COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

February 22, 1989
ADDENDUM TO STAFF REPORT FDPA 80-P-039
(Concurrent with PCA/CDPA 80-P-039)

PROVIDENCE DISTRICT

Applicant: HMCE Associates Limited Partnership

Present Zoning: PDC, H.C. Request: Final Development Plan Amendment

Acreage: 56.9 acres

Subject Parcels: 48-4 ((1)) 1E, 1G and 1H

Application Filed: October 9, 1987
Amended: March 31, 1988 and January 12, 1989

Planning Commission Public Hearing: March 2, 1989

Board of Supervisors Public Hearing: March 13, 1989

Staff Recommendation: The staff recommends that FDPA 80-P-039 be approved by the Planning Commission subject to the approval of the Proffered Condition Amendment and the Conceptual Development Plan Amendment by the Board of Supervisors.

Staff recommends that modification of the transitional screening along the eastern lot line and waiver of the barrier requirement along the southern and eastern lot lines be approved as shown on the amended Conceptual/Final Development Plan.

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 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

MMA

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

PCA/CDPA 80-P-039

PCA/CDPA/FDPA 80-P-039
FILED 1/12/89

HMCE ASSOCIATES LIMITED PARTNERSHIP
DEVELOPMENT PLAN AMENDMENT
PROPOSED: ADDITIONAL PRINCIPAL AND SECONDARY USES/Access Rd.
APPOX: 56.90 ACRES OF LAND: DISTRICT - PROVIDENCE
LOCATED: NORTHWEST QUADRANT OF LEE HIGHWAY AND NUTLEY STREET
ZONING: PDC AND HC
MAP REF 48-4 /01/ /0001E, 00016, 0001H

I AL DEVELOPMENT N AMENDMENT

FDPA 80-P-039

PCA/CDPA/FDPA 80-P-039
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PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

PCA/CDPA 80-P-039

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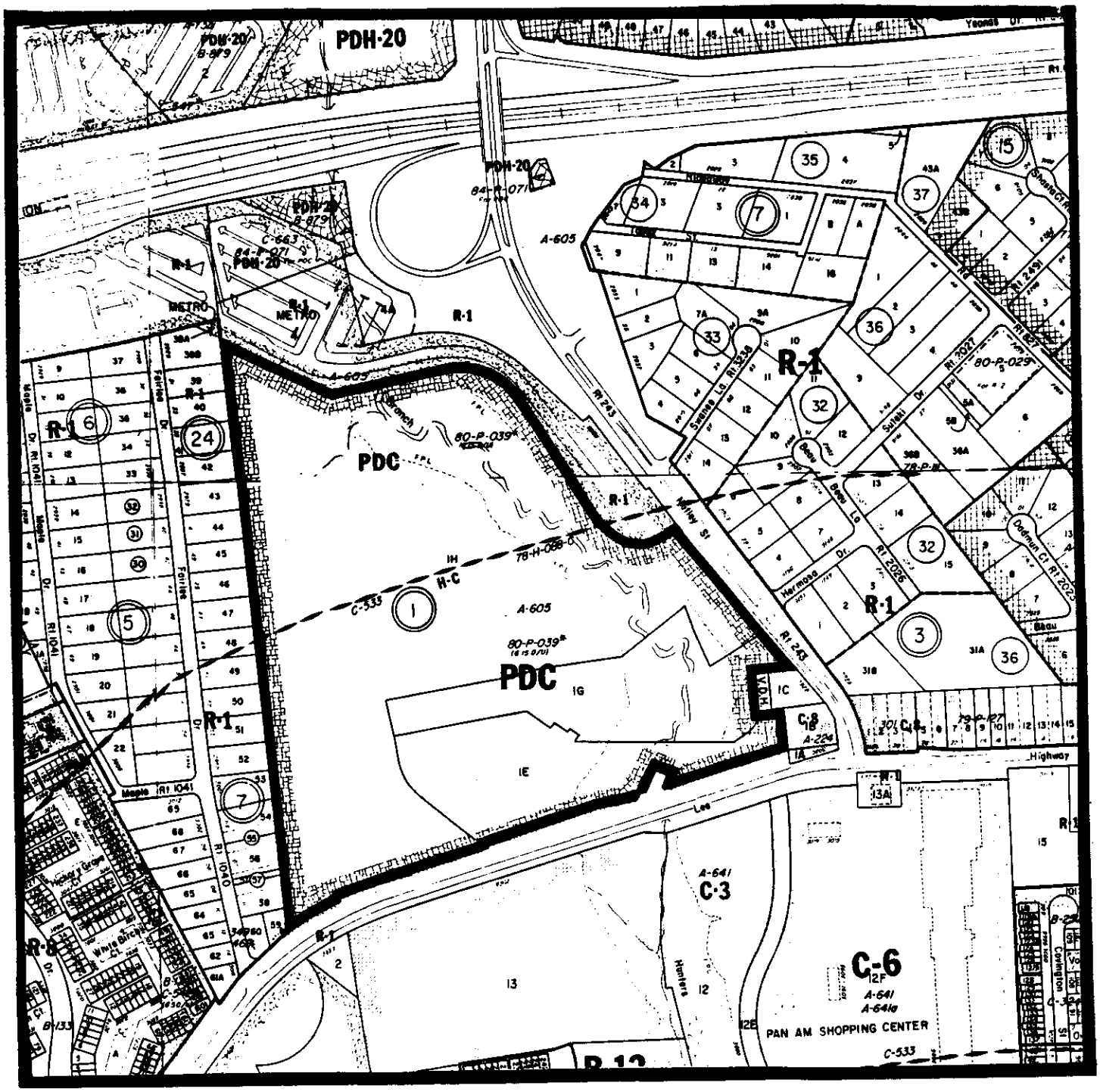

FINAL DEV( )PMENT PLAN AI( )NDMENT

FDPA 80-P-039

FDPA 80-P-039
FILED 10/09/87
Amended 3/31/88
Amended 1/12/89

HMCE ASSOCIATES LIMITED PARTNERSHIP
DEVELOPMENT PLAN AMENDMENT
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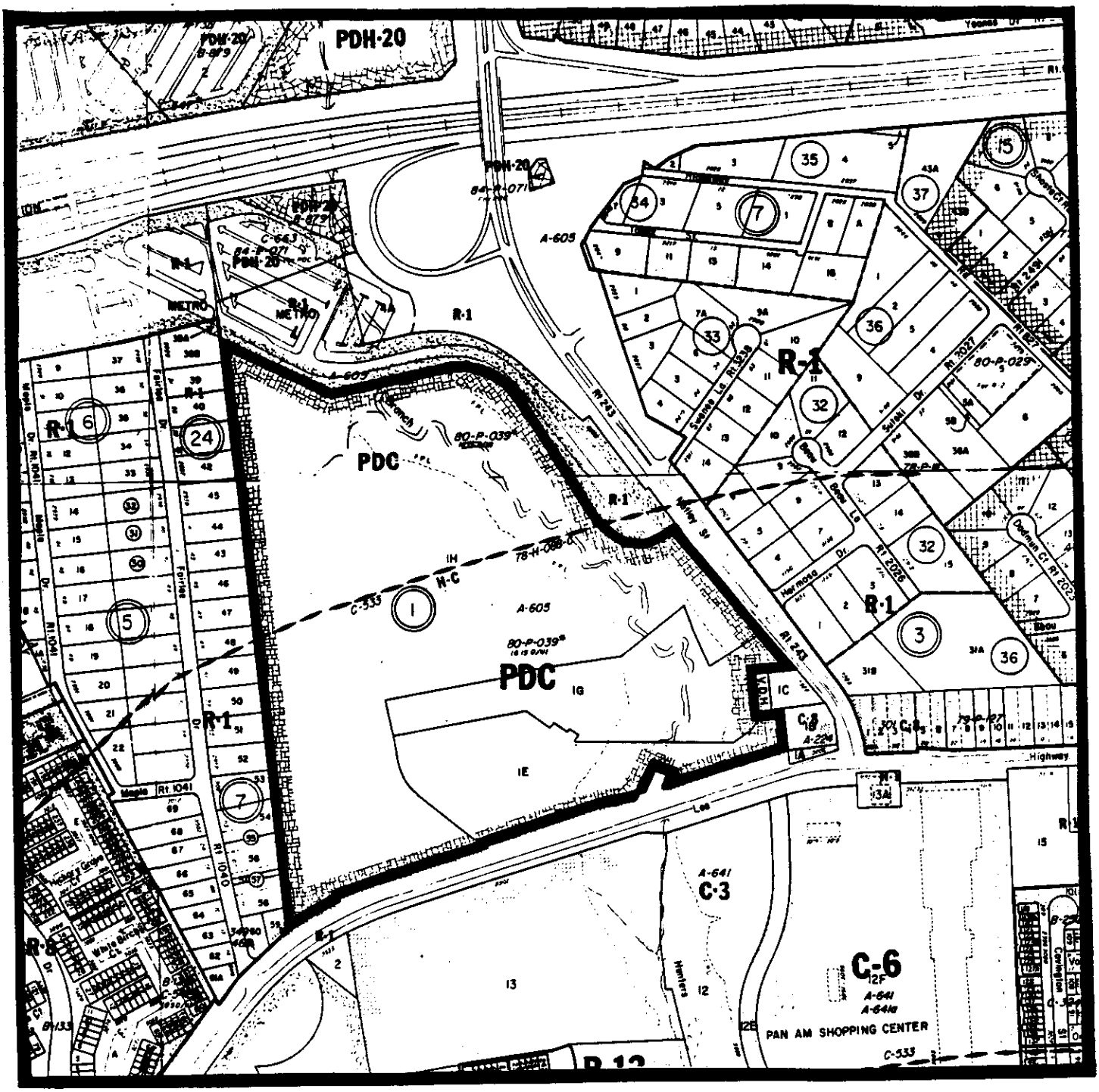
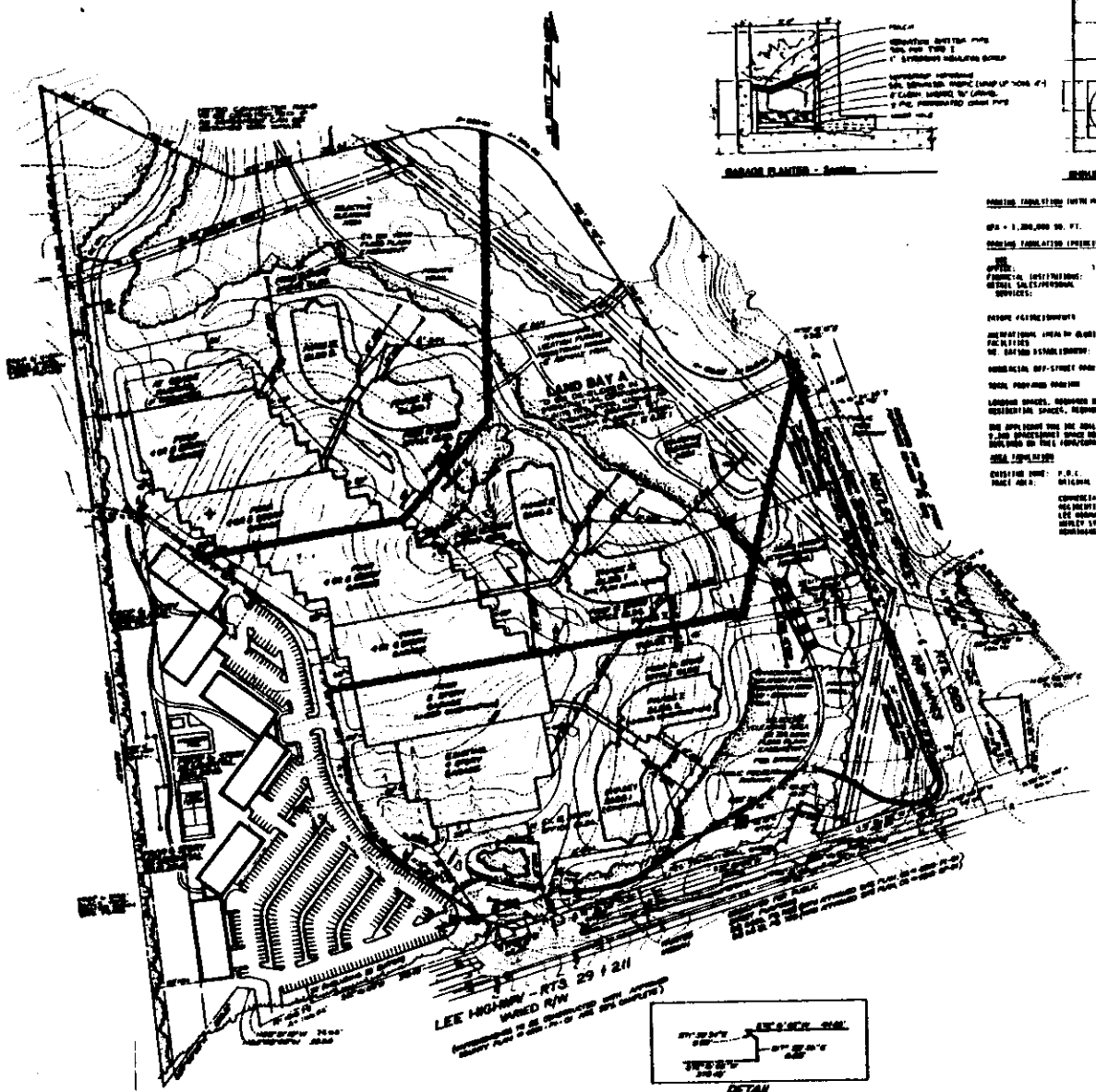
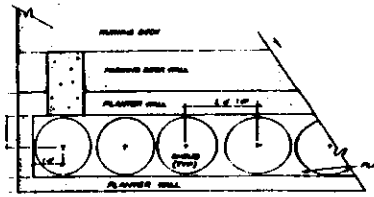
ZONING: PDC AND HC

MAP REF 048-4- /01/ /0001E, 0001G, 0001H

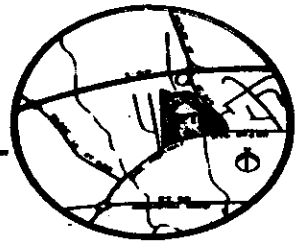




GARAGE PLANTER - Section



ROOF SPACING IN GARAGE PLANTERS - Plan



VICINITY MAP

SCALE: 1" = 2000'

PARKING TABULATION (WITH MAX. OFFICE USE)

PARKING TABULATION (PRINCIPAL & SECONDARY USES)

AREA TABULATION

BUILDING AREA TABULATION

OPEN SPACE

LEGEND

NOTES

1. THIS FINAL DEVELOPMENT PLAN AMENDMENT ONLY APPLIES TO 20.4 ACRES OF THE ENTIRE 50.3 ACRE TRACT. THIS TRACT IS THE NON-RESIDENTIAL PORTION OF THE PRD DISTRICT. THE PRELIMINARY APPROVED RESIDENTIAL USES AND NATURAL CONDITIONS ADDRESSED ON THE ORIGINAL FINAL DEVELOPMENT PLAN APPROVED APRIL 13, 1981, ARE UNAFFECTED BY THIS CONCEPTUAL. THE LAYOUT OF THE RESIDENTIAL PORTIONS OF THIS TRACT IS PROVIDED FOR REFERENCE PURPOSES ONLY.
2. GARAGE LANDSCAPING IS PROVIDED BY LANDSCAPED PLANTERS TO BE CONSTRUCTED ABOVE THE PERIMETER OF ALL ROOF GARAGE GARAGE LEVELS EXCEPT THE AT-GRADE LEVEL. TYPICAL PLANTER DETAIL SHOWN ON THIS SHEET.
3. THE EXISTING 100 YEAR FLOOD PLAIN EASEMENT, DELINEATED ON THE ORIGINAL FINAL PLAN, INCLUDES ALLOWANCE FOR GARAGE, PEDESTRIAN PASSWAYS AND THE LOT BEYOND THE FLOOD PLAIN.
4. THE LOCATION OF THE ALL-WEATHER PEDESTRIAN TRAIL IS APPROXIMATE. FINAL LOCATION SHALL BE DETERMINED IN THE FIELD AS A PART OF SITE ENGINEERING FOR PLAN, AS APPROVED BY THE ARCHITECT.
5. ALL EASEMENT AREA SHALL BE DESIGNED PRIMARILY TO MEET THE NEEDS OF THE RESIDENTS AND OCCUPANTS OF THE DEVELOPMENT AND THEIR ALL EASEMENT AREA SHALL BE CONSIDERED WITHIN OR INCLUDED EXPENSES.
6. ALL SIGNING AND PAINTING SHALL BE IN CONFORMANCE WITH ARTICLES 11 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
7. PARKING FOR ALL PEDESTRIAN AND ENTRANCE AREA SHALL BE AS SHOWN ON THE TABLE ON THIS PLAN.
8. A MAXIMUM OF 400,000 GROSS FEET OF GROSS FLOOR AREA FOR A MIXTURE OF THE RESIDENTIAL USES SHALL BE ALLOWED.
9. GENERAL FINAL DEVELOPMENT PLAN PROPOSED ON GOVERNMENT & SHOPS.
10. THE DEVELOPMENT SCHEDULE IS AS FOLLOWS:

   PHASE I, DEVELOPED 1, IN COMPLETE AND OCCUPIED. PHASE I, DEVELOPED 2, IN GROSS CONSTRUCTION. THE APPLICANT ANTICIPATES A PERIODICAL PHASING OF THE PROJECT TO PROVIDE FOR ORGANIZED AND THE PRACTICE ASSURANCE OF DEVELOPMENT AND THE STAGING OF THE CONSTRUCTION AS WELL AS THE INTERMITTENT CONSTRUCTION IS DEPENDENT ON THESE EVENTS AND THE UNCERTAIN MARKET CONDITIONS ON THE FUTURE. GENERALLY, THIS IS A PROGRESSIVE PLAN TO PROVIDE THE INTEGRATED DEVELOPMENT OF HUNTER'S BRANCH 11.7 ACRES DEVELOPMENT CONDITIONS, HORSEY STREET PROGRESS AND PARKING AND EDUCATIONAL AND CULTURAL STORE HOUSES, OFFICES AND FACILITIES ARE OPEN AND PROVIDED FOR THE FIRST THE DEVELOPER.
11. MAXIMUM BUILDING HEIGHT IS 195.0 FEET.
12. ANY PARKING GARAGE PROPOSED IN EXCESS OF THE MAXIMUM REQUIREMENTS, REFERRED TO PARK THE EXTENDED ALL ONLY HAS BEEN INCLUDED IN THE CALCULATIONS FOR GROSS FLOOR AREA ON THIS PLAN.
13. THE EXISTING CLEARING LIMITS SHOWN REPRESENT THE CLEARING LIMITS THAT EXISTED ON THE ORIGINALLY APPROVED SITE PLAN AND REFLECTED THROUGH EXISTING CONDITIONS.
14. A 30' MAINTENANCE SCREENING METHOD IS REQUIRED FOR THE EXISTING PROPERTY OF THE [illegible] AND TO THE EXISTING [illegible] ON THE EAST SIDE OF HORSEY STREET. THIS METHOD IS BEING [illegible] AND TO THE DEGREE OF THE OFFICE BUILDINGS FROM THE RESIDENTIAL BUILDINGS FROM THE TO THE [illegible] OF GRADE [illegible] EXISTING IN THE ORIGINAL GARAGE PLANS PLANS.

