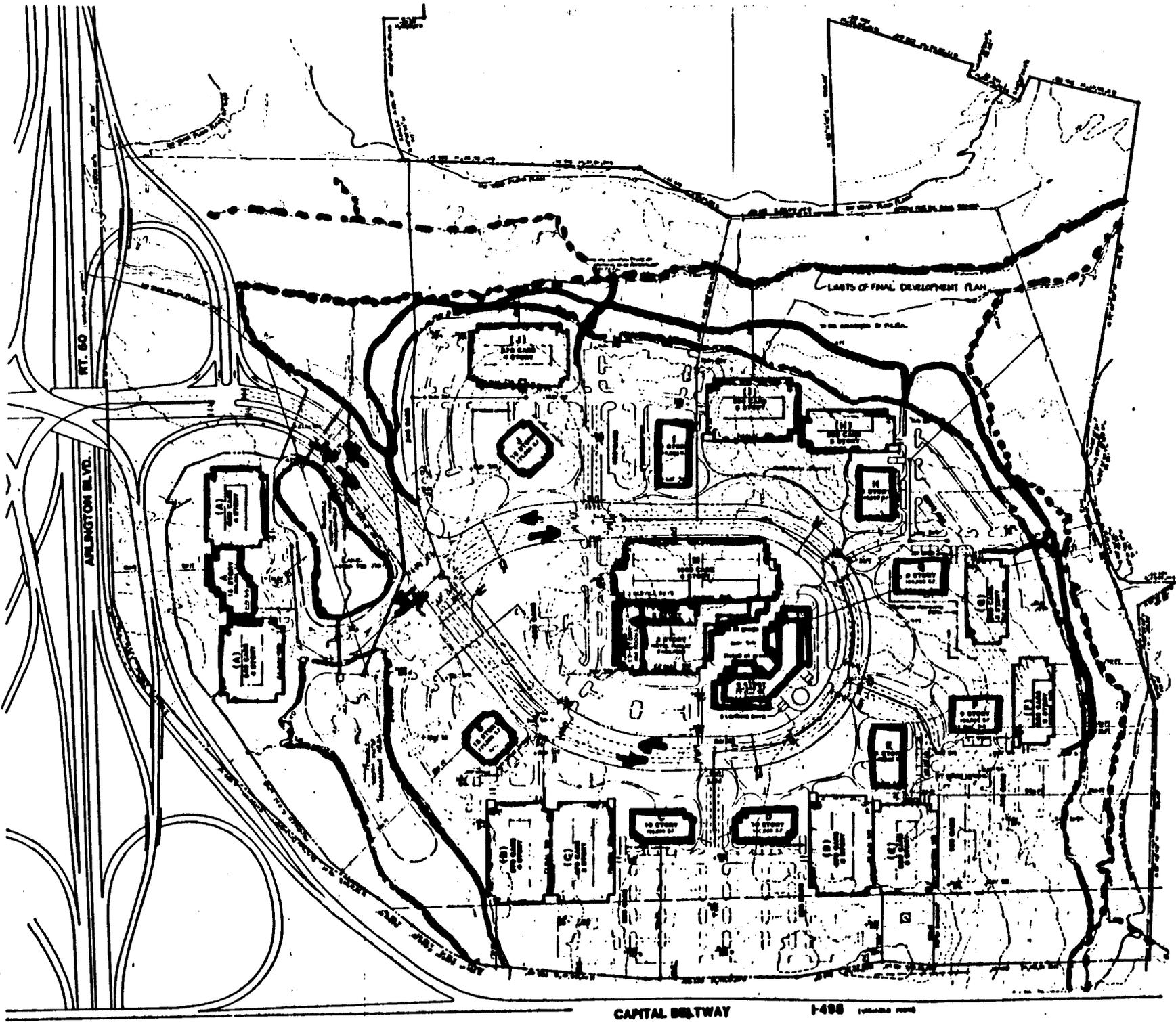


P. REED WILLS, President
Wills Investment, Inc., Partner,
Fox Chase Joint Venture



DAVID S. WEINBERG,
Executive Vice President
C.F. Properties (Virginia), Inc.

5/11/81



LIMITS OF FINAL DEVELOPMENT PLAN

RT. 60

ARLINGTON BLVD.

CAPITAL BELTWAY

1-498 (GENERAL PLAN)

FAIRVIEW PARK PROPOSAL FOR THE SOUTHEASTERN
QUADRANT OF THE ROUTE 50/1-495 INTERSECTION
APPLICATION NO. 78-P-130-1
(A Part of the Final Development Plan)

PROFFERS

Recognizing his responsibility to the community and to the planning process, the applicant is making the commitments contained hereafter.

These commitments are presented as a "package", the economic impact of which has been carefully determined. Any substantive change in the development plan would necessarily result in a review of the "package" and any increase in any of the listed commitments or any additional commitments could not be made without a similar review.

The following commitments are intended as an integral part of the final development plan and are binding on the applicant provided such final development plan is approved.

These commitments shall be binding upon the applicant/owners only upon approval of the requested final development plan submitted with Applications 78-P-130-1 and 80-P-073.

1. This final development plan is approved subject to the conditions proffered to pursuant to approval of Rezoning Application RZ 78-P-130.

2. ~~_____~~ *A non-vehicular* Trail shall be constructed along the eastern side of Holmes Run and shall be constructed with an access trail to Camp Alger Avenue. 135

3. That portion of the Holmes Run Stream Valley which lies on this property will be dedicated to the Fairfax County Park Authority. The undisturbed buffer area along the southern periphery of the site will remain in the ownership of the applicant.

