

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

For Information Call Zoning Evaluation Division, OCP at 246-1290.

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 80-P-073-3-2

DA 80-P-073 -32
FILED 09/20/89

PARK WEST/FAIRVIEW ASSOCIATES
DEVELOPMENT PLAN AMENDMENT

PROPOSED: OFFICE, PERMITTED PRINCIPAL & SECONDARY USES,
& PARKING REDUCTION

APPROX. 88.65 ACRES OF LAND; DISTRICT - PROVIDENCE

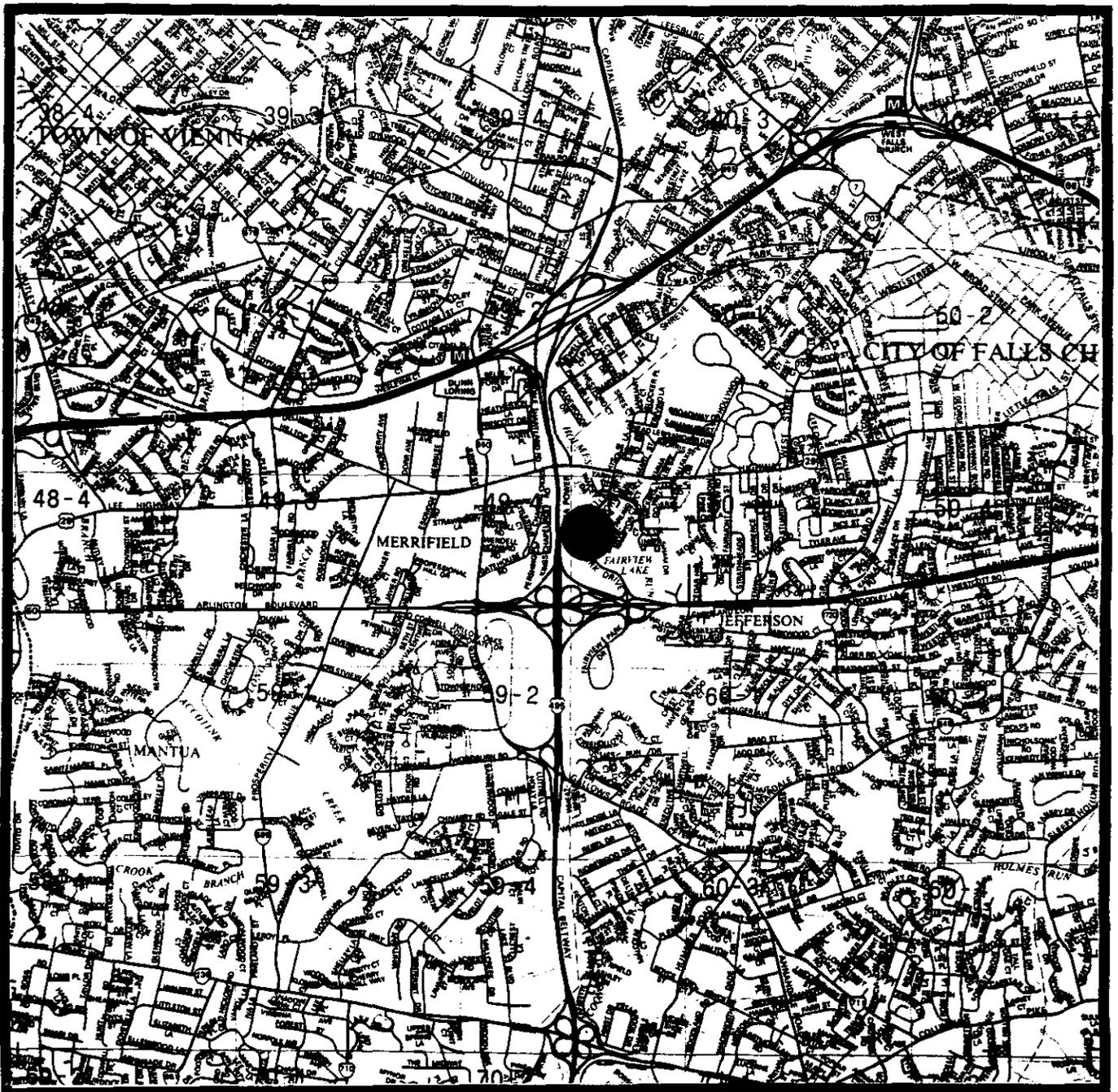
LOCATED: N.E. QUADRANT OF THE INTERSECTION OF RT.
50 AND RT. 495

ZONING: PDC

OVERLAY DISTRICT(S): HC

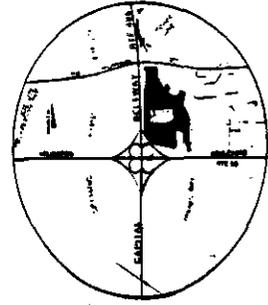
MAP REF

049-4- /01/ /0056-



Lee Highway Rt. 29/211

Variable Width



VICINITY MAP

Boundary of FDP
80-P-073-3-2

Boundary of FDP

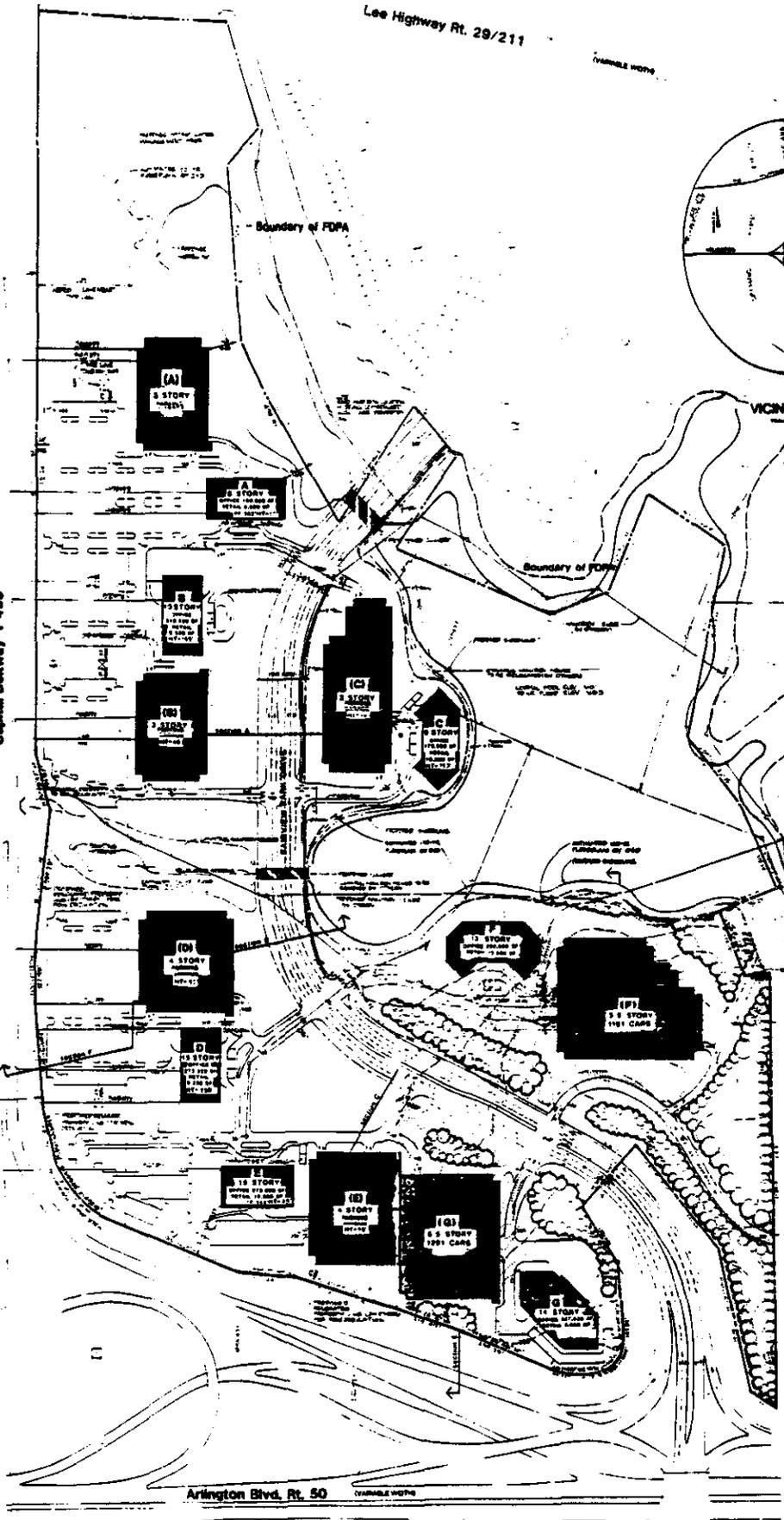
Boundary of FDP

Boundary of FDP
80-P-073-3-2

Capital Beltway I-495

Boundary of FDP
80-P-073-3-2

LEGEND:
Proposed Building Footprint
Existing Building Footprint
Proposed Street Right-of-Way



TABULATION

Table with multiple rows and columns, likely detailing building specifications or zoning information. The text is small and difficult to read.

NOTES

Notes section containing several paragraphs of text, providing additional details and conditions for the development plan.

Arlington Blvd, Rt. 50

Variable Width



A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

The applicant, Park West/Fairview Associates, requests approval of an amendment to an 88.65 acre portion of the approved Final Development Plan FDPA 80-P-073-3-1 for Fairview Park, approved pursuant to RZ 80-P-073. The subject application is a request to modify the parking to reflect the recent amendment to Article 11 of the Zoning Ordinance and to approve principal and secondary uses for buildings A through G. No changes are proposed to the existing footprints.

The Proposed Development Conditions, Affidavit and Statement of Justification are contained in Appendices 1, 2, and 3, respectively.

BACKGROUND

Fairview Park is the result of two rezoning applications: RZ 78-P-130, which consists of approximately 178 acres and is located in the southeast quadrant of the intersection of Arlington Boulevard (Route 50) and the Capital Beltway (Route 495); and, RZ 80-P-73, which consists of approximately 155 acres, located in the northeast quadrant of Arlington Boulevard (Route 50) and the Capital Beltway (Route 495).

As stated in the preceding paragraph RZ 78-P-130, approved on May 18, 1981, consists of approximately 178 acres. The subject property was rezoned from R-3 and R-4 to PDC for the purposes of developing office park and residential uses. The site is currently developed with two office buildings and the Marriott at Fairview Park.

On May 18, 1981, the Board of Supervisors approved RZ-80-P-073 rezoning the application property from the R-3 and R-4 Districts to the PDC District. In conjunction with that approval, the Board also approved a Conceptual Development Plan (CDP), subject to development conditions proffered by the applicant. The Conceptual Development Plan depicts the portion of the tract south and west of the Holmes Run Stream Valley as an office park. The area to the north and east of the Holmes Run Stream Valley is shown as residential. Primary access to the site will be from a grade separated point of access located to the west of the Holmes Run Stream Valley at Route 50. Approximately 55 acres is designated as open space for both office development and residential development. Copies of the approved CDP and accepted proffers are attached at Appendix 4.

In addition, the Board of Supervisors mandated that Final Development Plans come back for review by both the Planning Commission and the Board of Supervisors.

On June 28, 1982, the Board of Supervisors approved a Final Development Plan (FDP 80-P-073-1) permitting the development of office Buildings C and F on 39.05 acres of the 155 acres zoned PDC under RZ 80-P-073. This application was approved subject to the proffered conditions which are attached at Appendix 5.

On February 28, 1983, the Board of Supervisors approved FDP 80-P-073 permitting the development of 600 dwelling units on approximately 55 acres of the subject property. A copy of the proffered conditions accepted with this application is attached at Appendix 6.

On July 30, 1984, the Board approved FDP 80-P-073-3 for the entire 106.79 acres of commercial portion of the site. This application approved the development of Buildings A-G. A copy of the approved FDP and conditions are attached at Appendix 7.

On March 11, 1985, the Board approved FDPA 80-P-073 which allowed the development of a swimming pool and bath house on 7.65 acres within the residential portion of the property.

On July 10, 1989, the Board approved FDPA 80-P-073-3-1 which allowed the transfer of 67,600 square feet of area from Building F to Building G; a two-story reduction in the height of Building F; a one-story reduction in the height of Building G; and an increase in the height of the garage which serves Building F. The Board also directed that future amendments to the Final Development Plan for RZ 80-P-073 be returned to the Board of Supervisors at the discretion of the Supervisor for the Providence District. A copy of the approved conditions are attached at Appendix 8.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in the northeast quadrant of the intersection of the Capital Beltway (I-495) and Arlington Boulevard (Route 50). The subject property consists of 88.65 acres of the 107 acre commercial portion of the Fairview Park development, and is surrounded by the following uses:

- West: I-495
- North: 650 single-family attached dwelling units which are the residential component of the same PDC development.
- East: The Melpar office/research complex, zoned I-3.
- South: Across Route 50 is the southern portion of the Fairview Park Office Park, which was rezoned PDC in accordance with RZ 78-P-130.

The FDPA shows the location of Buildings A through G. Parking garages are located adjacent to each building; surface parking is located adjacent to Buildings A-E. The interparcel access road to the Melpar property to the east connects with the Fairview Park Drive spine road. An 8-foot wide trail exists on the east side of the spine road. The road network and trail currently exist on the property as shown on the proposed FDPA. Building G is currently under construction, the remaining portion of the site is not developed.

ANALYSIS

Description of the Final Development Plan Amendment

The Final Development Plan Amendment reviewed for this report was prepared by Dewberry and Davis and is dated September 8, 1988 as revised November 16, 1989. The proposed FDPA requests permitted Principal and Secondary Uses, and a modification for parking to reflect the recent amendment to Article 11 of the Zoning Ordinance. The amendment to the parking regulations which was adopted in 1988 reduced off-street parking requirements for office buildings with more than 50,000 square feet of gross floor area. The applicant proposes to reduce the parking provided for the 1,700,000 square foot office space and 50,000 square foot retail space from 6,354 parking spaces to 5,453 parking spaces. The applicant has not provided information regarding the location of the parking reduction, impact on traffic circulation patterns and square footage and location of the proposed uses.

Furthermore, the subject application is filed to gain approval of the proposed principal and secondary uses in the development. The principal uses proposed are office; establishments for scientific research; development and training where assembly; integrations and testing of products in a completely closed buildings; financial institutions (no drive-thru); public uses; accessory uses permitted by Article 10; and commercial off-street parking. The secondary uses proposed are business service and supply service establishments;

eating establishments; fast food restaurants (no drive-thru); personal service establishments; quick service food stores (no drive-thru); health clubs; group three institutional uses; private clubs and public benefit associations; accessory uses as permitted by Article 10; and light public utility uses (category 1). All proposed principal and secondary uses are to be located within the footprints of the buildings as shown on the proposed FDPA. However, the applicant has not provided information including specific uses, locations, square footage, number of employees, or hours.

Land Use Analysis

The proposed reduction of parking should have no adverse affect on this site or surrounding land uses.

A number of issues were identified in association with the proposed principal and secondary uses. The development plan states that the primary use of the site will be office and seventeen principal and secondary uses have been proposed. As stated in the Comprehensive Plan (see Appendix 9), traffic from this site is a primary concern. Each use must be individually evaluated to determine its appropriateness in an office complex, and its impact on the transportation system. In order to properly evaluate these uses, the applicant should submit the square footage, location, number of employees, and hours of operation for each use. In addition, the proposed secondary uses should include a statement of justification, noting how they can appropriately fit into the office complex. For example, Group three (3) Institutional Uses such as boarding schools, convents, seminaries, group housekeeping units and private schools of special and general education may not be appropriate. In staff's opinion the proposed uses are not appropriate due to the intensity of the uses, traffic generated, and lack of recreational facilities located on site. However, child care centers and nursery schools may be appropriate.

In as much as a child care could be located and designed in such a way as to provide a safe and healthful environment for children. The convenience and proximity to the workplace would be consistent with the locational guidelines for child care facilities. However, if the applicant plans to locate such a use on the site, the guidelines for such a use must be met. In order to assure proper review, staff has recommended that any application for a child care or nursery school require an FDPA. The applicant has revised Group three Institutional to consist only of a child care center and employee training centers to be located within any of the buildings shown on submitted final development plan. This concern is addressed in the proposed Development Conditions contained in Appendix 1, of the staff report.

As a general guideline, all secondary uses should be contained within the building footprints and should serve Fairview Park. The uses should not be oriented to attract traffic from Arlington Boulevard or Lee Highway, or to service an outside area. The purpose of secondary uses in Fairview Park is to reduce the dependence on the car and to provide services within close proximity to the work site. These concerns are addressed in the Proposed Development Conditions contained in Appendix 1, of the staff report.