CDPA/FDPA 88-P-038

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT

HUNTERS BRANCH

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Scale: 1" = 1000'
Date: [illegible]
Sheet 1 of 1

PR-0224

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

DESCRIPTION OF THE APPLICATION

The applicant previously submitted an application (FDPA) 80-P-039) requesting approval of an amendment to the approved Final Development Plan for the Hunter's Branch Development to allow additional principal and secondary uses within the previously approved 1,200,000 square feet of office use on the property. These uses include the temporary parking of vehicles which will be displaced during the construction of a Metro parking structure on the adjacent Metro property to the north; the spaces provided to Metro will be in excess of those required by the Zoning Ordinance to park the uses on this site. A staff report analyzing this request was prepared and dated June 1, 1988. The report recommended that the application be denied as submitted, mainly due to unresolved environmental issues existing on the site and the need for the Final Development Plan to reflect roadway dedication and improvements.

On January 12, 1989, the applicant amended the application to request that commercial parking be included among the requested uses and to add an access road between the site and the Metro property to the north. This request necessitated the submission of an amendment to the accepted Proffered Conditions (PCA 80-P-039) and the approved Conceptual Development Plan (CDPA 80-P-039) which are analyzed in this staff report, as is an update of the FDPA application. The applicant has submitted draft Proffers and a CDPA to include the proposed access and commercial parking use.

In addition, the applicant is requesting a waiver of the barrier requirement along the eastern and southern lot lines and a modification of the transitional screening requirement along the Nutley Street frontage.

The applicant's Draft Proffers, Affidavit, and Statement of Justification are attached at Appendices 1, 2, and 3, respectively.

LOCATION AND CHARACTER OF THE AREA

The property is located at the northwest quadrant of the intersection of Nutley Street (Route 828) and Lee Highway (Route 29-211).

The site is currently being developed. The first building, shown as Phase I, Building 1 and the associated parking structure have been completed and the second building and its associated parking structure are nearing completion. A site plan for Phase II, Building 1 was approved by DEM on March 23, 1988, but construction on this building has not yet started.

A public hearing for the FDPA application (FDPA 80-P-039) was held on July 28, 1988, but the decision was deferred indefinitely. Because several months have passed since the previous public hearing, another hearing has been scheduled for FDPA 80-P-039 concurrent with the hearing for PCA/CDPA 80-P-039.

ANALYSIS

Description of the Final Development Plan

The Conceptual Development Plan (CDP) has been amended in conjunction with the applicant's request for an additional secondary use to allow commercial parking within the parking structures shown on the CDPA/FDPA. The commercial parking would allow users of the adjacent Metro facility to park on this site and to reach the adjacent Metro facility by using a Metro shuttle bus which will use the proposed Metro connector road shown on the amended CDP. The connector road is proposed to be located in the northwestern corner of the site between the loop road, which encircles the parking structures, and the northern lot line. This location is necessary so that the connector road will align with the existing road network on Metro's site. Staff requested that the applicant design the roadway so that it would follow the natural topography as much as possible to reduce the amount of grading and clearing required, and the applicant has done this. Except for the proposed connector road and the temporary parking which will be located within the footprint shown for the commercial parking structures, everything else as previously approved will remain the same, such as the residential and non-residential buildings, the total square footage, and the F.A.R.

Land Use Analysis

The analysis at Appendix 4 indicates that, except for the need to provide transitional screening along Nutley Street and Lee Highway which is addressed in the Environmental Analysis

of this report, the proposal to add commercial parking as an additional secondary use and the associated Metro connector road are acceptable uses on the site.

Trails/Nonmotorized Circulation

The proposed CDPA/FDPA shows the 8-foot wide trails along Lee Highway and Nutley Street and the draft proffers at Appendix 1 provide a 10 foot wide public access easement for them. In addition, the applicant has proffered to provide a public access easement for the 8-foot wide trail along the stream and to locate it so that the trail will meander around the existing trees as approved by the County Arborist, thereby reducing the amount of additional clearing necessary for construction of the trail.

Environmental Analysis

As described in the FDPA staff report, the site was previously significantly cleared and graded. In the intervening months since that report was written, much of the construction of realigned Nutley Street has been completed. Although no vegetation remains within a substantial distance along Nutley Street, it is staff's conclusion that due to the considerable distance between the established neighborhood to the east and the use on this property, the provision of additional landscaping on this site could not totally screen this use from the properties to the east. Although it does not screen the use, landscaping has been provided between the constructed building in Phase I and the loop road which provides a visual upgrade for the site and the applicant has committed in the draft proffers at Appendix 1 to provide this landscaping for all future buildings constructed along Nutley Street. Included within the expanse between the residential neighborhood to the east and this site are the former two-lane Nutley Street, an area of grassed right-of-way, the realigned four-lane Nutley Street, and an EQC approximately 350 feet wide.

As previously requested by staff, additional excessive clearing and grading should be avoided as development of the site proceeds. To achieve this, the applicant has shown the limits of clearing and grading on the CDPA/FDPA and has submitted a landscaping/revegetation plan which was approved by the County Arborist on August 8, 1988.

Approximately three feet of the proposed road in the vicinity of Phase III, Building 2 is shown on the CDPA/FDPA to be located within the floodplain. The Addendum to the Environmental Assessment (see Appendix 5) indicates that the 100-year floodplain of Hunter's Branch should not be encroached upon by the proposed loop road as previously approved. The Zoning Ordinance provides that, in certain circumstances, fill may be permitted upon the approval of a special exception by the Board of Supervisors. The applicant states that moving the road out of the floodplain would necessitate considerable reengineering of the entire site. It appears at this time that the amount of fill and the area to be filled will be minimal and is likely to be permissable with the approval of the Director of DEM under the provisions of Sect. 2-903 of the Zoning Ordinance. However, the applicant has proffered that Board of Supervisors' approval of a special exception will be requested if required by the Director of DEM prior to site plan approval.

Staff also requested that the applicant provide the limits of clearing and grading for the entire site and this has been provided on the CDPA/FDPA. The Environmental Assessment recommends that the area indicated as clearing for the construction of the loop road should be minimized, so that at the very least the entire 100-year floodplain remains undisturbed. The applicant indicates that it may be necessary to do a minimum amount of clearing and grading within the floodplain in order to construct the loop road which was approved with the original rezoning in 1980.

Subsequent to the publication of the FDPA staff report, the applicant submitted a revegetation and landscaping plan for the stormwater management facility located in the floodplain in accordance with the conditions approved with SE 85-P-090. A copy of this plan, which was approved by the Director, DEM on August 3, 1988, is attached at Appendix 11 and thereby resolves this earlier issue.

Transportation Analysis

The Analysis at Appendix 6 of this report indicates that the Office of Transportation has no objection to the provision of a connector road to the Vienna Metro Station nor to commercial parking on the site. The analysis does indicate, however, that the following issues should be addressed:

- The connector road to the Metro station must intersect the station loop road at an existing intersection as approved by the Director, DEM at the time of site plan review, and the applicant's draft proffers at Appendix 1 commits to locate the connector road as requested.

- The number of spaces approved for commercial parking as a secondary use should be based on a study of the actual parking needs of the development following full occupancy of two of the buildings. Instead of committing to provide the study as recommended by the Office of Transportation, the applicant has committed in the draft proffers at Appendix 1 to provide the secondary-use commercial parking spaces in those spaces that are in excess of the spaces required by the Zoning Ordinance to park the approved uses on the site. It is staff's opinion that this commitment is adequate in that it meets the requirements of the Zoning Ordinance.

The previous Transportation Analysis contained in the staff report dated June 1, 1988, for the FDPA noted that the development plan did not accurately reflect the VDOT plans for the reconstruction and realignment of Nutley Street nor the dedication of right-of-way and improvements along Lee Highway and Nutley Street. The revised CDPA/FDPA located at the front of this report reflects the appropriate improvements and resolves this issue.

Housing and Community Development Analysis

The applicant has not responded further to the question raised in the June 1, 1988, staff report as to the timing of the construction of the 50 residential units for sale or rental to the Fairfax County Redevelopment and Housing Authority, or if the development of Phase II will be delayed until a buyer for the residential portion is located.

Public Facilities Analysis

Previous comments from the Fairfax County Park Authority recommended that a conservation easement be placed on the Hunter's Branch environmental quality corridor (EQC) to preserve the area in its natural state. A floodplain easement which includes the EQC associated with Hunters Branch has been recorded in the land records of Fairfax County and is attached as Exhibit B to the draft proffers at Appendix 1.

The Fire Marshal report in the FDPA staff report indicated that, because the buildings are over fifty feet in height, ladder truck access to the front and rear are required. The loop road around the buildings provides the needed access.

Zoning Ordinance Analysis

The proposed Proffered Condition Amendment, Conceptual Development Plan Amendment, and Final Development Plan Amendment have been reviewed for conformance with the approved Zoning Ordinance requirements.

The proposed commercial parking is a permitted secondary use in the Planned Development Commercial (PDC) District and it will be located within the six parking structures serving the six buildings on the site. The maximum 400 temporary parking spaces will be provided as follows: 250 spaces within the parking structures on the commercial portion of the site and 150 spaces within a temporary at-grade parking facility to be located within the footprint of the future parking structures on the commercial portion of the site.

Sect. 16-502 of the Zoning Ordinance requires that the Development Plan show the total number of off-street parking and loading spaces as required by the provisions of Article 11. The revised CDPA/FDPA provides that a maximum of 4,320 parking spaces will be required and provided, and that 15 loading spaces are required and provided. The applicant proposes to park all of the approved uses in accordance with the current parking provisions of Article 11 and to utilize any additional spaces for commercial off-street parking to accommodate the adjacent Metro facility. The parking for the site was designed using the parking requirements in effect at the time the property was rezoned to the PDC District. The parking requirement for office use has subsequently been reduced by the Board of Supervisors and, as part of this PCA/CDPA, the applicant requests approval to come under the new reduced requirements of the Zoning Ordinance. Because the site was designed for a greater number of spaces than are now needed, the applicant proposes to utilize the additional spaces for commercial off-street parking. The parking tabulation on the CDPA/FDPA reflects the parking ordinance amendment adopted by the Board of Supervisors on September 19, 1988.

Sect. 6-206 further limits the gross floor area of all secondary uses to twenty-five per cent or less of the gross floor area of all principal uses. The 17,000 square feet of secondary uses proposed and in place complies with this provision. However, this provision does not include the commercial off-street parking secondary use.

As set forth in Sect. 6-203, the commercial off-street parking is allowed as a secondary use in the PDC District, but is regulated as a principal use. By regulating it as a principal use, the parking is not required to serve only the needs of residents and occupants of the planned development nor is the floor area of the parking counted in the twenty-five per cent of the gross floor area of all principal uses in the development.

The applicant has proffered to comply with the provisions of Par. 5 of Sect. 6-206, which states:

> "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."

In addition, the applicant has proffered to provide signage in accordance with the Comprehensive Sign Plan that was approved for this site by the Planning Commission on September 28, 1988, thereby complying with Article 12 of the Zoning Ordinance.

The proposed uses will be located within the office buildings and their related parking structures as shown on the CDPA/FDPA, thereby satisfying Par. 8 of Sect. 6-206 which requires all uses be permitted only in the location shown on the approved Development Plan.

CONCLUSIONS AND RECOMMENDATION

Conclusions

The proposed principal and secondary uses are in compliance with the recommendations of the Comprehensive Plan and with the provisions of the Zoning Ordinance. The applicant has revised the CDPA/FDPA and has submitted draft proffers which resolve the concerns outlined in the FDPA staff report dated June 1, 1988.

It is staff's opinion that the commercial parking proposed to serve the adjacent Metro facility to the north is in

accordance with the recommendations of the Comprehensive Plan. The proposed parking would accommodate a public need and would have no additional impact on the site since the parking facilities were originally designed to accommodate a maximum of 4,320 vehicles. Due to an amendment to Sect. 11-104 of the Zoning Ordinance in September, 1988, the required parking for the office use on the site has been reduced, resulting in an excessive number of spaces planned for this property. The proposed parking would be located within the extra spaces that are to be provided on the site.

Additionally, the applicant requests that approval be granted for temporary commercial off-street parking, either within the existing and proposed parking structures on the site or in a temporary surface lot, during the time that the Vienna Metro parking structure is being constructed on the Metro property to the north. Staff supports this request so long as the parking complies with any agreements made between WMATA, the applicant, and/or Fairfax County; so long as all approved uses on the site are parked in accordance with the requirements of the Zoning Ordinance; and so long as any surface parking is approved by the Director, Department of Environment Management.

In order for pedestrians and a Metro shuttle bus to access the parking from the adjacent Vienna Metro Station, it is staff's opinion that a connector road should be provided as shown on the revised CDPA/FDPA. The final alignment of the connector road shall be determined at the time of site plan review in order to assure that it intersects with the existing intersection of the Metro station loop road as approved by the Director, DEM.

The proposed location of a small portion of the loop road within the floodplain will be resolved at the time of site plan approval. Because this is a very minor encroachment, it may be possible for the applicant to redesign the site in order to remove the roadway from the floodplain at the time of final engineering for Phase III, or it may be such a small amount of fill that it meets the requirements of Sect. 2-903 whereby the Director, DEM may approve it administratively. Otherwise, the applicant will be required to obtain the approval of a special exception to fill in the floodplain. It is staff's opinion that it is appropriate for the resolution of this issue to be made after additional engineering has been done.

Recommendation

The staff recommends that PCA/CDPA 80-P-039 be approved by the Board of Supervisors subject to the execution of the draft proffers contained in Appendix 1 of this report.

The staff recommends that FDPA 80-P-039 be approved by the Planning Commission subject to the Board of Supervisor's approval of the Proffered Condition Amendment and the Conceptual Development Plan Amendment.

Staff recommends that modification of the transitional screening along the eastern lot line and waiver of the barrier requirement along the southern and eastern lot lines be approved as shown on the amended Conceptual/Final Development Plan.

It should be noted that it is not the intent of the staff to recommend that the Planning Commission nor the Board of Supervisors, 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 recommendation of the staff; it does not reflect the position of the Board of Supervisors.PCA/CDPA/FDPA

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Planning Division Analysis
5. Addendum to Environmental Analysis
6. Transportation Analysis
7. Housing and Community Development Comments
8. Public Works Analysis
9. Soil Scientist Report
10. Zoning Ordinance Provisions
11. Revegetation Plan, Required by SE 85-P-090
12. Proffers & CDP/FDP Approved with RZ 80-P-039
13. Staff Report, FDPA 80-P-039, dated June 1, 1988

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY
A PROFESSIONAL CORPORATION
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950 NORTH GLEBE ROAD, SUITE 300
ARLINGTON, VIRGINIA 22203
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Appendix 2

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METRO 478-1340
TELECOPY (703) 478-1348

December 20, 1988

Ms. Jane Gwinn
Zoning Administrator
10555 Main Street
Third Floor
Fairfax, Virginia 22030

Re: PCA/CDPA 80-P-039-1

Dear Ms. Gwinn:

The Zoning Evaluation Division has requested that we file a Proffered Condition Amendment and Conceptual Development Plan Amendment application in conjunction with our currently pending Final Development Plan Amendment request for the Hunters Branch development. The additional applications are required due to the fact that the applicant is proposing a vehicular connector to the Vienna Metro Station along the property's Nutley Street frontage. Applicant is also proposing temporary Metro related parking within a portion of the parking structures for Buildings 1 and 2 during the disruption of space within the current Metro facility.

