

ZED



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



March 27, 1989

Mr. Mark Furman  
Transportation Planner  
Office of Transportation  
Centerpointe Building  
4050 Legato Road  
Fairfax, Virginia 22030

Re: Special Exception Amendment  
Number SEA 82-P-032-2

Dear Mr. Furman:

At a regular meeting of the Board of Supervisors held on March 13, 1989, the Board approved Special Exception Amendment Number SEA 82-P-032-2, in the name of Washington Metropolitan Area Transit Authority (WMATA)/Fairfax County Board of Supervisors, located at Tax Map 48-1 ((6)) 7A, 8B, 38A; 48-2 ((11)) 1, 2, 4; 48-3 ((4)) 28; 48-1 ((11)) 90, 91B, 96, 97, 100A, and 103 to amend SE 82-P-032 for use as to permit a multi-level parking garage pursuant to Sections 3-104, 3-804, 6-105 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions approved pursuant to SE 82-P-032 and SEA 82-P-032-1:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat and these conditions.

4. In the event that station operations begin prior to the improvement of Nutley, WMATA shall make interim connections to Nutley Street with temporary pavement.
5. With the concurrence of the Virginia Department of Highways and Transportation (VDH&T) and the County, the WMATA retains the option of locating its access off Nutley Street at either the presently proposed public road location (opposite Marshall Road) or at the previously approved private road location. In the event that the proposed public entrance road, whose entrance would be located opposite Marshall Road, is not constructed then WMATA and the developer of the PDH zoned parcel north of the station shall develop plans for a vehicular connection along the northeastern station private access road in order to facilitate access to the PDH parcel from Nutley Street.
6. WMATA shall allow a connection of Circle Woods Drive extended to the southern station access drive. The purpose of this connection will be solely for providing vehicular access to the station. The exact location and design of the Circle Woods Drive intersection should be coordinated between the Washington Metropolitan Area Transit Authority, the Virginia Department of Highways and Transportation, Fairfax County and the adjacent landowner.
7. WMATA shall complete the planned Northwest station access drive (known as Country Creed Road) to VDH&T standards by providing two of the lanes originally planned by WMATA in right-of-way acquired by the County for this purpose.
8. Pedestrian access to the site shall be provided onto those adjacent properties which have or will be committed to provide pedestrian access to the Metro site.
9. That efforts should be made to retain as many quality hardwoods as possible as determined by the County Arborist.
10. A detailed landscaping plan shall be provided for the whole site which will ensure that tree buffer will be along the southern boundary lines, to protect the Fairlee Subdivision.

11. Provision for Metrorail passengers' use, of approximately 2,000 permanent parking spaces in the Station parking lot. This number may be reduced during construction of the parking garage.
12. That prior to operation of that Station, direct access ramps connecting the Station and I-66 be provided and in operation, to reduce transit traffic on Nutley Road in the immediate vicinity of its interchange with I-66.
13. Landscaping for the parking garage facility shall be provided according to the landscaping plan dated October 1988 as approved by the Department of Environmental Management.
14. The median break on Virginia Center Boulevard, providing access to the parking garage, shall be narrowed to a width consistent with VDOT standards.
15. An access easement shall be provided upon request by the Fairfax County Board of Supervisors for a connection from the Hunters Branch development to the Metro Station loop road, opposite the entrance to the Metro parking area in the southeastern corner of the site."

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

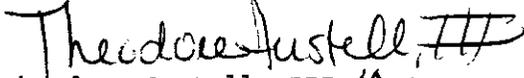
Under Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception Amendment unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception Amendment. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

March 27, 1989

-4-

If you have any questions concerning this Special Exception Amendment, please give me a call.

Sincerely,

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

TAIII/ns

cc: Joseph T. Hix  
Real Estate Division, Assessments  
Gilbert R. Knowlton, Deputy  
Zoning Administrator  
Donald D. Smith  
Permit, Plan Review Branch  
Seldon H. Garnet, Chief  
Inspection Services Division  
Building Plan Review Branch  
Barbara A. Byron, Director  
Zoning Evaluation Division  
Robert Moore, Transportation Planning Division,  
Office of Transportation  
Kathy Ichter, Transportation Road Bond Division,  
Office of Transportation  
Department of Environmental Management  
A. V. Bailey, Resident Engineer  
Virginia Department of Transportation  
Richard Jones, Manager, Land Acquisition & Planning Division  
Fairfax County Park Authority  
Rick Botner - Washington Metropolitan Area Transit Authority  
WMATA - 600 Fifth Street, N.W. Washington, D.C. 20001