



# County of Fairfax, Virginia

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2011  
Planning Commission

October 31, 2011

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Springfield District

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Vice Chairman  
It-Large

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Barbara J. Lippa  
Executive Director

Jawn M. Ashbacher  
Assistant Director

Frank A. McDermott, Esquire  
Hunton & Williams  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

RE: FDPA 82-P-069-06-12 — Fair Lakes Residential, L.C.  
Springfield District

Dear Mr. McDermott:

The purpose of this letter is to formally advise you, as the agent for the applicant on the above referenced case, that on Thursday, October 27, 2011, the Planning Commission voted unanimously (Commissioners Alcorn and Hall absent from the meeting) to approve FDPA 82-P-069-06-12, subject to the revised development conditions dated October 12, 2011, as attached.

The Commission also voted unanimously (Commissioners Alcorn and Hall absent from the meeting) to reaffirm modifications of the PDC standards to permit residential uses to exceed 50% of the gross floor area of principal uses and a modification of the transitional screening and waiver of the barrier requirement between the residential uses and the adjacent office and hotel uses, in favor of the treatments depicted on the FDPA.

Enclosed also for your records is a copy of the verbatim of the Commission's action on this matter. If you need additional information, please let me know.

Sincerely,

Barbara J. Lippa  
Executive Director

Attachments (a/s)

cc: Pat Herrity, Supervisor, Springfield District  
Peter F. Murphy, Jr., Commissioner, Springfield District  
William O'Donnell, Staff Coordinator, ZED, DPZ  
October 31, 2011 date file  
0-8c file

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FINAL DEVELOPMENT  
PLAN AMENDMENT CONDITIONS

FDPA 82-P-069-06-12

October 12, 2011

If it is the intent of the Planning Commission to approve FDPA 82-P-069-06-12 for site modifications to an approved residential development located at Tax Maps 55-2 ((1)) 18, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval that apply to the subject property and modified are marked with an asterisk\*):

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Fair Lakes Land Bay V-B" prepared by Dewberry & Davis LLC, consisting of six sheets dated June 3, 2011, as revised through August 4, 2011.
2. Signage shall be in conformance with the Fair Lakes Comprehensive Sign Plan as may be amended.\*
3. Landscaping shall be provided in substantial conformance with the concepts shown on the FDPA as determined and approved by Urban Forest Management Division (UFMD). The applicant shall use structural cells, or other solutions acceptable to UFMD, to provide planting spaces that meet the following specifications:
  - A minimum of six feet open soil width and 72 square feet open space area
  - Rooting area shall consist of soil below pervious pavement or pavers that is not compacted for support of pavement or pavers. The rooting area may be less than eight feet for Category II frees, as may be approved by UFMD. A minimum of eight feet in width for rooting area shall be provided for Category III and IV tree species, as indicated in PFM Table 12.17.
  - Soil Volume in the rooting area for Category III or IV (as indicated in Table 12.17 of the Public Facilities Manual) shall be a minimum of 600 cubic feet per tree for single trees. For two trees planted in a continuous planting area, a total soil volume of at least 1,000 cubic feet shall be provided. For three trees or more planted in a continuous area, the soil volume shall equal at least 400 cubic feet per tree.
  - Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by UFMD.