If you have any questions requiring any further information to process this request, please contact me.

Very truly yours,

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

Keith C. Martin

KCM:lff

cc: Martin D. Walsh
James A. Evans

PCA Added to existing 1/17/89.

Date Received ____/____/____
Month Day Year

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

APPLICATION FOR ZONING MAP AMENDMENT

PCA/CDPA NO. 80 / P / 039-1
YEAR DISTRICT NUMBER

PETITION

PROFFERED CONDITION/CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), HMCE Associates Limited Partnership, the applicant(s), of

hereby petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application.

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:
on file

Lot(s) Block(s) Subdivision Deed Book Page No.

NAME(S) AND ADDRESS(ES) OF OWNER(S) OF RECORD:
~~First American Bank of Virginia, Trustee~~

TAX MAP DESCRIPTION:
48-4-((1))-1G, 1E, and 1H 56.9 acres
Map No. Subdiv. Desig. Block(s) Parcel(s) Total Area(Ac. or Sq Ft.)

POSTAL ADDRESS (if any) DESCRIPTION:

No. and Street P.O. Zip Code

ADVERTISING DESCRIPTION: (Example: South side of Rt. 236 approximately 1000 feet west of Rt. 274)
~~Northwest quadrant of intersection of Lee Highway and Nutley Street.~~

PRESENT USE: Office/Residential and Permitted

PROPOSED USE: Office/Residential/Permitted Secondary Uses

SUPERVISOR DISTRICT: Providence AREA PLAN II-Fairfax

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

AFFIDAVIT

I, Martin D. Walsh, Attorney, do hereby make oath or affirmation that to the best of my knowledge and belief the foregoing information contained in this application is true, and:

1. (a). That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
see attachment		

That the following constitutes a listing shareholders of all corporations of regoing who own ten (10) percent or m any class of stock issued by said c ation and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
see attachment		

(c). That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
see attachment		

2. That no member of the Fairfax County Board of Supervisors or Planning commission owns or has any financial interest in the land to be rezoned or has any financial interest in the outcome of the decision.
EXCEPT AS FOLLOWS: (If none, so state)

none

3. That within tha five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of their immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars ($50), has or has had any business or financial relationship, other than ordinary depositor or customer relationship with or by a retail estabilshment, public utility or bank, including any gift or donation having a value of fifty dollars ($50) or more with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (If none, so state)

none

WITNESS the following signature this 15 day of December, 19 88

Agent for Applicant Signature

The above affidavit was subscribed and confirmed by oath or affirmation before me this 15 day of December, 19 88, in the County of Arlington in the State of Virginia

Notary Public

My commission expires 10/08/90

I was commissioned as
Teri S. Gray

703/528-4700
Applicant Phone Number

ATTACHMENT

FDPA 80-P-039-1

1.(a)

HMCE Associates Limited Partnership c/o The Evans Company 8251 Greensboro Drive, Suite 1100 McLean, Va. 22102	Applicant/Ground Lessee
David W. Evans	General Partner
First American Bank of Virginia, Trustee For the Benefit of Eugene N. Hooper, Richard E. Marriott and J. Williard Marriott, Beneficiaries	Title Owner/ Trustee
William H. Gordon Associates, Inc. 1806 Robert Fulton Drive Reston, Va. 22091	Engineers
Gerald Hish, Anne Geiger	Agents
Smith McMahon Architects 8300 Old Courthouse Road Vienna, Va. 22180	Architects
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. 950 North Glebe Road Suite 300 Arlington, Va. 22203	Attorneys
Keith C. Martin	Agent

1.(b)

First American Bank of Virginia is a wholly owned subsidiary of First American Bank Shares of Washington, D.C. and acts as Trustee under the Trust established for the sole benefit of Eugene N. Hooper, Richard E. Marriott and J. Willard Marriott, individually.

William H. Gordon, Joseph W. McClellan - All shareholders of William H. Gordon Associates, Inc.

Robert C. Smith, Robert J. McMahon - All shareholders of Smith McMahon Architects.

Martin D. Walsh, Thomas J. Colucci, Peter K. Stackhouse, Jerry K. Emrich, Michael D. Lubeley, Nicholas Malinchak, Charles L. Shumate - All shareholders of Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.

1.(c)

A.J. Clark, David W. Evans, Justin Hinders - All general partners of HMCE Associates Limited Partnership; Eugene N. Hooper, J. Willard Marriott, Jr., Richard E. Marriott, A.J. Clark, David W. Evans - All limited partners of HMCE Associates Limited Partnership.

HMCE:M04
rev. 5/26/88

ATTACHMENT

Rezoning Affidavit

1.(a)

Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
950 North Glebe Road
Suite 300
Arlington, Va. 22203

Attorneys

Martin D. Walsh
Thomas J. Colucci
Peter K. Stackhouse
Jerry K. Emrich
Michael D. Lubeley
Nicholas Malinchak
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

Of Counsel
Julia T. Cannon

1.(b)

Martin D. Walsh, Thomas J. Colucci, Peter K. Stackhouse, Jerry K. Emrich, Michael D. Lubeley, Nicholas Malinchak, Charles L. Shumate - All shareholders of Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.

3. None.

M02

PROFFERS

PCA/CDPA/FDPA 80-P-039

February 21, 1989

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors approval of the requested Proffered Condition Amendment (PCA), Conceptual Development Plan Amendment (CDPA) and the Planning Commission approval of the Final Development Plan Amendment (FDPA), applicant proffers to the following conditions. These proffers supercede and incorporate all previously accepted proffers:

1. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, development of the commercial component (Land Bay A) and the residential component of the subject property shall be in conformance with the CDPA/FDPA prepared by William H. Gordon Associates, Inc. dated March 25, 1988, and last revised on February 14, 1989 with requested transitional screening waiver.

2. A maximum of 1,200,000 square feet of commercial, principal and secondary uses shall be permitted on the property. In addition to office use, the following principal uses shall be permitted on the site, but in the event any or all of the commercial, secondary or following commercial, principal uses are not provided, the commercial portion of the property may be developed with all office use:

Principal Uses:

One or more financial institutions with the total not to exceed 15,000 gross square feet.

One or more retail sales personal service establishments with the total not to exceed 30,000 gross square feet.

One or more eating establishments with the total not to exceed 30,000 square feet with a maximum of 1,300 seats allowed.

Secondary Uses:

One or more health clubs with the total not to exceed 15,000 square feet with hours of operation from 7:00 a.m. to 7:00 p.m., Monday through Friday.

A maximum of 750 commercial off-street parking spaces within parking structures.

A maximum of 600,000 square feet of residential units as a secondary use.

A delicatessen consisting of 2,000 square feet.

3. All secondary uses will be designed to serve primarily the needs of the residents and occupants of the development, except for the commercial off-street parking.

4. A tot lot will be constructed as part of the recreational area shown on the FDPA and serving the proposed residential portion of the PDC development.

5. Both prior to and during the development of the property, the applicant/owner will permit the on-site research of archaeological site, if any, by members of the Fairfax County Archaeological Survey Staff, provided however, that such on-site research shall not interfere with the planned development of the property and shall not restrict the timing of the development of the property. Applicant shall give the Fairfax County Archaeological Survey Staff ninety (90) days notice prior to commencement of construction of Phase III.

6. Emergency access will be provided in accordance with the Fairfax County Public Facilities Manual.

7. Transitional screening 1 shall be provided along the Route 29 frontage of the subject property as approved by the Director of DEM. Transitional screening 2 shall be modified along Nutley Street so as to provide plantings between all future buildings and the loop road as previously provided between Building 1 and the loop road. Such plantings shall be approved by the County Arborist.

8. The applicant/owner, at the time of final site plan submission will submit a landscape plan for approval by the Director of the Department of Environmental Management (DEM), so as to achieve a visual buffer between the residential development and the commercial parking structure. Said plan shall include effective treatment of the exposed portions of the parking structure deck.

9. A noise attenuation barrier not to exceed six (6) feet in height will be provided between the proposed residential recreational area and the boundary line of the adjoining Fairlee subdivision.

10. Adequate storm water retention and detention has been provided as approved and constructed with Site Plan 4818-SP-02, approved by DEM on March 24, 1988.

11. The residential and commercial travelways on the site

development direct access through the site to Nutley Street until such time as the completion of both relocated Nutley Street and new Interstate 66-Nutley interchange is effectuated. Any necessary cross easements shall be provided to effectuate this proffer. When Nutley Street relocation and the new interchange are completed, this interconnection may be closed at the option of the applicant.

12. The internal intersection on the commercial loop road immediately north of Lee Highway was designed and approved by the DEM and the Office of Transportation with Site Plan 4818-SP-01, approved by DEM on December 18, 1986.

13.

(a) Applicant has contributed Seventy One Thousand Eleven Dollars and 65/100 ($71,011.65) to Virginia Department of Transportation (VDOT), sufficient to pay the cost of the improvement of the intersection of Nutley Street and Lee Highway so as to provide two (2) through lanes on Lee Highway in each direction and a left turn lane to northbound Nutley Street from eastbound Lee Highway. Sufficient right-of-way for these improvements has been previously acquired and dedicated by the applicant. This intersection improvement will be undertaken by VDOT as part of Project Number 0066-029-103, RW-204, PE-102, C-506 and the applicant's payment obligation shall be as described in the June 8, 1988, agreement among the applicant, VDOT and Fairfax County for this improvement. The VDOT project shall include appropriate replanting.

(b) The applicant will be responsible for providing appropriate signalization of the site's entrances with Nutley Street and Lee Highway in an amount not to exceed One Hundred Thousand Dollars and No/100 ($100,000.00) to be CPI adjusted at such time as the signalization needs have been determined by VDOT. The applicant will further provide for the interconnection of these signals with that at the Lee Highway and Nutley Street intersection.

(c) The applicant commits to participate in the cost of the signalization of the Nutley Street/Interstate 66 interchange access ramps by the contribution of the sum of Thirty Five Thousand Dollars and No/100 ($35,000.00) if the need for such signalization is determined

by VDOT during the period of development and construction of this project.

(d) The applicant shall provide Fairfax County with all necessary temporary grading easements along the site's Lee Highway frontage.

14. A vehicular access shall be provided to connect to the adjacent metro facility, as shown on the CDPA/FDPA, provided applicant and WMATA have executed an agreement permitting construction of such connection. The connector road to the metro station shall intersect the station loop road at an existing intersection with the final alignment to be determined by the Director of DEM at the time of Site Plan review. The applicant commits to the use of Transportation Management Strategies to serve the transportation needs of the tenants on the site. The principal technique to be used by the applicant will be shuttle bus service between the site and the Vienna Metro station. The applicant may elect to substitute another technique (e.g.: car pools, van pools, preferential parking, public bus service, etc.) at the applicant's choice, to provide Transportation Management Strategies to the tenants of the site.

15. The applicant commits to offer units for sale or rental to the Fairfax County Redevelopment and Housing Authority in accordance with the document attached hereto and made a part hereof as Exhibit "A". The determination as to sale or rental of those units to RHA shall be dictated by the project's status as a condominium or a rental apartment project. Notwithstanding that the aforementioned document provides for the construction of thirty (30) units, the applicant shall provide for fifty (50) units.

16. The development plan reflects that the applicant has parked the subject development in accordance with the existing parking regulations of the Fairfax County Zoning Ordinance as amended in September 1988. If the applicant provides parking in excess of the Fairfax County Zoning Ordinance, the parking spaces in excess of minimum ordinance requirements needed to serve the other principal and secondary uses may be utilized to accommodate metro-related parking.

17. The applicant has submitted a "Landscape Plan Revegetation Plan per Special Exception" which was approved by DEM on August 3, 1988, as a condition of SE 85-P-090. Once this landscaping has been planted and accepted by the County Arborist, this revegetation requirement will be satisfied.

18. The eight (8) foot trail shown along the stream on the CDPA/FDPA will be designed to meander around the existing trees as approved by the County Arborist so as to minimize the amount of clearing necessary for the trail and to preserve a maximum

19. A ten (10) foot wide public access easement shall be recorded among the land records of Fairfax County for the provision of TX-2, Type I eight (8) foot wide asphalt trails noted as "Public Pedestrian Pathway" in the location shown on the CDPA/FDPA.

20. All signage shall be in conformance with the approved Comprehensive Sign Plan.

21. The applicant has recorded among the land records of Fairfax County at Deed Book 6834 at Page 1352 flood plain easement to the Board of Supervisors as approved by the County Attorney. This existing flood plain easement has included that land which is defined by the Comprehensive Plan as Environmental Quality Corridor associated with Hunters Branch which runs through the site. No clearing of any vegetation in the area defined to be within the existing flood plain easement shall take place except for that listed on the attached Exhibit "B". Revegetation of this area shall be coordinated and approved by the County Arborist.

22. Temporary metro parking may be provided within the commercial portion of the property, both in parking structures and/or on temporary at grade spaces within areas shown on the CDPA/FDPA for parking structures as approved by DEM. A maximum of 150 temporary, surface spaces shall be allowed within areas of footprints of future parking structures will be permitted.

23. Applicant agrees to minimize the clearing, grading and/or fill within the floodplain needed for the Fire Marshal access at the northwest corner of Phase III, Building 2. If required by the Director of DEM, the applicant will obtain a special exception to fill in flood plain prior to approval of any further development in Phase III.

H.M.C.E. ASSOCIATES

By:_____
David W. Evans
General Partner

EVANS:M05

Appendix 4

Attachment 2
Exhibit A

PROPOSED CONDITION

REZONING APPLICATION 80-P-039 and FINAL DEVELOPMENT PLAN 80-P-039

WHEREAS, M.H.C.E. ASSOCIATES (hereinafter the Applicant), as part of the above referenced rezoning and final development plan approval, has obtained approval for the development and construction of three hundred fifty (350) residential units; and

WHEREAS, the Applicant desires to cooperate with the Fairfax County Redevelopment and Housing Authority (hereinafter FCRHA) to make certain residential units available for low and moderate income families.

NOW, THEREFORE, it is a condition of this rezoning and final development plan approval, as follows:

1. Condominium and/or Cooperative Development: In the event units ara developed under a condominium and/or cooperative form of ownership, the applicant hereby agrees to make available to the FCRHA or purchasers designated by the FCRHA, for purchase, thirty-five (35) of the units, in the same proportion of mix and size as the total residential development; unless otherwise mutually agreed upon by the FCRHA and the party(s) developing the units, which shall be available for purchase on the following terms:

a. At such time as the applicant is ready to market the condominium and/or cooperative units in the development, the Applicant will give notice to the FCRHA of the offer of available units, together with the purchase price determined as hereinafter set forth, and the FCRHA shall after receipt of this notice, have a period of sixty (60) days to enter into binding contracts for any number of units up to thirty-five, the provisions of which will allow FCRHA reasonable time to seek and obtain funding and/or financing for the purchase of these units. In the event the applicant obtains any below market financing for the sale of units, the Applicant shall permit the FCRHA

or purchasers designated by the FCRHA to use such financing. In the event the FCRHA does not enter into contracts for the purchase of the available units within the aforesaid time period, all further obligations of the Applicant shall be relieved with respect to the number of units offered.

b. In lieu of direct contracts with the FCRHA, as set forth in paragraph 1-a above, the FCRHA may direct that contracts be entered into with individual purchasers.

c. These units shall be made available to the FCRHA or purchasers designated by the FCRHA at the lower of the 1)prices at which comparable units are offered to the public, 2) prices determined as below: Labor and material costs of the units, together with a pro-rata share of the construction costs associated with the common elements of the residential development, and together with a pro-rata share of the site development costs associated with the residential development plus a payment to the Applicant in an amount equal to ten (10) percent of the development and construction costs set forth in this paragraph. No portion of the costs associated with these units shall be attributed to land costs or land value. The construction costs included in this paragraph shall include a pro-rata share of the financing and other soft costs associated with the development and construction of these residential units, provided however, that no general overhead, marketing or related soft costs of the builder not reasonably attributable to the cost of the FCRHA units shall be included within these costs.

d. Any units made available for purchase hereunder shall be subject to the condominium and/or cooperative regime to be established for the proposed residential development, and the obligations under the condominium and/or cooperative regime.

2. Rental Development: In the event the residential units are developed under a rental form of ownership, the Applicant hereby agrees to make no less than thirty-five (35) of the units available for low/moderate income tenants as such term is defined by the FCRHA under a Section 8 rental program, or similar federal, state or local rental subsidy program for a minimum of twenty years. In the event the Applicant operates the development as rental units, and prior to the expiration of twenty years, the development, becomes a condominium or cooperative, all the terms set forth in paragraph 1-a through d, shall be applicable.

3. In either event, it is the intent of the Applicant and the FCRHA that the units made available be interspersed throughout the residential development, with final location of these units to be determined by cooperation between the Applicant and FCRHA.

4. The applicant shall periodically inform the FCRHA of the status of the development including a timetable for development, particularly construction start and anticipated availability of units. In the event the development is constructed in stages, the FCRHA shall, at its option, have the right to purchase, under paragraph 1, or the Applicant shall be obligated to offer for rent under paragraph 2 that percentage of units which is equal to the same ratio of units offered to the FCRHA as described in paragraph 1 or to be made available for rent as described in paragraph 2 in each stage of the residential development. The FCRHA may elect at its option to waive its right in each stage to accumulate the number in the next successive stage. Such waiver shall be given no later than 30 days after notice of availability by the applicant.