4. An access trail to the Providence Recreation Center will be provided. This trail shall be provided not later than at the time of the occupancy of the first building on the site.

5. The applicant will demonstrate to the satisfaction of the Virginia Department of Highways and Transportation that the vehicular weaving between the I-495 exit ramp onto the site and the major on-site intersection will be acceptable.

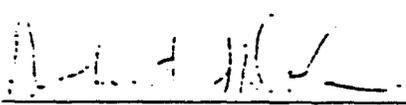
6. Not less than 5 percent of the rooftop level of the structure parking garage designated "M" on the final development plan shall be landscaped.

7. Where topography allows, structured parking decks will be recessed into adjacent slopes.

8. Secure and sheltered bicycle storage facilities shall be provided for in each building complex. The applicant is also encouraged to provide bicycle and shower facilities to better accommodate this alternative transportation mode.

9. The applicant agrees to contribute \$27,500.00 which is its one-half share of a total \$55,000.00 cash contribution for the purpose of establishing a storm water and sediment transport monitoring program. This program is more specifically outlined in a memorandum prepared by the Department of Public Works, dated June 4, 1982, which is enclosed herewith. Said contribution shall be made at a time mutually acceptable to the applicant and Fairfax County, but no later than July 31, 1982. The provision of this contribution relieves the applicant and/or its successors in title to any of the property (which was the subject of rezoning application 78-P-130) of any further financial responsibilities for said program.

June 28, 1982


ROBERT F. DOLAN
Vice President
C.F. Properties
(Virginia), Inc.

PROFFERS

DPA 78-P-130-1

PARKWEST FAIRVIEW ASSOCIATES

Pursuant to Section 15.1-491 (a), Code of Virginia, 1950 ed. as amended, the applicant hereby agrees that all existing proffers relating to the subject property shall remain in effect and are binding. Contingent upon the approval of the requested Development Plan Amendment, the applicant proffers to the following:

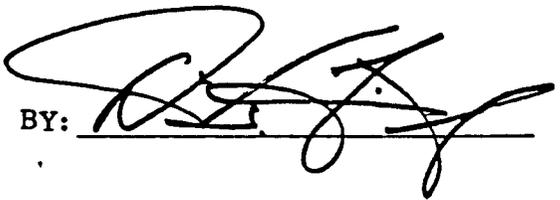
1) Construction vehicles for development of the southeast quadrant shall be prohibited from using streets which are primarily residential in nature. The applicant shall take all reasonable measures to insure enforcement of this provision.

2) Required parking for the hotel and accessory uses on Parcel 12 may be provided within the parking structure located on Parcel 11, provided that necessary cross easements are provided to assure the availability of needed parking.

3) Consistent with prior approvals concerning the subject property, the Final Development Plan incorporates reduced parking as a result of shared parking of mixed uses. The applicant shall submit a parking study for said reduction to the Board of Supervisors in conjunction with the approval of a Site Plan on the subject property. Unless shared parking is approved by the Board of Supervisors, the applicant shall provide parking in accordance with Fairfax County Zoning Ordinance.

PARKWEST FAIRVIEW ASSOCIATES

12/11/85
DATE

BY: 

PROFFERS 11/25/85:DFTKCM

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

DEC 20 1989

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

ZONING EVALUATION DIVISION

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

DATE: December 18, 1989

FROM: John C. Herrington, Chief
Site Analysis Section, OT *JCH*

FILE: 3-4 (RZ 78-P-130 & RZ 80-P-073)/SITE1 378

SUBJECT: Transportation Impact

REFERENCE: FDPA 78-P-130-3 & FDPA 78-P-130-4; Park West/Fairview Associates
Traffic Zone: 987
Land Identification Map: 49-4 ((1)) part 58-G
59-2 ((1)) part 57-D

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced application. These comments are based on plans made available to this Office dated September 13, 1989 and October 20, 1989.

Review of the application indicates that the following concerns should be addressed:

- o Verification that all the itemized principal and secondary uses are permitted under the approved rezoning for the subject site.
- o The need to remind the applicant of the transportation-related proffers under RZ 78-P-130 and RZ 80-P-073. Of particular relevance is the limiting of the subject development to 75 percent of 3,300 inbound AM peak hour trips and 75 percent of 2,971 outbound PM peak hour trips until the trip generation rates included in the rezoning traffic study are verified.

JCH/BO: sb

Date: 11/14/89

TO: Staff Coordinator (Tel.: 246-1250)
Zoning Evaluation Branch
4050 Legato Road, Centre Point
Fairfax, VA 22033

FROM: Planning Branch (Tel.: 698-5600 ext. 384)
Engineering and Construction Division
Fairfax County Water Authority

Subject: Water Service Analysis, Rezoning Application FDPA 78-P-130-3

The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority
2. Adequate water service is available at the site.
3. Offsite water main extension is not required.
4. The nearest adequate water main available to provide service is a 12 inch main located at the property. See enclosed property map.
5. Other pertinent information or comments:

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
NOV 20 1989
ZONING EVALUATION DIVISION

November 15, 1989

TO: STAFF COORDINATOR (246-3387)
ZONING EVALUATION BRANCH, OCP
CENTERPOINTE
4050 LEGATO ROAD, 7TH FLOOR

FROM: PATRICIA HANNINGTON, (246-4336) *PH*
RESEARCH AND PLANNING SECTION
FIRE AND RESCUE DEPARTMENT

SUBJECT: FIRE AND RESCUE DEPARTMENT PRELIMINARY ANALYSIS,
REZONING APPLICATION FDPA 78-P-130-3 (PDC)

