



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

April 5, 2011

John F. Amatetti, P.E.
VIKA, Inc.
8180 Greensboro Drive, Suite 200
McLean, VA 22102

RE: Interpretation for PCA/CDPA/FDPA 2002-PR-016-2, Tax Map #: 29-3 ((29));
Modification of Park Crest Building 2 Layout

Dear Mr. Amatetti:

This letter is in response to your correspondence of March 2, 2011, (attached) requesting an interpretation of the proffers and Conceptual Development Plan Amendment (CDPA) accepted by the Board of Supervisors in conjunction with the approval of PCA 2002-PR-016-2 and the Final Development Plan Amendment (FDPA) approved by the Planning Commission with FDPA 2002-PR-016-2. As I understand it, the question is whether a proposed change in the configuration of Building 2 of the Park Crest Development would be in substantial conformance with the proffers and the CDPA/FDPA. This determination is based on your letter and the submitted plan entitled "Building 2 Interpretation Exhibit, Tysons Westpark A-6", which was prepared by VIKA, Inc., dated January 5, 2011, and revised through March 2, 2011.

The aforementioned applications modified the Park Crest project, a development approved in Tysons Corner, just northeast of the intersection of Westpark Drive and International Drive. The project consists of five buildings, three of which are constructed or under construction. The applicant is in the process of completing engineering plans for Building 2. The approved FDPA depicts Building 2 as a T-shaped structure with its head facing the Crestwood Heights Drive courtyard and its leg extending to the west. The proposed modification would slightly enlarge the footprint of the head of the T, primarily by adding eight feet to the southern end of the building. The proposed modification would also eliminate the leg of the T and locate an outdoor swimming pool in this portion of the site. The modification will result in a rectangular-shaped building. Per discussions, the height of the proposed building will not increase. The reduced building footprint will result from the planned inclusion of smaller residential units, reflecting current market needs. No change is proposed in the building setback to the northwest.

Therefore, it is my determination that the proposed modifications to Building 2 described above are in substantial conformance with proffers, the FDPA, and the Zoning Ordinance. This determination has been coordinated with the Tysons Core Team and has been made in my

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John F. Amatetti
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capacity as the duly authorized agent of the Zoning Administrator. This determination only addresses the issues as discussed herein.

If you have any questions regarding this interpretation, please feel free to contact Bob Katai at (703) 324-7285.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

ZED/BKATAI/INTERPRETATIONS/PARK CREST BUILDING 2 LAYOUT

Attachments: Interpretation Request Letter from John F. Amatetti dated January 14, 2011

Cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Diane Johnson-Quinn, Senior Deputy Zoning Administrator, ZAD, DPZ
Kenneth Williams, Plan Control, Office of Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: Site Plan #2002 CDPA/FDPA/PCA-PR-016-2, PI 1101006, Imaging, Reading File



March 2, 2011

RECEIVED
Department of Planning & Zoning

MAR 25 2011

Zoning Evaluation Division

Ms. Barbara Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

**RE: Park Crest Building 2 Layout
Plan # 2002 CDPA / FDPA / PCA-PR-016-2
VIKA #V6571CC**

Dear Ms. Berlin:

The purpose of this letter is to request the approval of minor modifications to a proffered Conceptual Development Plan Amendment (CDPA) / Final Development Plan Amendment (FDPA) in accordance with Paragraph 4A of Section 16-403 of the Fairfax County Zoning Ordinance. This request is made on behalf of the owner, Park Crest SPE Phase I, LLC (the "Applicant").

The referenced application was submitted by Park Crest SPE Phase I, LLC on property then identified among the Fairfax County tax map records as 29-4 ((7)) A6, A9, 29-4 ((13)) C1, all condominiums, 29-4 ((14)) C, C1 (the "Subject Property"). A proffered condition amendment, PCA 2002-PR-016-2, amended the plans and proffers for RZ 2002-PR-016, previously approved. The approved CDPA/FDPA has a final revision date of April 9, 2010 and the approved proffers are dated May 7, 2010. The Board of Supervisors approved the referenced application on May 11, 2010. The CDPA/FDPA includes a layout for Building 2, which is the subject of this interpretation request.