5. The condition of zoning shall be binding on the Applicant, and on his assigns and successors in interest.

FAIRFAX COUNTY REDEVELOPMENT
AND HOUSING AUTHORITY

ATTEST:

_____ By: _____
Assistant Secretary (Chairman)

Date: _____

Date: _____ _____
(Applicant)

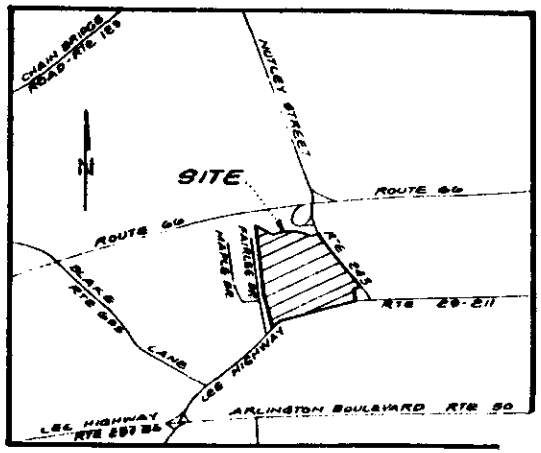
NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 48-4 ((1)) PARCELS 1, 1D AND 2A, ARE ZONED PDC AND WERE ACQUIRED BY FIRST AMERICAN BANK OF VIRGINIA, TRUSTEE (PARCEL 1) FROM J. WILLARD MARRIOTT, JR ET AL., BY DEED DATED DECEMBER 31, 1978 AND RECORDED IN DEED BOOK 5302 AT PAGE 507 AND BY ORDER OF ABANDONMENT OF A PORTION OF OLD LEE HIGHWAY DATED MAY 7, 1984 AND RECORDED IN DEED BOOK 5960 AT PAGE 1422, (PARCEL 1D) FROM WAYNE K. JOHNSON AND RUSSELL S. ROSENBERGER, JR., TRUSTEES, BY DEED DATED JUNE 11, 1986 AND RECORDED IN DEED BOOK 6398 AT PAGE 107 AND (PARCEL 2A) FROM WAYNE K. JOHNSON AND RUSSELL S. ROSENBERGER, JR., TRUSTEES BY DEED DATED JUNE 11, 1986 AND RECORDED IN DEED BOOK 6398 AT PAGE 112 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA

2. TITLE REPORT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION, CASE NO. 256053 AND DATED JANUARY 7, 1986 THEREFORE ANY ENCUMBRANCES INCURRED AFTER THAT DATE MAY NOT BE SHOWN

3. EASEMENTS NOT PLOTTABLE ARE EASEMENT(S) TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK N-8, PAGE 103, DEED BOOK 1503, PAGE 10, DEED BOOK 1881, PAGE 673, AND MODIFIED IN DEED BOOK 2593 AT PAGE 728 EASEMENTS TO VIRGINIA PUBLIC SERVICE COMPANY RECORDED IN DEED BOOK F-11, PAGE 440 EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1397, AT PAGE 134, AND IN DEED BOOK 1949, PAGE 318.

4. TOTAL AREA = 2,409,831 SQUARE FEET OR 55.25324 ACRES.



VICINITY MAP
SCALE 1"=2000'

COMMONWEALTH OF VIRGINIA
3/3/87
EUGENE C. DORN
CERTIFICATE No. 00445
LAND SURVEYOR

PLAT SHOWING
FLOOD PLAIN EASEMENT
ON THE PROPERTY OF

FIRST AMERICAN BANK OF VIRGINIA, TRUSTEE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" 100' DATE: FEBRUARY 12, 1987

William H. Gordon Associates, Inc.
Civil Engineers • Land Planners • Surveyors
1806 Robert Fulton Drive
Reston, Virginia 22091
703-860-3600

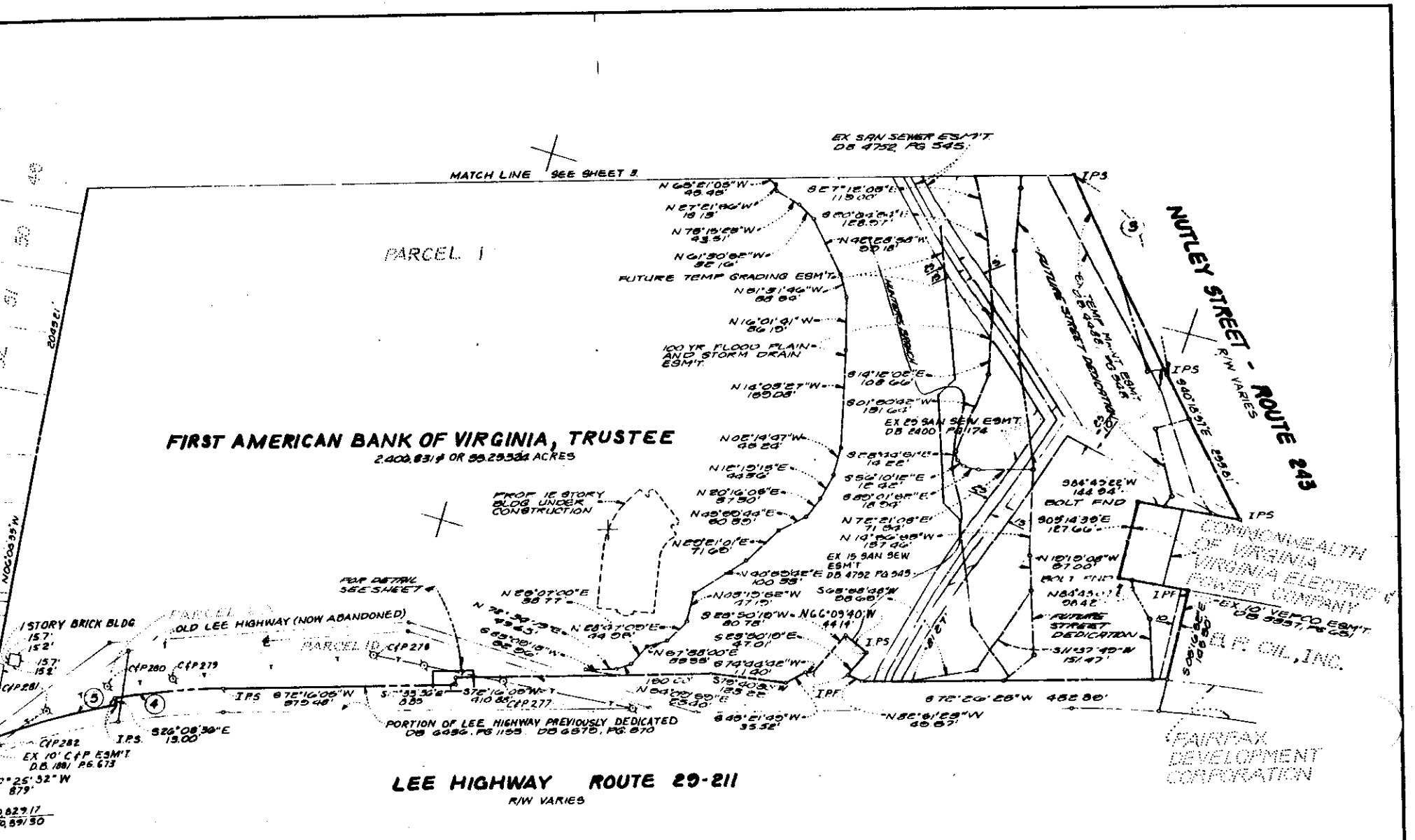
SHEET 1 OF 5

REVISED: FDB
RPA

RPA-259

683.0001

ID REV



LEPHONE POLE
ERHEAD TELEPHONE LINE
AIN LINK FENCE
STREAM
ON PIPE FOUND
ON PIPE SET

PLAT SHOWING
FLOOD PLAIN EASEMENT
ON THE PROPERTY OF

FIRST AMERICAN BANK OF VIRGINIA, TRUSTEE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' DATE: FEBRUARY 12, 1987

COMMONWEALTH OF VIRGINIA
3/5/87
EUGENE C. BOBB
CERTIFICATE NO. 00445
LAND SURVEYOR

William H. Gordon Associates, Inc.
Civil Engineers • Land Planners • Surveyors
1606 Robert Fulton Drive
Reston, Virginia 22091
703-860-3600

SHEET 2 OF 5

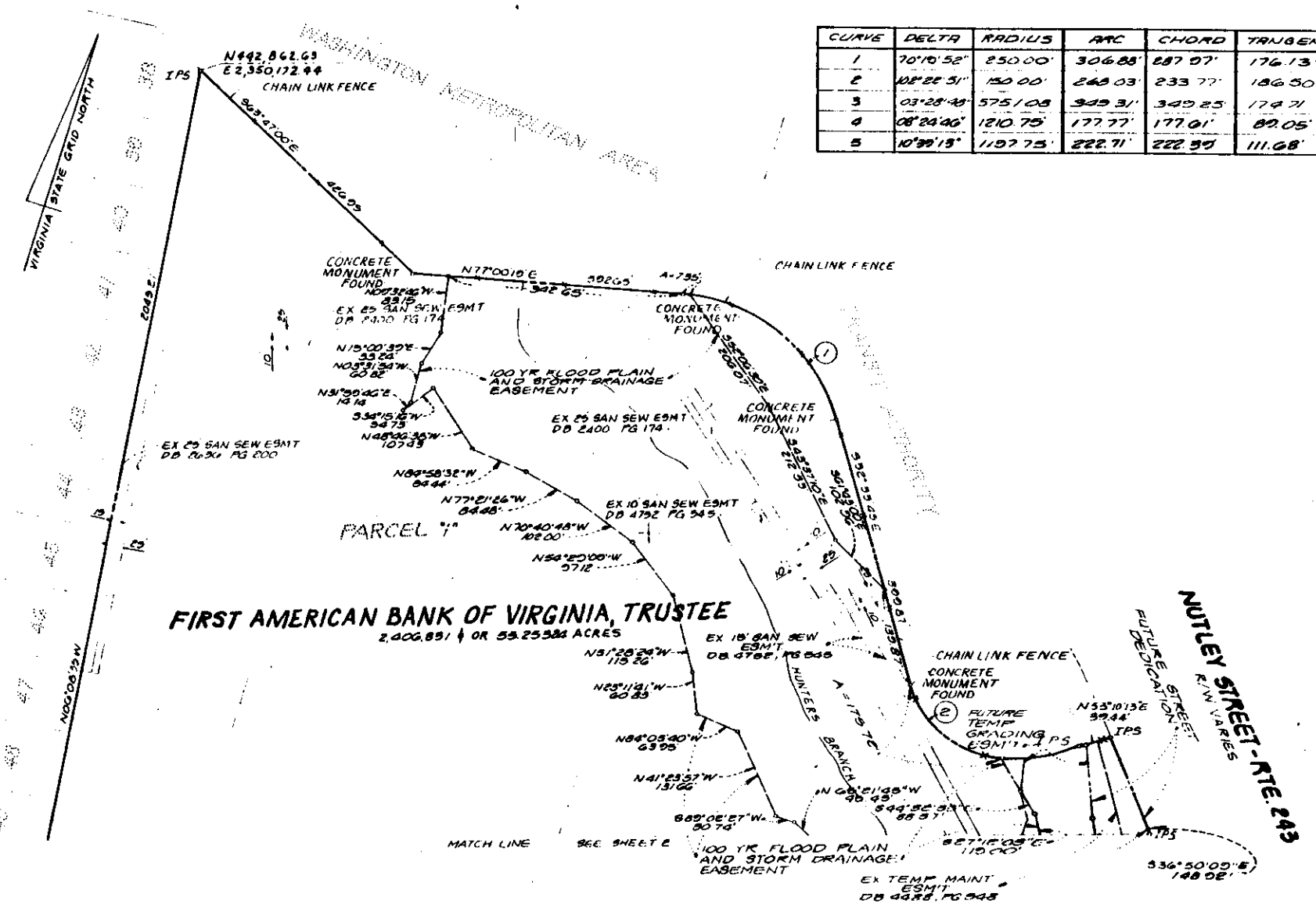
REVISED - FDS
- RMS

RPA-259

JD REV

083-000-89

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
1	70°10'52"	250.00'	306.88'	287.97'	176.13'	S67°49'43"E
2	108°22'51"	150.00'	283.03'	243.77'	186.50'	S85°17'53"E
3	03°28'48"	575.08	349.31'	349.25'	174.71	S38°34'35"E
4	08°24'46"	1210.75'	177.77'	177.61'	89.05'	S68°03'45"W
5	10°39'13"	1197.75'	222.71'	222.39'	111.68'	S58°31'45"W



COMMONWEALTH OF VIRGINIA
EUGENE C. DORN
CERTIFICATE No. 005445
LAND SURVEYOR

PLAT SHOWING
FLOOD PLAIN EASEMENT
ON THE PROPERTY OF

FIRST AMERICAN BANK OF VIRGINIA, TRUSTEE

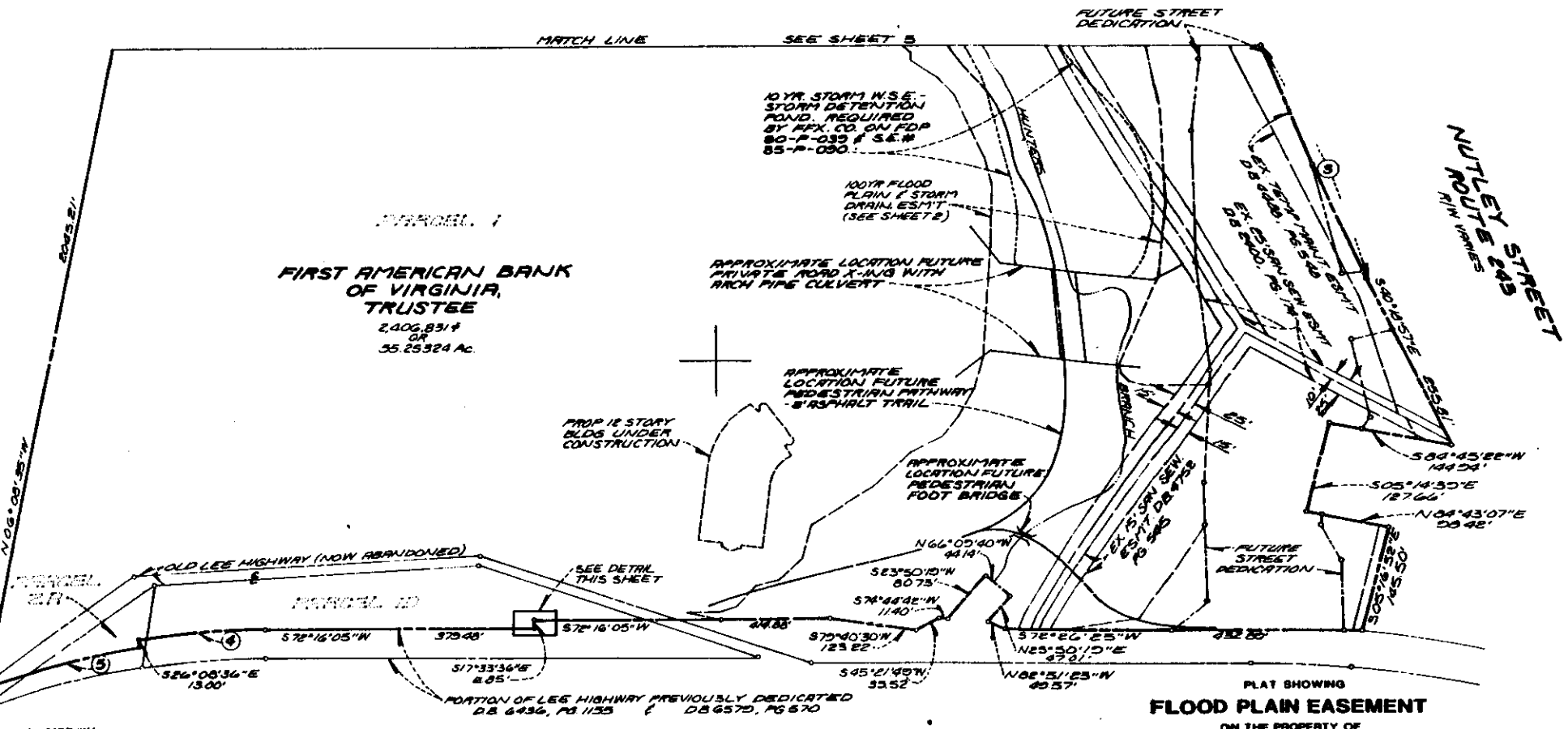
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" 100' DATE: FEBRUARY 12, 1987

William H. Gordon Associates, Inc.
Civil Engineers • Land Planners • Surveyors
1806 Robert Fulton Drive
Reston, Virginia 22091
703-860-3600

SHEET 3 OF 5

REVISED - FDB RPA-259 JD REV.