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject rezoning application:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station # 18 - Jefferson.
2. After construction programmed for FY , this property will be serviced by the fire station planned for the area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility, however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

JD/sb
FSA-209
(Rev. 12/87)

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

NOV 16 1989

ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division, OCP

DATE: NOV 13 1989

FROM: N. Dianne Rowe, Trails Planner
Public Facilities and Services Branch, OCP

FILE NO. 146 (ROWE)

SUBJECT: Trails Program Requirements for FDPA 78-P-130-3

The trails Plan Map indicates that trails will be required in the following locations:

o Holmes Run stream valley - Type I (asphalt) trail 8-feet wide within a public access easement 20-feet wide. For further specifications, check with Cal Wagner, Trails Coordinator for FCPA, at 246-5713.

Additional trails recommendations may be forthcoming from the Fairfax County Park Authority, the Northern Virginia Regional Park Authority, and/or the Department of Public Works.

Final determination of trail location and design will be made by DEM in consultation with the Trails Planner at the time of subdivision or site plan review.

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OFFICE OF COMPREHENSIVE PLANNING

NOV 13 1989

ZONING EVALUATION DIVISION

MEMO TO: Barbara Byron, Director
Zoning Evaluation Division, OCP

DATE: 1-4-90

FROM: Mike Johnson, Project Coordinator
Heritage Resources, Environmental & Cultural Resources Branch, OCP

SUBJECT: Preliminary Heritage Resource Assessment for:
FDPA 78-P-130-4
FDPA 78-P-130-3, Park West/Fairview

We have reviewed the subject application and have the following initial comments:

- Request will have no effect on heritage resources.
- Request may will affect heritage resources:
 - ° Additional comments will be provided at pre-staffing.
- Other: _____

Please keep us advised on any revisions to this application.

Heritage Resources
James Lee Center
(237-4881)



10/2/89 Requested revision of dev plan + application is only for parking. Date Received 1 / 1 / 1989 Month Day Year

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

APPENDIX 2

APPLICATION FOR ZONING MAP AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT NO. 78 / P / 130-3
YEAR / DISTRICT / NUMBER

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

89-213

I (we), Park West/Fairview Associates, a Delaware Joint Venture, the applicant(s), of

hereby 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 PDC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application.

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:
See attached

Lot(s) Block(s) Subdivision Deed Book Page No.

NAME(S) AND ADDRESS(ES) OF OWNER(S) OF RECORD:
Park West/Fairview Associates, a Delaware Joint Venture
1717 Main Street, Suite 5000, Dallas, Texas 75201

TAX MAP DESCRIPTION:
A portion of 49-4(11) par 586 containing 40.66 acres in Fairview Park
Map No. Subdiv. Desig. Block(s) Parcel(s) Total Area(Ac. or Sq Ft.)

POSTAL ADDRESS (if any) DESCRIPTION:
No. and Street P.O. Zip Code

ADVERTISING DESCRIPTION: (Example: South side of Rt. 236 approximately 1000 feet west of Rt. 274)
Southeast quadrant of the intersection of Route 50 and Route 495

PRESENT USE: Office/Retail

PROPOSED USE: Office/Retail

SUPERVISOR DISTRICT: Providence AREA PLAN I

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

AFFIDAVIT

I, Lynne J. Strobel, Agent, do hereby make oath or affirmation that to the best of my knowledge and belief the foregoing information contained in this application is true, and:

1. (a). That the following constitutes a listing of names and last known addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
See attached		

Handwritten signature and initials at the bottom of the page.

89-213

(b). The following constitutes a listing of shareholders of all corporations of the foregoing who own ten (10) percent or more of any class of stock issued by said corporation and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
See attached		

(c). That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
See attached		

2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any financial interest in the land to be rezoned or has any financial interest in the outcome of the decision.
EXCEPT AS FOLLOWS: (If none, so state)

None

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of their immediate household and family, either directly or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), has or has had any business or financial relationship, other than ordinary depositor or customer relationship with or by a retail establishment, public utility or bank, including any gift or donation having a value of fifty dollars (\$50) or more with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (If none, so state)

None

WITNESS the following signature this 18th day of August, 1989
Agent [Signature] Applicant Signature

The above affidavit was subscribed and confirmed by oath or affirmation before me this 18th day of August, 1989, in the County of Allegheny in the State of Pennsylvania

[Signature]
Notary Public

My commission expires My Commission Expires August 28, 1990

(703) 528-4700
Applicant Phone Number

APP. NT: PARK WEST/FAIRVIEW ASSOCIATES

89.213

- 1(a). Park West/Fairview Associates, ✓ Owner/Applicant
 a Delaware Joint Venture
 1717 Main Street
 Suite 5000
 Dallas, Texas 75201
 Jack Bousquet Agents
 Robert K. Wiberg
 Daniel K. Cushing

- Dewberry and Davis ✓ Engineers and
 8401 Arlington Boulevard Architects
 Fairfax, Virginia 22031
 Karen Feshari Agent
 (Also see attached listing of agents)

- Noritake Associates Architects
 605 Prince Street ✓
 Alexandria, Virginia 22314
 Rae Noritake Agent

- Cooper Carry and Associates Architects
 1133 Connecticut Avenue, N.W. ✓
 Suite 500
 Washington, D.C. 20036
 David Kitchens Agent

- Weihe Partnership Architects
 1666 K Street, N.W. ✓
 Suite 1000
 Washington, D.C. 20006
 George Dove Agent

- Morris Architects Architects
 Columbia Square ✓
 555 13th Street, N.W.
 Suite 1210 East
 Washington, D.C. 20004
 John Smart Agent

- Walsh, Colucci, Stackhouse, ✓ Attorneys
 Emrich & Lubeley, P.C.
 Courthouse Plaza
 Thirteenth Floor
 2200 Clarendon Boulevard
 Arlington, Virginia 22201
 Martin D. Walsh Agents
 Keith C. Martin
 Lynne J. Strobel

59-213

1. (b) See attachments for Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. and Dewberry and Davis

Rae Noritake - sole owner of Noritake Associates.