If a secondary use requires a drive through window, that use should come back in the form of another application to show that it will not generate significant off-site traffic and meets the Plan criteria for drive-through windows. The applicant has indicated that drive-through windows will not exist on the site. This issue is addressed in the Proposed development Conditions contained in Appendix 1, of the staff report.

The Development Plan indicates that parking will be provided for buildings with cellar space. It further states that parking spaces shown in the tabulation include parking for cellar space. There is a concern about the potential for additional leasable area resulting from the utilization of cellar space. Although cellar space is not calculated in the FAR by current Zoning Ordinance definition, it can be developed as leasable space, thus increasing the intensity of development on the subject property. However, due to the applicant's commitment to development of the site within certain trip generation ceilings in the proffers accepted pursuant to RZ 80-P-73, the negative potential for trip generation impacts and using cellar space are appropriately resolved.

Environment

The subject property is in the Cameron Run Watershed; most of the site drains in Reservoir 2A (Lake Fairview), however the southeastern portion of the site drains towards Holmes Run downstream of Lake Fairview. The applicant has proposed numerous commercial and office uses including retail, fast food restaurants and quick serve food stores. The applicant has not however indicated the location of these facilities, other than that these uses will be contained in the existing footprint of the buildings.

Typical road and parking lot runoff has been shown to contain a wide variety of hydrocarbons (petroleum products from automobiles), some of which are toxic and/or carcinogenic. While the environmental impacts of hydrocarbon runoff are not fully know, it is suspected that their continued accumulation may have an adverse impact on aquatic life.

Runoff of hydrocarbons has been shown to be strongly related to land use. In general, the highest concentrations of hydrocarbons in runoff have been detected in areas characterized by intense commercial development. Parking Lots and other surfaces characterized by high amounts of vehicle traffic are suspected of producing particularly high concentrations of hydrocarbons in runoff.

In order to reduce hydrocarbon concentrations in runoff, it is recommended that hydrocarbon removal measures be provided for "vehicle intensive" uses. Possible hydrocarbon removal measures include the use of vegetated filter strips, infiltration trenches and other methods that promote infiltration, created "artificial" wetland best management practices (BMPs), wet stormwater detention BMPs, extended dry BMPs and oil grit separators.

The applicant should provide some type of hydrocarbon removal measure for the portions of the subject property which are not being served by Lake Fairview. One or more oil/grit separators located in the southeastern portion of the site may be appropriate.

Where oil/grit separators are provided, they should be designed in substantial conformance with the methods recommended in chapter 8 of the Metropolitan Washington Council of Governments (COG) document entitled Controlling Urban Runoff or with other methods approved by DEM. The oil/grit separator(s) should be cleaned via vacuum pumping at least four times per year. The qualifications of the maintenance operator should be reviewed and approved by the appropriate Fairfax County agency as determined by DEM. Oil/grit separator maintenance records should be kept on-site and should be made available to County officials upon request.

The majority of the site is composed of highly erodible soils. Extra erosion and sediment controls should be used on site during construction in order to protect downstream water quality and Lake Barcroft and in order to meet the goals embodied in the work of the Upper Holmes Run Environmental Monitoring Advisory Committee. The applicant should contact the Storm Drainage Branch of the Department of Public Works (DPW) for more details. This issue is addressed in the Proffers associated with RZ 80-P-073 (see Appendix 4).

Portions of the site are heavily wooded with mixed hardwoods and pines, therefore the applicant should submit a tree preservation plan to the County Arborist for review and approval prior to any site plan or grading plan approval from the Department of Environmental Management. This issue is addressed in the Proffers associated with RZ 80-P-073, contained in Appendix 4, of this report.

Transportation

The Office of Transportation indicates that this application will present no additional negative impacts due to the specificity of the transportation-related proffers under RZ 80-P-130 and RZ 80-P-073. Pertinent to this FDPA is the limiting of the subject development to 75 percent of 3,300 inbound AM peak hour trips, and 75 percent of 2,971 outbound PM peak hour trips, until the trip generation rates included in the rezoning traffic study are verified. The applicant has committed to these limitations in the Proffers associated with RZ 80-P-073 contained in Appendix 4, of this report.

Public Facilities

The sanitary sewer analysis received from the Department of Public Works (DPW) and attached at Appendix 12 indicates that the property is located in the Cameron Run Watershed and is sewered into the Alexandria Treatment Plant. Existing 8 and 15 inch line are located in the easements on the property and are adequate to serve proposed use at the present time.

In Appendix 13, DPW has indicated that the applicant will be required to participate in the maintenance of Lake Fairview, and to provide extra sediment and erosion control measures for this environmentally sensitive area. As previously stated these issues are addressed in the proposed Development Conditions in Appendix 1.

In Appendix 14, the Fairfax County Park Authority indicate that the application will have no adverse effect on the Authority.

In Appendix 16, the Fire and Rescue Department report indicates that the application currently meets fire protection guidelines and the Fire Marshal notes that because of the height of the buildings, ladder truck access to the front and rear of the buildings is required. The applicant will provide adequate ladder truck access to the front and rear of the buildings during site plan review process.

As stated in FDPA 80-P-073-3-1, the City of Falls Church Water Authority indicates that adequate water service is available at the site and that a 12 inch main is located approximately 8 feet from the centerline of Fairview Park Drive.

Trails Analysis

The trails analysis, attached at Appendix 15, indicates that an 8-foot wide type I, (asphalt) trail within a 20 foot wide public access easement will be required. The development plan shows a 8 foot trail located along east side of Fairview Park Drive and a proposed 6 foot trail along Holmes Run.

Archaeological Report

The area of the VEPCO easement contains two Native American sites. In addition to the previous site identified in FDPA 80-P-073-3-1, the applicant is requested to conduct a Phase II archaeological test for this site. This concern has been addressed in the Proposed Development Conditions.

Zoning Ordinance Provisions

The application is currently zoned Planned Development Commercial (PDC) District and is located within the Highway Corridor Overlay District (HC). The applicant does not request a change from the current zoning.

On September 19, 1988 the Board of Supervisors adopted an amendment to Article 11 of the Zoning Ordinance, concerning off-street parking requirements. Among other changes, this amendment reduced the parking requirement for office buildings with more than 50,000 square feet of gross floor area. The parking requirement was reduced from 4.5 spaces per 1000 square feet of net floor area to 2.6 spaces per 1000 square feet of gross floor area for uses greater than 125,000 square feet. The applicant proposes 5,453 parking spaces in accordance with Article 11 of the Zoning Ordinance parking requirements.

According to Article 6 of the Zoning Ordinance the purpose and intent of the PDC District is to "encourage the innovative and creative design of commercial development" and "to insure high standards in the lay-out, design and construction of developments". In addition, Planned Development Districts are to be evaluated based on the General Design Standards cited in Article 16 of the Zoning Ordinance.

Pursuant to Section 6-203 of the Zoning Ordinance all secondary uses shall be permitted only in a PDC District which contains one or more principal uses; only when such uses are presented on a approved final development plan. The subject FDPA indicates that the proposed secondary uses will be located within the structures shown on the development plan. However, due to the intensity generated by the proposed uses, and their potential impacts it is staff's opinion that additional information is needed to appropriately evaluate this application.

Pursuant to Use Limitation 1, all development shall conform to the General Standards and the Design Standards for All Planned Developments as stated in Part 1 of Article 16 of the Zoning Ordinance. The office use was approved under the current Plan policies and current standards for the PDC District.

Use Limitation 2 states that all uses shall comply with the performance standards set forth in Article 14 of the Zoning Ordinance. This concern has been addressed with a Development Condition which requires compliance with the Performance standards of Article 14.

Use Limitation 3 states that the standards set forth in Article 8 and 9 may be used as a guide in considering all uses proposed with this amendment. The proposed eating establishment and quick service food store are Category 5 uses permitted within a PDC District when shown on a Final Development Plan. The applicant indicates that all proposed uses primary and secondary uses will be located within the office/parking structures located on the Development Plan Amendment.

Use Limitation 4 states that the gross floor area of all secondary uses shall not exceed twenty five percent of the gross floor area of all principal uses in the development. The current principal use in this development is office, with a gross floor area of 1,700,000 square feet. The gross floor area proposed for retail use is 50,000 square feet.

Use Limitation Number 5 states that the secondary uses shall be designed to serve primarily the needs of the occupants of the planned development in which they are located. This concern has been addressed through a development condition which limits the location of the secondary uses within a completely enclosed building with no outside display.

Use Limitation 7 states that signs shall be permitted only in accordance with the provisions of Article 12 and parking and loading shall be provided in accordance with the provision of Article 11. This concern has been addressed through a Development Condition.

Use Limitation 8 states that all uses shall be permitted only in the locations shown on the approved final development plan. Without additional information from the applicant addressing the size, location, and impacts of the proposed uses and parking reduction, staff can not appropriately evaluate this application.

Final Development Plan Amendments are evaluated for compliance with the approved Conceptual Development Plan (CDP) and proffers, as well as all pertinent Zoning Ordinance requirements. This application is consistent with the proffers dated May 5, 1981; June 28, 1982; February 2, 1982; and development conditions dated July 6, 1989. In addition the subject application is in conformance with the approved CDP contained in Appendix 4.

CONCLUSION AND RECOMMENDATION

Conclusion

The proposed FDPA 80-P-073-3-2 requests approval of principal and secondary uses and reduction of parking to bring the parking into conformance with the provisions of Article 11 of the Zoning Ordinance is in conformance with the approved Conceptual Development Plan. However, the size, location and impacts of the proposed uses and parking reduction can not be determined. This information is necessary to appropriately evaluate this application.

Recommendation

Staff recommends denial of FDPA 80-P-073-3-2. If it is the intent of the Planning Commission to approve this application, staff recommends approval be subject to the Proposed Development Conditions contained in Appendix 1.

It should be noted that it is not the intent of the Staff to recommend that the Planning Commission, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

It should be noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Approved CDP and Accepted Proffers, RZ 80-P-073
5. Accepted Proffers, FDP 80-P-073-1
6. Accepted Proffers, FDP 80-P-073
7. Approved FDP and Conditions, FDP 80-P-073-3
8. Approved FDPA and Conditions, FDPA 80-P-073-3-1
9. Land Use Analysis
10. Environmental Analysis
11. Transportation Analysis
12. Sanitary Sewer Analysis
13. Storm Drainage Comments
14. Fairfax County Park Authority
15. Trails Planner Comments
16. Fire and Rescue & Fire Marshal Report
17. Fairfax County Water Authority
18. Archaeological Report
19. Zoning Ordinance Provisions
20. Glossary

PROPOSED DEVELOPMENT CONDITIONS

January 31, 1990

FDPA 80-P-073-3-2

If it is the intent of the Planning Commission to approve FDPA 80-P-073-3-2 located at Tax Map 49-4 ((1)) pt. 56 for reduction in parking and clarification of the proposed principal and secondary uses as indicated on the Development Plan, development of the subject property shall be subject to the proffered conditions dated May 5, 1981 and accepted by the Board of Supervisors on May 18, 1981 with RZ 80-P-073 ;the proffers dated June 28, 1982, and accepted by the Board of Supervisors with FDP 80-P-073-1; the proffered development plan conditions dated February 2, 1982 and accepted by the Board February 23, 1983; and subject to the following conditions which incorporate those conditions approved by the Board of Supervisors on July 10, 1989 with FDPA 80-P-073-3-1 :

1. All proposed secondary uses shall be designed primarily to serve the occupants of Buildings A-G and shall be conducted entirely within an enclosed building so as to allow no direct access to the uses from surrounding properties. In addition there shall be no outside display of goods for sale.
2. No free-standing signs shall be permitted for fast food establishments. Signage shall be limited to building mounted signs as permitted by Article 12 of the Zoning Ordinance.
3. The hours of operation of the proposed eating establishment and/or quick service food stores shall be limited to Monday through Friday 8:00 A.M. to 7:00 P.M. All drive-thru establishments shall require a FDPA.
4. Prior to the commencement of construction of Buildings B and D, the Applicant or his designated representative shall conduct a thorough Phase II archaeological studies performed on the area delineated by the County Archaeologist within the area west of Building B and North of D. The methodology of the studies shall be subject to approval by the County Archaeologist. The applicants shall notify the County Archaeologist as the date when clearing is to commence and will grant permission to the County Archaeologist, at the County Archaeologist's risk, to perform surface collections of artifacts during initial clearing and grading so long as construction is not delayed as a result of such collections.

5. In order to reduce hydrocarbon concentrations in runoff from the site, hydrocarbon removal measures shall be provided. Possible hydrocarbon removal methods include use of vegetated filter strips, infiltration trenches and other methods that promote infiltration, created artificial wetland best management practices (BMPs), wet stormwater detention BMPs, extended dry BMPs and oil/grit separators. Where oil/grit separators are provided, they shall be designed in accord with the document Controlling Urban Runoff or as approved by the Department of Environmental Management. The oil/grit separator (s) shall be cleaned via vacuum pumping at least four times a year. The qualifications of the maintenance operator shall be reviewed and approved by the appropriate Fairfax County agency as determined by DEM. Oil/grit separator maintenance records shall be kept on site and shall be made available to County officials upon request.
6. All Group 3 Institutional Uses shall be limited to employee training centers located within any of the buildings shown on the submitted final development plan. If a child care center is located on the site, it shall require a FDPA.
7. Existing trees shall be retained and/or a landscaped earthen berm shall be provided to screen the parking garages which serve Buildings A, C, and F from the view of the townhouses north of the lake, as determined by the County Arborist.
8. A six (6) foot wide trail within a twelve (12) foot wide public access easement shall be provided along the entire edge of the lake on the commercial portion of the property. The trail shall be constructed of a permanent surface material as approved by the Director, DEM.
9. The County Archeologist or his designated representative(s) shall be permitted to conduct a thorough Phase II archeological test on the Building F portion of the property. Applicant will allow the excavation and removal of artifacts, reserving the right to retain any artifacts for a exhibit within one of its office buildings. The County Archaeologist will use his best efforts to complete the Phase II test by June 1, 1990, but all testing must be completed no later than September 1, 1990.

Applicant may elect to conduct said testing prior to June 1, 1990 using an independent archaeological resource firm, at the sole cost and expense of the Applicant. Completion of Phase II archaeological test on this parcel, by either the County Archaeologist or an independent archaeological resource firm as approved by the County Archaeologist, shall satisfy all requirements of this condition. After September 1, 1990, the applicant will notify the County Archaeologist a minimum of 10 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.

In regard to Parcel G, the Applicant shall permit the County Archaeologist to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.

10. No more than 50% of the vegetation within the clusters of trees shown on the Development Plan previously approved with FDP 80-P-073-3 shall be cleared. Within the area designated "existing vegetation clusters," clearing activities shall not encompass more than 50% of the individual cluster areas. This clearing restriction shall not apply in the area containing Buildings and Parking Structures F and G as shown on the Development Plan approved with FDPA 80-P-073-3-1, revised April 28, 1989.

Tree preservation and the limits of clearing and grading shall be provided as shown on the FDPA, revised April 28, 1989, and as approved by the County Arborist. In addition, plantings shall be provided as approved by the County Arborist to screen Parking Structure F from the view of the townhouses to the north of the lake. Also, existing vegetation between Building G and the frontages along Route 50 and Fairview Drive shall be retained where possible and supplemented with evergreen plantings in order to stabilize soils and prevent erosion. Such tree save and plantings shall be approved by the County Arborist prior to any disturbance of this site.

11. The Applicant shall take the steps necessary to assure compliance with Condition #8 of the Conceptual Development Plan as approved; specifically, heavy construction vehicles shall not access through adjacent, neighboring, and nearby residential subdivisions when entering or departing the property.
12. A geotechnical engineering study for the approval of the Director, DEM shall be provided if required at the time of site plan approval and its findings implemented in accordance with this study as determined by the Director, DEM.
13. Such erosion and sedimentation control measures as the Directors, Public Works and DEM, may consider necessary during the site plan review process shall be provided to protect downstream water quality.
14. Adequate fire and emergency truck access shall be provided to the proposed structures as required by the Fire Marshall at the time of site plan approval.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board.