1000.089



PLAT SHOWING

FLOOD PLAIN EASEMENT

ON THE PROPERTY OF

FIRST AMERICAN BANK OF VIRGINIA, TRUSTEE

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: FEB. 12, 1987

Gordon Associates

CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS

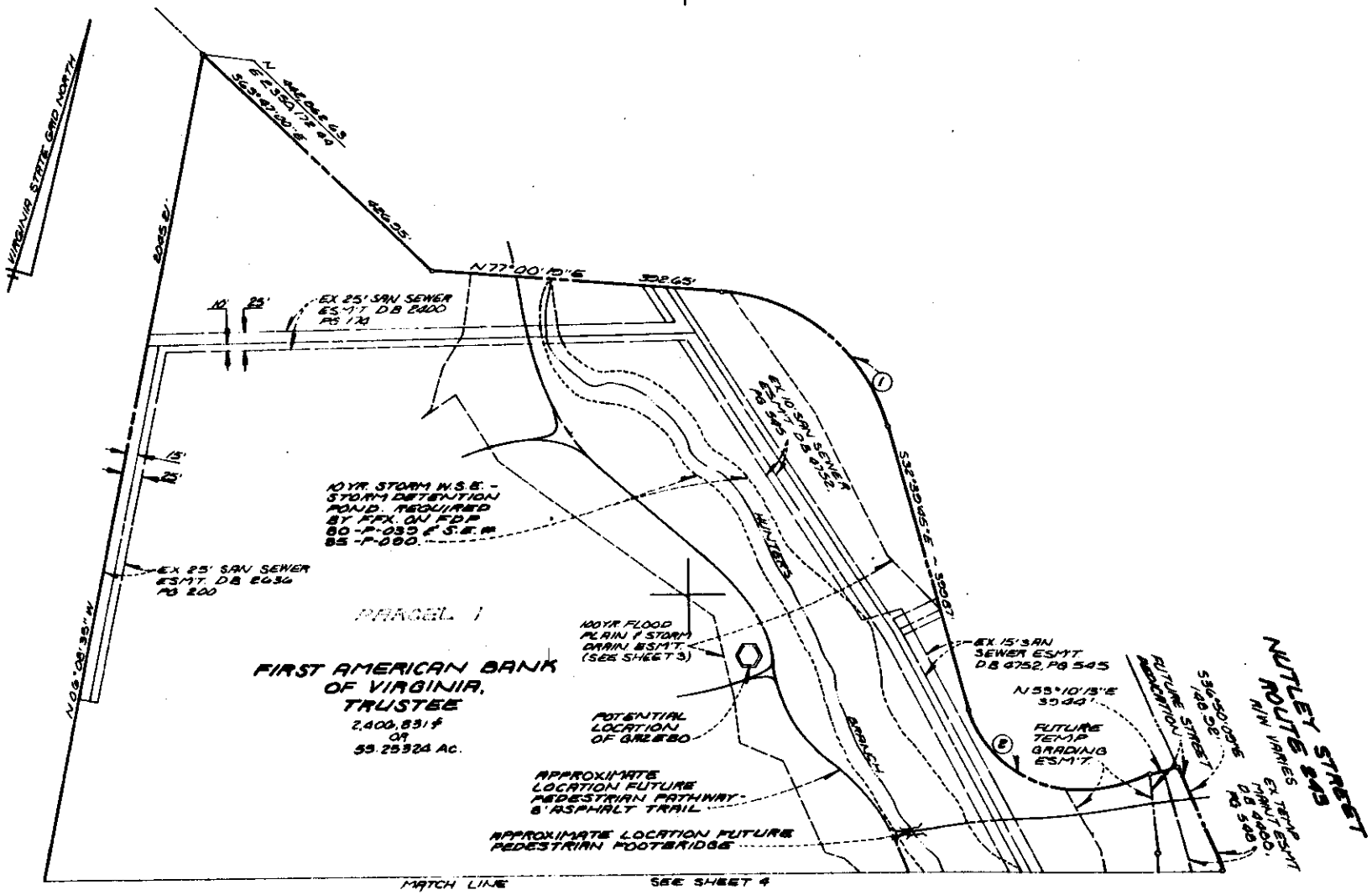
1806 Robert Fulton Drive • Reston, Virginia 22091

703-860-3600

SHEET 4 OF 5

RMS RPA-259

1000 689



PLAT SHOWING

FLOOD PLAIN EASEMENT

ON THE PROPERTY OF

FIRST AMERICAN BANK OF VIRGINIA, TRUSTEE

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: FEB. 12, 1987

COMMONWEALTH OF VIRGINIA
3/5/87
EUGENE C. DORN
CERTIFICATE No. 001443
LAND SURVEYOR

Gordon Associates
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS

1806 Robert Fulton Drive • Reston, Virginia 22091
703-860-3600

SHEET 5 OF 5

RPA-259

683.0001

WALSH, ,UCCI, STACKHOUSE, EMRICH & LUBELEY
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
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ARLINGTON, VIRGINIA 22203
(703) 528-4700
TELECOPY (703) 525-3197

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

OF COUNSEL
JULIA T. CANNON

PRINCE WILLIAM OFFICE
VILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBRIDGE, VIRGINIA 22192
(703) 680-4664
METRO 690-4647
TELECOPY (703) 690-2412

LOUDOUN OFFICE
WAVERLY PARK
604 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 22075
(703) 777-6977
METRO 478-1340
TELECOPY (703) 478-1348

February 10, 1989

Ms. Marilyn Anderson
Zoning Evaluation
10640 Page Avenue
Third Floor
Fairfax, Virginia 22030

Re: PCA/CDPA/FDPA 80-P-039

Dear Ms. Anderson:

The following constitutes a statement of justification for the above-referenced applications.

The Evans Company, the developer of Hunters Branch, has been working with Supervisor Hanley to provide a vehicular connector from the Hunters Branch development to the Vienna Metro station. The proffered condition amendment and conceptual development plan amendment applications are required to allow revision to the approved conceptual development plan to show this Metro connector. The Evans Company is also working with Fairfax County to accommodate temporary parking for Metro during construction of the proposed parking deck at the Vienna Metro station.

It is submitted that these applications promote the purpose and intent of the Fairfax County Zoning Ordinance to encourage innovative and desirable approaches to designed development and to promote the creation and expansion of land uses that will be developed with adequate transportation facilities.

Thank you for your consideration of this matter.

Very truly yours,

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

Keith C. Martin

KCM:tgb

cc: Martin D. Walsh
James A. Evans

M09

APPENDIX 4

FAIRFAX COUNTY, VIRG.

MEMORANDUM

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

DATE: FEB 08 1989

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

FILE NO. 6 (stanley)

SUBJECT: Addendum to Planning Analysis for FDPA 80-P-039-1

The original staff report on this item concluded that:

"The proposed Final Development Plan Amendment is in conformance with the approved Conceptual Development Plan. The proposed principal and secondary uses are in compliance with the recommendations of the Comprehensive Plan and with the provisions of the Zoning Ordinance. Staff could support approval of the requested uses within the office buildings located on this site within the PDC District were there not other outstanding concerns related to this application. . . .

The revised plan should reflect the following:

- . . . Transitional screening to be provided to screen this commercial use from the residential zoned properties across Nutley Street and Lee Highway . . ."

The revised (January 11, 1989) Final Development Plan Amendment still fails to provide transitional screening along Lee Highway and Nutley Street. Due to the steep topography along Nutley Street and the height of the proposed buildings (maximum of 155 feet) transitional screening may be ineffective, even if provided. However, there appears to be sufficient room on the site to provide substantial transitional screening along Lee Highway and the applicant should be required to provide such screening.

The applicant's proposal to add commercial parking as an additional secondary use in order to use excess spaces for Metro parking is an acceptable use on the site.

LLS:stn

Appendix 5

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

FEB. 3 1989

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

DATE:

FROM: James H. Collins, Senior Environmental Planner
Environmental and Cultural Resources Branch, OCP

FILE NO.: COLLINS 82

SUBJECT: ADDENDUM TO THE ENVIRONMENTAL ASSESSMENT for: CDPA/PCA 80-P-039
HMCE Associates

This memorandum is an addendum to the environmental assessment of the application property listed above. The assessment consists of a discussion of environmental impacts that may result from the proposed development and a description of potential solutions that could remedy identified environmental issues.

ENVIRONMENTAL IMPACTS AND RECOMMENDATIONS:

The following comments pertain to the development plan dated January 11, 1989. The issues discussed in this section are potentially harmful environmental impacts of the proposed development.

The proposed road linking the metro parking area with the subject property should be designed in a manner that minimizes clearing and grading. The natural topography should be considered so that existing contours generally dictate the alignment of the road. The resulting design should enable the parking area to be visually buffered from the metro property with existing mature vegetation.

The 100-year floodplain of Hunter's Branch should not be encroached upon by the proposed loop road. The area indicated as subject to clearing for the construction of this road should be minimized, so that at the very least, the entire 100-year floodplain remains undisturbed.

The trail proposed within the 100-year floodplain should be designed to meander around specimen trees as determined by the County Arborist. The clearing of the trail easement should be minimized to preserve the maximum amount of existing vegetation.

JHC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: February 14, 1989

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

FILE: 3-4 (RZ 80-P-039)/site 1090

SUBJECT: Transportation Impact

REFERENCE: CDPA/FDPA 80-P-039; Hunters Branch
Land Identification Map: 48-4 ((1)) 1E, 1G, 1H

The transportation related aspects of this application are proposals for a connector road to the Vienna Metro Station and commercial parking. This Office has no objection to either of these proposals per se. However, the following issues should be addressed:

- The connector road to the Metro station must intersect the station loop road at an existing intersection. While the alignment of the connector appears to be satisfactory, this concern can not be fully analyzed with the information available since the connector road/loop road intersection is not shown on the DP. This concern can be resolved at the time of DEM site plan review.

- While this Office does not object to conversion of part of the parking required under the previous provisions of the Zoning Ordinance to commercial parking, permanent conversion of proffered parking at this time may be precipitous. This Office recommends that the extent of permanent conversion of proffered parking be based on a study of the actual parking needs of the development following full occupancy of two to four buildings. This recommendation is made because an average rate such as that found in the Ordinance is not likely to precisely fit any particular development.

JCH:hac

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: June 1, 1988

TO: Marilyn Anderson, Staff Coordinator
Zoning Evaluation Division, OCP

FROM: Michael J. Scheurer, Director
Housing Development Division, HCD

FILE NO.: 240.165; 250.3.7; 305

SUBJECT: Marriott-Hooper
DPA 80-P-039-1

The Department of Housing and Community Development (HCD) has reviewed preliminary information on application DPA 80-P-D39-1 including the "Hunters Branch" development plans by Gordon Associates dated April 21, 1988.

HCD respectfully requests your attention to the existing proffered condition #15 which requires the developer to provide 5D low and moderate income housing units pursuant to an agreement with the Fairfax County Redevelopment and Housing Authority (FCRHA). Under the terms of this agreement, the developer must provide the FCRHA with a timetable for development of the residential units including construction starts and anticipated availability.

The proposed amendments to the development plan do not include construction scheduling information nor any timetable for residential development and therefore do not comply with existing proffers nor with the applicants agreement with the FCRHA. HCD believes that the developer should be required to provide this information as part of the current zoning action on this property.

HCD further requests that OCP notify us in advance of all meetings and actions concerning the rezoning of this property. If you have any questions regarding these comments, please contact me or Jack Clark at 246-8280.

Attachments: 1) Rezoning Map
2) Excerpt of Proffers as approved in FDP 80-P-039
3) FCRHA-MHCE Agreement dated 4/3/81

cc: Katherine Hanley, Providence District Supervisor
Wilton H. Dickerson, FCRHA Commissioner
Walter D. Webdale, Director, HCD

MJS/JPD/jlw0504H

Excerpt of Proffers as approved in FDP 80-P-039:

subject to sound engineering and construction practice together with the approval of the Virginia Department of Highways & Transportation.*

14. The applicant commits to strongly emphasize and encourage the implementation with its tenants of the broadest range of transportation management strategies in the project development.

15. The applicant commits to offer units for sale or rental to the Fairfax County Redevelopment and Housing Authority in accordance with the document attached hereto and made a part hereof as Exhibit A. Notwithstanding that the afore-referenced document provides for the construction of 30 units, the applicant would amend that commitment so as to provide for 50 units.

16. The development plan reflects that the applicant has parked the subject development in accordance with the existing regulations of the Fairfax County Zoning Ordinance. It is the intent of the applicant should experience with transportation strategies reflect that a reduction in parking is justified by the actual experience of the development to make application to the Fairfax County Board of Supervisors for a reduction in the parking requirements so as to either convert parking structure to storage areas or to eliminate portions of the parking structure which in the Board's judgment are unnecessary.

M.H.C.E. ASSOCIATES

Date: 4.13.81

By: David W. Evans, General Partner

*In the event that other developments occur in the area which impact the

PROPOSED CONDITION

REZONING APPLICATION 80-P-039 and FINAL DEVELOPMENT PLAN 80-P-039

WHEREAS, M.H.C.E. ASSOCIATES (hereinafter the Applicant), as part of the above-referenced rezoning and final development plan approval, has obtained approval for the development and construction of three hundred fifty (350) residential units; and

WHEREAS, the Applicant desires to cooperate with the Fairfax County Redevelopment and Housing Authority (hereinafter FCRHA) to make certain residential units available for low and moderate income families.

NOW, THEREFORE, it is a condition of this rezoning and final development plan approval, as follows:

1. Condominium and/or Cooperative Development: In the event units are developed under a condominium and/or cooperative form of ownership, the Applicant hereby agrees to make available to the FCRHA or purchasers designated by the FCRHA, for purchase, thirty-five (35) of the units, in the same proportion of mix and size as the total residential development; unless otherwise mutually agreed upon by the FCRHA and the party(s) developing the units, which shall be available for purchase on the following terms:

a. At such time as the Applicant is ready to market the condominium and/or cooperative units in the development, the Applicant will give notice to the FCRHA of the offer of available units, together with the purchase price determined as hereinafter set forth, and the FCRHA shall after receipt of this notice, have a period of sixty (60) days to enter into binding contracts for any number of units up to thirty-five, the provisions of which will allow FCRHA a reasonable time (but not to exceed ninety

(90) days) to seek and obtain funding and/or financing for the purchase of these units. In the event the Applicant obtains any below market financing for the sale of units, the Applicant shall permit the FCRHA or purchasers designated by the FCRHA to use such financing. In the event the FCRHA does not enter into contracts for the purchase of the available units within the aforesaid time period, all further obligations of the Applicant shall be relieved with respect to the number of units offered.

b. In lieu of direct contracts with the FCRHA, as set forth in paragraph 1-a above, the FCRHA may direct that contracts be entered into with individual purchasers.

c. These units shall be made available to the FCRHA or purchasers designated by the FCRHA at the lower of the 1) prices at which comparable units are offered to the public, 2) prices determined as below: Labor and material costs of the units, together with a pro-rata share of the construction costs associated with the common elements of the residential development, and together with a pro-rate share of the site development costs associated with the residential development plus a payment to the Applicant in an amount equal to ten (10) percent of the development and construction costs set forth in this paragraph. No portion of the costs associated with these units shall be attributed to land costs or land value. The construction costs included in this paragraph shall include a pro-rate share of the financing and other soft costs associated with the development and construction of these residential units, provided however, that no general overhead, marketing

attributable to the cost of the FCRHA units shall be included within these costs.

d. Any units made available for purchase hereunder shall be subject to the condominium and/or cooperative regime to be established for the proposed residential development, and the obligations under the condominium and/or cooperative regime.

2. Rental Development: In the event the residential units are developed under a rental form of ownership, the Applicant hereby agrees to make no less than thirty-five (35) of the units available for low/moderate income tenants as such term is defined by the FCRHA under a Section 8 rental program, or similar federal, state or local rental subsidy program for a minium of twenty years. In the event the Applicant operates the development as rental units, and prior to the expiration of twenty years, the development, becomes a condominium or cooperative, all the terms set forth in paragraph 1-a through d, shall be applicable.

3. In either event, it is the intent of the Applicant and the FCRHA that the units made available be interspersed throughout the residential development, with final location of these units to be determined by cooperation between the Applicant and FCRHA.

4. The Applicant shall periodically inform the FCRHA of the status of the development including a timetable for development, particularly construction start and anticipated availability of units. In the event the development is constructed in stages, the FCRHA shall, at its option, have the right to purchase, under paragraph 1, or the Applicant shall be obligated to offer for rent under paragraph 2 that percentage of units which is equal to the same ratio of units offered to the FCRHA as described in paragraph 1 or to be made available for rent as described in paragraph 2 in each stage of the residential development.

accumulate the number in the next successive stage. Such waiver shall be given no later than 30 days after notice of availability by the Applicant.

5. The condition of zoning shall be binding on the Applicant, and on his assigns and successors in interest.

FAIRFAX COUNTY REDEVELOPMENT
AND HOUSING AUTHORITY

ATTEST:

By: Gerald H. Hopkins
(Chairman)

Assistant Secretary

Date: _____

M.H.C.E. ASSOCIATES

By: David W. Evans
General Partner

April 3rd 1981
Date

APPENDIX 8 Ant

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 2-8-89
2-16-89

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

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Hunters Branch / HMCE Associates Ltd. Ptnship

Application Number: 80-P-039-1

Type of Application: FDPA

Information Provided

Application: yes

Development Plan: yes

Other: No

Date Received in UP&DD: 2-7-89

Date Due Back to OCP: 2-9-89

Site Information

- o Location: Tax Map: 48-4((1)) 1, 1E
- o Area of Site: 41.43 Acres
- o Rezoned ~~from~~: PDC, HC ~~to~~
- o Watershed/Segment: Accotink / Hunter

I. Drainage

- o Master Drainage Plans: IAP-2: INSTALL 175 LF RIPRAP AND 1800 LF GABIONS IMMEDIATELY D/S OF SITE BETWEEN LEE HIGHWAY AND ROUTE 50.
  FBP-3: INSTALL 500 LF RIPRAP ON SITE.
- o UP&DD Ongoing County Drainage Projects: NONE
- o UP&DD Drainage Complaint Files:
  ✓ Yes ____ No
  Any downstream drainage complaints on file pertaining to the outfall for this property?
  If yes, Describe: Storm Drainage complaint on

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&OD 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: _____

Application Name/Number: HMCE Associates Limited Partnership / FDPA 80-P-039-1

****** 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: NONE - PREVIOUS DRAINAGE RECOMMENDATIONS HAVE BEEN IMPLEMENTED.

