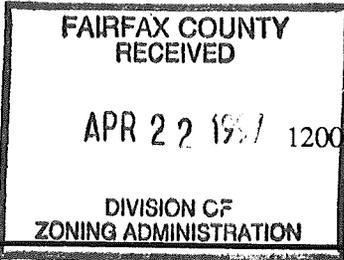


*Autman*



# FAIRFAX COUNTY



OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

April 14, 1997

Telephone: 703-324-3151

FAX: 703-324-3926

TDD: 703-324-3903

Loretta Sebastian, Vice President  
Starr Management Corporation  
7110 Rainwater Place  
Lorton, Virginia 22079

RE: Proffered Condition Amendment  
Number PCA 92-V-032  
(Concurrent with SE 96-V-045)

Dear Ms. Sebastian:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 24, 1997 approving Proffered Condition Amendment PCA 92-V-032, subject to proffers dated March 21, 1997, in the name Starr Management Corporation on subject parcel 83-1 ((1)) 53A and 53B consisting of approximately 7.06 acres in Mount Vernon District.

The Board also:

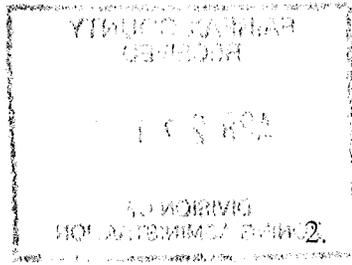
- **Modified the Additional Standards for Commercial Off-Street Parking in Metro Station Areas as a Temporary Use to allow the number of temporary off-street parking spaces in the vicinity of the Huntington Metro Station to exceed the difference between the ultimate number of Metro Station parking spaces planned for the Station and the number existing at the time the application is filed;**
- **Modified the transitional screening and waived the barrier requirements subject to the development conditions dated March 24, 1997.**

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

PCA 92-V-032  
April 14, 1997



cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administrations  
Melinda M. Artman, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Div., OCP  
Fred R. Beales, Base Property, Mapping/Overlay  
Robert Moore, Trnsprtn. Planning Div., Office of Transportation  
Paul Eno, Project Planning Section, Office of Transportation  
Department of Environmental Management  
Y. Ho Chang, Resident Engineer, VDOT  
Land Acq. & Planning Div., Park Authority  
James D. Gorby, Acting Director, Facilities Mgmt. Div., Office of General Srvs.

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 24th day of March, 1997, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA 92-V-032  
(CONCURRENT WITH SE 96-V-045)

WHEREAS, Starr Management Corporation filed in the proper form an application requesting amendment to the plan of a certain parcel of land by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.1.491(a), and

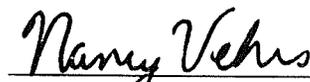
WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

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 Mount Vernon District,

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.1.491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. and

GIVEN under my hand this 24th day of March, 1997.



Nancy Vehrs

Clerk to the Board of Supervisors



# RINKER-DETWILER & ASSOCIATES, P.C.

Engineering • Surveying • Land Planning  
Global Positioning System • Mapping

9240-B Mosby Street  
MANASSAS, VIRGINIA 22110

Local: (703) 368-7373 Metro: 591-6812  
FAX # (703) 968-9027 1-800-296-4444

RECEIVED  
PLANNING  
1996  
AUG 16 1996  
PLANNING DEPARTMENT

August 16, 1996

METES AND BOUNDS DESCRIPTION  
FOR REZONING  
ON PARCEL 53A  
AS SHOWN ON TAX MAP 83-1-((1))  
OF THE LAND OF  
STARR MANAGEMENT CORPORATION  
MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

90-004-HB

Beginning at a point lying on the northerly right-of-way line of Huntington Avenue, State Route Number 1332 (variable right-of-way width), said point being a common corner with the land of Hubert N. and Peggy L. Hoffman and the point of beginning of the parcel herein described;

Thence from the point of beginning running with the northerly right-of-way line of Huntington Avenue the following two courses and distances:

1. With a curve to the left of radius 5,772.08 feet having a central angle of  $01^{\circ}32'33''$ , chord of 155.38 feet, chord bearing of  $N60^{\circ}05'50''W$  and an arc length of 155.38 feet to a point;
2. Thence  $N60^{\circ}52'07''W$  33.86 feet to a point;

Thence leaving Huntington Avenue and running with the land of Washington Metropolitan Area Transit Authority the following five courses and distances:

1.  $N27^{\circ}56'56''E$  9.25 feet to a point;
2. Thence  $N06^{\circ}32'42''E$  62.40 feet to a point;
3. Thence with a curve to the right of radius 2,102.44 feet having a central angle of  $02^{\circ}12'08''$ , chord of 80.80 feet, chord bearing of  $N07^{\circ}38'47''E$  and an arc length of 80.81 feet to a point;
4. Thence  $N83^{\circ}29'56''W$  89.10 feet to a point;
5. Thence with a curve to the right of radius 2,152.44 feet having a central angle of  $00^{\circ}51'42''$ , chord of 32.37 feet, chord bearing of  $N09^{\circ}58'26''E$  and an arc length of 32.37 feet to a point;

Thence continuing with the land of Washington Metropolitan Area Transit Authority and with the easterly right-of-way line of Metroview Parkway, State Route Number 8750 (variable

METES AND BOUNDS DESCRIPTION  
FOR REZONING  
ON PARCEL 53A  
AS SHOWN ON TAX MAP 83-1-((1))  
OF THE LAND OF  
STARR MANAGEMENT CORPORATION  
MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

August 16, 1996

Page 2

right-of-way width) with a curve to the right of radius 955.00 feet having a central angle of  $06^{\circ}38'00''$ , chord of 110.50 feet, chord bearing of  $N13^{\circ}43'20''E$  and an arc length of 110.56 feet to a point;

Thence continuing with the easterly right-of-way line of Metroview Parkway the following four courses and distances:

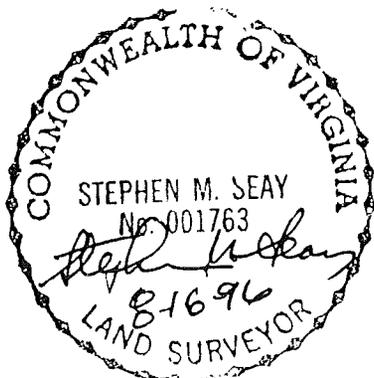
1. With a curve to the right of radius 844.00 feet having a central angle of  $00^{\circ}43'03''$ , chord of 10.57 feet, chord bearing of  $N17^{\circ}23'49''E$  and an arc length of 10.57 feet to a point;
2. Thence  $N26^{\circ}43'33''E$  216.82 feet to a point;
3. Thence  $N63^{\circ}16'27''W$  6.01 feet to a point;
4. Thence with a curve to the right of radius 955.00 feet having a central angle of  $05^{\circ}08'45''$ , chord of 85.74 feet, chord bearing of  $N35^{\circ}02'35''E$  and an arc length of 85.77 feet to a point;

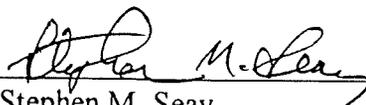
Thence running with the land of Hubert N. Hoffman the following four courses and distances:

1.  $S47^{\circ}19'24''E$  144.10 feet to a point;
2. Thence  $S15^{\circ}52'16''W$  138.32 feet to a point;
3. Thence  $S39^{\circ}16'52''E$  49.04 feet to a point;
4. Thence  $N87^{\circ}44'06''E$  181.06 feet to a point;

Thence running with the land of Hubert N. and Peggy L. Hoffman  $S28^{\circ}55'47''W$  466.87 feet to the point and place of beginning and containing 3.4274 acres of land more or less.

Boundary information is based on a survey by Holland Engineering as shown on a plat of consolidation recorded with deed in deed book 8039 at page 1239 and is not meant to represent a field run survey by the undersigned.