REZONING AFFIDAVIT

89-201a

DATE:

1/5/90

(enter date affidavit is notarized)

I, Jack Bousquet, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES** of the land described in the application, and if any of the foregoing is a **TRUSTEE***, each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relation- ships listed in BOLD above)
Park West/Fairview Associates, a Delaware joint venture	1717 Main Street Suite 5000 Dallas, Texas 75201	Owner/Applicant
Jack Bousquet Robert Wibera Daniel K. Cushing		Agents
Dewberry and Davis	8401 Arlington Blvd. Fairfax, VA 22031	Engineers
Karen Fesnari Phil Yates		Agents
Noritake Associates	605 Prince Street Alexandria, VA 22314	Architect
Rae Noritake		Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT

DATE: 1/5/90
(enter date affidavit is notarized)

89-201a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Etrich & Lubelev, P.C. /
2200 Clarendon Boulevard, Thirteenth floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Martin D. Walsh Michael D. Lubelev
Thomas J. Colucci Charles L. Shumate
Nicholas Malinckak Keith C. Martin
Peter K. Stackhouse
Jerry K. Etrich

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g., President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



REZONING AFFIDAVIT

DATE: 1/5/90
(enter date affidavit is no.)

89-201a

for Application No(s): 80-P-073-3-2
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant [X] Applicant's Authorized Agent

Jack Bousquet, Vice President
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 5 day of JANUARY, 1990, in the state of VIRGINIA.

Andrea Michaud
Notary Public

My commission expires: My Commission Expires December 31, 1993.

DATE:

1/5/90

(enter date affidavit is notarized)

89-201a

for Application No(s):

FDPA 80-P-073-3-2

(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Noritake Associates

605 Prince Street

Alexandria, Virginia 22314

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Rae Noritake

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

DATE: 1/5/90
(enter date affidavit is notarized)

89-201a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Copley Real Estate Advisors, Inc. ✓ c/o Park West/Fairview Associates
1717 Main Street, Suite 5000
Dallas, Texas 75201

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
New England Mutual Life Insurance Company ✓
Employees of Copley Real Estate Advisors, Inc. (more than 10 employee shareholders, none of which own 10% or more stock)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
New England Mutual Life Insurance Company ✓ c/o Park West/Fairview Associate
1717 Main Street, Suite 5000
Dallas, Texas 75201

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
New England Mutual Life Insurance Company is owned by its policyholders. There are no shareholders, only Policyholders of New England Mutual Life Insurance Company. There are more than 10 policyholders, none of which own 10% or more of the policy interests.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

DATE: 1/5/90
(enter date affidavit is notarized)

89-201a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Prentiss Property Investments, Inc. c/o Park West/Fairview Associates
1717 Main Street, Suite 5000
Dallas, Texas 75201

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Michael V. Prentiss

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
COAC Co., Inc. c/o Park West/Fairview Associates
1717 Main Street, Suite 5000
Dallas, Texas 75201

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
COAC Co., Inc. is an indirect wholly owned subsidiary of New England Mutual Life Insurance Company.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

DATE: 1/5/90
(enter date affidavit is notarized)

89-201a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
CRH Co., Inc. ✓ c/o Park West/Fairview Associates
1717 Main Street, Suite 5000
Dallas, Texas 75201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

CRH Co., Inc. is an indirect wholly owned subsidiary of New England Mutual Life Insurance Company. ✓

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

DATE: 1/5/90
(enter date affidavit is notarized)

89-20/a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Park West/Fairview Associates ✓
1717 Main Street, Suite 5000
Dallas Texas 75201

(check if applicable) [X] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)
The Prentiss/Copley Investment Group ✓ General Partner
CNC Limited Partnership ✓ General Partner

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: 1/5/90
(enter date affidavit is notarized)

89-201a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

CNC Limited Partnership ✓ c/o Park West/Fairview Associates
1717 Main Street, Suite 5000
Dallas, Texas 75201

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

The Prentiss/Copley Investment Group ✓ General Partner
Copley Real Estate Advisors, Inc. ✓ General Partner
New England Mutual Life Insurance Company ✓ Limited Partner

[Empty lined area for additional partner information]

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: 1/5/90
(enter date affidavit is notarized)

89-201a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
The Prentiss/Copley Investment Group c/o Park West/Fairview Associates
1717 Main Street, Suite 5000
Dallas, Texas 75201

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)
Prentiss Property Investments, L.P., a Delaware limited partnership -
General Partner

NECOP Joint Venture, a Massachusetts general partnership - General Partner

[Lined area for additional partner information]

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: 1/5/90
(enter date affidavit is notarized)

89-201a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Prentiss Property Investments, L.P. ✓ c/o Park West/Fairview Associates
1717 Main Street, Suite 5000
Dallas, Texas 75201

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)
Prentiss Property Investments, Inc. ✓ a Delaware corporation - General Part
The Kennedy Anne Prentiss Investment Trust ✓ Limited Partner
The Michael Bryan Prentiss Investment Trust ✓ Limited Partner
The Paige Elizabeth Prentiss Investment Trust ✓ Limited Partner
Dennis J. DuBois - Limited Partner
Thomas F. August - Limited Partner
Richard B. Bradshaw, Jr. - Limited Partner
Robertson H. Short, Jr. - Limited Partner
Osma Carroll, Jr. - Limited Partner

The individuals named herein are the sole beneficiaries of the trusts named herein. The sole trustee of the Kennedy Anne Prentiss Investment Trust, The Michael Bryan Prentiss Investment Trust and The Paige Elizabeth Prentiss Investment Trust is Dennis J. DuBois.

[Empty lines for additional partner information]

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: 1/5/90
(enter date affidavit is notarized)

89-201a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
NECOP Joint Venture c/o Park West/Fairview Associates
1717 Main Street, Suite 5000
Dallas, Texas 75201

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)
New England Mutual Life Insurance Company - General Partner
Copley Industrial and Urban Partners, a Massachusetts general partnership
General Partner ✓
The following corporations wholly owned by COAC Co., Inc., Massachusetts corporation (having in the aggregate a 5.75% general partnership interest)
Burnett Plaza I, Inc.
PC Homes, Inc.
PC Industrial Development (Florida), Inc.
PC Industrial Development (New Jersey), Inc.
PC Industrial Development (Illinois), Inc.
PRECOP Professional Suites of Beverly Hills, Inc.
PC Urban Investments, Inc.
PRECOP California, Inc.
PC Washington, Inc.
PC Atlanta, Inc.
PC Atlantic Center II, Inc.
PRECOP Burlington, Inc.
PC Burnett, Inc.
PC Centreville, Inc.
PC Chicago FM, Inc.
PC Cifcap, Inc.
PC Clear Lake Properties, Inc.
PC Cosmopolitan, Inc.
PC Dallas Garage, Inc.
PC Elm Block 2 Properties, Inc.
PC Fairview-LBJ, Inc.
PC Franklin Square II, Inc.
PC Franklin Square, Inc.
PC Pacific, Inc.
PC Pacific Lease, Inc.
PC Park West E-3, Inc.
PC Park West E-2, Inc.
PC PARK WEST C-3, Inc.
PC LBJ Properties, Inc.
PC Texas, Inc.
COAC Co., Inc.
1923 Harrison Street, Inc.
Orcoic Business Industrial Parks, Inc.
Pacgate Corporation

SDM Investments, Inc.
Seven Fairview, Inc.
South Tract Investments, Inc.
Two Fairview, Inc.
Washington Realty Investments, Inc.

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: 1/5/90
(enter date affidavit is notarized)

89-201a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Copley Industrial and Urban Partners ✓ c/o Park West/Fairview Associates
1717 Main Street, Suite 5000
Dallas, Texas 75201

(check if applicable) [X] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)
New England Life Insurance Company ✓ General Partner
Copley Real Estate Advisors, Inc. ✓ General Partner
FCOP Associates Limited Partnership, a Massachusetts limited partnership
General Partner ✓

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: 1/5/90
(enter date affidavit is notarized)

89-201a

for Application No(s): FDPA 80-P-073-3-2
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
FCOP Associates Limited Partnership/c/o Park West/Fairview Associates
1717 Main Street, Suite 5000
Dallas, Texas 75201

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- CRH Co., Inc. - General Partner
- Joseph W. O'Connor - Limited Partner
- William J. Salisbury - Limited Partner
- Kevin M. Mahony - Limited Partner
- Stephen H. Anthony - Limited Partner
- Daniel J. Coughlin - Limited Partner
- Louis P. Russo - Limited Partner
- Michael H. Harrity - Limited Partner
- John C. Phillips, Jr. - Limited Partner
- David R. Jarvis - Limited Partner
- Stephen F. St. Thomas - Limited Partner
- Charles A. Valentino - Limited Partner
- Pamela J. Hervst - Limited Partner
- Linda A. Stoller - Limited Partner
- Scott W. Edwards - Limited Partner
- James T. Flynn - Limited Partner
- John H. Gardner, Jr. - Limited Partner
- Peter P. Twining - Limited Partner
- Catherine F. Flynn - Limited Partner
- Julie A. Silva - Limited Partner
- Gail M. Litchfield - Limited Partner
- Sherry A. Farina - Limited Partner

(check if applicable) [] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA

THIRTEENTH FLOOR

2200 CLARENDON BOULEVARD

ARLINGTON, VIRGINIA 22201

(703) 528-4700

TELECOPY (703) 525-3197

PRINCE WILLIAM OFFICE

VILLAGE SQUARE

13663 OFFICE PLACE, SUITE 201

WOODBRIIDGE, VIRGINIA 22192

(703) 680-4664

METRO 680-4647

TELECOPY (703) 680-2412

LOUDOUN OFFICE

WAVERLY PARK

604 SOUTH KING STREET, SUITE 200

LEESBURG, VIRGINIA 22075

(703) 777-6977

METRO 478-1340

TELECOPY (703) 478-1348

MARTIN D. WALSH
THOMAS J. COLUCCI
NICHOLAS MALINCHAK
PETER K. STACKHOUSE
JERRY K. EMRICH
MICHAEL D. LUBELEY
CHARLES L. SHUMATE
KEITH C. MARTIN
NAN E. TERPAK
WILLIAM A. FOGARTY
JAMES E. BARNETT, JR.
DAVID J. BOMGARDNER
SARAH L. STEWART
DANIEL M. RATHBUN
LYNNE J. STROBEL
DEBRA ANNE COLLIGEN*

OF COUNSEL
JULIA T. CANNON

*ADMITTED IN COLORADO AND MASSACHUSETTS

August 18, 1989

Ms. Jane W. Gwinn
Zoning Administrator
4050 Legato Road
8th Floor
Fairfax, Virginia 22033

Re: Final Development Plan Amendment - FDPA 80-P-073-3-2
Fairview Park - N. E. Quadrant
Prentiss Properties, Applicant

Dear Ms. Gwinn:

The following is a letter of justification for the above referenced request.

The Final Development Plan for the above referenced project was approved by the Board of Supervisors on July 30, 1984. The applicant is requesting an amendment to reduce parking on the site in conformance with the recently adopted revisions to Article 11 of the Fairfax County Zoning Ordinance. This parking reduction, as reflected on the revised final development plan, will adequately serve the needs of the building tenants. Further, the applicant has revised the notes on the Final Development Plan to clarify all principal and secondary uses permitted. The proposed uses shown on the plan amendment were always envisioned for this site, but were shown on the approved plan under the broad category of "retail." The proposed secondary uses will primarily serve the office park tenants and reduce the number of trips generated by park tenants during the day. The applicant is not requesting additional retail area, but is filing this amendment to clarify the permitted principal and secondary uses.

The applicant submits that this final development plan amendment is in conformance with the approved conceptual and final development plans. The applicant intends to reaffirm all development conditions previously agreed to.

Ms. Jane W. Gwi
August 18, 1989
Page 2

As always, I appreciate your consideration of this matter. If you have any questions or comments regarding this request, please do not hesitate to call.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE,
EMRICH & LUBELEY, P.C.

Martin D. Walsh

MDW/slv

L/Gwinn/1:LJS03

W COLUCCI, STACKHOUSE, EMRICH & LEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA
THIRTEENTH FLOOR

2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22204

(703) 528-4700
TELECOPY (703) 528-3117

FRINGE WILLIAM OFFICE
VILLAGE SQUARE
5300 OFFICE PLACE, SUITE 201
WOODBRIDGE, VIRGINIA 22193
(703) 680-4884
METRO 680-4017
TELECOPY (703) 680-8412

LOUISIAN OFFICE
WALKERLY PARK
204 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 22075
(703) 777-4827
METRO 478-1040
TELECOPY (703) 478-1848

MARTIN D. WALSH
THOMAS J. COLUCCI
NICHOLAS MALINCHAK
PETER K. STACKHOUSE
JERRY K. EMRICH
MICHAEL D. LUBELEY
CHARLES L. CHUMATE
KEITH C. MARTIN
NAN E. TERPAG
WILLIAM A. FOSKITT
JAMES E. BARNETT, JR.
DAVID J. BONDARUPPEL
SARAH L. STEWART
DANIEL M. PATRICK
LYNNE J. STROBEL
DEBRA ANNE COLLIGEN

OP LEXIS
JULIA T. GARRON

*ADMITTED IN COLORADO AND MISSOURI

January 30, 1990

BY TELECOPY

Theresa Hooper
Office of Comprehensive Planning
4050 Legato Road, 7th Floor
Fairfax, Virginia 22033

Re: FDPA 80-P-073-3-2
Applicant: Park West/Fairview Associates

Dear Theresa:

As we discussed, the applicant is willing to clarify the Group 3 Institutional Uses listed in Notes 6 of the above-referenced application. Group 3 Institutional Uses shall be limited to employee training centers located within any of the buildings shown on the submitted final development plan. These centers are anticipated to include classrooms for employee instruction as operated by individual tenants. Further, the applicant reserves the ability to provide a child care center or nursery school in conjunction with a future final development plan amendment.

I appreciate your cooperation and assistance in this matter. Should you have any questions or require further information, please do not hesitate to call.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE,
EMRICH & LUBELEY, P.C.

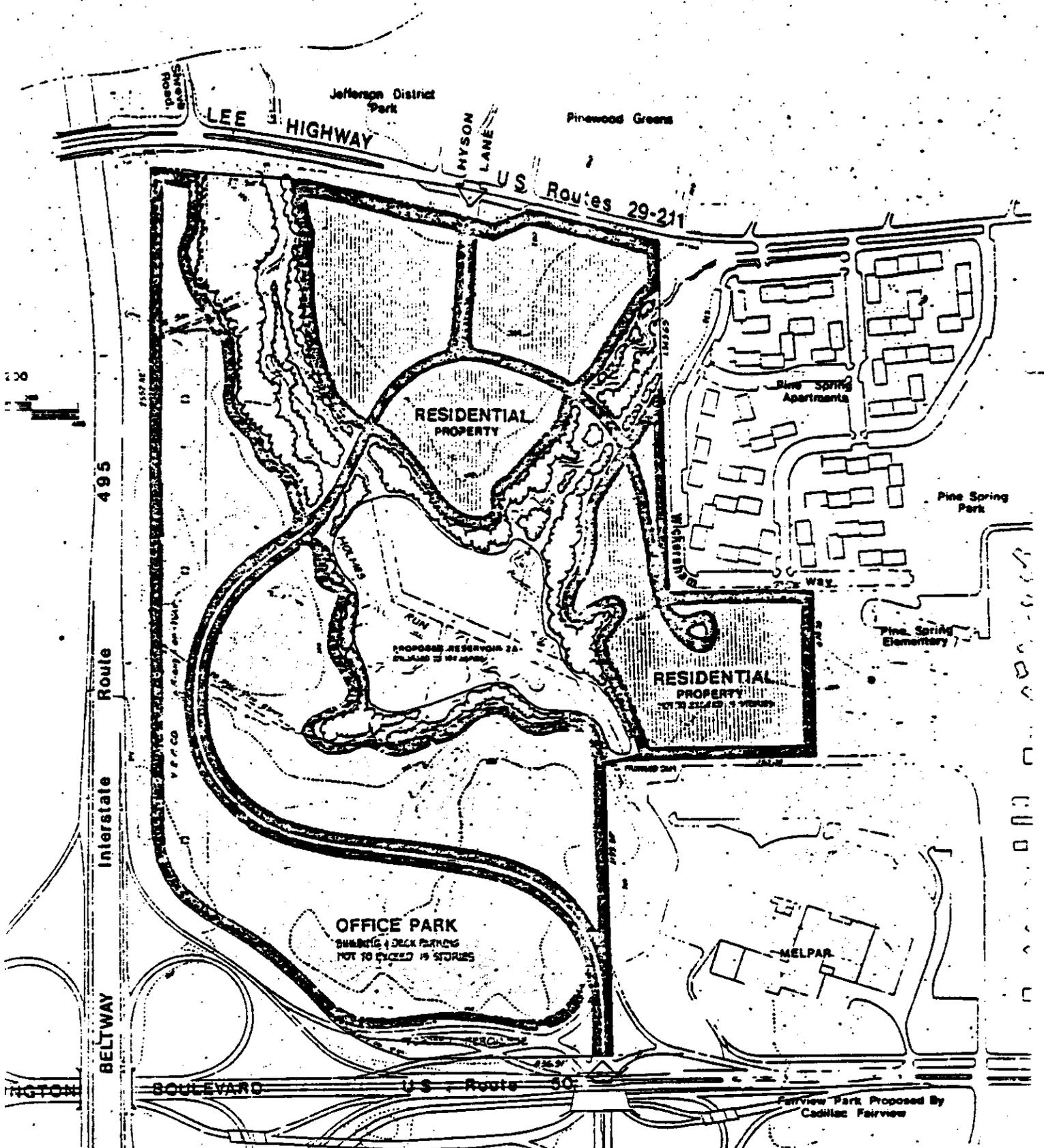
Lynne J. Strobel
Lynne J. Strobel

LJS/gd

cc: Bob Wiberg

HOOPER:LJS-1

APPENDIX 4



RZ 80-P-073

Re: Rezoning Application RZ 80-P-073
Costain Washington, Inc.