Jerome M. Cooper and Walter T. Carry - all shareholders of Cooper Carry and Associates.

Michael M. Sheppard, Donald Springer and John H. Wiegman - all shareholders of Morris Architects owning ten percent (10%) or more of the stock. There are more than ten (10) shareholders of Morris Architects.

1. (c)

Byron Black, Roger Strassman, Carroll Dove, Mark Bellonby and Marc Nathanson - all partners of the Weihe Partnership.

Park West/Fairview Associates, a Delaware joint venture, is owned by The Prentiss/Copley Investment Group (49.5% general partnership interest) and CNC Limited Partnership, a Delaware limited partnership (50.5% general partnership interest).

CNC Limited Partnership is owned by The Prentiss/Copley Investment Group (1% general partnership interest), Copley Real Estate Advisors, Inc., a Massachusetts corporation (1% general partnership interest) and New England Mutual Life Insurance Company, a Massachusetts corporation (98% limited partnership interest).

Copley Real Estate Advisors, Inc. is owned by New England Mutual Life Insurance Company (80%) and by employees of Copley Real Estate Advisors, Inc. (20%). There are more than 10 employee shareholders of Copley Real Estate Advisors, Inc., none of which own 10% or more of the stock.

New England Mutual Life Insurance Company is owned by its policyholders. There are no shareholders, only Policyholders of New England Mutual Life Insurance Company. There are more than 10 policy holders, none of which own 10% or more of the policy interests.

The Prentiss/Copley Investment Group is owned by Prentiss Property Investments, L.P., a Delaware limited partnership (general partnership interest) and NECOP Joint Venture, a Massachusetts general partnership (general partnership interest). There are no limited partnership interests.

89-213

Prentiss Property Investments, L.P. is owned by Prentiss Property Investments, Inc., a Delaware corporation (34% general partnership interest), The Kennedy Anne Prentiss Investment Trust (12% limited partnership interest), The Michael Bryan Prentiss Investment Trust (12% limited partnership interest), The Paige Elizabeth Prentiss Investment Trust (12% limited partnership interest) and Dennis J. DuBois, Thomas F. August, Richard B. Bradshaw, Jr., Robertson H. Short, Jr., and Osma Carroll, Jr. (each with a varying limited partnership interest). The individuals named herein are the sole beneficiaries of the trusts named herein.

Prentiss Property Investments, Inc. is wholly-owned by Michael V. Prentiss.

The sole trustee of The Kennedy Anne Prentiss Investment Trust, The Michael Bryan Prentiss Investment Trust and The Paige Elizabeth Prentiss Investment Trust is Dennis J. DuBois.

NECOP Joint Venture is owned by New England Mutual Life Insurance Company (3.34% general partnership interest), Copley Industrial and Urban Partners, a Massachusetts general partnership (90.91% general partnership interest: and the following corporations wholly owned by COAC Co., Inc. a Massachusetts corporation (having in the aggregate a 5.75% general partnership interest): Burnett Plaza I, Inc.; PC Homes, Inc.; PC Industrial Development (Florida), Inc.; PC Industrial Development (New Jersey), Inc.; PC Industrial Development (Illinois), Inc.; PRECOP Professional Suites of Beverly Hills, Inc.; PC Urban Investments, Inc.; PRECOP California, Inc.; PC Washington, Inc.; PC Atlanta, Inc.; PC Atlantic Center II, Inc.; PRECOP Burlington, Inc.; PC Burnett, Inc.; PC Centerville, Inc.; PC Chicago FM, Inc.; PC Cifcap, Inc.; PC Clear Lake Properties, Inc.; PC Cosmopolitan, Inc.; PC Dallas Garage, Inc.; PC Elm Block 2 Properties, Inc.; PC Fairview-LBJ, Inc.; PC Franklin Square II, Inc.; PC Franklin Square, Inc.; PC Pacific, Inc.; PC Pacific Lease, Inc.; PC Park West E-3, Inc.; PC Park West E-2, Inc.; PC PARK WEST C-3, Inc.; PC LBJ Properties, Inc.; PC Texas, Inc.; COAC Co., Inc.; 1923 Harrison Street, Inc.; Orcoic Business Industrial Parks, Inc.; Pacgate Corporation; SDM Investments, Inc.; Seven Fairview, Inc.; South Tract Investments, Inc.; Two Fairview, Inc.; and Washington Realty Investments, Inc.

COAC Co., Inc. is an indirect wholly owned subsidiary of New England Mutual Life Insurance Company.

Copley Industrial and Urban Partners is owned by New England Mutual Life Insurance Company (99% general partnership interest), Copley Real Estate Advisors, Inc. (.99% general partnership interest) and FCOP Associates Limited Partnership, a Massachusetts limited partnership (.01% general partnership interest).



