



James C. Wyckoff, Jr. Executive Director
Barbara J. Lippa, Deputy Executive Director
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COMMONWEALTH OF VIRGINIA COUNTY OF FAIRFAX

PLANNING COMMISSION
SUITE 330
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA 22035-0042

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PLANNING COMMISSION
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John R. Byers., Vice Chairman
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Ronald W. Koch
John M. Palatiello

October 8, 1998

Francis McDermott, Esquire
Hunton and Williams
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

RE: FDPA-78-P-130-5
Fairview Property Investments, L.L.C.
Providence District

Dear Mr. McDermott:

This will serve as your record of the Planning Commission's action on FDPA-78-P-130-5, an application by Fairview Property Investments, L.L.C., in the Providence District.

On Wednesday, October 7, 1998, the Planning Commission voted unanimously (Commissioner Downer not present for the vote; Commissioner Thomas absent from the meeting) to approve FDPA-78-P-130-5, subject to the attached development conditions dated October 7, 1998.

Also for your information, a copy of the verbatim excerpts from the Planning Commission's action on this application is attached. Should you need any additional information on this case, please do not hesitate to contact me at 324-2865.

Sincerely

Barbara J. Lippa
Deputy Director

Attachments (a/s)

cc: Michael Frey, Supervisor, Sully District
Ronald Koch, Commissioner, Sully District
Cathy Lewis, Staff Coordinator, ZED, OCP
October 7, 1998 Date File
Y-2 File

PROPOSED DEVELOPMENT CONDITIONS

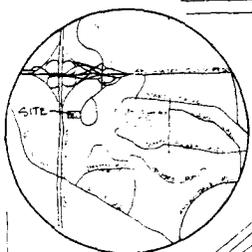
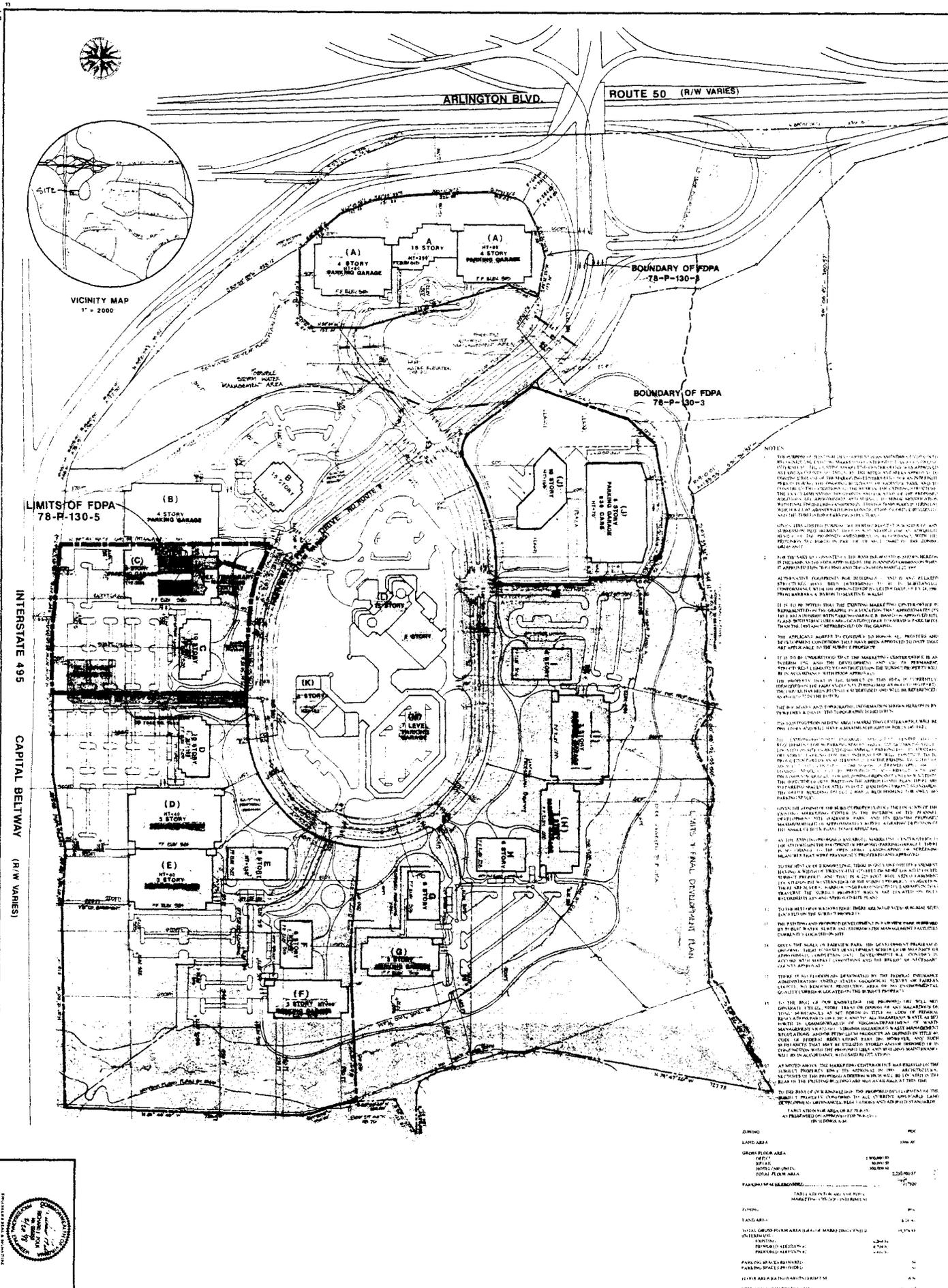
FDPA 78-P-130-5

