



County of Fairfax, Virginia

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

RECEIVED
Department of Planning & Zoning

MAY 04 2016

Zoning Evaluation Division

February 17, 2016

David I. Schneider
Holland and Knight LLP
1600 Tysons Boulevard, Ste. 700
Tysons Corner, VA 22102

RE: Proffered Condition Amendment Application PCA 78-P-130-02

Dear Mr. Schneider:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 16, 2016, approving Proffered Condition Amendment Application PCA 78-P-130-02 in the name of Copt Fairview, LLC. The Board's action amends the proffers for Rezoning Application RZ 78-P-130 previously approved for a commercial development, to permit an office development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.29. The subject property is located on the W. side of Fairview Park Drive, on approximately 6.09 acres of land zoned PDC, [Tax Map 49-4 ((1)) 72], in the Providence District and is subject to the proffers dated February 1, 2016.

Please note that on January 14, 2016, the Planning Commission approved Final Development Plan Amendment Application FDPA 78-P-130-09, subject to the development conditions dated December 30, 2015.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

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: 711
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Tim Shirocky, Acting 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
Michael Davis, Section Chief, Transportation Planning Division
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Ajay Rawat, Coordinator, Facilities Planning/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 16th day of February 2016, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 78-P-130-02**

WHEREAS, COPT Fairview, LLC, filed in the proper form an application to amend the proffers for RZ 78-P-130 previously hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

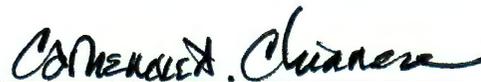
WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

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 Providence 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 16th day of February 2016.



Catherine A. Chianese
Clerk to the Board of Supervisors

**FINAL DEVELOPMENT
PLAN AMENDMENT CONDITIONS**

FDPA 78-P-130-09

December 30, 2015

With the Planning Commission's approval of the Final Development Plan Amendment, FDPA 78-P-130-09, to permit the existing marketing center/office building to remain indefinitely, located at Tax Map 49-4 ((1)) 72, the Planning Commission conditions the approval by requiring conformance with the following development conditions which supersede all previous conditions (those conditions carried forward from previous approval that apply to the subject property are marked with an asterisk*):

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment titled "Fairview Park," prepared by Urban Ltd. and consisting of four sheets dated May 2015, as revised through November 10, 2015.
2. As shown on the FDPA, the walkway from the asphalt trail to the marketing center/office building shall be paved within six months from the date of approval.
3. At a minimum, the applicant shall maintain landscaping on the application property as generally shown on Sheet 3 of FDPA 78-P-130-08, pursuant to the approval of the Urban Forest Management Division. Replacement deciduous tree(s) shall be a minimum of two (2) to two and one-half (2-1/2) inches in caliper and replacement evergreen trees a minimum of six (6) to eight (8) feet in height at the time of planting.*

Fairview Park South (3112 Fairview Park Drive)

PCA 78-P-130-2

February 1, 2016

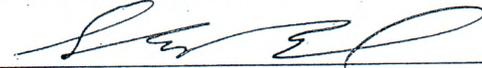
Pursuant to Section 15.2-2303(a), Code of Virginia 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 49-4 ((1)) 72 (hereinafter referred to as the "Property"), the Applicant and owners for themselves, their successors and assigns proffer that the development of the Property shall be in substantial conformance with CDPA 78-P-130-03 and FDPA 78-P-130-09, or subsequent amendments related to the Property, and subject to the approved proffers associated with RZ-78-P-130 approved on May 18, 1981, which shall remain in full force and effect except as amended below:

Revise Proffer A. LAND USE 1 to read:

1. Subject development shall have no more than 2.2574 million square feet of non-residential development on the area west of Holmes Run Stream Valley. At least 35% of the area west of the Holmes Run Stream shall be provided as natural and landscaped open space. In any future development, underground or multilevel structured parking is encouraged to preserve the maximum amount of undisturbed open space. The non-residential development shall be an integrated business park consisting of no more than 1.974 million square feet of office space, 50,000 square feet of retail commercial space and 500 room hotel, and 250 residential units.