89-213

FCOP Associates Limited Partnership is owned by CRH Co., Inc., a Massachusetts corporation (80% general partnership interest) and Joseph W. O'Connor, William J. Salisbury, Kevin M. Mahony, Stephen H. Anthony, Daniel J. Coughlin, Louis P. Russo, Michael H. Harrity, John C. Phillips, Jr., David R. Jarvis, Stephen F. St. Thomas, Charles A. Valentino, Pamela J. Hervst, Linda A. Stoller, Scott W. Edwards, James T. Flynn, John H. Gardner, Jr., Peter P. Twining, Catherine F. Flynn, Julie A. Silva, Gail M. Litchfield, Sherry A. Farina (collectively having a 20% limited partnership interest).

CRH Co., Inc. is an indirect wholly owned subsidiary of New England Mutual Life Insurance Company.



ATTACHMENT

89-213

Rezoning Affidavit

1. (a)

Walsh, Colucci, Stackhouse, Attorneys
Emrich & Lubeley, P.C.
Courthouse Plaza
Thirteenth Floor
2200 Clarendon Boulevard
Arlington, Va. 22201

Martin D. Walsh
Thomas J. Colucci
Nicholas Malinchak
Peter K. Stackhouse
Jerry K. Emrich
Michael D. Lubeley
Charles L. Shumate
Keith C. Martin

Nan E. Terpak
William A. Fogarty
James E. Barnett, Jr.
David J. Bomgardner
Sarah L. Stewart
Daniel M. Rathbun
Lynne J. Strobel

Of Counsel
Julia T. Cannon

1. (b)

Martin D. Walsh, Thomas J. Colucci, Nicholas Malinchak,
Peter K. Stackhouse, Jerry K. Emrich, Michael D. Lubeley,
Charles L. Shumate, Keith C. Martin - All shareholders of
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.

3. None.

M05

89-213

FAIRFAX COUNTY
AFFIDAVIT REPRESENTATIONS
FOR THE FIRM OF
DEWBERRY & DAVIS

For entry under Paragraph 1 (a) of the Affidavit:

Dewberry & Davis
Architects, Engineers, Planners, Surveyors
8401 Arlington Boulevard
Fairfax, Virginia 22031

(See Attachment A)

(Under the required entry of Relationship enter either Architects, Engineers, Planners and/or Surveyors as applicable.)

For entry under Paragraph 1 (c) of the Affidavit:

Dewberry & Davis
8401 Arlington Boulevard
Fairfax, Virginia 22031

(See Attachment B)

For entry under Paragraph 3 of the Affidavit:

None



ATTACHMENT A

89-213

"Architects, engineers, planners and surveyors with Dewberry & Davis who may now, in the past, or in the future, represent or act on behalf of the applicant with respect to the subject application are as follows":

Robert C. Bainbridge	Dennis M. Grim	Mario Pinto
Edward G. Beadenkopf	David P. Habib	Anthony R. Polk
Anil Bhatia	O.S. Hendrickson	Thomas B. Ridgeway
Gregory J. Budnik	Gayle A. Hooper	Fred A. Rose
Jeffrey B. Chapin	Stephen L. Huntzinger	Lewis E. Rowles
Dennis M. Couture	Robert P. Irwin	Rick L. Schoenthaler
Geoffrey L. Cowan	Hughes W. Ishmael, Jr.	Robert S. Schwenger
Martin E. Crahan	Ernest M. Jennelle	Elizabeth D. Scullin
Timothy C. Culleiton	H. Johnson	Winston L. Sides
Wendy J. Davenport	Patrick M. Kessler	Andrew C. Smith
Barry K. Dewberry	Michael W. Kilby	Mark D. Smith
Sidney O. Dewberry	S. Wade Kirby	James P. Strauss
Bruce Drummond	Gary W. Kirkbride	Jean F. Sullivan
Philip R. Ebaugh	T. Ben Kishimoto	C.T. Theerathada
William H. Edwards	Jiri F. Kovats	Kurt R. Thompson
Ronald E. Escherich	Joseph S. LaValle	Paul W. Tiffin
Douglas R. Fahl	R. Lin Lemon, Jr.	Bernard C. Voyten, Jr.
Michele C. Forman	Heather C.A. Mackey	Thomas M. Wallington
William E. Fissel	Eugene D. Millar, Jr.	John C. Welch
Robert L. Fox	Roy H. Minshew	Kenneth Wilkinson, Jr.
John P. Fowler, II	Steven E. Mitchell	Dan H. Williams
David K. Franklin	John T. Monaghan	Reed H. Winslow
Steven E. Gleason	Steven A. Montgomery	Wynn E. Wood
Robert L. Green, Jr.	Robert L. Nelson	Susan K. Yantis
Frederick H. Greentree, Jr.	John O. Penny	Philip G. Yates

01-12-88



ATTACHMENT B

84213

PARTNERS
/ IN THE FIRM OF
DEWBERRY & DAVIS
ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS
8401 ARLINGTON BOULEVARD
FAIRFAX, VIRGINIA 22031

Sidney O. Dewberry
Barry K. Dewberry
KMT Limited Partnership
William H. Edwards
John P. Fowler, II
David P. Habib

Managing General Partner
General Partner
General Partner
Special General Partner
Special General Partner
Special General Partner

All of the Partners of Dewberry & Davis

Karen S. Grand Pre

General Partner

Michael S. Dewberry Trust
Reva A. Dewberry
Michael S. Dewberry

Limited Partner
Trustee
Sole Beneficiary

Thomas L. Dewberry Trust
Reva A. Dewberry
Thomas L. Dewberry

Limited Partner
Trustee
Sole Beneficiary

All the partners of KMT Limited Partnership, a Virginia Limited Partnership, a General Partner of Dewberry & Davis.

