

FAIRVIEW PARK PROPOSAL FOR THE SOUTHEASTERN
QUADRANT OF THE ROUTE 50/I-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. ~~An 8-foot wide VV-2 type~~ ^{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. *AF*

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.

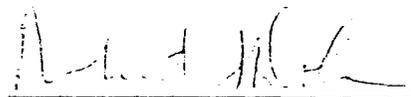
6. Not less than 5 percent of the rooftop level of the structure parking garage designated "M" on the final development plan shall be landscaped.

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 accomodate 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.