**PLANNED DEVELOPMENT COMMERCIAL
DEVELOPMENT PLAN CONDITIONS
PROFFER**

March 19, 1981
Revised March 25, 1981
Revised March 31, 1981
Revised April 9, 1981
Revised April 17, 1981
Revised May 5, 1981

The undersigned hereby proffer that in the event the subject property and a companion tract which is the subject of rezoning application 78-P-130 are granted for the PDC District and the related Conceptual Development Plans approved by the Board of Supervisors, development of the subject property shall be substantially in accord with the Conceptual Development Plan prepared by Greenhorne & O'Mara dated September 3, 1980 and shall be subject to the following terms and conditions:

1. There shall be allowed on the subject parcel 1,750,000 gross square feet of commercial use (1,700,000 of office, 50,000 of retail) and 450 residential units. The retail commercial shall be generally accessory uses to provide services for employees which will reduce the need for daily vehicular trips. The location of buildings and residential unit mix shown on the Illustrative Plan dated September 3, 1980 shall be considered for illustrative purposes only and the specific location of buildings, residential unit mix and related development matters shall be determined at the time of Final Development Plan approval pursuant to the provisions of Fairfax County ordinances. The Final Development Plan, however, shall be subject to specific commitments and restrictions set forth in this proffer. In addition to the required approval or approval with modifications of the Final Development Plan(s) pursuant to Paragraph 4 of Section 16-402 of the Zoning Ordinance, such Plan(s) shall be subject to public hearing and action by the Board of Supervisors in the manner prescribed by Paragraph 7 of the above-cited section of the Fairfax County Code.

2. Commercial buildings shall not exceed a height of 15 floors above ground level. Appropriate techniques including building siting, structured parking, maintenance of existing foliage where feasible and construction of landscaped berms shall be utilized to minimize the visibility of surface parking. Existing vegetation along I-495 shall be maintained where feasible and consistent with proposed uses to provide aesthetic relief.

3. Residential units on that portion of the subject property bounded on the north by Pinewood Apartments and on the south by Melpar shall not exceed five floors. Residential units shall be clustered to preserve to the extent feasible existing foliage. Existing foliage shall be supplemented by additional landscaping and/or berms to provide a buffer between residential units and Routes 29-211.

4. At the request of the appropriate County official at any time after rezoning in accord with this proffer, the damsite and design high water area necessary for reservoir 2A, substantially as shown in the Cannalet-Fleming Holmes Run stormwater impoundment study, shall be dedicated to Fairfax County by conveyance of either fee or easement.

A. Reservoir 2A facility is to be constructed by and at the expense of Fairfax County. However, the undersigned reserves the right at its expense, subject to approval of appropriate County officials, to cause to be designed and constructed such modifications and/or additions to the proposed storm water impoundment facility as it may desire to increase the retention capacity and/or the area of the permanent pool. Specifically, the design of any such modifications and/or additions and the timing of completing engineering and construction shall be subject to approval of the Department of Public Works.

B. Utility relocation, if any, necessary to accommodate the development proposed on the subject property, including modifications and/or additions referred to in paragraph A above, shall be at the expense of the undersigned. All other utility relocation expense which may be required to accommodate the proposed impoundment shall be at the expense of Fairfax County.

C. Area in addition to that necessary for the location of reservoir 2A as may be required for construction, operating and maintenance shall be dedicated to Fairfax County by either conveyance of fee or easement.

D. Maintenance and operation responsibility for the reservoir 2A facility shall be as follows:

a. If no modification to the facility in accordance with paragraph 4A above occurs, Fairfax County will be responsible for maintenance and operation of the entire facility.

b. In the event that the undersigned modifies or enlarges said facility in accord with paragraph 4A above, the undersigned shall be responsible for maintenance of the proposed permanent pool behind reservoir 2A. Fairfax County shall be responsible for maintenance and operation of the dam structure, the outlet works and the outfall.

5. The "open space" area of approximately 50 acres generally as shown on the aforesaid Development Plan less and except such area as may be required for reservoir 2A as aforesaid shall be retained in permanent open space for those purposes hereafter set forth and, in the event requested by either the Fairfax County Park Authority or the Board of Supervisors shall be dedicated to either the Park Authority or the Board of Supervisors for park and open space purposes. If dedication is not requested, the land shall be retained by the undersigned or an owners' association and maintained as open space.

A. A continuous comprehensive system of multi-use trails and walkways shall be constructed through the site including the open space to provide pedestrian and bicycle access to all use areas. The trail and walkway system shall be generally as shown on the Illustrative Plan.

B. The undersigned reserves the right to install within the open space area as described above streets, utility lines, trails, storm water facilities and all other appurtenances to development.

C. (1) One of the two existing concrete box culverts under Routes 29-211 shall, if feasible and subject to grant of all necessary governmental approvals and permits, be improved to provide a permanent, safe and usable pedestrian access (except during times of unusually severe flooding) under Route 29-211 connecting the subject property with the Jefferson District Park

specifically, such improvements shall be subject to approval of the Department of Public Works.

(2) If right-of-way is available to the Jaguar Trail intersection with Route 50, a pedestrian connection with a trail system south of Route 50 shall be provided from the subject property.

D. Subject to all necessary governmental approvals and permits, provision shall be made for a pedestrian "cycle" in the event an electronic traffic control system is installed at the intersection of the proposed Hyson Lane access to the subject property.

E. One tennis court, two multi-purpose courts and two tot lots shall be provided to serve the residential portion of the proposed development.

F. Any facilities to be constructed in area to be dedicated to the Fairfax County Park Authority shall be approved by the Park Authority prior to construction.

6. Fairfax County identifies the subject property as an area of potential adverse noise impact resulting from adjacent highway uses.

In order to mitigate the adverse impact, if any, of highway noise, residential units constructed on the subject property shall have the following acoustical attributes:

- A. Roofs and exterior walls shall be designed to have a laboratory sound transmission class (STC) of at least 39.
- B. Doors and windows shall be designed to have a laboratory sound transmission class (STC) of at least 28.
- C. Adequate sealing and caulking between surfaces shall be accomplished.

No structures for either commercial or residential use shall be erected within the 75 dba Ldn noise zone, such zone is more particularly shown on plat prepared by the Fairfax County Staff and is attached to the Staff Report, being further that area within 400 feet of the centerline of I-495 and 100 feet of the centerline of Routes 29/211 between I-495 and Hyson Lane intersection.

7. The undersigned shall participate with Cadillac Fairview, Inc., currently the applicant for rezoning of the southeast quadrant of the Beltway and Route 50 to provide at the sole cost of Costain and Cadillac transportation facilities in accord with the conceptual design developed by Bellomo-Keller Associates. These improvements shall be dedicated as public facilities and shall consist of a grade separation at the proposed access point between the subject property and U.S. Route 50 together with associated ramps providing direct access to and from the subject property to U.S. Route 50 and the Beltway (I-495), all as more specifically described in design specifications furnished to and approved by the Virginia Department of Highways and Transportation. These facilities shall be approved by Federal agencies as may be required.

A. Transportation facilities shall be constructed as required to provide service to the commercial portions of this development. The issuance of building permits for commercial structures shall be dependent upon receipt by appropriate governmental authority of assurance that the grade separation at U.S. Route 50 and associated ramps will be available for use no later than the date of occupancy of commercial facilities. Phasing of interchange construction shall be subject to approval of Virginia Department of Highways and Transportation and/or Federal authorities.

B. In the event right-of-way for transportation improvements in addition to that located on the subject property shall be required, the undersigned shall make all reasonable effort to acquire said right-of-way. However, in the event such additional right-of-way cannot be obtained after reasonable effort, Fairfax County shall initiate appropriate eminent domain proceedings to acquire such additional right-of-way and the cost of acquisition including attorney fees and all expenses, including, if any, those which may be incurred for relocation of existing entrances and related elements shall be paid by the undersigned and included in the cost of transportation improvements.

C. The use of mass transit, ride-sharing and other transportation strategies to reduce single-occupant vehicular traffic generated by site development during peak periods shall be encouraged aggressively. Lessees shall be advised of proffered transportation strategies. The following transportation control strategies shall be implemented at appropriate stages in the development of the site by and at the expense of the developer and/or the occupants of the commercial uses:

(1) Car pool/van pool programs shall be established for employees occupying structures on the property and the program shall be under the direction of a transportation coordinator provided by and at the expense of the occupants of the commercial uses.

(2) A program for matching car pool and van pool service shall be coordinated with various governmental agencies and other private employers.

(3) Convenient parking in preferred locations shall be designated for car pool/van pool use.

(4) A pay parking policy providing incentives for ride-sharing participants shall be instituted.

(5) Mass transit usage shall be encouraged by construction of bus shelters and pedestrian walkways linking access to adjacent communities.

(6) In the event a direct feeder bus service between the subject property, other area developments and the Dunn Loring Metro Station is not provided by the public sector, a peak-hour shuttle bus service to the Dunn Loring Metro Station shall be implemented in cooperation with other major developments in the immediate area.

D. A traffic analysis at the expense of the developer and/or the occupants of the commercial uses shall be conducted under the direction of the transportation coordinator to determine the magnitude of total peak-hour office trips generated by this development. Said analysis shall occur:

(1) Within six (6) months after 2.4 million square feet of the total of 3.6 million square feet of commercial use is occupied and, again,

(2) Within six (6) months after completion and occupancy of the full development of 3.6 million square feet of commercial use.

If the total peak-hour trips generated by commercial development on the subject property and the companion tract exceed either 3,300 inbound A.M. trips or 2,971 outbound P.M. trips and these excess trips create a significant change in the peak-hour level of service from that which would be computed in the absence of such trips at either the new interchange on Route 50 or at the northeast tract connection to Routes 29-211, additional transportation strategies shall be developed to reduce the peak-hour effect of the incremental trips to a level commensurate with the allowable trips.

If the total peak-hour generated trips after occupancy of 2.4 million square feet of commercial uses exceed 75% of 3,300 inbound a.m. trips or 75% of 2,971 outbound p.m. trips, issuance of building permits for commercial uses in excess of 3.0 million square feet may be deferred by the Board of Supervisors for a period not to exceed two years to allow development and implementation of additional transportation strategies designed to assure that at the time of occupancy of the total of 3.6 million square feet of commercial use, the peak-hour traffic generated by the subject property and the companion tract shall not exceed the above projections:

In order to agree impartially on the degree of the incremental impact (if any) and the most practical strategies for implementation (if required) traffic recommendations developed by the transportation coordinator shall be submitted to the Board of Supervisors. If the Board of Supervisors does not agree with the traffic analysis, the Board of Supervisors shall submit said analysis for review to an arbitration board. Said arbitration board shall consist of the following members:

- (1) One representative transportation consultant appointed by Fairview Park developer.
- (2) One representative transportation consultant appointed and paid for by the undersigned.
- (3) One representative transportation consultant appointed by Fairfax County Board of Supervisors.
- (4) One representative transportation engineer appointed by VDH&T. All expenses incurred for the transportation engineer appointed by VDH&T shall be paid by the developers of the subject tract and the companion tract and/or occupants of the commercial uses.

If the said arbitration board cannot reach a consensus opinion on the said analysis, a fifth traffic consultant shall be appointed by the four traffic consultants selected pursuant to the above procedure. The decision of the fifth transportation consultant concerning the accuracy of said analysis shall be binding upon all parties.

Upon approval of the arbitration board, appropriate transportation strategies shall be instituted as soon as practical. If the peak-hour traffic levels are under the allowable limits, no action shall be taken.

In the event that revised strategies shall be required as described, additional monitoring and/or analysis shall be conducted to determine the adequacy of the revised strategies and the results submitted to the Board of Supervisors of Fairfax County for review and additional procedures in accord with the provisions of this proffer shall be undertaken if requested by the Board of Supervisors. In the event additional monitoring and/or analysis and/or revised strategies shall be required from time-to-time in accord with this provision, the costs of the revised strategies and the additional monitoring and/or analysis shall be paid by the developers of the subject property and the companion property and/or occupants of the commercial uses.

8. Construction vehicles shall be prohibited from using streets (for example, Pine Spring Road, Woodberry Lane and Cedar Hill Road) which are primarily residential in nature. The undersigned shall take all reasonable measures to insure enforcement of this provision.

COSTAIN WASHINGTON INC.

By: [Signature]

Thomas S. [unclear] - [unclear] [unclear]

By: [Signature]

Edward S. [unclear] J. A. [unclear] Co.

[Signature]

John William Chiles
Executor of the Estate of
Earl N. Chiles, Sr.

June 28, 1982

P R O F F E R S

FDP 80-P-073-1

Pursuant to Section 15.1-491(a) of the 1950 Code of Virginia, as amended, the undersigned hereby proffers the following conditions provided the Final Development Plan is approved:

1. The proffers of Rezoning 80-P-073, as revised May 5, 1981, remain in full force and effect.
2. With the exception of a crossing of the dam or stream below the dam, an 8 foot wide TX-2 Type 1 trail shall be constructed along the periphery of the proposed lake. If practical, developer shall utilize a wood chip or gravel surface on the trail areas that are not adjacent to the Spine Road.
3. Clearing and/or grading of the property will be restricted to that area proposed by the FDP.
4. Exterior pedestrian access shall be provided for the retail area of Building A.
5. The applicant agrees to contribute \$27,500, which is its one-half share of a total of \$55,000 cash contribution, for the purpose of establishing a stormwater 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 for this contribution relieves the applicant and/or its successors in title (to any of the property which was the subject of rezoning application RZ-80-P-073) of any further financial responsibilities for said program.

COSTAIN WASHINGTON INC.

By Sam Stern
Sam Stern

By Richard S. Coffman
Richard S. Coffman

PLANNED DEVELOPMENT COMMERCIAL DEVELOPMENT PLAN CONDITIONS/PROFFERS

RZ-80-P-073

February 2, 1983

The undersigned hereby proffers that in the event the subject property is developed at 600 dwelling units and the Requested Proffered Condition Amendment and Final Development Plan are approved by the Board of Supervisors, the development of the subject property shall be substantially in accord with the Final Development Plan submitted and titled "Final Development Plan -- Lakeland" prepared by Deuberry & Davis as revised on January 27, 1983 and subject to the following conditions:

1. Reaffirmation of the original proffers and Conceptual Development Plan accepted by the Board of Supervisors in conjunction with RZ-80-P-073, with the exception that proffer #1 be revised from 450 residential units to 600 residential units (with the floor area remaining at 875,000 GSF), and that proffer #3a be revised to provide for two tennis courts, one multi-purpose court and two tot lots.

2. The number of dwelling units shall not exceed 600.

3. In areas of 70-75 dBA Ldn, the applicant agrees to take the following measures in order to mitigate the impact of highway noise:

a. Construction materials and techniques which are known to have physical properties or characteristics achieving STC rating of 45 for the exterior walls.

b. The windows will be either double glazed or fitted with storm windows.

4. In areas of 65-70 dBA Ldn, the applicant agrees to take the following measures in order to mitigate the impact of highway noise:

a. Construction materials and techniques which are known to have physical properties or characteristics achieving STC rating of 39 for the exterior walls.

b. The windows will be either double glazed or fitted with storm windows.

5. The applicant will construct an architecturally solid, 6 foot high wood fence flush with the ground surface so as to enclose the rear yard privacy area of those units where the rear yard faces Lee Highway.

6. The applicant will provide a natural buffer along its frontage of Lee Highway which will average approximately 50 feet subject to modification as may be necessitated as a result of Lee Highway improvements required by VDM&T. Subject to the approval of the Virginia Department of Highways & Transportation (VDM&T), said buffer will be supplemented by the installation of additional plant materials in those areas as generally reflected on the schematic drawing titled "Lee Highway Streetscape" prepared by Deberry & Davis and dated January 11, 1983.

