



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



October 2, 1988

Mr. Martin D. Walsh
Walsh, Colucci, Stackhouse,
Emrich & Lubeley, P. C.
950 North Glebe Road - Suite 300
Arlington, Virginia 22203

Re: Rezoning Application
Number RZ 86-P-089
(Concurrent with PCA 86-W-001-2,
CDPA 86-W-001-2, FDPA 86-W-001-1 and
PCA/CDPA 82-P-069-4)

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 1, 1988, granting, as proffered, Rezoning Application RZ 86-P-089 in the name of Charles E. Smith Companies/The Artery Organization, to rezone certain property in the Providence District from the R-1 District and Water Supply Protection Overlay District to the PDC District and Water Supply Protection Overlay District subject to the proffers dated July 25, 1988 and development conditions dated August 1, 1988 amended on subject parcels 56-1 ((1))1 and 56-1((8))1 consisting of approximately 3.29 acres.

The subject proffers dated July 25, 1988 and development conditions dated August 1, 1988 are amended as follows: Condition Three: "In the event direct feeder bus service between the application property, other area development, and the Vienna Metro Station is not provided by the public sector, peak hour shuttle bus service to the Vienna Metro Station shall be implemented in cooperation with other major developments in the immediate area as determined by the Office of Transportation, at a time no sooner than issuance of 75% of Non-RUPS for Land Bays A and B."

October 2, 1988

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The Board also directed the Department of Environmental Management (DEM) to grant the following:

Land Bay A

- o Modification of transitional screening and a waiver of barrier requirements along the northern boundary; and
- o Modification of transitional screening requirement and a waiver of barrier requirements along the southern boundary.

The Board also directed that on the public record, approval of Rezoning Application RZ 86-P-089, Proffered Condition Amendment/Conceptual Development Plan Amendment PCA/CDPA 86-W-001-2, and Final Development Plan Amendment FDPA 86-W-001-1 does not constitute an approval of Compact Car Parking spaces in Land Bays A and B.

In other Board actions, the Board, should it approve the Zoning Ordinance amendment for a universal-sized parking space, directed that compact size spaces be retained in the parking structure under the Government Center facility as previously approved but that universal-sized spaces be utilized for on-grade and deck parking; and also, should it approve the Zoning Ordinance amendment for a universal-sized parking space with respect to Land Bay C in Phase I, parking shall be provided at 4.8 spaces per 1,000 net square feet and that ultimate Phase I and Phase II build-out shall result in a 5.0 parking spaces per 1,000 net square feet.

Sincerely,



Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

TAIII:lc

cc: Joseph T. Hix
Real Estate Division, Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Barbara A. Byron, Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay
Robert Moore, Transportation Planning Division,
Office of Transportation
Kathy Ichter, Transportation Road Bond Division,
Office of Transportation
Department of Environmental Management
A. V. Bailey, Resident Engineer
Virginia Department of Transportation

FAIRFAX COUNTY, VIRGINIA
MEMORANDUM

TO: James Zook, ^{Babbyn} Director
Office of Comprehensive Planning

DATE: July 25, 1989

FROM: J. Hamilton Lambert
Acting Deputy County Executive for
Planning and Development

SUBJECT: Density Credit for Advance Dedication of Land for Public
Street Purposes (Government Center Parkway (Springfield
District)

At its meeting on July 24, 1989, the Board of Supervisors adopted the attached resolution approving density credit for the portion of the lots or parcels listed on the attached Item A-5 that will be dedicated for public use for public street purposes.

JHL:mlh
Attachment

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OFFICE OF COMPREHENSIVE PLANNING

JUL 27 1989

ZONING EVALUATION DIVISION

RECEIVED
JUL 27 1989
OFFICE OF COMPREHENSIVE PLANNING
DIRECTOR'S OFFICE

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room of the Massey Building at Fairfax, Virginia, on Monday, July 24, 1989, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, the proposed construction of the Government Center Parkway requires street dedication on the portion of land identified as Tax Map Parcel 56-2 ((1)) 69-A (approximately 2,776 square feet), and

WHEREAS, the owners of the land have offered to grant the dedication, provided that density credit is granted in connection with any future development of the land, and

WHEREAS, the dedication will be made without any monetary consideration,

BE IT RESOLVED that this Board approves density credit pursuant to the Fairfax County Zoning Ordinance, Section 2-308, for land dedicated to public use by the said owners in connection with the project set forth above in proportion to the amount of right-of-way dedicated from each parcel.

A copy - Teste



Theodore Austell, III
Clerk to the Board (Acting)