  
Stephen M. Seay  
Land Surveyor

SMS/aks

90004/9608057



RINKER-DETWILER & ASSOCIATES, P.C.

STATEMENT OF PROFFERED DEVELOPMENT CONDITIONS  
STARR MANAGEMENT CORPORATION  
PCA 92-V-032  
Dated March 21, 1997

Pursuant to Section 15.1-491(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the applicant and property owner, for itself and its successors or assigns (hereinafter collectively referred to as the "Applicant") proffers that the development of the parcels under consideration in the referenced case (hereinafter collectively referred to as the "Property" and individually as "Parcel 53A" and "Parcel 53B") will be in accordance with the following terms and conditions ("Proffers") if, and only if, said Rezoning Application ("Application") is approved by the Fairfax County Board of Supervisors and for so long as the Property is subject to regulations which permit the Applicant to develop the Property as shown on the Generalized Development Plan prepared by Rinker-Detwiler & Associates, P.C., dated January 28, 1993 ("GDP") and described in these Proffers. In the event this Application is denied, these Proffers shall immediately be null and void and of no further force and effect. All of these conditions are entered into voluntarily as a unified proffer subject to their acceptance or rejection by the Board as a whole. Additions, deletions, or exceptions to these Proffers may be made only by or with the consent of the Applicant. If approved by the Board, these Proffers supersede and take the place of any other proffers or development conditions that affect the Property except for the development conditions included in Special Exceptions SE 88-V-023, SE 88-V-025 and SE 96-V-045. The proffered conditions are as follows:

I. GENERAL

1. The Property will be developed in accordance with the GDP; provided, however, that minor modifications may be permitted when necessitated by sound engineering practices or other minor modifications which may become necessary as part of final site engineering design, as approved by the Department of Environmental Management.

2. Access to the Property will be via the existing access road located as shown on the GDP.

3. The Applicant shall construct the sidewalk and pedestrian path system and provide the streetscape shown on the GDP.

4. The total floor area ratio (FAR) for the proposed development shall not exceed 0.6506. The maximum total gross floor area shall be 200,000 square feet.

5. The height of the building on Parcel 53A shall not exceed 90 feet. The maximum height of the building on Parcel 53B shall be 48 feet. The maximum height of the roof-top mechanical structures will be 16 feet 8 inches. The maximum height above finished grade of the parking structure on Parcel 53B shall not exceed thirteen feet. While the GDP shows the parking structure on Parcel 53A to have a height above finished grade of 51.0 feet, the Applicant reserves the right, in its sole discretion, to provide for a parking structure with a height of 60.5 feet.

II. TRANSPORTATION

1. Until the commencement of the development of the Property as shown on the GDP, the Applicant shall maintain the existing oil and grit separators and the existing landscaping along the Huntington Avenue frontage of the Property and shall maintain the former interim parking facility in a manner that will discourage the congregation of persons on the Property. Nothing in

these Proffers shall be construed to prevent the Applicant from allowing community or civic groups from using the former interim parking facility provided such groups obtain all required County approvals.

2. The Applicant will work with the Fairfax County Office of Transportation to provide for the implementation of the following Transportation Demand Management Program (TDM). The objective of this TDM program is to reduce peak hour single occupant vehicle traffic demands generated at the project. The method to be used will provide incentives to encourage use of public transportation, ride sharing, and staggered work hours. The program has three general components which are:

- a. The establishment of transportation coordination duties to be carried out by the property manager.
- b. Support of and coordination with a Fairfax County Office of Transportation coordinator.
- c. Specific incentive programs to be implemented by the property manager.

The sum of \$20,000 per year will be committed to the implementation of this TDM program. As this will be an ongoing activity, the funds will be committed from rental income and will be equivalent to ten cents per square foot of gross floor area per year. That portion of these funds requested by the Office of Transportation will be contributed to Fairfax County to support the County coordinator, and the remainder will be used to fund the on-site incentive program.

