



County of Fairfax, Virginia

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

May 23, 2012

Inda E. Stagg
Walsh, Colucci, Lubeley, Emrich &
Walsh
2200 Clarendon Boulevard
13th Floor
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA-C-696-08

Dear Ms. Stagg:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 22, 2012, approving Proffered Condition Amendment Application PCA C-696-08 in the name of Camden Summit Partnership, L.P. The Board's action amends the proffers for Rezoning Applications RZ C-696 previously approved for mixed use development to permit an option to convert approximately 15,000 square feet of commercial space to residential space and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.94 (0.99 on the overall development). The subject property is located on Dulles Station Boulevard approx. 550 feet S. of its intersection with Sunrise Valley Drive and 400 feet N. of Sayward Boulevard on approximately 2.61 acres of land, zoned PDC, Tax Map [15-4 ((5)) 7A1], in the Dranesville District and is subject to the proffers dated March 26, 2012.

The Board also reaffirmed the following waivers and modifications:

- Modification of the loading space requirement in favor of loading spaces shown on the Conceptual Development Plan Amendment/Final Development Plan Amendment (CDPA/FDPA).
- Modification of the transitional screening yard and barrier requirements along a portion of the southern boundary of the site where it abuts the existing multifamily development in favor of the landscaping shown on the CDPA/FDPA.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Waiver of the 600 foot maximum length for a private street.
- Modification of the construction materials for sidewalks per Section 8-0100 of the Public Facilities Manual (PFM).
- Modification of the construction materials for trail requirements per Section 8-0200 of the PFM.
- Modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50 percent of the principal uses to allow residential uses up to 81 percent of the principal uses.

Sincerely,



Catherine Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor John Foust, Dranesville District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 22nd day of May, 2012, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA C-696-08**

WHEREAS, the Board of Supervisors, filed in the proper form an application to amend the proffers for RZ C-696 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

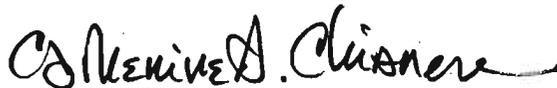
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 22nd day of May, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

Proffers

Dulles Station (Building H) PCA C-696-8

March 26, 2012

Pursuant to Section 2-2303(a), Code of Virginia 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 15-4 ((5)) 7A1 (hereinafter referred to as the "Property"), the Applicant and owners for themselves, their successors and assigns proffer that the development of the Property shall be subject to the approved proffers associated with PCA C-696-4 dated April 26, 2002 and PCA C-696-7 dated August 26, 2008, which shall remain in full force and effect except as amended below.

Revise Proffer I. GENERAL 10(d) to read:

10. The Applicant shall provide retail, restaurant and service establishments as specified on attached Exhibit B entitled "Retail Plan"...
- ...d. A minimum of 15,000 square feet of retail, restaurant and/or service uses shall be provided at the ground level of Building H. The retail, restaurant and/or service uses shall be located adjacent the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road.

As an option, rental residential units (no condominium residential units), retail, restaurant and/or service uses may be established in combination or exclusively within these 15,000 square feet on the ground level of Building H (the "Flexible Space"), until a date certain of June 1, 2029. All residential use of the Flexible Space shall cease, and only retail, restaurant and/or service uses may be established within this Flexible Space, no later than June 1, 2029. The Applicant shall reserve the right to seek Proffer Condition Amendment approval in the future to extend the amount of time that the Flexible Space may accommodate rental residential units, retail, restaurant and/or service uses if market conditions continue to hinder the success of commercial uses in this area.

Add new Proffer VII. OTHER 9 to read:

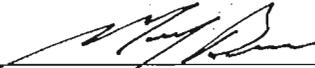
9. Schools Contribution. At the time of site plan approval the Applicant shall contribute the amount of \$9,378.00 to the Fairfax County Board of Supervisors for the construction of capital improvements to Fairfax County public schools to which the students generated by the Property are scheduled to attend.