7. The applicant shall install a combination of street trees, evergreens and understory plant materials in areas permitted by the VDM&T north and east of the site's frontage and in the median along Route 29/211 as shown on the plan titled "Lee Highway Streetscape" prepared by Deberry & Davis and dated January 11, 1983. This commitment shall be subject to obtaining any approvals necessary from private landowners at no cost to the applicant enabling applicant to plant such materials.

8. The applicant will install the trail and walkway network as shown on the Final Development Plan. Pedestrian trails/crossings of streets will be constructed with curb cut ramps and warning signs where permitted by VDM&T. The trails will be constructed with a maximum slope of ten percent.

9. The applicant shall provide for development of the northernmost shoreline of the lake to include recreational facilities, gazebo, pier, trail network and landscaping as shown on the Final Development Plan.

10. In accordance with the schematic attached hereto and designated as attachment entitled "Master Plan Pine Spring Park," the applicant shall provide off-site improvements including landscaping and trail construction within Pine Spring Park and a trail system within the subject site. This commitment shall be subject to obtaining necessary assessments at no cost to the applicant.

11. The cost of improvements detailed in Nos. 1, 8, 9 and 10 above shall be credited toward the \$300 per unit recreation requirement under the PDC District.

12. Applicant will make provisions to prohibit construction vehicular traffic through the residential community to the east, Pine Springs.

13. If requested by WQTA, the applicant at its expense will provide a bus shelter along the subject property's frontage. The provision of this bus shelter shall result in no greater dedications for road widenings than those which have been agreed hereto.

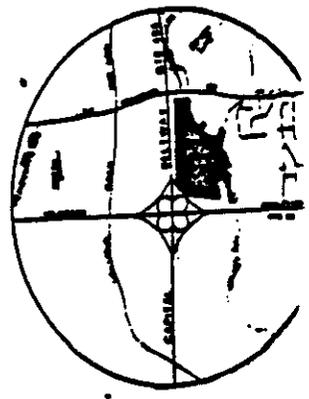
14. Subject to VDM&T approval, construction of a raised median for Lee Highway (Route 29) in the proximity of its intersection with Lakesford Drive. This raised median should be designed to incorporate a pedestrian landing where possible. These improvements to Lee Highway will be designed and constructed at the request of and to the satisfaction of VDM&T.

15. Subject to the existing proffer statement, if feasible, and subject to grant of all necessary governmental approvals and permits, a pedestrian crossing shall be provided at one of the two existing concrete box culverts under Route 29/211. Such access shall be made available for pedestrian traffic no later than two years after commencement of construction upon residential dwelling units to be located within the northwest portion of the residential component of the subject property.

CARA PROPERTIES, INC.

By: John E. Cowles
John E. Cowles, President

02/28/83



VICINITY MAP

Capital Beltway I-495

FDP 80-P-073

1	2	3	4	5	6	7	8	9	10
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51	52	53	54	55	56	57	58	59	60
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91	92	93	94	95	96	97	98	99	100

1. This site plan shows the layout of the proposed development, including the location of the main building, parking areas, and other structures. The plan is based on the site survey and the proposed site plan.

2. The main building is located in the center of the site and is surrounded by parking areas. The parking areas are located to the north, east, and south of the main building.

3. The site plan also shows the location of the proposed parking areas, including the number of parking spaces and the location of the parking areas. The parking areas are located to the north, east, and south of the main building.

4. The site plan also shows the location of the proposed structures, including the location of the main building, the parking areas, and the other structures. The structures are located to the north, east, and south of the main building.

Legend

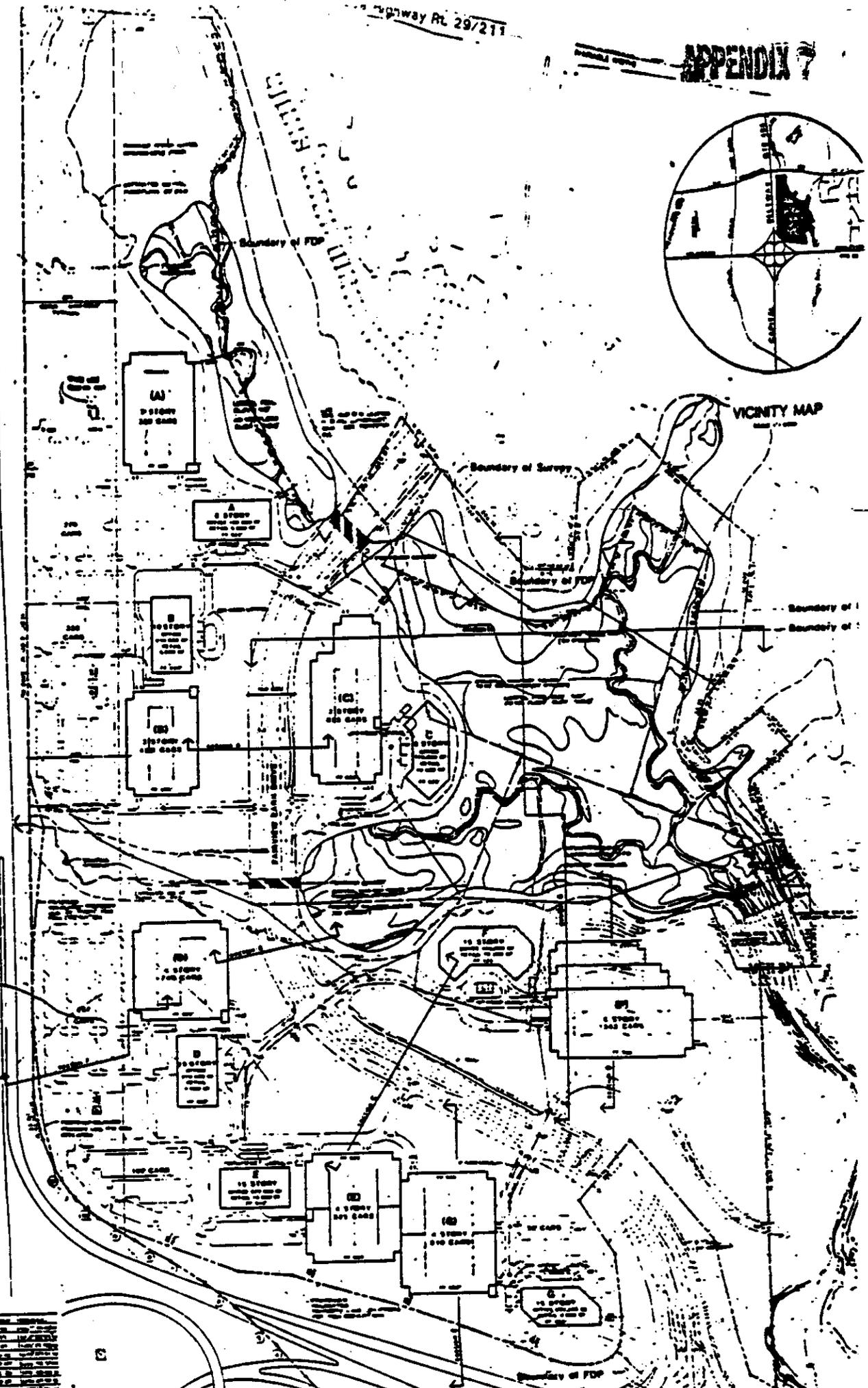
Proposed Main Building

Proposed Parking Area

Proposed Structure

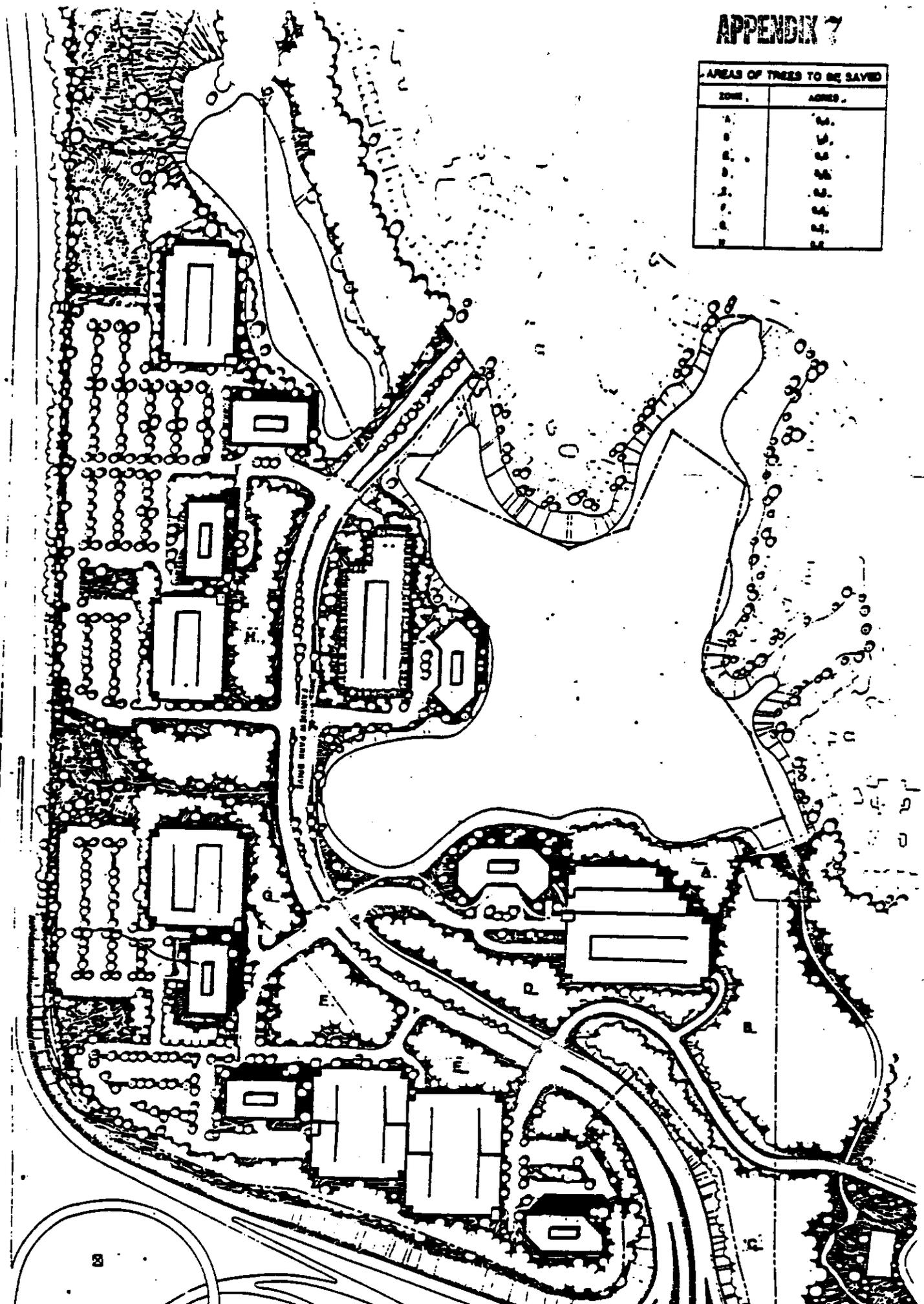
Table with 2 columns: Item, Description

1	Proposed Main Building
2	Proposed Parking Area
3	Proposed Structure
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100	Proposed Structure



APPENDIX 7

AREAS OF TREES TO BE SAVED	
ZONE	ACRES
1	1.1
2	1.2
3	1.3
4	1.4
5	1.5
6	1.6
7	1.7
8	1.8
9	1.9
10	2.0
11	2.1
12	2.2
13	2.3
14	2.4
15	2.5
16	2.6
17	2.7
18	2.8
19	2.9
20	3.0
21	3.1
22	3.2
23	3.3
24	3.4
25	3.5
26	3.6
27	3.7
28	3.8
29	3.9
30	4.0
31	4.1
32	4.2
33	4.3
34	4.4
35	4.5
36	4.6
37	4.7
38	4.8
39	4.9
40	5.0
41	5.1
42	5.2
43	5.3
44	5.4
45	5.5
46	5.6
47	5.7
48	5.8
49	5.9
50	6.0
51	6.1
52	6.2
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81	9.1
82	9.2
83	9.3
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85	9.5
86	9.6
87	9.7
88	9.8
89	9.9
90	10.0





COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

APPENDIX 7



August 28, 1984

Mr. Martin D. Walsh
950 North Glebe Road, Suite 300
Arlington, Virginia 22203

Re: Final Development Plan
Number FDP 80-P-073-3

Dear Mr. Walsh:

At a regular meeting of the Board of Supervisors held on July 30, 1984, the Board approved Final Development Plan FDP 80-P-073-3 in the name of Parkwest/Fairview Associates in Providence District subject to the following conditions:

1. Applicant will either retain trees or provide a landscaped earthen berm to screen the parking garages which serve Buildings A, C and F.
2. Applicant will install a traffic signal at the intersection of Routes 29-211 and the spine road subject to VDH&T approval and in accordance with the scheduling recommended by VDH&T.
3. Applicant will provide a 6 foot trail, constructed of a permanent land surface material along the entire edge of the lake on the subject property.
4. Applicant will provide right turn deceleration lanes on the spine road to each road.
5. Applicant will permit archaeological representatives of Fairfax County to perform studies, excavation and/or research as required in order to determine if there are any historical artifacts located on the property. The applicant reserves the right to retain any artifacts for an exhibit within one of its office buildings. It is hereby understood that such studies, excavation and/or research shall not interfere in any way with the construction on the subject property. Applicant shall give the County Archaeologist not less than 90 days notice prior to commencing any activities which will disturb any terrain or vegetation.

FDP 80-P-073-3
August 17, 1984

6. Applicant will not clear any greater than 50% of the clusters of trees shown on the Development Plan. Within the area designated "existing vegetation clusters", clearing activities will encompass not more than 50% of their individual land areas.
7. Applicant will provide for installation of signalization at the first intersection north of the interchange in the event that it is unable to demonstrate to VDH&T that the intersection will function at an acceptable level of service without signalization.
8. Applicant shall take reasonable steps to assure compliance with Condition #8 of the conceptual development plan as approved, that all heavy construction vehicles do not access through adjacent, neighboring, and nearby residential subdivisions when coming or departing from the application property.
9. Unless constructed by others prior to the issuance of a building permit for construction on the application property and subject to the granting of all necessary governmental approvals and permits, the pedestrian crossing shall be provided at one of the two existing concrete box culverts under Route 29.

Very truly yours,

Ethel Wilcox Register

EW Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR:mg

cc: Samuel A. Patteson, Jr.
Supervisor of Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Peter T. Johnson, Division Director
Zoning Evaluation Division
Ted Austell, III
Executive Assistant to the County Executive

PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve FDPA 80-P-073-3-1 located at 49-4 ((1)) part 56, development of the subject property shall be subject to the proffered conditions dated May 5, 1981 and accepted by the Board of Supervisors on May 18, 1981; and subject to the proffers dated June 28, 1982, accepted by the Board with FDP 80-P-073-1; subject to the proffered conditions dated February 2, 1982 and accepted by the Board of Supervisors on February 23, 1983; and subject to the following conditions which incorporate those conditions approved by the Board of Supervisors on July 30, 1984 with FDP 80-P-073-3:

1. Applicant will either retain trees or provide a landscaped earthen berm to screen the parking garages which serve Buildings A, C and F from the view of the townhouses north of the lake.
2. Applicant will install a traffic signal at the intersection of Routes 29-211 and the spine road subject to the approval of the Virginia Department of Transportation (VDOT) and in accordance with the scheduling recommended by VDOT.
3. Applicant will provide a six (6) foot wide trail within a twelve (12) foot public access easement along the entire edge of the lake on the commercial portion of the property. The trail shall be constructed of a permanent land surface material as approved by the Director, DEM
4. Applicant will provide right turn deceleration lanes on the spine road to each road connecting thereto. The Development Plan for FDPA 80-P-073-3-1 will be revised to show the left-turn lane into Building G.
5. Applicant will permit the County Archaeologist or his designated representative(s) to conduct a thorough Phase II archaeological test on the Building F portion of the property. Applicant will allow the indexing and removal of relics, reserving the right to retain any artifacts for an exhibit within one of its office buildings. The County Archaeologist will use his best efforts to complete the Phase II test by June 1, 1990, but all testing must be completed no later than September 1, 1990.

Applicant may elect to conduct said testing prior to June 1, 1990 using an independent archaeological resource firm, at the sole cost and expense of the Applicant. Completion of a Phase II archaeological test on this parcel, by either the County Archaeologist or an independent archaeological resource firm, will satisfy all requirements of this condition. It is understood that such studies, excavation and research will not interfere in any way with the construction schedule on the subject property. The applicant will notify the County Archaeologist a minimum of 10 days prior to any grading or disturbance of the site. The applicant will permit the County Archaeologist to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.

In regard to Parcel G, the applicant will permit the County Archaeologist to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.