The address for all of the Partners is:

8401 Arlington Boulevard
Fairfax, Virginia 22031

01-12-88





10/2/89 Amendment to add addition
New expanding parking for Bldgs.
A,C,D, Frank (Gw/dub/lop/plade)
Date Received 01/15/1991
Month Day Year

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

89-212

APPLICATION FOR ZONING MAP AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT

NO. 78 / P / 130-4
YEAR DISTRICT NUMBER

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Park West/Fairview Associates, A Delaware Joint Venture, the applicant(s), of

hereby 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 a part of this application.

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:
See attached

Lot(s) Block(s) Subdivision Deed Book Page No.

NAME(S) AND ADDRESS(ES) OF OWNER(S) OF RECORD:

Park West/Fairview Associates, a Delaware Joint Venture
1717 Main Street, Suite 5000, Dallas, Texas 75201

TAX MAP DESCRIPTION:

A portion of 49-4((1)) parcel 58G and a portion of 59-2((1)) parcel 57D containing
Map No. Subdiv. Desig. Block(s) Parcel(s) Total Area(Ac. or Sq Ft.)

43.89 acres in FairviewPark

POSTAL ADDRESS (if any) DESCRIPTION:

No. and Street P.O. Zip Code

ADVERTISING DESCRIPTION: (Example: South side of Rt. 236 approximately 1000 feet west of Rt. 274)

Southeast quadrant of the intersection of Route 50 and Route 495

PRESENT USE: Office/Retail

PROPOSED USE: Office/Permitted principal and secondary uses

SUPERVISOR DISTRICT: Providence AREA PLAN I

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

AFPIDAVIT

I, Lynne J. Strobel, Agent, do hereby make oath or affirmation that to the best of my knowledge and belief the foregoing information contained in this application is true, and:

1. (a). That the following constitutes a listing of names and last known addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name Address Relationship
See attached

[Handwritten signature]

89-212

(b). The following constitutes a listing of the shareholders of all corporations of the foreign who own ten (10) percent or more of the class of stock issued by said corporation and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
See attached		

(c). That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
See attached		

2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any financial interest in the land to be rezoned or has any financial interest in the outcome of the decision.
EXCEPT AS FOLLOWS: (If none, so state)

None

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of their immediate household and family, either directly or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), has or has had any business or financial relationship, other than ordinary depositor or customer relationship with or by a retail establishment, public utility or bank, including any gift or donation having a value of fifty dollars (\$50) or more with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (If none, so state)

None

WITNESS the following signature this 18th day of August, 19 89
[Signature]
Agent / Applicant Signature

The above affidavit was subscribed and confirmed by oath or affirmation before me this 18th day of August, 1989, in the County of Arlington in the State of Virginia

My commission expires August 28, 1990

[Signature]
Notary Public

(703) 528-4700
Applicant Phone Number

89-212

APPLICANT: PARK WEST/FAIRVIEW ASSOCIATES

- 1(a). Park West/Fairview Associates, Owner/Applicant
a Delaware Joint Venture
1717 Main Street
Suite 5000
Dallas, Texas 75201
Jack Bousquet Agents
Robert K. Wiberg
Daniel K. Cushing

- Dewberry and Davis Engineers and
8401 Arlington Boulevard Architects
Fairfax, Virginia 22031
Karen Feshari Agent
(Also see attached listing of agents)

- Noritake Associates Architects
605 Prince Street
Alexandria, Virginia 22314
Rae Noritake Agent

- Cooper Carry and Associates Architects
1133 Connecticut Avenue, N.W.
Suite 500
Washington, D.C. 20036
David Kitchens Agent

- Weihe Partnership Architects
1666 K Street, N.W.
Suite 1000
Washington, D.C. 20006
George Dove Agent

- Morris Architects Architects
Columbia Square
555 13th Street, N.W.
Suite 1210 East
Washington, D.C. 20004
John Smart Agent

- Walsh, Colucci, Stackhouse, Attorneys
Emrich & Lubeley, P.C.
Courthouse Plaza
Thirteenth Floor
2200 Clarendon Boulevard
Arlington, Virginia 22201
Martin D. Walsh Agents
Keith C. Martin
Lynne J. Strobel

89-212

1. (b) See attachments for Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. and Dewberry and Davis

Rae Noritake - sole owner of Noritake Associates.

Jerome M. Cooper and Walter T. Carry - all shareholders of Cooper Carry and Associates.

Michael M. Sheppard, Donald Springer and John H. Wiegman - all shareholders of Morris Architects owning ten percent (10%) or more of the stock. There are more than ten (10) shareholders of Morris Architects.

1. (c)

Byron Black, Roger Strassman, Carroll Dove, Mark Bellonby and Marc Nathanson - all partners of the Weihe Partnership.

Park West/Fairview Associates, a Delaware joint venture, is owned by The Prentiss/Copley Investment Group (49.5% general partnership interest) and CNC Limited Partnership, a Delaware limited partnership (50.5% general partnership interest).

CNC Limited Partnership is owned by The Prentiss/Copley Investment Group (1% general partnership interest), Copley Real Estate Advisors, Inc., a Massachusetts corporation (1% general partnership interest) and New England Mutual Life Insurance Company, a Massachusetts corporation (98% limited partnership interest).

Copley Real Estate Advisors, Inc. is owned by New England Mutual Life Insurance Company (80%) and by employees of Copley Real Estate Advisors, Inc. (20%). There are more than 10 employee shareholders of Copley Real Estate Advisors, Inc., none of which own 10% or more of the stock.