APPLICANT/TITLE OWNER OF TAX
MAP 49-4 ((1)) 72

COPT FAIRVIEW LLC



Name: Stephen E. Budorick
Title: Executive Vice President and COO

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA)/ FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) FOR FAIRVIEW PARK PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

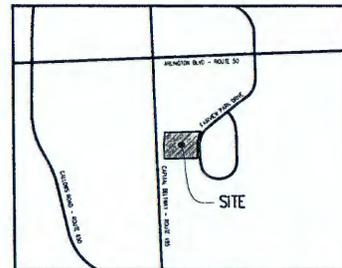
GENERAL NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED AS 49-4 (11) 72. IT IS THE SITE OF THE EXISTING MARKETING CENTER/OFFICE FOR FAIRVIEW PARK. AN EXISTING OFFICE BUILDING AND RELATED PARKING STRUCTURE IS ALSO LOCATED ON PARCEL 72.
2. THE EXISTING MARKETING CENTER/OFFICE BUILDING WAS ORIGINALLY APPROVED AS A TEMPORARY SPECIAL PERMIT UNDER FAIRFAX COUNTY NO. 120-295-05. WITH THE APPROVAL OF FDPA 78-P-130-5 BY THE PLANNING COMMISSION ON OCTOBER 7, 1998, THE MARKETING CENTER/OFFICE BUILDING WAS APPROVED AS A CONTINUING TEMPORARY INTERIM USE, TO BE ABANDONED UPON CONSTRUCTION OF OFFICE BUILDING C AND ITS RELATED THREE-STORY PARKING STRUCTURE.
FDPA 78-P-130-8, WHICH WAS APPROVED BY THE COUNTY APRIL 19, 2006, ALLOWS FOR THE CONTINUING USE OF THE MARKETING CENTER/OFFICE BUILDING UNTIL THE CONSTRUCTION OF BUILDING A. THIS FDPA APPLICATION SEEKS TO EXTEND THE USE OF THE MARKETING CENTER/OFFICE BUILDING INDEFINITELY.
3. GIVEN THE LIMITED PURPOSE OF THE FDPA, WE HEREBY REQUEST A WAIVER OF ANY SUBMISSION REQUIREMENT THAT IS NOT NEEDED FOR AN ADEQUATE REVIEW OF THE PROPOSED AMENDMENT IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 10C OF SECT. 16-402 OF THE ZONING ORDINANCE. IN THIS REGARD, IT IS TO BE NOTED THAT THE FDPA IS PRESENTED AT A SCALE LESS THAN THE ONE (1) INCH EQUALS 100 FEET MINIMUM SCALE PRESCRIBED BY THE PROVISIONS SET FORTH IN SECT. 16-502 OF THE ZONING ORDINANCE. THE SCALE HAS BEEN SUBSTANTIALLY REDUCED SO THAT THE MAP WILL FIT ON THE PRESCRIBED 24 INCH BY 36 INCH MAXIMUM SHEET SIZE.
4. FOR THE SAKE OF CONSISTENCY, THE BASE INFORMATION SHOWN ON THE GRAPHIC IS THE SAME AS THE FDPA APPROVED BY THE PLANNING COMMISSION WHEN IT APPROVED FDPS 78-P-130-3 AND 78-P-130-4 ON MARCH 22, 1998. THE FOOTPRINTS FOR BUILDINGS C AND D AND THE MARKETING CENTER/OFFICE AND THEIR RELATED SITE IMPROVEMENTS HAVE BEEN ADJUSTED ON THE BASE, HOWEVER TO REFLECT THEIR CURRENT APPROVED LOCATIONS WHICH WERE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED TOP BY LETTER DATED JAN 28, 1998 FROM BARBARA A. STROH TO MARTIN D. WALKER.
5. THE APPLICANT AGREES TO CONTINUE TO HONOR ALL PROFITERS AND DEVELOPMENT CONDITIONS APPROVED TO DATE THAT ARE APPLICABLE TO THE SUBJECT PROPERTY.
6. THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS BY GEMBERT & DAVIS. THE TOPOGRAPHY INFORMATION AT THE TWO-FOOT CONTOUR INTERVAL FOR PARCEL 72 IS FROM THE APPROVED SITE PLAN 5301-SP-16-2 PREPARED BY URBAN LTD. IT IS PRESUMED TO BE AERIAL TOPOGRAPHY THAT HAS BEEN FIELD-VERIFIED. THE TOPOGRAPHY INFORMATION SHOWN ADJACENT TO THE SUBJECT PARCEL IS AT TWO (2) FOOT CONTOUR INTERVAL FROM AN AERIAL SURVEY.
7. ALTHOUGH AN ENLARGED MARKETING CENTER/OFFICE BUILDING WAS PROPOSED WITH FDPA 78-P-130-05 FOR A MAXIMUM OF 15,378 SQUARE FEET OF GROSS FLOOR AREA, THE EXISTING BUILDING CONTAINS ONLY 7,359 SQUARE FEET OF GROSS FLOOR AREA. THERE ARE NO PLANS TO INCREASE THE SIZE OF THE EXISTING BUILDING. IT IS A ONE-STORY BUILDING WITH A MAXIMUM BUILDING HEIGHT OF FORTY (40) FEET.
8. THIS APPLICATION SEEKS TO ADD THE 7,359 SQUARE FEET OF THE MARKETING CENTER/OFFICE BUILDING TO THE MAXIMUM PERMITTED G.F.A. THIS WOULD ONLY INCREASE THE FAR BY 0.015, A DE MINIMIS ADDITION OF 33% OF THE TOTAL FAIRVIEW PARK GFA AND 3.0% OF THE TOTAL OFFICE GFA.
9. THE MARKETING CENTER/OFFICE HAS A PRESCRIBED REQUIREMENT FOR 27 PARKING SPACES (2,359 SF ± 3.6 SPACES/1000 SF OF GFA). BASED ON THE APPROVED SITE PLAN 5301-SP-16-2 PREPARED BY URBAN LTD, THERE ARE MORE THAN A SUFFICIENT NUMBER OF PARKING SPACES PROPOSED IN PARKING STRUCTURE C TO ACCOMMODATE THE EXISTING MARKETING CENTER/OFFICE BUILDING AND THE PROPOSED OFFICE BUILDING C.
10. THE MARKETING CENTER/OFFICE HAS A PRESCRIBED REQUIREMENT FOR ONE (1) LOADING SPACE. A LOADING SPACE HAS NEVER BEEN PROVIDED FOR THE EXISTING BUILDING AND NONE ARE PROPOSED. ADDITIVE RECEIVING FACILITIES HAVE BEEN PROVIDED IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 14 OF SECT. 11-202 OF THE ZONING ORDINANCE.
11. AS REPRESENTED ON THE APPROVED SITE PLAN 5301-SP-16-2 PREPARED BY URBAN LTD, THE PROPOSED DEVELOPMENT PROGRAM ON PARCEL 72, THAT INCLUDES THE INTERIM MARKETING CENTER/OFFICE BUILDING, WILL PROVIDE 2.20 ACRES OF OPEN SPACE WHICH REPRESENTS 36% OF THE TOTAL LAND AREA OF PARCEL 72.
IT IS NOTED THAT THE PDC DISTRICT PROVISIONS PRESCRIBE AN OPEN SPACE REQUIREMENT OF 15%. THE FINAL DEVELOPMENT PLAN THAT WAS APPROVED FOR THE APPROXIMATE 110 ACRE AREA OF RZ 78-P-130 REPRESENTED A TOTAL OPEN SPACE OF APPROXIMATELY 55 ACRES OR 50%.