6. Applicant will not clear any greater than 50% of the clusters of trees shown on the Development Plan approved with FDP 80-P-073-3. Within the area designated "existing vegetation clusters," clearing activities will encompass not more than 50% of the individual land areas. Permission to clear 50% of the clusters of trees within the commercial portion of the site shall not apply to the area containing Buildings and Parking Structures F and G.

Tree preservation and the limits of clearing and grading shall be provided as shown on the FDPA, revised March 16, 1989, and as approved by the County Arborist. In addition, plantings shall be provided as approved by the County Arborist to screen Parking Structure F from the view of the townhouses to the north of the lake. Also, existing vegetation between Building G and the frontages along Route 50 and Fairview Drive shall be retained where possible and supplemented with evergreen plantings in order to stabilize soils and prevent erosion. Such tree save and plantings shall be approved by the County Arborist prior to any disturbance of this site.

FAIRFAX COUNTY, VIRGINIA

NOV 27 1989

MEMORANDUM

ZONING EVALUATION DIVISION

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

DATE: NOV 27 1989

FROM: Lynda L. Stanley, Chief
Plan Development Branch, OCP

FILE NO: 338 (ZONING)

SUBJECT: Planning Analysis for: FDPA 80-P-073-3-2

This memorandum provides guidance from the Comprehensive Plan and a planning analysis of application FDPA 80-P-073-3-2 which requests a reduction in parking in conformance with revised parking standards and approval of all principal and secondary uses for the subject site. The issues identified in this analysis should be satisfactorily addressed before this application is considered favorably.

COMPREHENSIVE PLAN CITATIONS:

The 67.97-acre property is located in Community Planning Sector J7 (Pine Spring) of the Jefferson Planning District and Sub-tract A1 of the Route 50/I-495 Area in Area I. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

On Page I 62, under the "Northeastern Quadrant (Tract A), Local Development Objectives and Concerns" heading, the Plan states:

"(These are specific statements of policy which are applicable to the development of this tract. The precise recommendations for the development of each tract are contained in the subsequent section entitled Recommendations.)

.....

Route 50 Corridor

- 1. Maintain a substantial open space buffer of existing vegetation along the north side of Route 50 (with exceptions made only to provide desirable visibility to proposed campus-like development). This buffer will act to minimize visual, noise, and air pollution impacts from the Route 50 corridor on the interior of the tract.

Barbara A. Byron, Director
FDPA 80-P-073-3-2
Page Two

2. Maintain the stability and integrity of adjacent existing residential and nonresidential development. In particular, no land use activity or transportation improvement should be permitted which will impact existing development in such a way as to jeopardize its stability.

3. Primary vehicular access to Sub-Tract A1 should be via Route 29.

.....

Eastern Boundary of Tract A

1. Maintain an open space buffer adjacent to the Pine Spring Apartments and along the boundary with Melpar; however, provide for pedestrian access between existing and proposed development, coordinated with convenient mass transit facilities."

On page I 63, under the "Recommendations, Sub-Tract A1" heading, the Plan states:

"Consideration shall be given to the development of campus-like light industrial activities of an office or research and development nature on Sub-Tract A1, (as limited by Table 48) similar in character to the existing Melpar facility to the southeast, only on the condition that adequate vehicular access to the sub-tract from Route 29 and from Route 50 is constructed by prospective developers in a manner endorsed by the Virginia Department of Highways and Transportation and the County. In addition, consideration of campus-like light industrial development shall be contingent upon the following:

1. Construction of a four-lane internal collector road (with a 90' right-of-way) to serve the light industrial activity on Sub-Tract A1 via an at-grade intersection at Route 29 across from a realigned Shreve Road. (Due to the configuration of the VEPCO power lines, it is necessary to realign Shreve Road eastward and resolve certain topographical problems associated with this location.) This roadway shall be constructed in the manner shown on Map 32 to prevent its use as a major detour for through-traffic.

2. Discourage industrially related traffic and through-traffic from using existing and proposed residential streets by not constructing a major vehicular access from Sub-Tract A1 across the Holmes Run stream valley. Minor internal circulation between

Sub-Tracts A1 and A3 should be provided by a connection which intersects the four-lane internal collector service Sub-Tract A1 approximately 200' south of Route 29 in Sub-Tract A1.

3. Limitation of visibility for proposed development along the I-495 frontage to designated areas. The remainder of the frontage should be maintained as an open space buffer of existing vegetation, supplemented with landscaped berms.

4. By appropriate siting and the use of earth berms, minimize the visibility of surface parking serving this proposed light industrial development from the Route 50, Route 29, and the I-495 corridors.

In addition, there shall be compliance by prospective developers with all other conditions listed above as necessary under the primary option for Sub-Tract A1 of residential development at 5 to 8 units per acre.

Recognizing the present and projected levels of traffic congestion as well as the limited opportunities for vehicular access to the northeastern quadrant, it shall be the responsibility of the prospective developers to demonstrate to the Virginia Department of Highways and Transportation and to the County that the additional traffic generated by such a development can and will be accommodated adequately through the provision by the prospective developers of certain transportation improvements and a commitment to implement effective transportation strategies so as to reduce peak-hour traffic generation."

APR Item 88-PY-133, 138 on "LOCATIONAL GUIDELINES FOR CHILD CARE FACILITIES" states the following:

"In Fairfax County, as in other areas of the country, an increasing proportion of households need high-quality child care facilities. Such facilities should be encouraged in employment-generating and residential developments, particularly those developed as P-districts, to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.
2. Child care facilities should be located and designed in such a way as to ensure the safety of

3. Child care facilities should be located and designed in such a way as to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to their health or welfare.
4. Child care facilities should be located and designed so as to ensure safe and convenient access. Appropriate attention should be paid to parking and safe and effective on-site circulation of automobiles and pedestrians.
5. Child care facilities should be located and designed in such a way as to avoid undesirable traffic, noise, and other impacts upon the surrounding community. This objective might, in appropriate cases, be achieved by siting child care centers on the periphery of residential developments or in the vicinity of planned community recreation facilities.
6. Child care facilities are to be encouraged to be located convenient to the workplace.

Child care facilities are also appropriate in retail areas, like shopping centers, if they are situated and designed in such a way as to provide a safe and healthful environment for children. In determining the appropriateness of child care facilities in specific areas, consideration should be given to the criteria listed above."

APR Item 88-PY-137, "Clustering of Automobile-Oriented Commercial Uses", states the following:

"Drive-thru windows should be discouraged in these clusters unless they meet the general guidelines for such uses as provided in the following section.

GUIDELINES FOR DRIVE-THRU WINDOWS

Drive-thru windows for commercial establishments have the potential to cause serious traffic circulation problems both on- and off-site. In order to mitigate these problems, drive-thru windows should be approved only if the size and configuration of the lot are adequate to achieve a safe drive-thru window, parking circulation and pedestrian system. All activity generated by the use must be accommodated on the site. Noise, glare and other nuisance aspects related to drive-thru facilities must not adversely affect adjacent properties."

Barbara A. Byron, Director
FDPA 80-P-073-3-2
Page Five

The Comprehensive Plan map shows that the property is planned for Residential Use, 5-8 du/ac, and Public Park.

PLANNING ANALYSIS:

The following analysis identifies and discusses pertinent planning issues that relate to the proposed use on the application property.

Character of the Surrounding Area:

The subject property, Fairview Park, is located between Lee Highway and Arlington Boulevard, and east of the Capital Beltway. The adjacent property is planned for residential use at 8 to 12 du/ac and public park, and zoned PDC. The Melpar complex is planned for public park and industrial uses, and zoned I-3.

Planning Issues:

The proposed reduction of parking would not create any significant problems, since it would be in conformance with the County's new parking standards.

The application requests approval of all principal and secondary uses. The development plan states that the primary use of the site would be office. A list of seventeen secondary uses is proposed. Traffic from this site is a primary concern as stated in the Plan language. Each use must be evaluated to determine its appropriateness in an office complex and its impact on the transportation system. In order to properly evaluate the uses, the applicant needs to submit a list of the square footage, location, number of employees, and hours of operation for each use. This will be particularly important in the case of the proposed auto-oriented uses.

As a general guideline, all secondary uses should be contained within the building footprints and should serve Fairview Park. The uses should not be oriented to attract traffic from Arlington Boulevard or Lee Highway, or to service an outside area. The purpose of the secondary uses in Fairview Park is to reduce the dependence on the car and to provide services within close proximity to the work site.

If a secondary use requires a drive-through window, that use should come back in another application. It should show that it will not generate significant off-site traffic and meets the Plan criteria for drive-through windows.

Barbara A. Byron, Director
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Page Six

Some of the proposed secondary uses should also include a statement of justification, noting how they can appropriately fit into an office development. One example is the Institutional Uses (Group 3). Some of the group 3 uses would not be appropriate within an office building, such as boarding schools, convents, seminaries, group housekeeping units, private schools of special and general education. However, among the group 3 uses, child care centers and nursery schools may be appropriate.

Child care could be an appropriate use on this site, if it is situated and designed in such a way as to provide a safe and healthful environment for children. The convenience and the proximity to the workplace would be consistent with the locational guidelines for child care facilities. However, if the applicant plans to include this type of use on the site, the development plan should show how the locational guidelines for this type of use will be met, where the children's play area will be accommodated on this site, or how they will get the children to an off-site play area and where that off-site play area is located.

Note 5 on the development plan states that the buildings may have cellar space and that parking spaces will be provided for those uses that occupy the cellar space. It further states that parking spaces shown in the tabulation include parking for cellar space. There is a concern about the potential for additional leasable area resulting from the utilization of cellar areas. Although the cellar space is not calculated in the FAR by current Zoning Ordinance definition, it can be developed as leasable space, thus increasing the intensity of development on the subject property. The development plan has not defined a maximum amount of cellar space.

Suggested Measures to Address Planning Issues:

In order to properly evaluate the uses, the applicant should submit the size and location, number of employees, and hours of operation for each proposed use.

In determining the appropriateness of child care facilities in a specific location, consideration should be given to the criteria in the Plan language.

If a use requires a drive-through window, that use should come back in another application to show that it will not generate significant off-site traffic and meets the Plan criteria for drive-through windows.

Barbara A. Byron, Director
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Page Seven

The applicant should show how some proposed uses, such as the institutional (Group 3) uses and private clubs and public benefit associations fit into the buildings layouts.

Note 5 on the development plan should be removed to avoid confusion. If the applicant intends to use the cellar space, he should indicate how much space and what type of uses will be accommodated, so the impacts can be evaluated.

The line within the secondary use note that states "commercial off-street parking as a principal use" should be clarified.

LLS:MAM:mam

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

DATE: DEC. 8 1989

THRU: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environmental and Heritage Resources Branch, OCP

FROM: Paula J. Peak, Planning Technician *PJP*
Environmental and Heritage Resources Branch, OCP

FILE NO.: PEAK 226

SUBJECT: ENVIRONMENTAL ASSESSMENT for: FDPA 80-P-073-3-2
Park West/ Fairview
49-4 ((1)) 56-P

This environmental assessment includes the following elements:

- citations from the Comprehensive Plan that describe environmental policy for this property;
- a discussion of the environmental constraints and opportunities inherent to the property including a description of potential impacts that may result from the proposed development and the identification of possible solutions to remedy identified environmental issues; and
- a judgment concerning the acceptability of the proposal from the perspective of adopted environmental policy.

COMPREHENSIVE PLAN CITATIONS:

Comprehensive Plan guidance is the basis for the evaluation of this application. The following citations have been determined to have relevance to the application property and the development proposal.

On October 24, 1988, the Fairfax County Board of Supervisors approved the following amended language to the section of the Comprehensive Plan entitled "Water Quality and Quantity" in the "Environmental Recommendations" of the Introductory/Countywide Volume to read:

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ZONING EVALUATION DIVISION

- "3. Preserve or enhance surface water and groundwater quality throughout the County through the application of stormwater management best management practices (BMPs), point source pollution controls, and water quality sensitive land use planning."

On page I/C-75, under the section entitled "Physical Hazards" in the "Environmental Recommendations", the Comprehensive Plan states the following:

- "4. Protect steep slopes during the construction phase of development, especially where they occur in conjunction with erodible soils.
5. Strengthen sediment control practices where erodible soils would adversely affect wetlands or streams."

On October 24, 1988, the Board of Supervisors approved the following amended language in the "Physical Hazards" section of the "Environmental Recommendations" found in the Introductory/Countywide volume of the Comprehensive Plan:

- "1. Ensure that land use planning is responsive to the constraints imposed by such factors as floodplains, wetlands, slippage soils, steep slopes, erodible soils, septic limitation areas, aquifer recharge zones, high water table soils, and poor drainage conditions."

On page I/C-75, under the section entitled "General" in the "Environmental Recommendations", the Comprehensive Plan states the following:

"If impact assessments are significant, appropriate remedial measures such as . . . maintaining extensive vegetative/open space buffers should be initiated either individually and/or collectively to insure that the proposed development maintains an ecological balance with the ambient environment.

2. Natural vegetation, particularly trees shall be preserved, maintained, and utilized as air, noise and water quality and quantity control devices to the maximum extent possible."

ENVIRONMENTAL ISSUES AND PROPOSED SOLUTIONS:

This section characterizes the environmental constraints and opportunities inherent to the site that would effect and/or be affected by any significant development proposal. Particular emphasis is given to the identification of potentially harmful environmental impacts. Proposed solutions are acceptable remedies to the issues that have been identified. There may be other acceptable solutions that have not been identified by staff.

Water Quality

Issue:

The subject property is in the Cameron Run watershed; most of the site drains into Reservoir 2A (Lake Fairview), however the southeastern portion of the site drains towards Holmes Run downstream of Lake Fairview. The applicant has proposed numerous commercial and office uses including retail, fast food restaurants and quick-service food stores. The applicant has not however indicated on the most recently submitted plan dated November 16, 1989 the location of these facilities.

Typical road and parking lot runoff has been shown to contain a wide variety of hydrocarbons (petroleum products from automobiles), some of which are toxic and/or carcinogenic. While the environmental impacts of hydrocarbon runoff are not fully known, it is suspected that these substances persist in the environment and that their continued accumulation may have an adverse impact on aquatic life.

Runoff of hydrocarbons has been shown to be strongly related to land use. In general, the highest concentrations of hydrocarbons in runoff have been detected in areas characterized by intense commercial development. Parking lots and other surfaces characterized by high amounts of vehicle traffic are suspected of producing particularly high concentrations of hydrocarbons in runoff.

Proposed Solution:

In order to reduce hydrocarbon concentrations in runoff, it is recommended that hydrocarbon removal measures be provided for "vehicle intensive" uses. Possible hydrocarbon removal measures include the use of vegetated filter strips, infiltration trenches and other methods that promote infiltration, created "artificial" wetland best management practices (BMPs), wet stormwater detention BMPs, extended dry BMPs and oil/grit separators.

The applicant should provide some type of hydrocarbon removal measure for the portions of the subject property which are not being served by Lake Fairview. One or more oil/grit separators located in the southeastern portion of the site may be appropriate.

Where oil/grit separators are provided, they should be designed in substantial conformance with the methods recommended in chapter 8 of the Metropolitan Washington Council of Governments (COG) document entitled Controlling Urban Runoff or with other methods approved by DEM. The oil/grit separator(s) should be cleaned via vacuum pumping at least four times per year. The qualifications of the maintenance operator should be reviewed and approved by the appropriate Fairfax County agency as determined by DEM. Oil/grit separator maintenance records should be kept on-site and should be made available to County officials upon request.

Issue:

A majority of the site is composed of highly erodible soils.

Proposed Solution:

Extra erosion and sediment controls should be used on the site during construction in order to protect downstream water quality and Lake Barcroft and in order to meet the goals embodied in the work of the Upper Holmes Run Environmental Monitoring Advisory Committee. The applicant should contact the Storm Drainage Branch of the Department of Public Works (DPW) for more details. The applicant, by previous proffer, is to also participate in the maintenance of Lake Fairview (see attached memorandum).

Tree Preservation

Issue:

Portions of the site which have not already been cleared for Fairview Park Drive are heavily wooded with mixed hardwoods and pines.

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Park West/ Fairview
Page Five

Proposed Solution:

The applicant should submit a tree preservation plan to the County Arborist for review and approval prior to any site plan or grading plan approval from the Department of Environmental Management.

CONCLUSION:

The environmental issues and/or constraints identified above should be addressed by the applicant. The Environmental and Heritage Resources Branch of OCP finds this application to be in conformance with the environmental policies of the Comprehensive Plan if suitable mitigation measures are identified, adopted, and implemented. It is recommended that the applicant accept each of the suggested solutions to the issues or propose alternatives that are agreed to by staff prior to the anticipated publication date of the staff report.

