



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



July 23, 1985

Mr. Edward S. Byrne
Dewberry & Davis
8401 Arlington Boulevard
Fairfax, Virginia 22031

Re: Fairview Park
FDP 78-P-130-1,

Dear Mr. Byrne:

This is a response to your letter of June 12, 1985, in which you request an interpretation of the conditions proffered pursuant to the Board's approval of application FDP 78-P-130-1. The question you present is whether the layout depicted on the site plan you enclosed with your letter conforms with the layout depicted on the Final Development Plan. Despite my agreement with your opinion that the site plan depicts a layout which is substantially in character with the design objectives inherent in the Final Development Plan, I am of the opinion that the changes it represents are too significant to be deemed to fall within my authority to grant modifications for engineering or architectural reasons as set forth in Sect. 18-204 of the Zoning Ordinance. The changes which, I believe, deviate most significantly from the approved Final Development Plan are the reduction in the height of the office building and the increase in the number of stories of the parking deck. It is my opinion, however, that the increase in the number of stories of the proposed deck may be permissible, but only if not more than four stories are built above grade.

The proposed variations in the footprints of the office building and parking structure, from that which was originally approved by the Board of Supervisors, is authorized by Note 5 of the Final Development Plan which states: "The final detailed shape or configuration of the buildings may change as a result of study related to preparation of architectural working drawings." It is also worth noting that a small variation in the footprint of one of the buildings approved on the Final Development Plan may be permitted when it is the result of engineering or architectural considerations.

Byrne
FDP 78-P-130-1
Page 2

As-background information I have attached the Zoning Administrator's interpretation of August 20, 1984 which allows the transfer of 25,000 gross square feet of building area between buildings B" and "J" (Attachment 1). Note that this interpretation does not address the current question of whether or not a reduction in building height may be permitted.

If you wish to pursue these changes, the filing of a final development plan amendment (FDPA) would be appropriate.

I am responding to your request as the duly authorized agent of the Zoning Administrator and has the concurrence of Supervisor Scott. If either Carlos Montenegro or I may be of further help to your regarding this matter, please do not hesitate to call.

Sincerely yours,



Richard D. Faubion, Director
Zoning Evaluation Division, OCP

Attachments a/s

RDF/CMM

cc: Supervisor Scott
Jane Gwinn, Zoning Administrator
Joe Jackson, Site Review Branch
✓ Carlos M. Montenegro,
Zoning Evaluation Div., OCP
File FDP 78-P-130-1

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. ~~8.50m wide 2-lane~~ ^{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.

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.

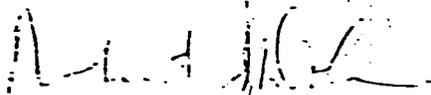
6. Not less than 5 percent of the rooftop level of the structure parking garage designated "M" on the final development plan shall be landscaped.

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.



Engineers
Architects
Planners
Surveyors

8401 Arlington Boulevard
Fairfax, VA 22031
703 849-0100

June 12, 1985

Mr. Richard D. Faubion
Director
Zoning Evaluation Branch
OFFICE OF COMPREHENSIVE PLANNING
4100 Chain Bridge Road
Fairfax, VA 22030

RE: RZ 78-P-130
Fairview Park Final Development Plan

Dear Mr. Faubion:

The purpose of this letter is to establish the concurrence of the Zoning Evaluation Division of the Office of Comprehensive Planning in the conformance of a proposed site plan for Building J (now known as Parcel 10) to that shown on the approved Final Development Plan for Fairview Park. The proposed site plan for Building J/Parcel 10 is attached for your review.

The proposed site plan for Building J/Parcel 10 differs from the building and related parking structure shown on the Final Development in several ways; however, the net effect of these proposed changes is to create an improved site development scheme for Building J that will enhance the character of Fairview Park and remain in character with the overall approved Final Development Plan for Fairview Park. The distinctions between the proposed site plan and the Final Development Plan are as follows:

- ° The proposed site plan provides for a 10 story building of approximately 229,000 Square Feet. This compares to the 15 story building proposed in the Final Development Plan containing approximately 225,000 Square Feet. The net distinction between these two is an increase of 4,000 Square Feet accompanied, however, by a reduction in the building height of 5 stories.
- ° The approved Final Development Plan for Building J provided for a parking garage of 4 stories containing 570 cars. The parking garage for Building J had an approximate footprint of 51,300 square feet. In addition, there were 245 surface parking spaces adjacent to the garage on its west side and adjacent to the west side of Office Building J. The proposed site plan for Parcel 10/Building J provides for a parking garage that is slightly larger, an 11% approximate increase in the size of the footprint to approximately 56,800 square feet. The number of levels in the parking deck increases from four levels to six levels. The increase in the footprint of the parking garage and in the number of parking levels provides for the elimination of all surface parking

spaces from this development parcel. The elimination of these surface spaces permits the retention of a significant area around the building and along Fairview Park Drive in open space, which, in turn, retains a significant number of the existing trees on this site. The increase in the height of the building garage will have no off-site effects in that the parking garage does not abut any portion of Fairview Park proposed for residential development and is, in fact, across from the Fairfax County Providence District Recreation Center and separated from that facility by a broad portion of the Holmes Run Stream Valley which will remain undisturbed and fully vegetated.

The proposed distinctions in the site plan for Parcel 10 represent a continuing attempt by our client, Cadillac-Fairview, to create an attractive campus-style office park that is in character with the approved Final Development Plan. It is our opinion that the proposed increase in the footprint and the number of levels for the parking structure for Building J, the associated reduction in the height of Building J, and the elimination of the surface parking create a site plan that remains substantially in character with the design objectives inherent in the approved Final Development Plan.

If you concur with this opinion, we would appreciate your indicating your concurrence by signing this letter in the space provided below.

We would appreciate your prompt attention to this matter so that we might file this proposed site plan with the Department of Environmental Management so that we may anticipate the timely processing of the site plan.

Sincerely,



Edward S. Byrne

ESB/lid

Attachments

cc: Carlos M. Montenegro
Zoning Evaluation Division
Office of Comprehensive Planning
J.P. Bousquet
Construction Manager
Cadillac-Fairview
Urban Development Inc.
Martin D. Walsh, Esquire

Richard D. Faubion, Director
Zoning Evaluation Division
Office of Comprehensive Planning

Date