Building 2 is part of a larger development known as Park Crest. Approvals for buildings within Park Crest include Site Plan #5166-SP-01, which was approved on December 20, 2005, and Site Plan #5166-SP-02, which was approved on November 19, 2010. A copy of both is attached. These site plans are associated with Buildings 1,4 and 5, as shown on the CDPA/FDPA. Building 2 is not yet constructed and is currently being designed. The Applicant proposes a minor modification to Building 2 as shown on the approved PCA and CDPA/FDPA in accordance with the attached sketch prepared by VIKA, Inc. dated January 5, 2011 ("Exhibit A"), I have also enclosed a copy of Sheet 4 of the CDPA/FDPA and the proffers for comparison. Building 2 is in a slightly different configuration that results in a different footprint, however, all the perimeter set backs are maintained. Gross square footage will not exceed the approved GSF. Open space is increased to 35.6% which exceeds

VIKA, Incorporated

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the requirement of 35.5% as shown on the CDPA/FDPA. Parking shall meet Article 11 of the Zoning Ordinance unless a parking reduction is approved by the Board of Supervisors in accordance with the proffers. The building height will not exceed the limit shown on the approved CDPA/FDPA. Exhibit A illustrates the proposed footprint for Building 2 and graphically depicts all perimeter setbacks. Exhibit A is prepared at the same scale as the CDPA / FDPA.

The proposed minor modification results in no increase in intensity to that previously approved on the Subject Property. The Applicant proposes the modification within the approved height, open space and gross square footage limitations as shown on the CDPA/FDPA. The revised building footprint is necessary to respond to issues associated with final design and market demand and meets the requirements of Paragraph 4A, Section 16-403 of the Zoning Ordinance. Further, the proposal meets the limitation of Paragraph 4A as the modification does not include any of the following:

- *Permit a more intensive use from that previously approved.* The Applicant proposes a modification within the limitations of the approved building height and square footage. The use will remain residential.
- *Result in an increased parking requirement.* The Applicant is continuing to provide parking in accordance with Article 11 as provided for in the proffers, unless a parking reduction is approved by the Board of Supervisors in accordance with the proffers.
- *Permit uses other than those approved pursuant to the proffered conditions.* The Applicant proposes a residential building consistent with the approval.
- *Reduce the effectiveness of approved transitional screening, buffering, landscaping or open space.* The Applicant has complied with the proffered conditions regarding open space, landscaping, and setbacks.
- *Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to the adjacent property.* Perimeter set backs are maintained and the Applicant proposes a modified footprint of a single building without increasing the approved height or permitted gross square footage. The orientation of the building remains the same as to perimeter setbacks so there is no adverse impact on surrounding properties.

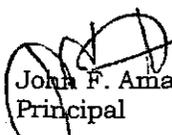
Ms. Barbara Berlin
Fairfax County Dept. of Planning & Zoning
RE: Park Crest Building #2 Layout
Plan # 2002 CDPA / FDPA / PCA-PR-016-2
VIKA #V6571CC

January 14, 2011
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- *Result in an increase in the amount of clearing and/or grading for a stormwater management facility.* The applicant is not proposing any changes that will result in a modification to the existing stormwater management system approved with the prior site plans. Clearing and grading limits will be maintained.
- *Include the addition of any building or addition to buildings.* The Applicant is not modifying the approved number of buildings on the Subject Property or constructing any additions thereto.

In consideration of the above, I am asking for your administrative approval of the minor modifications described herein as being in substantial conformance with the approved CDPA/FDPA and the proffers approved for the Subject Property. In accordance with the requirements of the Zoning Ordinance, I have enclosed a check in the amount of \$500.00 payable to Fairfax County that represents the filing fee for interpretation requests. I have also enclosed two (2) copies of this request with all attachments pursuant to your policy. Should you have any questions regarding this request, or require additional information, please do not hesitate to give me a call. I would appreciate a response at your earliest convenience. As always, I appreciate your cooperation and assistance.

Sincerely,
VIKA, Inc.