BGD:PJP

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director DATE: November 3, 1989
Zoning Evaluation Division, OCP

FROM: John C. Herrington, Chief JCH/PLW
Site Analysis Section, OT

FILE: 3-4 (RZ 78-P-130 & RZ 80-P-073)/SITE1 321

SUBJECT: Transportation Impact

REFERENCE: FDPA 80-P-073-3-2; Park West/Fairview Associates
Traffic Zone: 987
Land Identification Map: 49-4 ((1)) 56 pt.

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced application. These comments are based on plans made available to this Office dated September 8, 1989.

Review of the application indicates that the following concerns should be addressed by the applicant:

- o Verification that all the itemized principal and secondary uses are permitted under the approved rezoning for the subject site.
- o The need to remind the applicant of the transportation-related proffers under RZ 78-P-130 and RZ 80-P-073. Of particular relevance is the limiting of the subject development to 75 percent of 3,300 inbound AM peak hour trips and 75 percent of 2,971 outbound PM peak hour trips until the trip generation rates included in the rezoning traffic study are verified.

JCH/BO: sb

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NOV 29 1989

ZONING EVALUATION DIVISION



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
10777 MAIN STREET
FAIRFAX, 22030

RAY D. PETHTEL
COMMISSIONER

CLAUDE D. GARVER, JR.
DISTRICT ENGINEER

October 13, 1989

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning
County of Fairfax
4050 Legato Road, 7th Floor
Fairfax, Virginia 22033

RE: FDPA 80-P-073-3-2
Park West/Fairview Associates
Tax Map No. 49-4, ((1)) 056

Dear Ms. Byron:

This office has reviewed the Final Development Plan Amendment relative to rezoning application 80-P-073, and offer the following comment.

The applicant is requesting an amendment to reduce parking on the site in conformance with the recently adopted revisions to the County's Zoning Ordinance with no change to other development conditions. The revision to the site's parking requirement should be illustrated on the development plan to reflect the number of provided spaces at the reduced rate.

If you should require any additional information, do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Noreen H. Maloney".

Noreen H. Maloney
Transportation Engineer

NHM:wk

cc: Mr. R. D. Harrison
Mr. S. K. Pant

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OCT 16 1989

ZONING EVALUATION DIVISION

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

DATE: 10-23-89

RECEIVED
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FROM: John W. Koenig, Director *JK*
Utilities Planning and Design Division
Department of Public Works

OCT 25 1989

ZONING EVALUATION DIVISION

SUBJECT: Rezoning Application Review

Name of Applicant/Application: PARK WEST / FARVIEW ASSOCIATES

Application Number: 80-P-073-3-2

Type of Application: Final Development plan Amendment

Information Provided

Application: YES

Development Plan: YES

Other: YES - STATEMENT OF JUSTIFICATION

Date Received in UP&DD: 10-10-89

Date Due Back to OCP: 11-3-89

Site Information

o Location: TAX MAP 49-4/01/56-21

o Area of Site: 67.97 ACRES

o Rezoned from PDC to _____

o Watershed/Segment: CAMPBELL RUN / 1 MEMORIAL

I. Drainage

o Master Drainage Plans: _____

HOL 3 (IAP) CONSTRUCT FLOODWALL IN VICINITY OF ARNOLD LANE TO PREVENT FLOODING OF 3342 & 3344 ARNOLD LANE

o UP&DD Ongoing County Drainage Projects: _____

o UP&DD Drainage Complaint Files:
Yes _____ No

Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, Describe: _____

II. Trails:

_____ Yes No

Any Trail projects pending funding approval on this property?

If yes, Describe: _____

_____ Yes No

Any funded trail projects affected by this rezoning?

If yes, Describe: _____

III. School Sidewalk Program:

_____ Yes No

Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, Describe: _____

_____ Yes No

Any funded sidewalk projects affected by this rezoning?

If yes, Describe: _____

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

_____ Yes No

Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, Describe: _____

_____ Yes No

Any ongoing E&I projects affected by this rezoning?

If yes, Describe: _____

V. Other UP&DD Projects or Programs:

_____ Yes No

Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this rezoning?

If yes, Describe: _____

Other Program Information:

Application Name/Number: PARK WEST / FAIRVIEW ASSOC. FDPA 80-P-0733

***** UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS *****

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics.

DRAINAGE RECOMMENDATIONS: APPLICANT TO PARTICIPATE IN THE MAINTENANCE OF LAKE FAIRVIEW AS PER EXECUTED AGREEMENTS. APPLICANT TO PROFFER EXTRA SEDIMENT AND EROSION CONTROL MEASURES FOR THIS ENVIRONMENTALLY SENSITIVE AREA

TRAILS RECOMMENDATIONS: NONE

SCHOOL SIDEWALK RECOMMENDATIONS: NONE

SANITARY SEWER E&I RECOMMENDATIONS:

YES NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I recommendations: NONE

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: NONE

UP&DD Internal Sign Off by:
Planning Support Branch (~~Bill Henry~~)
Public Improvements Branch (Walt Wozniak)
Stormwater Management Branch (Bill Henry)


BT

FINAL DEVELOPMENT PLAN AMENDMENT

FDDPA 80-P-073-3-2

DA 80-P-073 -32
FILED 09/20/89

PARK WEST/FAIRVIEW ASSOCIATES
DEVELOPMENT PLAN AMENDMENT

PROPOSED: OFFICE, PERMITTED PRINCIPAL & SECONDARY USES,
& PARKING REDUCTION

APPROX. 67.97 ACRES OF LAND; DISTRICT - PROVIDENCE

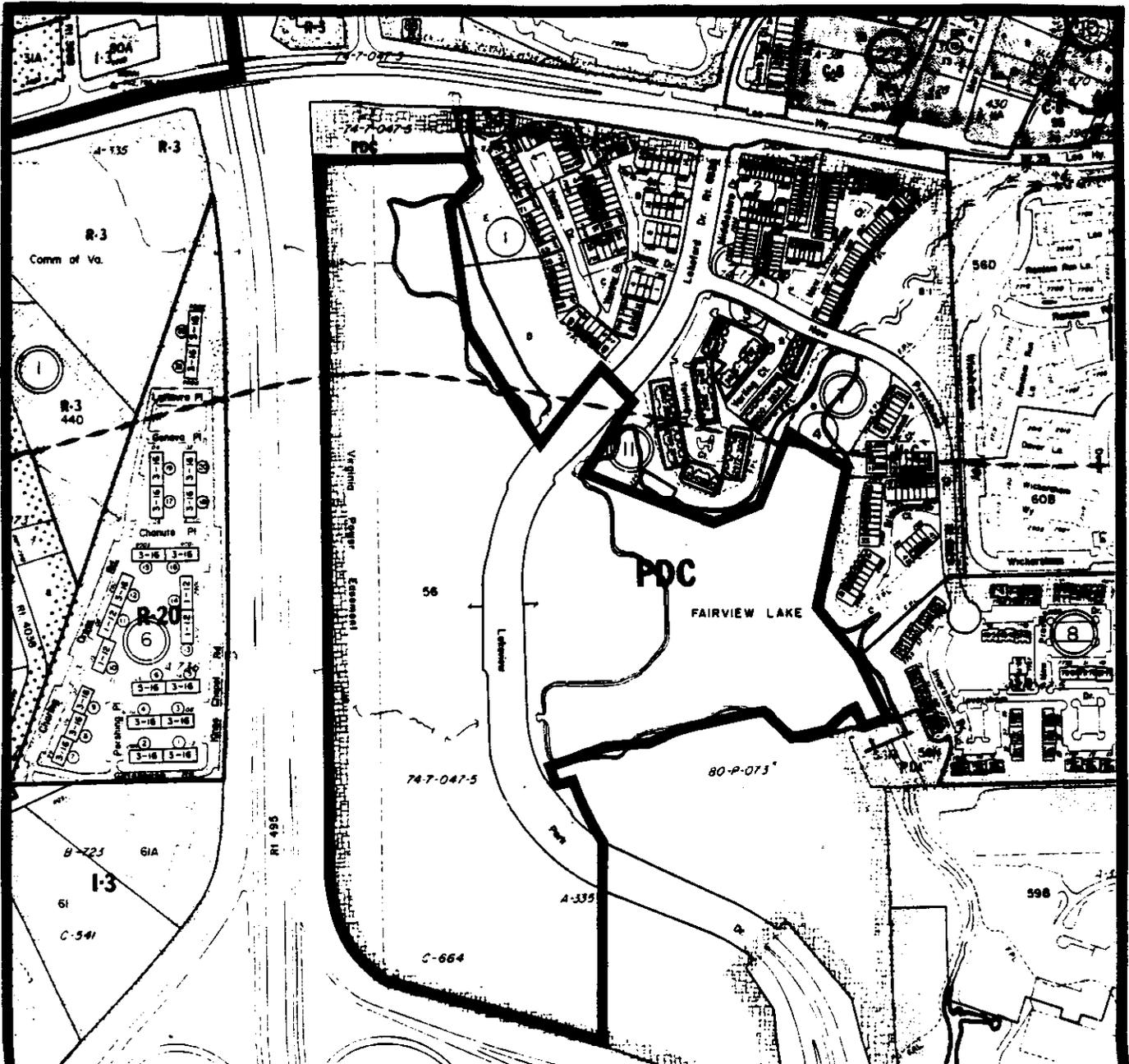
LOCATED: N.E. QUADRANT OF THE INTERSECTION OF RT.
50 AND RT. 495

ZONING: PDC

OVERLAY DISTRICT(S): HC

MAP REF

049-4- /01/ /0056- P



Fairfax
County
Park
Authority



Memorandum

APPENDIX 14

October 11, 1989

TO: Barbara A. Byron, Director
Zoning Evaluation Division - OCP

FROM: Dorothea L. Stefen, Plans Review *DL*
Division of Planning & Land Acquisition - FCPA

SUBJECT: FDPA 80-P-073-3-4
49-4((1))56 pt.

The Fairfax County Park Authority staff has reviewed the above referenced application and has determined it would have no adverse effects on the Fairfax County Park Authority.

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OCT 12 1989

ZONING EVALUATION DIVISION

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division, OCP

DATE: **OCT 20 1989**

FROM: *NDR*
N. Dianne Rowe, Trails Planner
Public Facilities and Services Branch, OCP

FILE NO. 73 (cantor)

SUBJECT: Trails Program Requirements for FDPA 80-P-073-3-2

The trails Plan Map indicates that trails will be required in the following locations:

Holmes Run- an 8-foot wide type I, (asphalt) trail within a 20-foot wide public access easement.

Additional trails recommendations may be forthcoming from the Fairfax County Park Authority, the Northern Virginia Regional Park Authority, and/or the Department of Public Works.

Final determination of trail location and design will be made by DEM in consultation with the Trails Planner at the time of subdivision or site plan review.

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OCT 23 1989

ZONING EVALUATION DIVISION

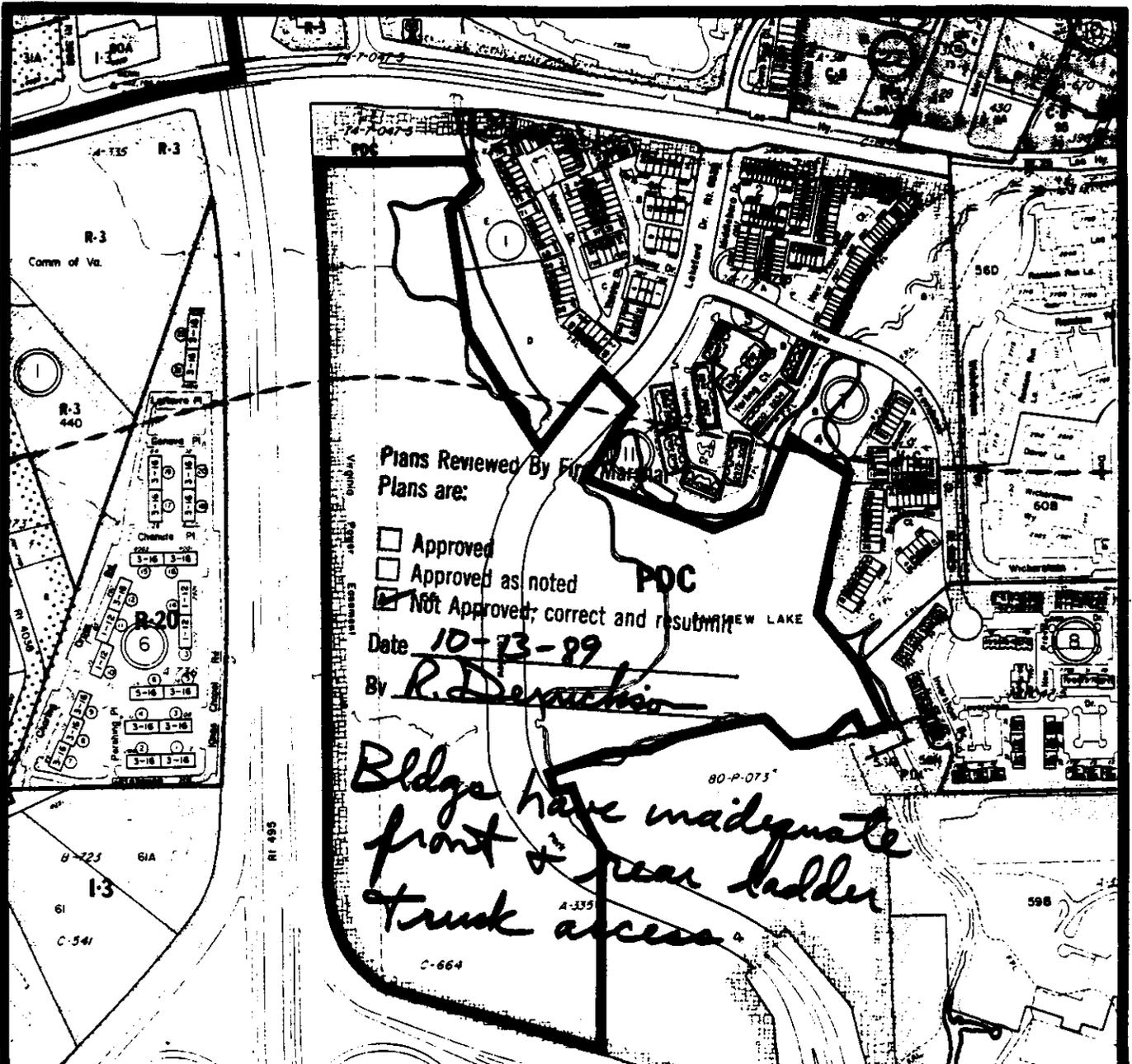
FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 80-P-073-3-2

APPENDIX 16

DA 80-P-073 -32
FILED 09/20/89

PARK WEST/FAIRVIEW ASSOCIATES
DEVELOPMENT PLAN AMENDMENT
PROPOSED: OFFICE, PERMITTED PRINCIPAL & SECONDARY USES,
& PARKING REDUCTION
APPROX. 67.97 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: N.E. QUADRANT OF THE INTERSECTION OF RT.
50 AND RT. 495
ZONING: PDC
OVERLAY DISTRICT(S): HC
MAP REF 049-4- /01/ /0056- P



October 19, 1989

APPENDIX 1 6

TO: STAFF COORDINATOR (246-3387)
ZONING EVALUATION BRANCH, OCP
CENTERPOINTE
4050 LEGATO ROAD, 7TH FLOOR

FROM: PATRICIA HANNINGTON, (246-4386)
RESEARCH AND PLANNING SECTION
FIRE AND RESCUE DEPARTMENT

SUBJECT: FIRE AND RESCUE DEPARTMENT PRELIMINARY ANALYSIS,
REZONING APPLICATION FDPA 80-P-073-3-2 (PDC)

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject rezoning application:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station # 18 - Jefferson.
2. After construction programmed for FY _____, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility, however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

JD/sb
FSA-209
(Rev. 12/87)

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OCT 24 1989

APPENDIX 1 ?

Date: 10/19/89

TO: Staff Coordinator (Tel.: 246-3387)
Zoning Evaluation Branch
3rd Floor, City Square Office Building

FROM: Planning Branch (Tel.: 698-5600 ext. 384)
Engineering and Construction Division
Fairfax County Water Authority

Subject: Water Service Analysis, Rezoning Application FDPA 80-P-073-3-2

The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is ^{NOT} located within the franchise area of the Fairfax County Water Authority
2. Adequate water service is not available at the site.
3. Offsite water main extension is not required.
4. The nearest adequate water main available to provide service is a 0 inch main located at the property. See enclosed property map.
5. Other pertinent information or comments:

CITY OF FALLS CHURCH SERVICE AREA.