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

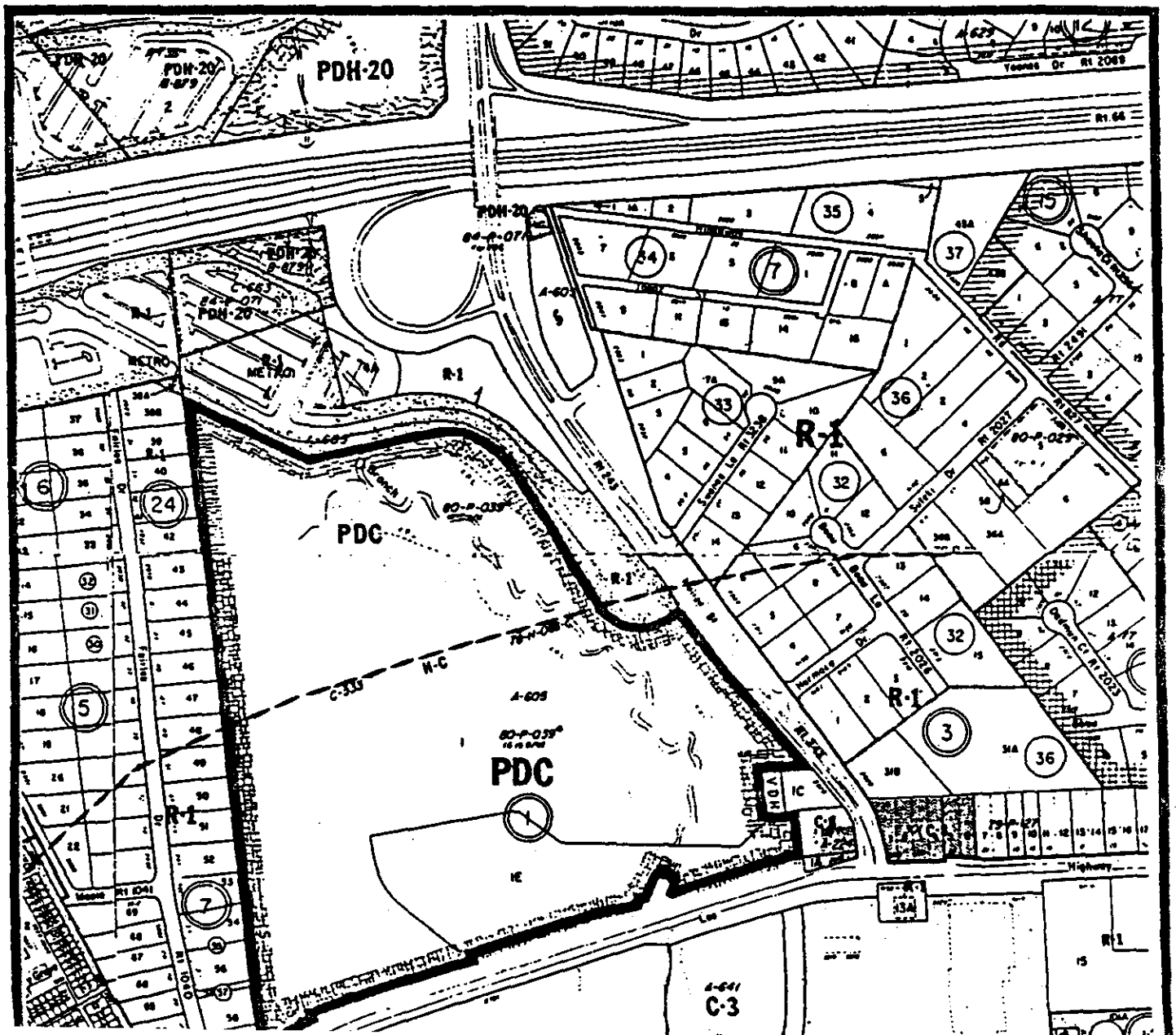
OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: None

UP&DD Internal Sign Off by:
Planning Support Branch (Ron Thomson) RT

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 80-P-039 -1

DA 80-P-039-1 HMCE ASSOCIATES LIMITED PARTNERSHIP
FILED 10/09/87 DEVELOPMENT PLAN AMENDMENT
AMENDED 3/31/88 PROPOSED: Additional principal and secondary uses
APPROX. 41.43 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: NORTHWEST QUADRANT OF LEE HIGHWAY AND NUTLEY STREET
ZONING: PDC HC
MAP REF 048-4- /01/ /0001, 0001E



APPENDIX 9

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

SOIL SCIENCE OFFICE
11242 Waples Mill Road, Suite 200
Fairfax, Virginia 22030
Phone - 703/246-5300

TO: Marilyn Anderson
Zoning Evaluation Division
Office of Comprehensive Planning

DATE: February 8, 1989

FROM: Nelson Thurman Nelson Thurman
Soil Scientist

SUBJECT: CDP/FDP Analysis for FDPA 80-P-039-1

REFERENCE: Tax Map Number 48-4-((1))-1, 1E

The attached soils report for the referenced tract was originally prepared in 1980 by James Belshan. This copy is being forwarded to you in reference to this and future FDPA's covering the tract.

Your comments indicate that the CDP/FDP is being amended to provide temporary parking on-site for the Metro Station. Soil considerations on this site relate to competent support for buildings and paved lots and provisions for surface runoff.

Because the soils in this area are difficult to compact under natural conditions, engineered stabilization measures or special designs are often necessary for large buildings (greater than 3 stories in size) and for road and pavement subgrade material. Since much building and road construction has already taken place on the site, such designs should already be incorporated into the development plans.

Stormwater management, including detention/retention facilities, should also have been incorporated into the development plans for this tract.

Inasmuch as these considerations have already been addressed in the development plans for this site, other soil considerations should not have a major impact on the proposed amendment.

A soil map, legend, description of soil characteristics, and list of potential soil-related problems are included in the accompanying report.

Attachment

cc: Richard C. Little, Director, Planning Division, Office of Comprehensive Planning
Bruce Douglas, Branch Chief, Environmental and Cultural Resources Branch, Office of Comprehensive Planning

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

SOIL SCIENCE OFFICE
11242 Waples Mill Road, Suite 200
Fairfax, Virginia 22030
Phone - 703/246-5300

REZONING SOIL EVALUATION

1. APPLICATION

Application No.: 80-P-039 Acreage: 54.7
Applicant: HMCE Associates
Proposed Use: Planned development commercial
Present Zoning: R-1 Proposed Zoning: PDC
Location: Northwest corner of Lee Highway (Rt. 29-211) and Nutley Street (Rt. 243)
Map Reference No(s).: 48-4-((1))-1

Soil Investigation By: James E. Belshan, Soil Scientist
Date: September 19, 1980; revised February 1989

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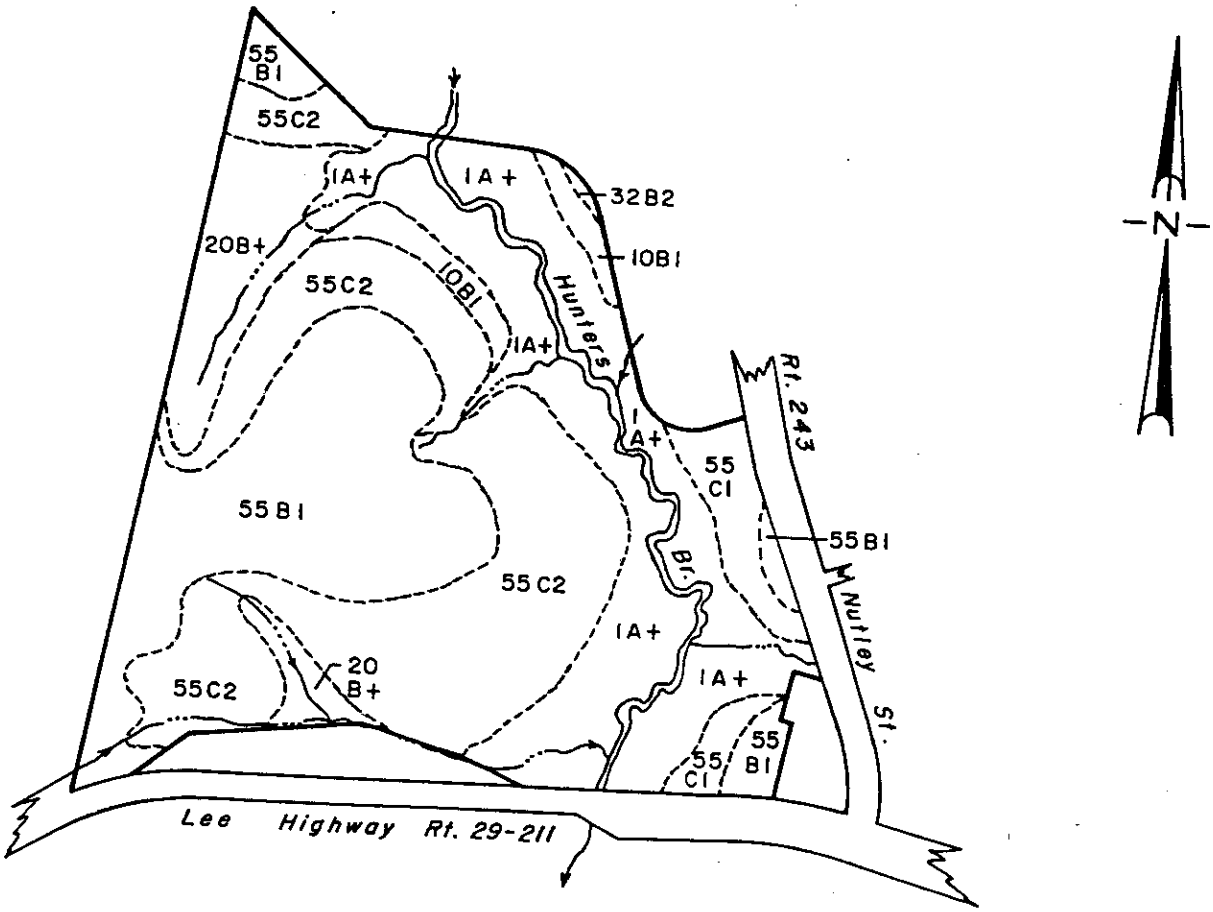
2. SOIL MAP

Piedmont Upland Physiographic Province



KEY AND LEGEND TO THE SOIL MAP

Soil Map Symbol: 55B1
Soil Number: 55
Slope: B
Erosion: 1

SLOPE SYMBOLS

A - 0 - 2 Percent
B - 2 - 7 Percent
C - 7 - 14 Percent
D - 14 - 25 Percent
E - 25 Percent and over

EROSION SYMBOLS

+ - Soil accumulation
0 - No erosion
1 - Slight erosion
2 - Moderate erosion
3 - Severe erosion

Soil Map Symbol	Soil Series Name	Slope Range Percent	Acreage	Percent of Site
1A+	Mixed Alluvial Soils	0 - 2	16.0	29
10B1, 20B+	Glenville/Meadowville	2 - 7	6.6	12
55B1, 55C1, C2	Glenelg	2 - 14	32.1	59
Totals			54.7	100

3. **POTENTIAL SOIL PROBLEMS**

		Yes/No	Soil No(s).
A.	Slope Instability	N	
B.	Marginal to Low Bearing Capacity (Small Building Support)	Y	1, 10, 20
C.	High Seasonal Water Table	Y	1, 10, 20
D.	High Shrink-Swell Clays	N	
E.	Poor Drainage Characteristics	Y	1, 10, 20
F.	Shallow Depth to Bedrock	N	
G.	High Erodibility	Y	55
H.	Flood Plain (Alluvial)	Y	1
I.	Marginal to Poor Septic Drainfield Potential	Y	1, 10, 20

4. DESCRIPTION OF SOIL CHARACTERISTICS

Mixed Alluvial (1)

Mixed alluvial soils are a channel-dissected soil complex in floodplains and drainageways that consist of alluvium eroded from surrounding hillsides during geologically recent times and from agricultural or construction activities. Soil materials range from soft organic silts and clays to dense gravel-sand-silt-clay mixtures. Stream channels often migrate within these soils during major storm runoff events. Stream bank erosion at the outer radius of meander loops may result in undercutting of embankments on adjacent properties. Seasonal high groundwater tables are from zero to two and one-half feet.

Glenville (10), Meadowville (20)

Seasonal high groundwater tables are from one to two feet. Foundation bearing values may be marginal because of soft subsurface strata and seasonal high groundwater. These soils occur in broad low-lying areas, in drainageways, or along the toe of slopes.

Glenelg (55)

These well drained soils occupy upland convex landscapes and are forming in the weathered products of micaceous schist rock materials. They have few limitations for most urban uses.

5. GEOTECHNICAL REQUIREMENTS

Development of this site will require a geotechnical engineering study, in accordance with Chapter 107 (Problem Soils) of the Fairfax County Code and the Geotechnical Guidelines of the Public Facilities Manual, to address major soil problems related to flooding, prolonged seasonal high water tables, poor drainage, and poor building support in the Mixed Alluvial Soils (1) on this site.

A geotechnical report is not usually required in Glenelg (55) soils with normal construction practices in natural (undisturbed) soils. Construction in highly disturbed areas and fill materials will require geotechnical engineering recommendations, inspections, and certifications. Because the subsoil is difficult to compact, buildings larger than three stories in size will require engineering designs to insure competent support.

6. NOTES

This report is based on evaluation of existing soil maps and topographic data. Soil properties may vary from those given in this report if soil conditions are not as shown on the maps or if the site has been significantly disturbed by grading or filling operations.

The soils on this site are not considered stable in deep (>5 feet) excavations. For deep excavations, properly sloped sides and/or shoring will be necessary.

The soil lines on the attached map are general in nature and should not be directly scaled. Changes in soil properties are typically gradual over distance.

PART 2 6-200 PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT

6-201 Purpose and Intent

The PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-202 Principal Uses Permitted

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 206 below.

1. Business service and supply service establishments.
2. Eating establishments.
3. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training.
4. Exposition halls and facilities to house cultural or civic events or conventions of political, industrial, fraternal or similar associations, with a minimum gross floor area of 100,000 square feet.
5. Financial institutions.
6. Hotels, motels.
7. Offices.
8. Personal service establishments.
9. Public uses.
10. Repair service establishments.
11. Retail sales establishments.
12. Theatres.

6-203 Secondary Uses Permitted

The following secondary uses shall be permitted only in a PDC District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 206 below.

1. Accessory uses and home occupations as permitted by Article 10.

2. Bank teller machines, unmanned, located within a multiple family dwelling.

3. Commercial and industrial uses of special impact (Category 5), limited to:

   A. Amusement arcades

   B. Automobile-oriented uses

   C. Car washes

   D. Drive-in banks

   E. Fast food restaurants

   F. Marinas, docks and boating facilities, commercial

   G. Quick-service food stores

   H. Service stations

4. Commercial recreation uses (Group 5), limited to:

   A. Billiard and pool halls

   B. Bowling alleys

   C. Commercial swimming pools, tennis courts and similar courts

   D. Health clubs

   E. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses

   F. Miniature golf courses

   G. Skating facilities

   H. Any other similar commercial recreation use

5. Community uses (Group 4).

6. Dwellings.

7. Institutional uses (Group 3).

8. Light public utility uses (Category 1).

9. Outdoor recreation uses (Group 6), limited to:

   A. Golf courses, commercial

   B. Golf driving ranges

10. Parking, commercial off-street, as a principal use.

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. Categroy 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 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.