The on-site incentive program will be developed by the property manager in conjunction with the County Coordinator. The first step in the program will be to incorporate language in tenant leases to ensure that tenants will cooperate with the property manager in the program. This

cooperation will take the form of allowing the property manager to conduct surveys of employees, to distribute transportation management information to employees, and to meet with the tenant's office administrator on a regular basis to discuss the program.

The property manager will carry out a survey at 60% occupancy of the Parcel 53A and Parcel 53B buildings to determine the transportation characteristics of the building tenants and employees. This survey will be the basis for fine tuning the elements of the TDM program. Based on the survey data, the property manager will allocate the annual budget for the TDM program to appropriate incentives for each element of the program.

The elements for the program will include the following:

- a. Subsidy of Metrorail and Metrobus fares and Fairfax County bus fares.
- b. Reservation of and subsidy of parking spaces for carpools and staggered work hour participants.
- c. Monitoring of the effectiveness of the program.

Finally, the developer will provide space for a lunch food service tenant to reduce the need for building occupants to have a car available to get lunch.

3. The Applicant will not extend the consolidated access road through to Fenwick Drive.

### III. ENVIRONMENTAL

1. A transitional screening yard measuring not less than fifty (50) feet in width shall be maintained along the eastern boundary of Parcel 53B. The landscaping in this area, which includes trees and other plantings selected to reach an ultimate size of fifty (50) feet, will be maintained by the Applicant. These plantings are equivalent to a minimum of Transitional Screening 3, as determined by the County Arborist. All landscaping maintained within this yard will be designed

and implemented with the objective of minimizing the disturbance of existing vegetation. This shall not preclude, however, the clearing of underbrush within the transitional screening area or the removal of dead, dying or diseased vegetation. The barrier, located in the approximate center of the transitional screening area, consists of a six (6) foot high metal chain link fence, both sides of which have been densely planted with a shrub variety designed to repel passage and to dissimulate and obscure the fence.

2. Other on-site landscaping will be provided in accordance with the GDP.

3. As part of the site plan(s) for the office buildings, oil/grit separators will be provided as BMP facilities to improve water quality of runoff leaving the site. Engineering design and maintenance procedures will be supplied to the Department of Environmental Management and the Office of Comprehensive Planning for review and approval at the time of site plan submission.

4. The Applicant will provide a study of the impact of the noise and vibration emanating from the elevated railway and implement appropriate mitigation measures as determined by Fairfax County. Appropriate measures will be taken to achieve a maximum interior noise level of 50 dBA Ldn, as determined by the Department of Environmental Management.

#### IV. OTHER

1. In the context of this proffer statement, all references to the "Applicant" shall include any subsequent owner or developer of the Property.

2. Prior to final site plan(s) approval, if requested by the Director of the Department of Environmental Management, a geotechnical analysis of the Property will be provided for approval by the Department of Environmental Management and its final recommendations adhered to as determined by the Department of Environmental Management.

3. The Applicant will assume liability for any vibration damage to the adjacent homes on Fenwick Drive which is directly caused by any pile driving and heavy construction activities which may be required in the development of the Property, provided, however, that these homeowners agree to submit to an inspection of the condition of their homes, which will include photographs and reports prepared by the contractor chosen by the Applicant prior to the commencement of these activities. The inspection of the homes must be permitted within fifteen (15) days of the postmark of an appropriate notice by the Applicant of his intent to commence the pile driving or heavy construction activities. Such notice shall be by certified mail, return receipt requested. Any claims for damage must be submitted in writing within ten (10) days of the actual occurrence of the damage.

4. The Applicant will obey all applicable Fairfax County sign ordinances.

V. TEMPORARY COMMERCIAL OFF-STREET PARKING FACILITY

If the Fairfax County Board of Supervisors approves Special Exception Application SE 96-V-045, the applicant will provide an interim parking facility in accordance with the design shown on the Special Exception and Proffered Condition Amendment Plat prepared by Rinker - Detwiler and Associates and dated August 22, 1996. Vehicles entering the interim parking facility between the hours of 5:30 a.m. and 9:30 a.m., Monday through Friday, except holidays, shall be charged the same parking rates as the Huntington Metrorail Garage. If, in the future, the Huntington Metrorail Garage charges a monthly parking rates, the applicant shall charge the same monthly parking rates as the Huntington Metrorail Garage.