[SIGNATURES ON NEXT PAGE]

APPLICANT/TITLE OWNER OF
TAX MAP 15-4 ((5)) 7A1

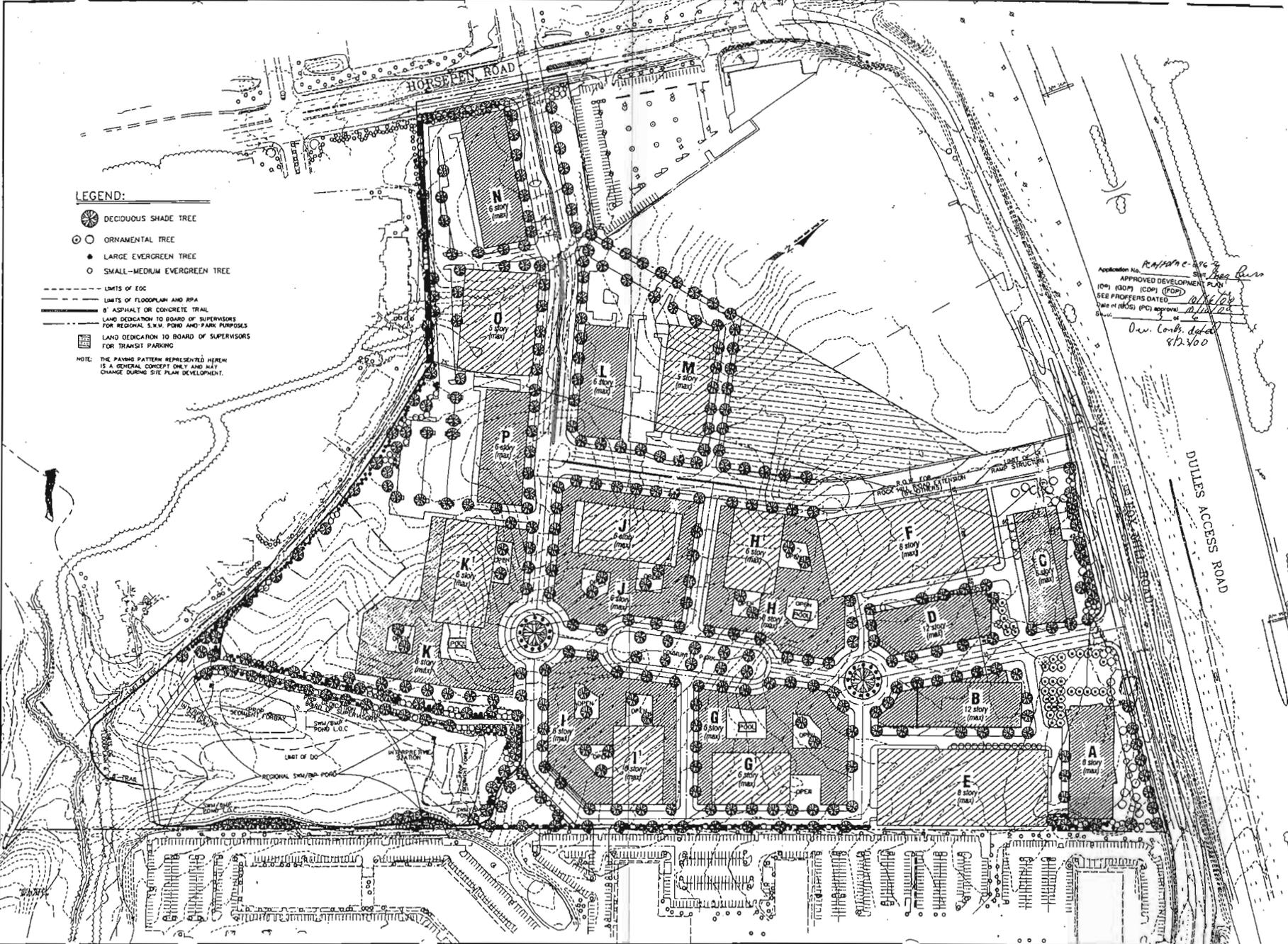
CAMDEN SUMMIT PARTNERSHIP, L.P.

By: Camden Summit, Inc., its General Partner



By: Mark J. Bucci
Its: Vice President, Construction

[SIGNATURES END]



LEGEND:

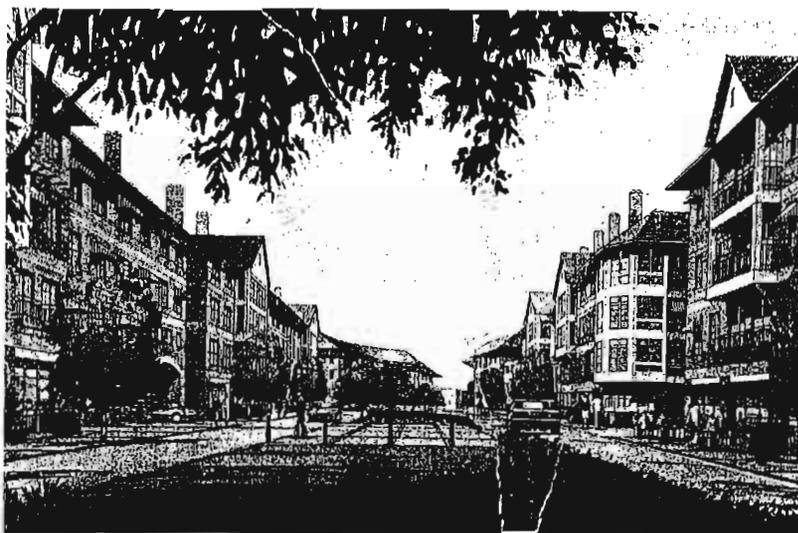
- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- SMALL-MEDIUM EVERGREEN TREE
- LIMITS OF EDC
- LIMITS OF FLOODPLAIN AND RPA
- ASPHALT OR CONCRETE TRAIL
- LAND DEDICATION TO BOARD OF SUPERVISORS FOR REGIONAL S.W.M. POND AND PARK PURPOSES
- LAND DEDICATION TO BOARD OF SUPERVISORS FOR TRANSIT PARKING

NOTE: THE PAVING PATTERN REPRESENTED HEREIN IS A GENERAL CONCEPT ONLY AND MAY CHANGE DURING SITE PLAN DEVELOPMENT.

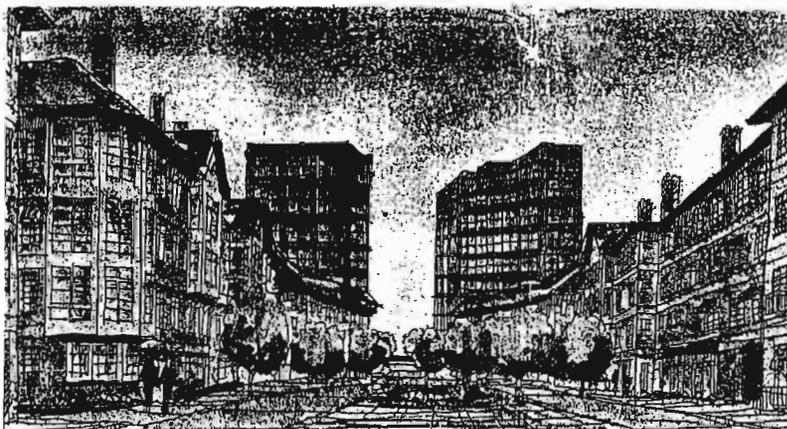
Application No. *R-1100-C-06-0*
 APPROVED DEVELOPMENT PLAN
 (DP) (DDP) (DDP) (FDP)
 SEE PROFFERS DATED *01/11/07*
 DATE OF REVISION (REV) APPROVAL *01/11/07*
Dev. Cont'd. dated 02.20.00

URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7112 LITTLE LITTLE AFTER TURNPIKE ANNANDALE, VIRGINIA, 22002 (703) 842-9000	
PROJECT 07-11-06 07-21-06 08-10-06	DATE 06-10-07
URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7112 LITTLE LITTLE AFTER TURNPIKE ANNANDALE, VIRGINIA, 22002 (703) 842-9000	
FEDERAL LANDSCAPING PLAN DULLES STATION AT DULLES CORNER HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA	
SCALE: 1"=100' SHEET 3 OF 6 FILE No. ZP-1154-FDP	DATE: JULY, 2007 CL. 7

REVISIONS



RESIDENTIAL VIEW
(N.T.S.)



RESIDENTIAL VIEW
(N.T.S.)

Application No. PA/FDP/01-600-2 *2*
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) @ (DD)
 SEE PROFFERS DATED 11/11/01
 Plan of (BOS) (PC) approved 12/11/01
 by 2 of 2
Dev. Comm. dated 8/28/00

PLANNING 08-07-00 08-18-00	URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7112 LITTLE LANE, SUITE 200 FARMERSVILLE, VIRGINIA 22434
	FDPA ARCHITECTURAL RENDERINGS DULLES STATION AT DULLES CORNER HUNTERS HILL DISTRICT FAIRFAX COUNTY, VIRGINIA
SHEET 5 OF 6	FILE No. ZP-1158-FDP

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