New England Mutual Life Insurance Company is owned by its policyholders. There are no shareholders, only Policyholders of New England Mutual Life Insurance Company. There are more than 10 policy holders, none of which own 10% or more of the policy interests.

The Prentiss/Copley Investment Group is owned by Prentiss Property Investments, L.P., a Delaware limited partnership (general partnership interest) and NECOP Joint Venture, a Massachusetts general partnership (general partnership interest). There are no limited partnership interests.

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Prentiss Property Investments, L.P. is owned by Prentiss Property Investments, Inc., a Delaware corporation (34% general partnership interest), The Kennedy Anne Prentiss Investment Trust (12% limited partnership interest), The Michael Bryan Prentiss Investment Trust (12% limited partnership interest), The Paige Elizabeth Prentiss Investment Trust (12% limited partnership interest) and Dennis J. DuBois, Thomas F. August, Richard B. Bradshaw, Jr., Robertson H. Short, Jr., and Osma Carroll, Jr. (each with a varying limited partnership interest). The individuals named herein are the sole beneficiaries of the trusts named herein.

Prentiss Property Investments, Inc. is wholly-owned by Michael V. Prentiss.

The sole trustee of The Kennedy Anne Prentiss Investment Trust, The Michael Bryan Prentiss Investment Trust and The Paige Elizabeth Prentiss Investment Trust is Dennis J. DuBois.

NECOP Joint Venture is owned by New England Mutual Life Insurance Company (3.34% general partnership interest), Copley Industrial and Urban Partners, a Massachusetts general partnership (90.91% general partnership interest: and the following corporations wholly owned by COAC Co., Inc. a Massachusetts corporation (having in the aggregate a 5.75% general partnership interest): Burnett Plaza I, Inc.; PC Homes, Inc.; PC Industrial Development (Florida), Inc.; PC Industrial Development (New Jersey), Inc.; PC Industrial Development (Illinois), Inc.; PRECOP Professional Suites of Beverly Hills, Inc.; PC Urban Investments, Inc.; PRECOP California, Inc.; PC Washington, Inc.; PC Atlanta, Inc.; PC Atlantic Center II, Inc.; PRECOP Burlington, Inc.; PC Burnett, Inc.; PC Centerville, Inc.; PC Chicago FM, Inc.; PC Cifcap, Inc.; PC Clear Lake Properties, Inc.; PC Cosmopolitan, Inc.; PC Dallas Garage, Inc.; PC Elm Block 2 Properties, Inc.; PC Fairview-LBJ, Inc.; PC Franklin Square II, Inc.; PC Franklin Square, Inc.; PC Pacific, Inc.; PC Pacific Lease, Inc.; PC Park West E-3, Inc.; PC Park West E-2, Inc.; PC PARK WEST C-3, Inc.; PC LBJ Properties, Inc.; PC Texas, Inc.; COAC Co., Inc.; 1923 Harrison Street, Inc.; Orcoic Business Industrial Parks, Inc.; Pacgate Corporation; SDM Investments, Inc.; Seven Fairview, Inc.; South Tract Investments, Inc.; Two Fairview, Inc.; and Washington Realty Investments, Inc.

COAC Co., Inc. is an indirect wholly owned subsidiary of New England Mutual Life Insurance Company.

Copley Industrial and Urban Partners is owned by New England Mutual Life Insurance Company (99% general partnership interest), Copley Real Estate Advisors, Inc. (.99% general partnership interest) and FCOP Associates Limited Partnership, a Massachusetts limited partnership (.01% general partnership interest).

FCOP Associates Limited Partnership is owned by CRH Co., Inc., a Massachusetts corporation (80% general partnership interest) and Joseph W. O'Connor, William J. Salisbury, Kevin M. Mahony, Stephen H. Anthony, Daniel J. Coughlin, Louis P. Russo, Michael H. Harrity, John C. Phillips, Jr., David R. Jarvis, Stephen F. St. Thomas, Charles A. Valentino, Pamela J. Hervst, Linda A. Stoller, Scott W. Edwards, James T. Flynn, John H. Gardner, Jr., Peter P. Twining, Catherine F. Flynn, Julie A. Silva, Gail M. Litchfield, Sherry A. Farina (collectively having a 20% limited partnership interest).

CRH Co., Inc. is an indirect wholly owned subsidiary of New England Mutual Life Insurance Company.

OB

FAIRFAX COUNTY
AFFIDAVIT REPRESENTATIONS
FOR THE FIRM OF
DEWBERRY & DAVIS

89-212

For entry under Paragraph 1 (a) of the Affidavit:

Dewberry & Davis
Architects, Engineers, Planners, Surveyors
8401 Arlington Boulevard
Fairfax, Virginia 22031

(See Attachment A)

(Under the required entry of Relationship enter either Architects, Engineers, Planners and/or Surveyors as applicable.)

For entry under Paragraph 1 (c) of the Affidavit:

Dewberry & Davis
8401 Arlington Boulevard
Fairfax, Virginia 22031

(See Attachment B)

For entry under Paragraph 3 of the Affidavit:

None

CD



ATTACHMENT A

89-212

"Architects, engineers, planners and surveyors with Dewberry & Davis who may now, in the past, or in the future, represent or act on behalf of the applicant with respect to the subject application are as follows":

Robert C. Bainbridge
Edward G. Beadenkopf
Anil Bhatia
Gregory J. Budnik
Jeffrey B. Chapin
Dennis M. Couture
Geoffrey L. Cowan
Martin E. Crahan
Timothy C. Culleiton
Wendy J. Davenport
Barry K. Dewberry
Sidney O. Dewberry
Bruce Drummond
Philip R. Ebaugh
William H. Edwards
Ronald E. Escherich
Douglas R. Fahl
Michele C. Forman
William E. Fissel
Robert L. Fox
John P. Fowler, II
David K. Franklin
Steven E. Gleason
Robert L. Green, Jr.
Frederick H. Greentree, Jr.