STARR MANAGEMENT CORPORATION

By: *Loretta Sebastian*  
Loretta Sebastian, Vice President

\\DATA\CLIENT\31840\00007\JWFPP007



F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 03/24/97

APPLICATION NUMBER: PCA 92-V-032

MT. VERNON DISTRICT

APPLICANT: STARR MANAGEMENT CORPORATION

STAFF: STAGG

APPLICATION DATA

-----  
EXISTING ZONING AND ACREAGE

ZONING: C- 3

ACRES: 7.05

PROPOSAL DISTRICT:

ACTION:

C- 3  
7.06

APPROVE  
7.06

TOTAL ACRES

TOTAL ACRES

7.06

7.06

MAP NUMBERS

083-1- /01/ /0053-A ,0053-B

REMARKS:

CONCURRENT WITH SE 96-V-045

ZONING MAP AMENDMENT

PCA 92-V-032

ZONING DISTRICT DATA

ZONING DISTRICT: C- 3

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
-------	-------	-------	---------	-------	------------	-----------

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PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN	32		PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****	32	

REMARKS:

ZONING MAP AMENDMENT

PCA 92-V-032

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
7A OTHER MISCELLANEOUS - SEE FILE	7A OTHER MISCELLANEOUS - SEE FILE
7A OTHER MISCELLANEOUS - SEE FILE	3I PARKING/LOADING
1Z OTHER - GENERAL	4E NOISE ATTENUATION
1Z OTHER - GENERAL	3Z OTHER - TRANSPORTATION
3H ADJ DEVEL-ACCESS/NO ACCESS/CONDS	2Z OTHER - LAND USE
2Z OTHER - LAND USE	2Z OTHER - LAND USE
2L FAR	2J BUILDING HEIGHT
4Z OTHER - ENVIRONMENT	4G TRANSITN *SCRN/BARRIER:WAIVE/MOD
4H LANDSCAPING	4M SOIL PROBLMS/GEOTECHNICAL REVIEW
1A GENERALIZED DEVEL PLAN	4Z OTHER - ENVIRONMENT

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS:

MUST PAY FOR DAMAGE TO HOMES ON FENWICK DRIVE WHICH IS DIRECTLY CAUSE D BY ANY PILE DRIVING AND HEAVY CONSTRUCTION ACTIVITIES; ONLY IF HOMEOWN



8/15/96  
PLEASE TYPE  
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR ZONING MAP AMENDMENT

APPLICATION NO. PCA-92-V-032  
(Assigned by Staff)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Starr Management Corporation, the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-3 District to the C-3 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

1. LEGAL DESCRIPTION:

see submitted legal description

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
83-1	((1))		53A & 53B	7.057

2. TAX MAP DESCRIPTION:

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq.Ft.)
			22003 22303	

POSTAL ADDRESS OF PROPERTY: (If any)

2500 Huntington Avenue, Arlington, Virginia

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)

northeast corner of intersection of Huntington Avenue and Metroview Parkway

5. PRESENT USE:

6. PROPOSED USE: commercial off-street parking in Metro Station area as a

7. SUPERVISOR DISTRICT: temporary use Mount Vernon

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

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

Starr Management Corporation

John W. Parrell, Esquire, Vice President

7110 Rainwater Place, Lorton, Virginia 22079

Telephone No. 550-0747

Please provide name and telephone number of contact person if different from above.

Contact John W. Parrell, Esquire (703) 218-2107

DO NOT WRITE IN THIS SPACE

Date application received: 10/11/96 Application Fee Paid: \$2475.00

Date application accepted: 10-7-96 J. Ruffner Form RZ (10/89)

Notify