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OCT 25 1989

FINAL DEVELOPMENT PLAN / AMENDMENT

FDPA 80-P-073-3-2

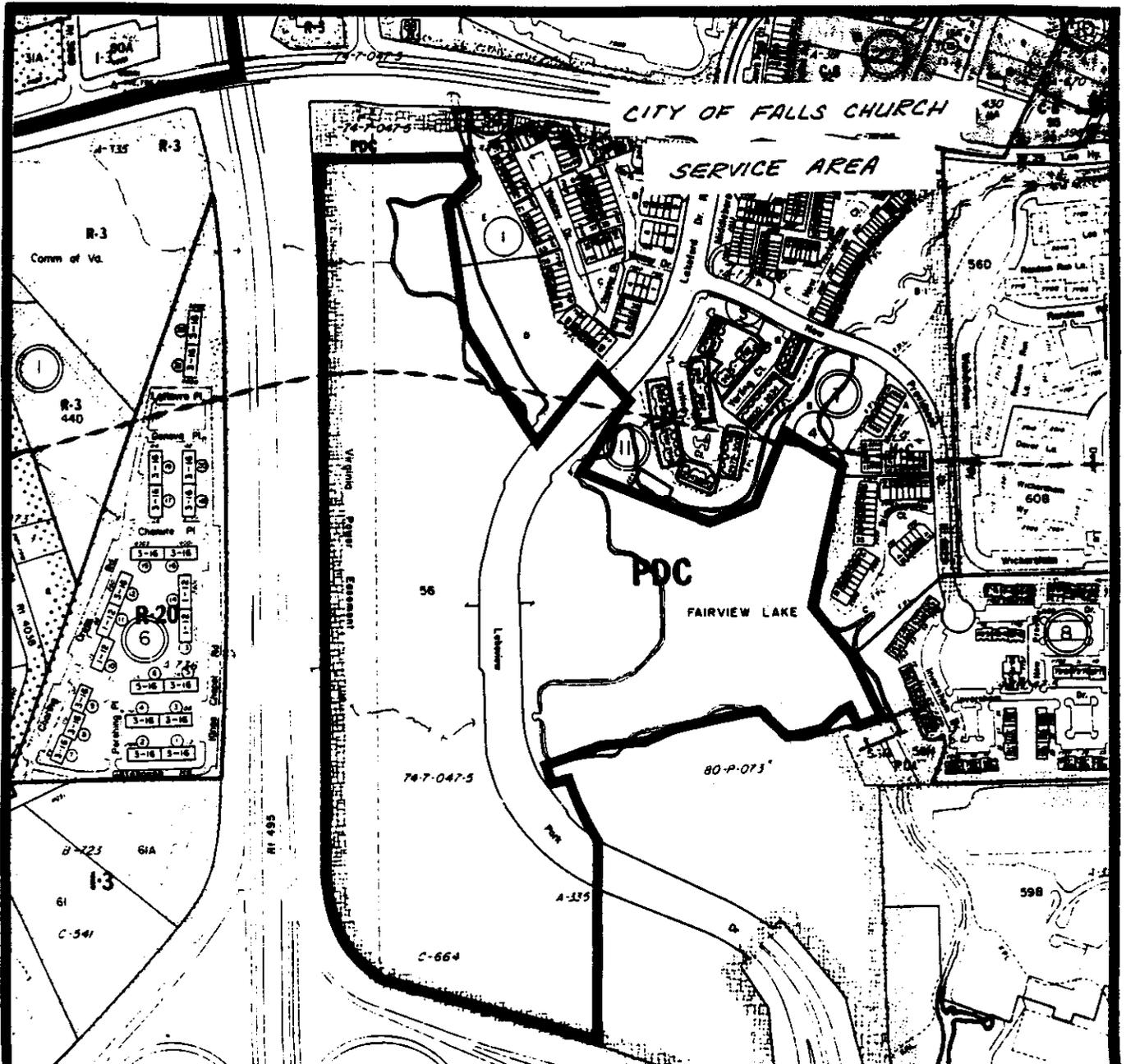
DA 80-P-073 -32
FILED 09/20/89

PARK WEST/FAIRVIEW ASSOCIATES
DEVELOPMENT PLAN AMENDMENT
PROPOSED: OFFICE, PERMITTED PRINCIPAL & SECONDARY USES,
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ZONING: PDC
OVERLAY DISTRICT(S): HC

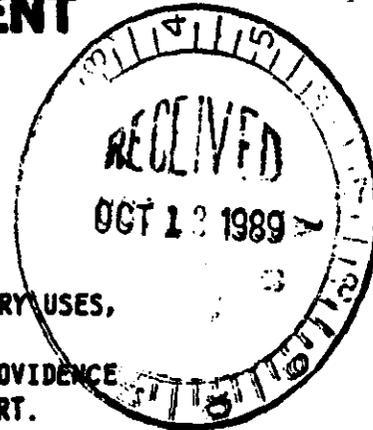
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FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 80-P-073-3-2



DA 80-P-073 -32
FILED 09/20/89

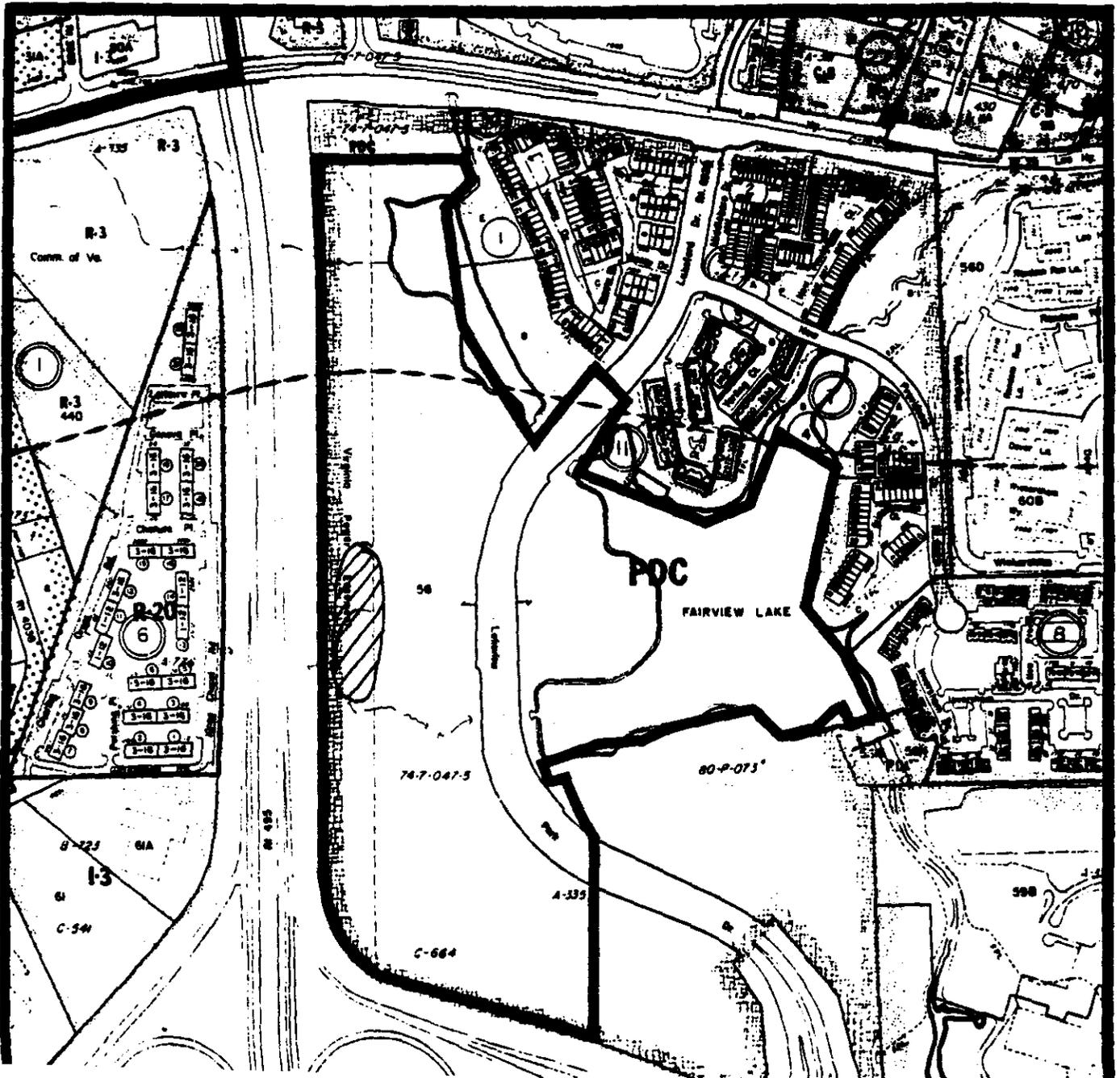
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APPROX. 67.97 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: N.E. QUADRANT OF THE INTERSECTION OF RT.
50 AND RT. 495

ZONING: PDC
OVERLAY DISTRICT(S): HC

MAP REF

049-4- /01/ /0056- P



6-205

FAIRFAX COUNTY ZONING ORDINANCE

6-205

Special Exception Uses

- 1. Any use presented in Sections 202 and 203 above, when such use is not specifically designated on an approved final development plan.
- 2. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Fast food restaurants

6-206

Use Limitations

- 1. All development shall conform to the standards set forth in Part 1 of Article 16.
- 2. All uses shall comply with the performance standards set forth in Article 14.
- 3. The standards set forth in Articles 8 and 9 may be used as a guide in considering all uses presented in Sect. 203 above as a Group or Category use. All Category 3 uses and all Group 3 medical care facility uses, however, shall be subject to the review procedures presented in Part 3 of Article 9.
- 4. Secondary uses shall be permitted only in a PDC District which contains one or more principal uses. The gross floor area devoted to dwellings as a secondary use shall not exceed fifty (50) percent of the gross floor area of all principal uses in the development. The gross floor area of all other secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development.

The floor area for dwellings shall be determined in accordance with the gross floor area definition except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.
- 5. Secondary uses shall be designed to serve primarily the needs of the residents and occupants of the planned development in which they are located. Such uses shall be designed so as to maintain and protect the character of adjacent properties, and shall be conducted entirely within an enclosed building, with no outside display, except those uses which by their nature must be conducted outside a building.
- 6. Service stations shall be permitted only under the following conditions:
 - A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related.
 - B. In connection with such service stations, there shall be no vehicle or tool rental; no outside storage or display of goods offered for sale; and no more than two (2) vehicles that are wrecked, inoperable or abandoned may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, and in no event shall any one such vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

7. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.
8. All uses shall be permitted only in the location shown on the approved final development plan. Once constructed, any alteration to a given structure or change in a given use shall be governed by the regulations of that R or C zoning district which most closely characterizes the given development, such R or C district to be determined by the Zoning Administrator subject to review by the Board. A desired alteration or change in use which represents a substantial departure from the approved final development plan or any use presented in Sections 202 and 203 above, not specifically designated on an approved final development plan, shall be allowed only after amendment of the final development plan in accordance with the provisions of Par. 10 of Sect. 16-402.
9. Notwithstanding the provisions of Par. 4 and 5 above, housing for the elderly as a secondary use need not be designed to serve primarily the needs of the residents and occupants of the planned development in which located but shall be designed so as to maintain and protect the character of adjacent properties. The gross floor area devoted to housing for the elderly as a secondary use shall not exceed fifty (50) percent of the gross floor area of all uses in the development.
10. Fast food restaurants shall be permitted only in accordance with the following:
 - A. Fast food restaurants may be permitted as a secondary use when located in a nonresidential structure containing at least one (1) other permitted principal or secondary use, in accordance with the following:
 - (1) Such fast food restaurants shall be oriented to cater primarily to occupants and/or employees in the structure in which located, or of that structure and adjacent structures in the same building complex which are accessible via a clearly designated pedestrian circulation system; and
 - (2) Such use(s) shall comprise not more than fifteen (15) percent of the gross floor area of the structure.
 - B. Fast food restaurants may be permitted by special exception when located within a freestanding structure containing four (4) or more fast food restaurants, in accordance with the use limitations of this Section and upon a determination by the Board that:
 - (1) The freestanding structure is designed as an integral component of a building complex which is integrated into a pedestrian system serving the principal use(s); and
 - (2) The structure is designed and located so as to be clearly oriented toward the interior of the PDC development, and to be primarily pedestrian-oriented. Vehicular access to the use shall be limited to service vehicles and shall be provided via the internal circulation system of the building complex.
11. Veterinary hospitals shall be within a completely enclosed building, such building being adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area.

6-207

FAIRFAX COUNTY ZONING ORDINANCE

6-207

Lot Size Requirements

1. **Minimum district size:** No land shall be classified in the PDC District unless the Board finds that the proposed development meets at least one (1) of the following conditions:
 - A. The proposed development will yield a minimum of 100,000 square feet of gross floor area.
 - B. The proposed development will be a logical extension of an existing P District, in which case it must yield a minimum of 40,000 square feet of gross floor area.
2. **Minimum lot area:** No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. **Minimum lot width:** No requirement for each use or building.

6-208

Bulk Regulations

1. **Maximum building height:** Controlled by the standards set forth in Part 1 of Article 16.
2. **Minimum yard requirements:** Controlled by the standards set forth in Part 1 of Article 16.
3. **Maximum floor area ratio:** 1.5, which may be increased by the Board, in its sole discretion, up to a maximum of 2.5 in accordance with and when the conceptual and final development plans include one or more of the following:
 - A. More open space than the minimum required by Sect. 209 below - Not more than 2% for each additional 1% of the gross area provided in open space.
 - B. Unique design features and amenities within the planned development which require unusually high development costs and which achieve an especially attractive and desirable development, such as, but not limited to, terraces, sculpture, reflecting pools and fountains - As determined by the Board in each instance, but not to exceed 35%.
 - C. Below-surface off-street parking facilities - Not more than 5% for each 20% of the required number of parking spaces to be provided.
 - D. Above-surface off-street parking facilities within an enclosed building or structure - Not more than 3% for each 20% of the required number of parking spaces to be provided.

6-209

Open Space

1. 15% of the gross area shall be open space.
2. In a PDC development where dwelling units are proposed as a secondary use, as part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide developed recreational

GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports; it should not be construed as representing legal definitions.

BUFFER - A strip established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

CLUSTER - The "alternate density" provisions of the Zoning Ordinance, which permit small lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

CONVEYANT - A private legal restriction on the use of land, recorded in the land records of the County.

DEVELOPMENT PLAN - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDM or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDM or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDM or PDC.

DEDICATE - Transfer of property from private to public ownership.

DENSITY - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

DESIGN REVIEW - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

EASEMENT - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property etc.

OPEN SPACE - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.

COMMON - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

DEDICATED - Open space which is conveyed to a public body for public use.

DEVELOPED RECREATION - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

PROFFER - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that

PUBLIC FACILITIES MAN. - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

SERVICE LEVEL - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

SETBACK, REQUIRED - The distance from a lot line or other reference point, within which no structure may be located.

SITE PLAN - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

SUBDIVISION ORDINANCE - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

SUBDIVISION PLAT - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

USE - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

Permitted - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

Non-Conforming - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulations(s) now governing.

Special Permit - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

Transitional - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

VARIANCE - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

VPD - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

ENVIRONMENTAL TERMS

ACOUSTICAL BERM - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

AQUIFER - A permeable underground geologic formation through which groundwater flows.

CHANNEL ENLARGEMENT - development-related phenomenon whereby stream bank's full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.5 years are the channel defining flows for that stream.

COASTAL PLAIN GEOLOGIC PROVINCE - In Fairfax County, it is the relatively flat southeastern 1/4 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

dB(A) - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

DRAINAGE DIVIDE - The highest ground between two different watersheds or subheds.

ENVIRONMENTAL LAND SUITABILITY - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

ERODIBLE SOILS - Soils susceptible to diminishing by exposure to elements such as wind or water.

FLOODPLAIN - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed wanders.

IMPERVIOUS SURFACE - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

MONTHORILLONITIC CLAY - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

NEF - Noise Exposure Forecast - A noise description for airport noise sources.

PERCENT SLOPE - The inclination of a landform surface from absolute horizontal; formula is vertical rise (feet) over horizontal distance (feet) or V/H.

PIEDMONT GEOGRAPHIC PROVINCE - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valleys, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

PIES/ENVIRONMENT - Project Impact Evaluation - A systematic comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual projects or area plan proposals.

SHRINK-SWELL RATE - The susceptibility of a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

SOIL BEARING CAPACITY - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

STREAM VALLEY - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in 'A Restudy of the Pohick Watershed' (1963) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

STORM WATER MANAGEMENT - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts associated with development by the specific design of on-site systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.