Dennis M. Grim
David P. Habib
O.S. Hendrickson
Gayle A. Hooper
Stephen L. Huntzinger
Robert P. Irwin
Hughes W. Ishmael, Jr.
Ernest M. Jennelle
H. Johnson
Patrick M. Kessler
Michael W. Kilby
S. Wade Kirby
Gary W. Kirkbride
T. Ben Kishimoto
Jiri F. Kovats
Joseph S. LaValle
R. Lin Lemon, Jr.
Heather C.A. Mackey
Eugene D. Millar, Jr.
Roy H. Minshew
Steven E. Mitchell
John T. Monaghan
Steven A. Montgomery
Robert L. Nelson
John O. Penny

Mario Pinto
Anthony R. Polk
Thomas B. Ridgeway
Fred A. Rose
Lewis E. Rowles
Rick L. Schoenthaler
Robert S. Schwenger
Elizabeth D. Scullin
Winston L. Sides
Andrew C. Smith
Mark D. Smith
James P. Strauss
Jean F. Sullivan
C.T. Theerathada
Kurt R. Thompson
Paul W. Tiffin
Bernard C. Voyten, Jr.
Thomas M. Wallington
John C. Welch
Kenneth Wilkinson, Jr.
Dan H. Williams
Reed H. Winslow
Wynn E. Wood
Susan K. Yantis
Philip G. Yates

01-12-88



ATTACHMENT B

89-2/2

PARTNERS
IN THE FIRM OF
DEWBERRY & DAVIS
ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS
8401 ARLINGTON BOULEVARD
FAIRFAX, VIRGINIA 22031

Sidney O. Dewberry	Managing General Partner
Barry K. Dewberry	General Partner
KMT Limited Partnership	General Partner
William H. Edwards	Special General Partner
John P. Fowler, III	Special General Partner
David P. Habib	Special General Partner

All of the Partners of Dewberry & Davis

Karen S. Grand Pre	General Partner
Michael S. Dewberry Trust	Limited Partner
Reva A. Dewberry	Trustee
Michael S. Dewberry	Sole Beneficiary
Thomas L. Dewberry Trust	Limited Partner
Reva A. Dewberry	Trustee
Thomas L. Dewberry	Sole Beneficiary

All the partners of KMT Limited Partnership, a Virginia Limited Partnership, a General Partner of Dewberry & Davis.

The address for all of the Partners is:

8401 Arlington Boulevard
Fairfax, Virginia 22031

01-12-88



This Glossary is presented to assist citizens in a better understanding of Staff Reports;
It should not be construed as representing legal definitions.

BUFFER - A strip established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

CLUSTER - The "alternate density" provisions of the Zoning Ordinance, which permit small lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

CONVENANT - A private legal restriction on the use of land, recorded in the land records of the County.

DEVELOPMENT PLAN - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDH or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDH or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDH or PDC.

DEDICATE - Transfer of property from private to public ownership.

DENSITY - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

DESIGN REVIEW - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

EASEMENT - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property etc.

OPEN SPACE - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.

COMMON - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

DEDICATED - Open space which is conveyed to a public body for public use.

DEVELOPED RECREATION - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

PROFFER - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.

PUBLIC FACILITIES MANUAL - A manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

SERVICE LEVEL - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

SETBACK, REQUIRED - The distance from a lot line or other reference point, within which no structure may be located.

SITE PLAN - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

SUBDIVISION ORDINANCE - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

SUBDIVISION PLAT - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

USE - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

Permitted - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

Non-Conforming - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulations(s) now governing.

Special Permit - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

Transitional - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

VARIANCE - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

VPD - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

ENVIRONMENTAL TERMS

ACOUSTICAL BERM - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

AQUIFER - A permeable underground geologic formation through which groundwater flows.

AQUIFER RECHARGE AREA - A place where surface runoff enters an aquifer.

CHANNEL ENLARGEMENT - A development-related phenomenon whereby the stream bank's full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.5 years are the channel defining flows for that stream.

COASTAL PLAIN GEOLOGIC PROVINCE - In Fairfax County, it is the relatively flat southeastern 1/4 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

dB(A) - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

DRAINAGE DIVIDE - The highest ground between two different watersheds or subsheds.

ENVIRONMENTAL LAND SUITABILITY - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

ERODIBLE SOILS - Soils susceptible to diminishing by exposure to elements such as wind or water.

FLOODPLAIN - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed wanders.

IMPERVIOUS SURFACE - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

MONTCORILLONITIC CLAY - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

NEF - Noise Exposure Forecast - A noise description for airport noise sources.

PERCENT SLOPE - The inclination of a landform surface from absolute horizontal; formula is vertical rise (feet) over horizontal distance (feet) or V/H.

PIEDMONT GEOGRAPHIC PROVINCE - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valleys, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

PIES/ENVIRONMENT - Project Impact Evaluation - A systematic comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual projects or area plan proposals.

SHRINK-SWELL RATE - The susceptibility of a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

SOIL BEARING CAPACITY - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

STREAM VALLEY - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in 'A Restudy of the Pohick Watershed' (1963) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

STORM WATER MANAGEMENT - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts associated with development by the specific design of on-site systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.