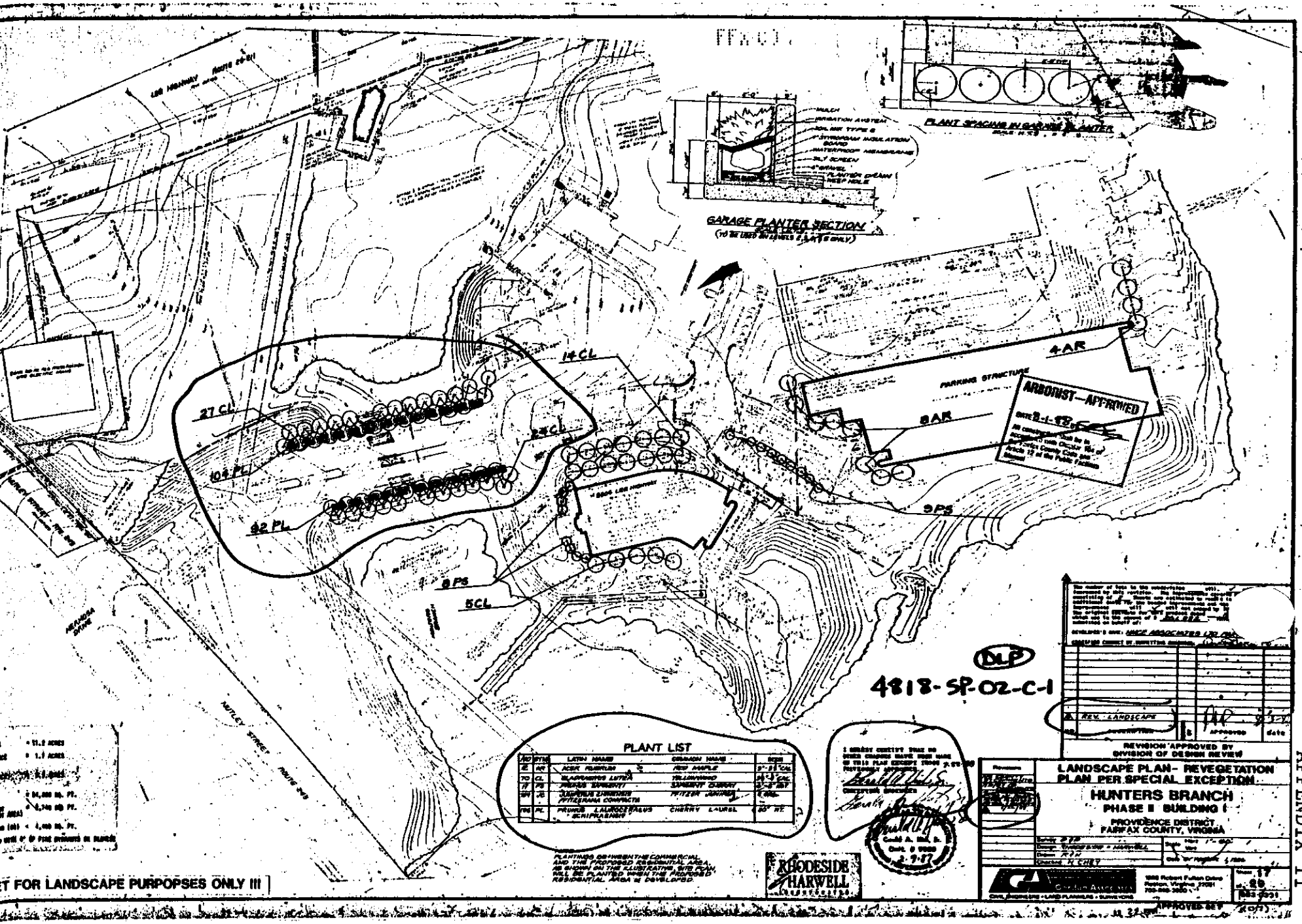
2. In a PDC development where dwelling units are proposed as a secondary use, as part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide developed recreational

facilities for the enjoyment of the residents of the dwelling units. Such requirement shall be based on a minimum expenditure of $300.00 per dwelling unit for such facilities, and either the facilities shall be provided by the developer in conformance with the approved final development plan, or the cash shall be provided for such facilities in conformance with the provisions of Sect. 2-704. In the administration of this provision, credit shall be considered where there is a plan to provide common recreational facilities for the residents of the dwelling units and the occupants of the principal uses.

6-210 Additional Regulations

1. Refer to Article 16 for standards and development plan requirements for all planned developments.

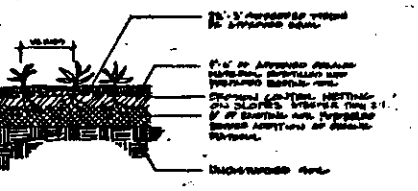
2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.



PLANT LIST

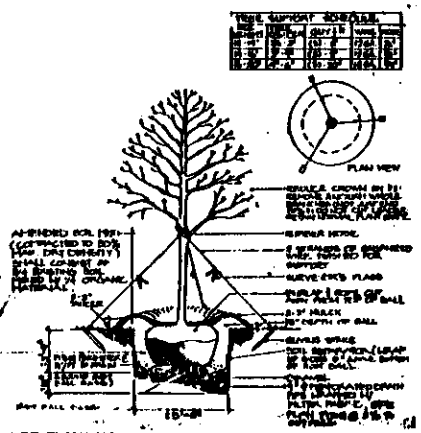
NO	SYM	LATIN NAME	COMMON NAME	SIZE
4	AR	ACER RUBRUM	RED MAPLE	2"-2½" CAL
10	CL	LIRIODENDRON TULIPIFERA	TULIPWOOD	2½"-3" CAL
17	PS	PRUNUS SERRULATA	SARGENT CHERRY	2"-2½" CAL
59	JC	JUNIPERUS CHINENSIS PFITZERIANA COMPACTA	PFITZER JUNIPER	5 GAL
196	PL	PRUNUS LAUROCERASUS SCHIPKAENSIS	CHERRY LAUREL	30" HT.

T FOR LANDSCAPE PURPOPSES ONLY !!!



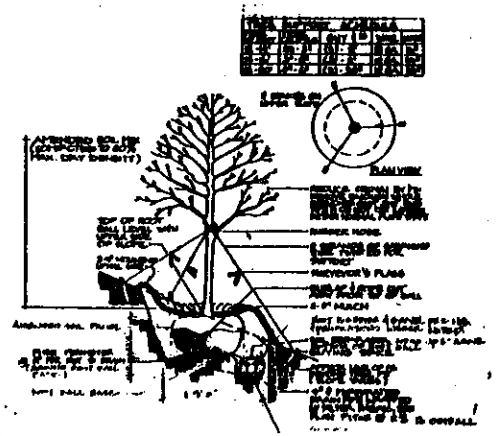
GROUNDCOVER PLANTING

NOT TO SCALE



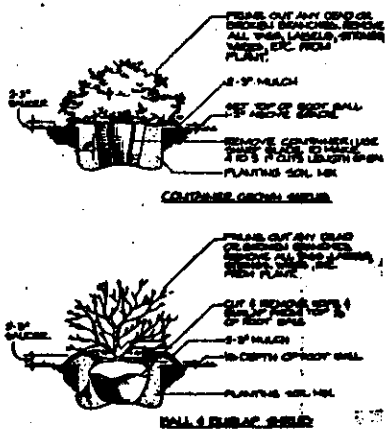
TREE PLANTING

NOT TO SCALE



3 TREE PLANTING AND GUYING ON SLOPE

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

ADDED SHEET

NO	DESCRIPTION	BY	APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

LANDSCAPE DETAILS – REVEGETATION PLAN PER SPECIAL EXCEPTION

HUNTERS BRANCH

PHASE II BUILDING I

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Design R WALKER

Drawn R LEIGH

Checked H GOFF

Date JULY 22, 1988

Sheet 17A of 29

#89-0901

CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS

Proffered

~~PROPOSED~~ CONDITIONS

Rezoning Application and Final Development Plan 80-P-039

1. The residential portion of the proposed PDC development shall not include any other principal or secondary uses.

2. Secondary uses permitted under the PDC zoning classification will be designated and located on the property in such a manner as to primarily serve the needs of the residents, occupants and users of the proposed PDC development, provided however, that this restriction shall not interfere with the proposed development of the secondary residential uses as shown on the Final Development Plan.

3. A tot lot will be constructed as part of the recreational area shown on the Final Development Plan and serving the proposed residential portion of the PDC development.

4. Both prior to and during the development of the property, the applicant/owner will permit the on-site research of archaeological site, if any, by members of the Fairfax County Archaeological Survey Staff, provided however, that such on-site research shall not interfere with the planned development of the property and shall not restrict the timing of the development of the property.

5. Emergency access will be provided in accordance with the Fairfax County Public Facilities Manual.

6. A twenty-five (25) foot buffer will be provided along the southern boundary of the property, adjacent to Lee Highway, such buffer to be an area in which no physical improvements will be made as part of the development of this property, except for entrances into the property, as shown on the Final Development Plan.

7. The applicant/owner, at the time of final site plan approval, will submit a landscape plan for approval by the Director of the Department of Environmental Management, so as to achieve a visual buffer between the residential development and the commercial parking structure. Said plan shall include effective treatment of the exposed portions of the parking structure deck.

8. A noise attenuation barrier not to exceed six (6) feet in height will be provided between the proposed residential recreational area and the boundary line of the adjoining Fairlee Subdivision.

9. Storm water retention and detention will be employed in the development of the application property.

10. The residential and commercial travelways on the site loop road will be interconnected so as to provide the residential development direct access to Nutley Street until such time as the completion of both relocated Nutley Street and new I-66/Nutley interchange is effectuated.

11. The internal intersection on the commercial loop road immediately north of Lee Highway will be designed for approval by the Department of Environmental Management and the Office of Transportation.

12. Prior to occupancy of the first commercial office building on the property, the following highway improvements or contributions thereto will be provided by the applicant/owner:

    (a) Dedication of right-of-way along Lee Highway across the frontage of the property approximately sixty (60) feet from the existing center line of Lee Highway.

    (b) Dedication of right-of-way to accommodate the realignment of Nutley Street as a six-lane facility, with a trail on its westerly side, as more particularly shown on the Final Development Plan.

(c) Improvement of Lee Highway across the frontage of the property by the construction of additional pavement with face of curb set forty-seven (47) feet from the planned center line of Lee Highway, so as to provide for two through lanes in each direction and left and right turn lanes at the proposed entrances into the property. These improvements will be continued across the frontage of the Fairlee Subdivision to connect and tie into the existing widening on the frontage of Circle Woods provided sufficient right-of-way is made available by others. The applicant agrees that any portion of the $15,000 not expended, pursuant to Condition 12(d), will be contributed as its contribution to pay the cost of the Fairlee frontage right-of-way acquisition.

(d) Improvement of the intersection of existing Nutley Street and Lee Highway so as to provide two (2) through lanes on Lee Highway in each direction and a left turn to northbound Nutley from eastbound Lee Highway. If it is determined by the applicant or appropriate authority that sufficient right-of-way is not available, the applicant commits to fund the cost of the necessary right-of-way acquisition and governmental expenses in connection therewith up to $15,000. If right-of-way is required and made available by governmental authorities prior to or coincident with the start of the Lee Highway improvements to the west, the applicant will construct the said improvements which consist of widenings across the frontage of the BP and Exxon stations. If right-of-way is made available subsequent to that time or construction is conducted by others, the applicant will contribute up to $55,000 to fund the cost of said intersection improvements.

(e) The applicant will be responsible for providing appropriate signalization of the site's entrances with Nutley Street and Lee Highway in an amount not to exceed ~~$80,000~~ 100,000 to be CPI Adjusted at such time as the signalization

(f) The applicant commits to participate in the cost of the signalization of the Nutley/I-66 interchange access ramps by the contribution of the sum of $35,000, if the need for such signalization is determined by VDH&T during the period of development and construction of this project.

13. Building permits for Phase III will not be issued to the applicant prior to the award of the contract by the Virginia Department of Highways & Transportation for the construction of the I-66/Nutley interchange and Nutley Road improvements as generally described in the Staff Report or June 1, 1987, whichever shall occur first. If the applicant elects to proceed subsequent to June 1, 1987, notwithstanding the fact that improvement contracts have not been awarded, then and in such event the applicant commits to construct or provide sufficient funds for:

(a) The widening of the westbound off-ramp of the I-66/Nutley interchange so as to provide dual left turns to Nutley southbound.

(b) Widen the eastbound on-ramp of the I-66/Nutley interchange so as to accommodate dual left turns within the confines of the existing Nutley northbound pavement to I-66 eastbound.

(c) Provide signalization at each of the two intersections between Nutley Street and the ramps identified in "a" and "b" herein, including installation and interconnection of said signals.

(d) The applicant commits to provide those improvements inclusive of right-of-way at the existing Nutley Street/Lee Highway intersection contained in the report of Gorove/Slade Associates, Inc. entitled "Concorde Centre Summary of Traffic Impacts and Requirements," dated March 1981 (See Figure 7 -- "1985 Roadway Requirements with Ultimate Site Improvements), inclusive of a free flow right turn lane southbound on Nutley Street onto westbound Lee Highway,

subject to sound engineering and construction practice together with the approval of the Virginia Department of Highways & Transportation.*

14. The applicant commits to strongly emphasize and encourage the implementation with its tenants of the broadest range of transportation management strategies in the project development.

15. The applicant commits to offer units for sale or rental to the Fairfax County Redevelopment and Housing Authority in accordance with the document attached hereto and made a part hereof as Exhibit A. Notwithstanding that the afore-referenced document provides for the construction of 30 units, the applicant would amend that commitment so as to provide for 50 units.

16. The development plan reflects that the applicant has parked the subject development in accordance with the existing regulations of the Fairfax County Zoning Ordinance. It is the intent of the applicant should experience with transportation strategies reflect that a reduction in parking is justified by the actual experience of the development to make application to the Fairfax County Board of Supervisors for a reduction in the parking requirements so as to either convert parking structure to storage areas or to eliminate portions of the parking structure which in the Board's judgment are unnecessary.

M.H.C.E. ASSOCIATES

Date: 4.13.81

By: David W. Evans, General Partner

*In the event that other developments occur in the area which impact the need for these improvements, the Board will seek ratable contributions from such developments.

Attachment 2
Exhibit A

PROPOSED CONDITION

REZONING APPLICATION 80-P-039 and FINAL DEVELOPMENT PLAN 80-P-039

WHEREAS, M.H.C.E. ASSOCIATES (hereinafter the Applicant), as part of the above referenced rezoning and final development plan approval, has obtained approval for the development and construction of three hundred fifty (350) residential units; and

WHEREAS, the Applicant desires to cooperate with the Fairfax County Redevelopment and Housing Authority (hereinafter FCRHA) to make certain residential units available for low and moderate income families.

NOW, THEREFORE, it is a condition of this razoning and final development plan approval, as follows:

1. Condominium and/or Cooperative Development: In the event units are developed under a condominium and/or cooperative form of ownership, the applicant heraby agrees to make available to the FCRHA or purchasers designated by the FCRHA, for purchase, thirty-five (35) of the units, in the same proportion of mix and size as the total residential development; unless otherwise mutually agreed upon by the FCRHA and the party(s) developing the units, which shall be available for purchase on the following terms:

a. At such time as the applicant is ready to market the condominium and/or cooperative units in the development, the Applicant will give notice to the FCRHA of the offer of available units, together with the purchase price determined as hereinafter set forth, and the FCRHA shall after receipt of this notice, have a period of sixty (60) days to enter into binding contracts for any number of units up to thirty-five, the provisions of which will allow FCRHA reasonable time to seek and obtain funding and/or financing for the purchase of these units. In the event the applicant obtains any below market financing for the sale of units, the Applicant shall permit the FCRHA

or purchasers designated by the FCRHA to use such financing. In the event the FCRHA does not enter into contracts for the purchase of the available units within the aforesaid time period, all further obligations of the Applicant shall be relieved with respect to the number of units offered.

b. In lieu of direct contracts with the FCRHA, as set forth in paragraph 1-a above, the FCRHA may direct that contracts be entered into with individual purchasers.

c. These units shall be made available to the FCRHA or purchasers designated by the FCRHA at the lower of the 1)prices at which comparable units are offered to the public, 2) prices determined as below: Labor and material costs of the units, together with a pro-rata share of the construction costs associated with the common elements of the residential development, and together with a pro-rata share of the site development costs associated with the residential development plus a payment to the Applicant in an amount equal to ten (10) percent of the development and construction costs set forth in this paragraph. No portion of the costs associated with these units shall be attributed to land costs or land value. The construction costs included in this paragraph shall include a pro-rata share of the financing and other soft costs associated with the development and construction of these residential units, provided however, that no general overhead, marketing or ralated soft costs of the builder not reasonably attributable to the cost of the FCRHA units shall be included within these costs.

d. Any units made available for purchase hereunder shall be subject to the condominium and/or cooperative regime to be established for the proposed residential development, and the obligations under the condominium and/or cooperative regime.

2. Rental Development: In the event the residential units are developed under a rental form of ownership, the Applicant hereby agrees to make no less than thirty-five (35) of the units available for low/moderate income tenants as such term is defined by the FCRHA under a Section 8 rental program, or similar federal, state or local rental subsidy program for a minimum of twenty years. In the event the Applicant operates the development as rental units, and prior to the expiration of twenty years, the development, becomes a condominium or cooperative, all the terms set forth in paragraph 1-a through d, shall be applicable.

3. In either event, it is the intent of the Applicant and the FCRHA that the units made available be interspersed throughout the residential development, with final location of these units te be determined by cooperation between the Applicant and FCRHA.

4. The applicant shall periodically inform the FCRHA of the status of the development including a timetable for development, particularly construction start and anticipated availability of units. In the event the development is constructed in stages, the FCRHA shall, at its option, have the right to purchase, under paragraph 1, or the Applicant shall be obligated to offer for rent under paragraph 2 that percentage of units which is equal to the same ratio of units offered to the FCRHA as described in paragraph 1 or to be made available for rent as described in paragraph 2 in each stage of the residential development. The FCRHA may elect at its option to waive its right in each stage to accumulate the number in the next successive stage. Such waiver shall be given no later than 30 days after notice of availability by the applicant.