4. Tree planting space details shall be provided during site plan review to show how soil volume and open soil area requirements will be met. Soil depth shall be a minimum of three feet.
5. The Typical Plant Palette on Sheet 4 of the FDPA shall consist of species that are known to be resistant to impacts from disease and insects, which may include and not be limited to: black gum (*Nyssa sylvatica*); river birch (*Betula nigra*, "Heritage"), single trunk preferred; London planetree (*Platanus acerifolia*, Bloodgood); and Dutch elm disease resistant cultivars of American elm such as *Ulmus Ammericana*, "Valley Forge" or "Princeton."
6. The area labeled on the FDPA with the note "existing trees to be selectively saved" shall be assessed by UFMD at the time of site plan review and trees proposed for preservation shall be based on size, species and condition. Any trees to be preserved and limits of clearing and grading to protect this area of tree preservation and planting area shall be determined at the time of site plan review. Removal of trees from this area protected by the limits of clearing and grading shall be done using chain saws to avoid damage to be existing trees to be preserved and disturbance of the soil profile to maximize growing conditions for trees and other material to be planted.
7. As depicted on the "Conceptual Landscape" detail on Sheet 4 of the FDPA, an amenity area with benches, tables and grills, shall be provided adjacent to the tree save at the north end of the multiple family building. Benches and landscaping shall also be provided within the Plaza/Courtyard area on the eastern side of the multiple family building in conformance with the concepts shown on the FDPA.\*
8. If provided, penthouses/rooftop structures shall be for mechanical equipment and shall be provided in accordance with the limitations of Sect. 2-506 of the Zoning Ordinance. Rooftop mechanical equipment shall be shielded from view using parapet walls and designed not to exceed roof coverage limitations of the Zoning Ordinance including the 25% limitation. All building penthouses/rooftop structures shall also be integrated into the architecture of the building below.\*
9. The architectural design of the multiple family building shall be consistent with the general character of the elevations shown on Sheet 5 of the FDPA. The building shall consist of high quality materials, a combination thereof including, but not limited to, masonry, glass, brick, stone, cementitious fiber board, pre-cast concrete, ground and/or split face CMU or comparable materials. The facades of the building shall also consist of at least sixty percent, in combination, masonry, brick and glass.
10. The multiple family building shall be designed and constructed as ENERGY STAR®-qualified homes. Prior to issuance of the Residential Use Permit for each dwelling unit, the applicant will submit to the Environment and Development

Review Branch of DPZ documentation from a home energy rater certified through the Residential Energy Services Network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for Homes qualification.

In addition, the applicant will include a LEED®-accredited professional as a member of the design team. This professional will also be a professional engineer or architect licensed to practice in the Commonwealth of Virginia. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project. Prior to site plan approval, the applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional, and shall provide a list of specific green building strategies that will be incorporated into the site.

11. Space for recyclables within the multiple family building and the collection of those recyclables shall be provided in accordance with Fairfax County Code Chapter 109.1.

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



Planning Commission Meeting  
October 27, 2011  
Verbatim Excerpt

FDPA 82-P-069-06-12 — FAIR LAKES RESIDENTIAL L.C.

After the Close of the Public Hearing

Secretary Harsel: I will close the public hearing and recognize Mr. Murphy.

Commissioner Murphy: Thank you, Madam Chairman. This is a straightforward application which actually began back in the 1980s in the Providence District, and it has had some amendments to it since then. But this evening, the applicant wishes to take a 10-story residential building with 123 units, reduce it to 6 stories with 160 units. There is no change in the FAR or the gross square footage. It is in conformance with the Comprehensive Plan, the Zoning Ordinance, and it successfully addresses the residential criteria established in Fairfax Corner (*sic*) - - Fairfax Center, I mean - - excuse me. So, therefore, Madam Chairman, I WOULD MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-06-12 , SUBJECT TO THE DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT, DATED OCTOBER 12<sup>TH</sup>.

Commissioner Litzenberger: Second.

Secretary Harsel: Seconded by Commissioner Litzenberger. Any discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? Motion carries unanimously.

Commissioner Murphy: Madam Chairman, I WOULD ALSO MOVE THAT THE PLANNING COMMISSION APPROVE THE REAFFIRMATION OF A MODIFICATION OF THE PDC STANDARDS TO PERMIT RESIDENTIAL USES TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF PRINCIPAL USES, AND A REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE RESIDENTIAL USES AND THE ADJACENT OFFICE AND HOTEL USES, IN FAVOR OF THE TREATMENTS DEPICTED ON THE FDPA.

Commissioner Litzenberger: Second.

Secretary Harsel: Seconded by Commissioner Litzenberger. Any discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? Motion carries.

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(The motions carried unanimously with Commissioners Alcorn and Hall absent from the meeting.)

JN