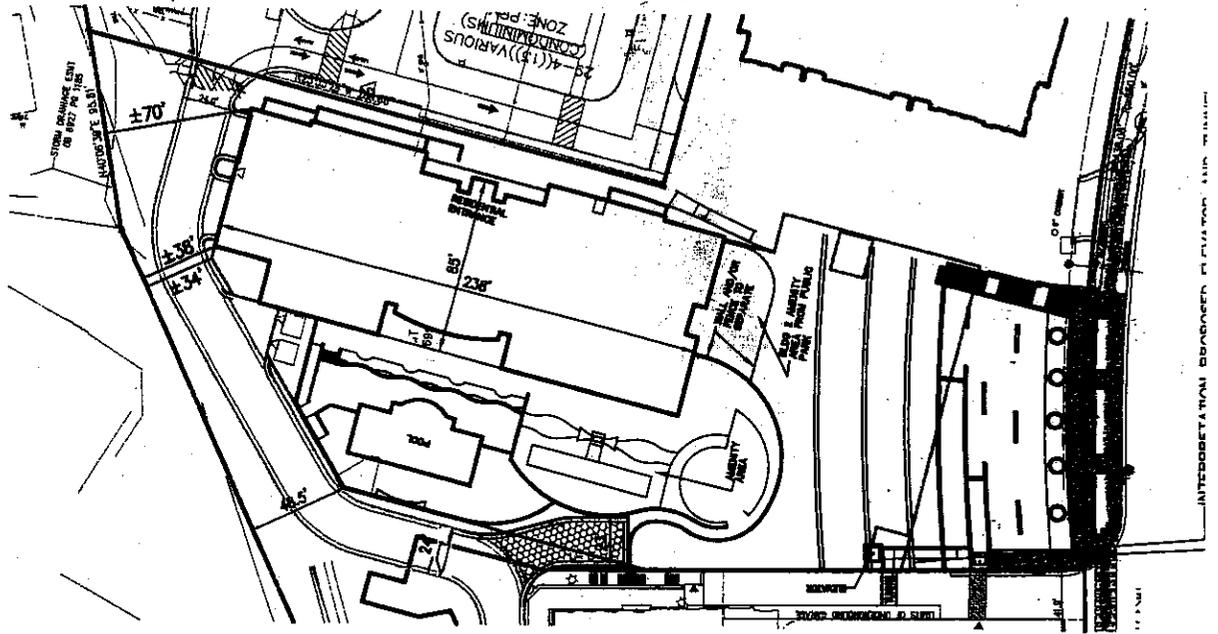

John F. Amatetti, P.E.
Principal
JFA/jr

Enclosures: Exhibit "A"
Approved Site Plan #5166-SP-01 (Sheet 3 of 64A)
Approved Site Plan #5166-SP-02 (Sheet 6 of 106)
PCA/FDPA Sheet #4
Proffer Sheets

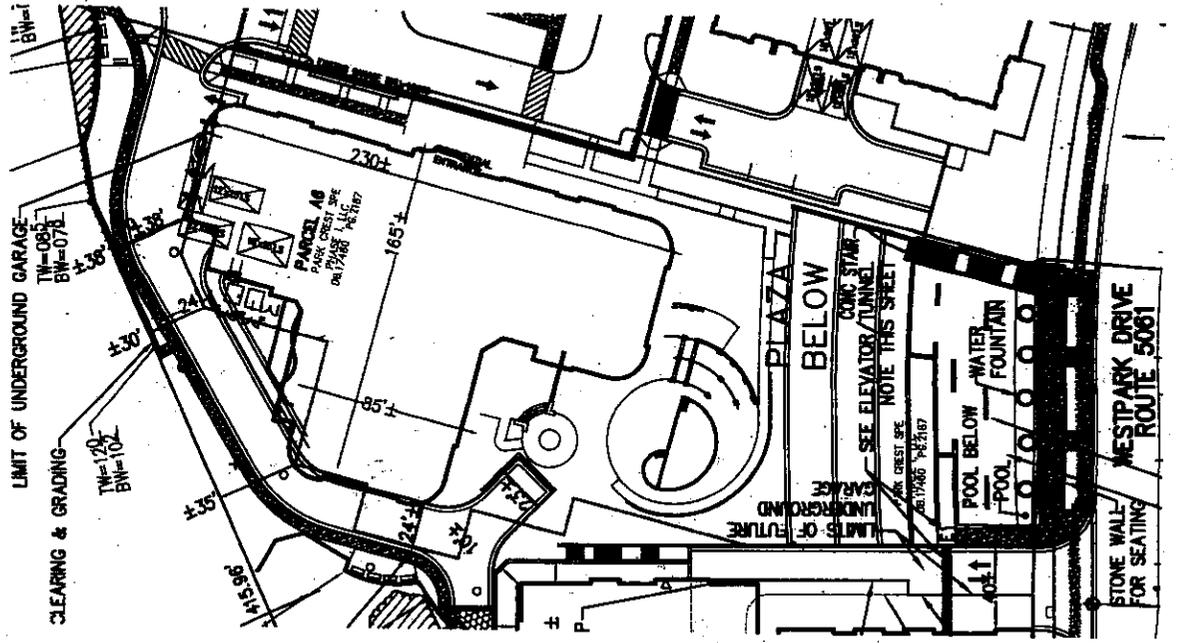
cc: Tim McDonald; Penrose
Peter Crowley; Land Design, Inc.



INTERPRETATION PROPOSED BUILDING 2 FOOTPRINT



APPROVED PCA BUILDING 2 FOOTPRINT



INTERPRETATION BASED ON PLANS AND FIELD SURVEY