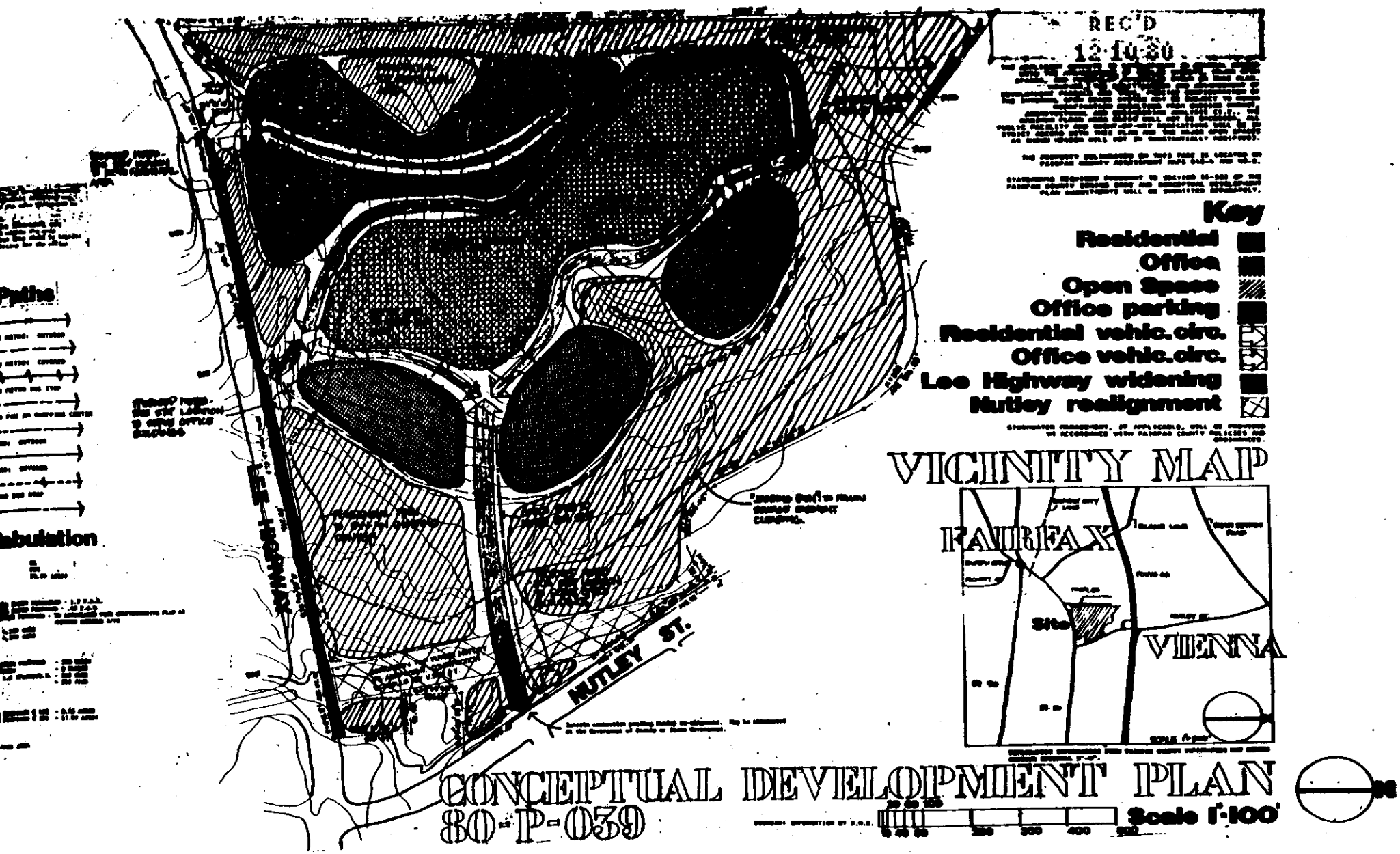
5. The condition of zoning shall be binding on the Applicant, and on his assigns and successors in interest.

FAIRFAX COUNTY REDEVELOPMENT
AND HOUSING AUTHORITY

ATTEST:

_____ By: _____
Assistant Secretary (Chairman)

Date: _____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Key
Residential
Office
Open Space
Office parking
Residential vehic. circ.
Office vehic. circ.
Lee Highway widening
Nutley realignment
VICINITY MAP
FAIRFAX
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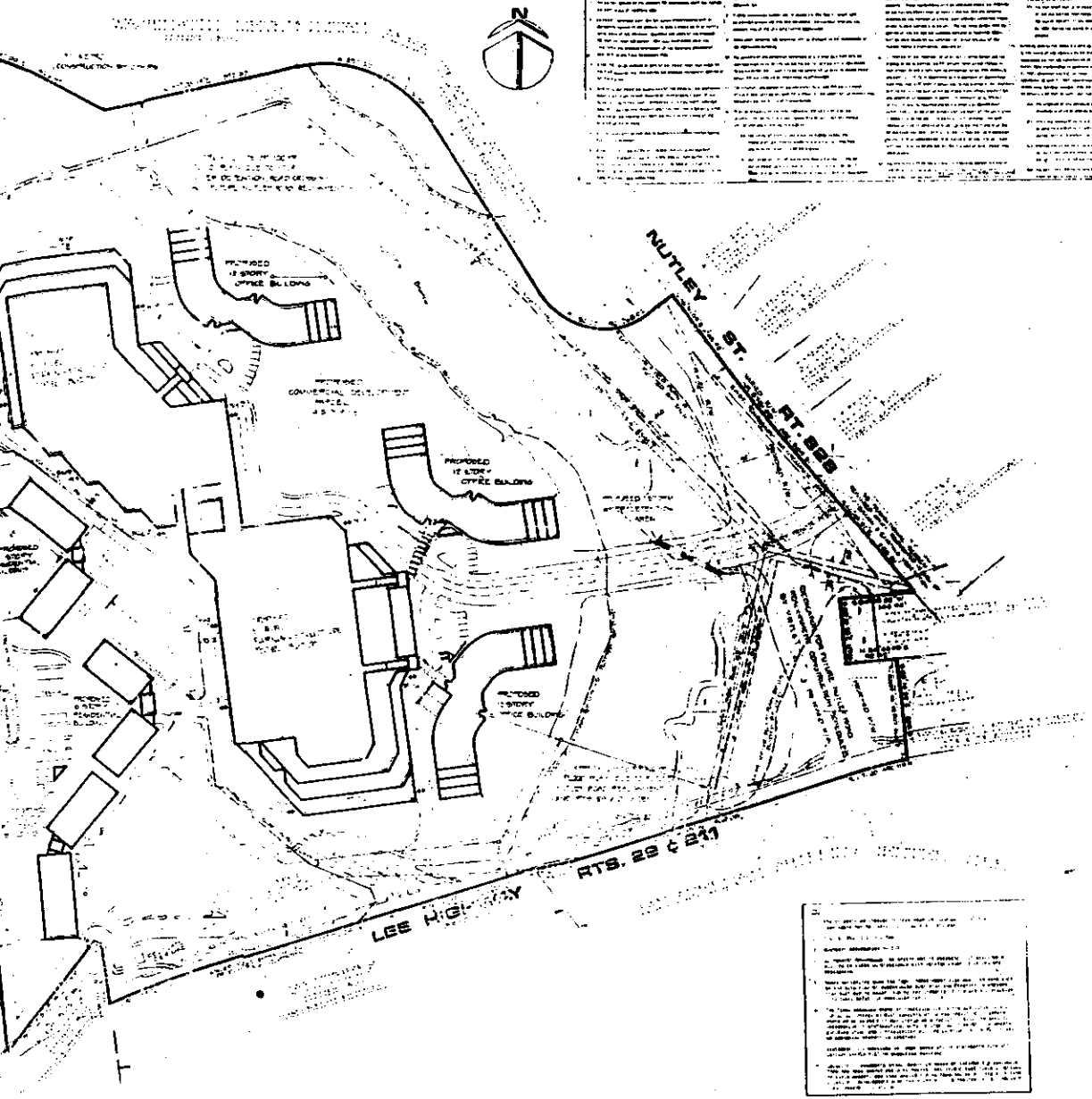
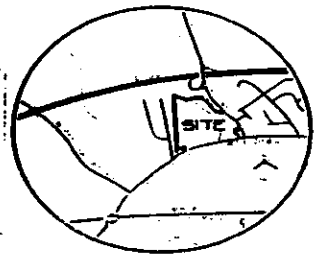
Site
LEE HIGHWAY
NUTLEY ST.
Paths
Tabulation
CONCEPTUAL DEVELOPMENT PLAN
80-P-039
Scale 1"=100'





VICINITY MAP

LEGEND

AREA TABULATION

FDP NO 80-P-039

FINAL DEVELOPMENT PLAN

CONCORDE CENTER

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

OCTOBER 17 1983

REVISED DEC 9 1983

FOR

THE EVANS COMPANY

BY

DEWBERRY NEALON & DAVIS

ENGINEERS ARCHITECTS PLANNERS SURVEYORS

8411 ARLINGTON BOULEVARD FAIRFAX, VIRGINIA 22031

AND

SMITH, SEGRETI & TEPPER

ARCHITECTS & PLANNERS

1211 CONNECTICUT AVE. N.W. WASHINGTON D.C. 20036

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

June 1, 1988

STAFF REPORT

APPLICATION NUMBER FDPA 80-P-039

PROVIDENCE DISTRICT

Applicant: HMCE Associates Limited Partnership

Present Zoning: PDC, H.C.

Request: Final Development Plan Amendment

Acreage: 41.43 acres

Subject Parcels: 48-4 ((1)) 1 and 1-E

Application Filed: October 9, 1987
Amended: March 31, 1988

Planning Commission Public Hearing: June 8, 1988

Staff Recommendation: The staff recommends that FDPA 80-P-039-1 be denied as submitted. However, should the Planning Commission approve this application, staff recommends that the approval be subject to the Development Conditions contained in Appendix 1 of this report.

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 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 246-3387

MMA

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 80-P-039 -1

DA 80-P-039-1 HMCE ASSOCIATES LIMITED PARTNERSHIP
FILED 10/09/87 DEVELOPMENT PLAN AMENDMENT
AMENDED 3/31/88 PROPOSED: Additional principal and secondary uses
Amended 1/12/89 APPROX. 41.43 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: NORTHWEST QUADRANT OF LEE HIGHWAY AND NUTLEY STREET
ZONING: PDC HC
MAP REF 048-4- /01/ /0001, 0001E

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 80-P-039 -1

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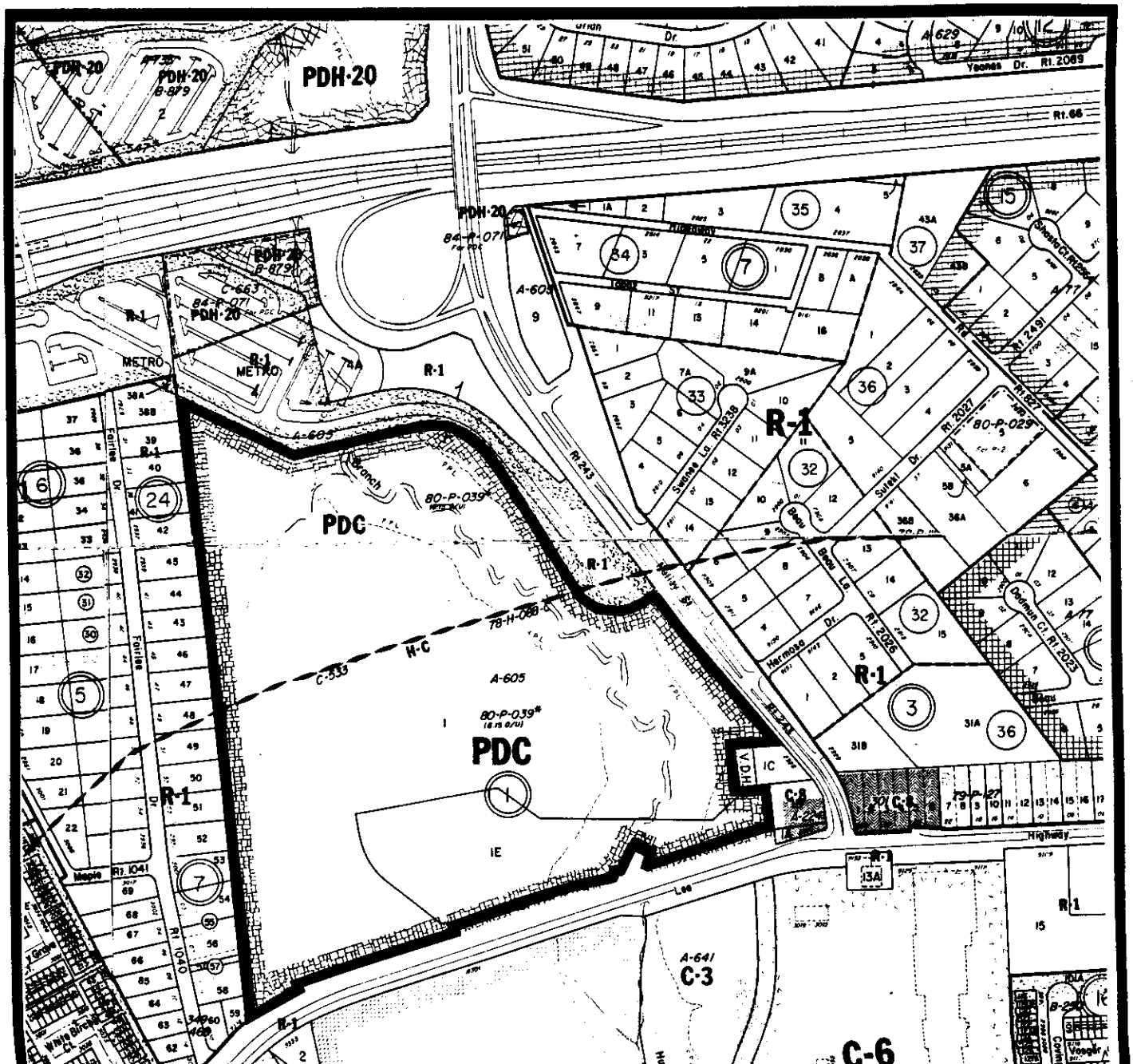

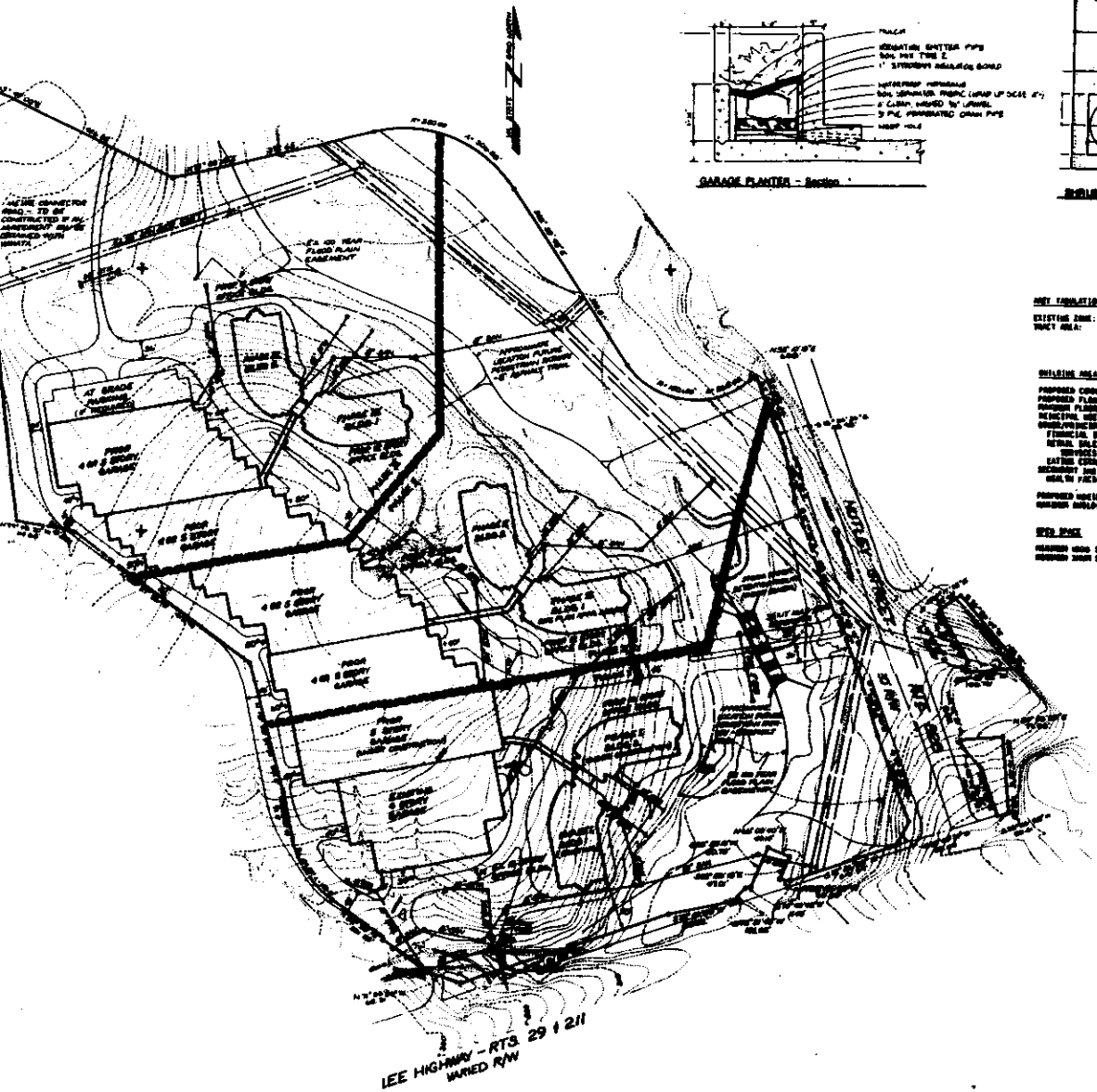
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