



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX



Office of Comprehensive Planning  
Zoning Administration Division  
10555 Main Street  
Fairfax, Virginia 22030

691-4274

August 20, 1984

Martin D. Walsh, Esquire  
WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY  
950 North Glebe Road, Suite 300  
Arlington, Virginia 22203

Re: Southeast Quadrant of Chiles Tract  
Fairview Park, FDP 78-P-130-1

Dear Mr. Walsh:

This is a belated response to your letter dated April 16, 1984 concerning an interpretation of the conditions proffered in conjunction with the approval of FDP 78-P-130-1.

Assuming an interpretation is still required, may this letter serve to approve the shift of 25,000 square feet of floor area from Building 1 to Building 2. This approval is granted based on the representations set forth in your letter dated April 16, 1984, and with the understanding that the combined total gross floor area for the two buildings will not exceed 450,000 square feet.

I trust this statement will satisfy your need, and I apologize for the tardiness of the reply.

Sincerely yours,  
*Philip G. Yates*  
Philip G. Yates  
Zoning Administrator

PGY/wmt

cc: Oscar S. Hendrickson, Chief  
Site Review Branch, DEM  
Peter T. Johnson, Director  
Zoning Evaluation Division

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. ~~As shown on the site plan~~ <sup>A non-vehicular</sup> trail shall be constructed along the eastern side of Holmes Run and shall be constructed with an access trail to Camp Alger Avenue.

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.

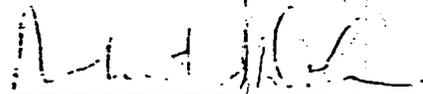
6. Not less than 5 percent of the rooftop level of the structure parking garage designated "M" on the final development plan shall be landscaped.

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

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

WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY

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ATTORNEYS AT LAW

950 NORTH GLEBE ROAD, SUITE 300

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(703) 528-4700

MARTIN D. WALSH  
THOMAS J. COLUCCI  
NICHOLAS MALINCHAK  
JERRY K. EMRICH  
MICHAEL D. LUBELEY

KEITH C. MARTIN

April 16, 1984

PRINCE WILLIAM OFFICE

12504C LAKE RIDGE DRIVE  
LAKE RIDGE EXECUTIVE PARK  
WOODBIDGE, VIRGINIA 22192

(703) 494-4646  
METRO 890-4647

Mr. Philip G. Yates  
Fairfax County Zoning Administrator  
10555 Main Street  
Fairfax, VA 22030

Re: Southeast Quadrant of Chiles Tract

Dear Mr. Yates:

Per our discussions with Dick Faubion and Carlos Montenegro, it is hereby requested that we receive a proffer interpretation on the southeast quadrant of the Chiles tract.

Cadillac Fairview desires to subtract 25,000 square feet from Building No. 1 and add 25,000 square feet to Building No. 2. Buildings No. 1 and 2 are the first two office buildings as you enter the site from Route 50 and are located side by side within the southeast quadrant of the Chiles tract. The height of the buildings would remain the same and parking would remain the same also. The reason for this change is to make the second building more efficient by increasing it from 225,000 square feet to 250,000 square feet. This will result in a minor change in the footprint.

We believe this change to be within the spirit of the approved Final Development Plan and therefore ask for your approval.

RECEIVED  
Office of Comprehensive Planning  
Zoning Administration Division

APR 17 1984

The Fairfax Building, Third Floor  
10555 Main Street  
Fairfax, Virginia 22030

Mr. Philip G. Yates  
April 16, 1984

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If any further information is required, please  
give me a call.

Enclosed are plats which identify Buildings No. 1 and 2.

Very truly yours,

WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY

*M. D. Walsh*

Martin D. Walsh

MDW:lb

Enclosures