October 7, 1998

If it is the intent of the Planning Commission to approve Final Development Plan Application FDPA 78-P-130-5 located at Tax Map 49-4 ((1)) 72 for an interim marketing center/sales office, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions or those which have minor revisions are marked with an asterisk (*). Those conditions which apply only to the interim marketing center/office are marked with two asterisks (**).

- *1. The parking reduction for Buildings A, C, D, E, F, and J 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 Urban Forestry Branch, Department of Public Works and Environmental Services (DPW & ES).
- *2. Parking for Buildings A, C, D, E, F, and J shall be provided in accordance with the FDP, as determined by the DPW & ES.
- *3. All proposed principal and secondary uses for Buildings A, C, D, E, F, and J shown on the Final Development Plan Amendment 78-P-130-4 dated February 16, 1990 as prepared by Dewberry and 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 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.
- *4. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.
- *5. The hours of operation of any establishment and all secondary uses in Buildings A, C, D, E, F, and J shall be limited to Monday through Friday from 6:00 A.M. to 9:00 P.M.
- *6. 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 with the understanding that this action will not unreasonably delay construction.

- *7. 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.
- **8. The architecture and materials for the proposed additions to the interim marketing center/sales office, located within the footprint of the proposed parking garage for proposed Building C, as depicted on the Final Development Plan dated February 25, 1998, shall match ~~be compatible with~~ that of the existing marketing center, as determined by DPW & ES.
- **9. Landscaping shall be planted around the proposed additions to the interim marketing center/sales office which shall match ~~be compatible with~~ the landscaping planted around the existing interim marketing center, which is located within the footprint of the proposed parking garage for proposed Building C, as determined by the Urban Forestry Branch of DPW & ES.



VICINITY MAP
1" = 2000'

LIMITS OF FDPDA
78-P-130-5

INTERSTATE 495

CAPITAL BELTWAY
(R/W VARIES)

ARLINGTON BLVD.

ROUTE 50 (R/W VARIES)

BOUNDARY OF FDPDA
78-P-130-3

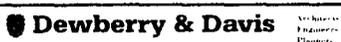
BOUNDARY OF FDPDA
78-P-130-3

- NOTES
1. THE BOUNDARY OF THE PROJECT DEVELOPMENT AREA IS SHOWN BY A DASHED LINE. THE BOUNDARY OF THE FDPDA IS SHOWN BY A DOTTED LINE. THE BOUNDARY OF THE FDPDA IS SHOWN BY A DOTTED LINE.
 2. THE SITE PLAN IS SUBMITTED TO THE BOARD OF SUPERVISORS FOR REVIEW AND APPROVAL. THE BOARD OF SUPERVISORS SHALL HAVE THE FINAL SAY IN THE MATTER.
 3. ALL EXISTING UTILITIES ARE SHOWN BY A DASHED LINE. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE APPLICANT.
 4. IT IS TO BE UNDERSTOOD THAT THE EXISTING UTILITIES ARE SHOWN BY A DASHED LINE. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE APPLICANT.
 5. THE APPLICANT AGREES TO EXISTING UTILITIES AND TO PROVIDE ALL NECESSARY UTILITY CONNECTIONS AND TO MAINTAIN THEM AT ALL TIMES.
 6. IT IS TO BE UNDERSTOOD THAT THE EXISTING UTILITIES ARE SHOWN BY A DASHED LINE. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE APPLICANT.
 7. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES THAT ARE DAMAGED OR DESTROYED.
 8. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES THAT ARE DAMAGED OR DESTROYED.
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FINAL DEVELOPMENT PLAN AMENDMENT
FAIRVIEW PARK
PROVIDENCE DISTRICT

FDPDA 78-P-130-5



FAIRFAX COUNTY, VIRGINIA

ZONE	AREA	PERCENT
LAND AREA	1,106.41	100.00
CREATED FLOOR AREA		
OFFICE	1,000,000	90.36
RETAIL	100,000	9.04
TOTAL FLOOR AREA	1,100,000	100.00
PARKING SPACES (APPROXIMATE)	2,200	
TABLE 1: SUMMARY OF DEVELOPMENT DATA		
LAND AREA	1,106.41	100.00
TOTAL DEVELOPMENT AREA (TOTAL FLOOR AREA)	1,100,000	100.00
OFFICE	1,000,000	90.36
RETAIL	100,000	9.04
PARKING SPACES (APPROXIMATE)	2,200	
TOTAL DEVELOPMENT AREA (TOTAL FLOOR AREA)	1,100,000	100.00