12. THERE IS ONLY ONE UTILITY EASEMENT HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY AND THAT IS A 225 FOOT WIDE WPKO EASEMENT LOCATED ON THE WESTERN EDGE OF THE SUBJECT PROPERTY. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.
13. THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
14. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO RESOURCE PROTECTION AREA OR NO ENVIRONMENTAL QUALITY CORRIDOR LOCATED ON THE SUBJECT PROPERTY.
15. THE EXISTING DEVELOPMENT IN FAIRVIEW PARK IS SERVED BY PUBLIC WATER AND SEWER CURRENTLY LOCATED ON SITE.

BOTH STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) ARE BEING PROVIDED OFFSITE IN A PRIVATELY-MAINTAINED POND DESIGNED FOR FAIRVIEW PARK (FAIRFAX COUNTY PLAN 5301-P1-03) AND APPROVED ON JANUARY 10, 1985, BASED ON THE APPROVED SITE PLAN 5301-SP-16-2 PREPARED BY URBAN LTD. THIS FACILITY IS ADEQUATELY DESIGNED TO ACCOMMODATE THE EXISTING DEVELOPMENT PROGRAM.
IN ADDITION, WE HAVE ESTABLISHED THAT THE OUTFALL BETWEEN THE SUBJECT INTERIM USE AND THE REDDIAL POND THAT SERVES IT IS A SEPARATE OUTFALL FROM THAT PROPOSED TO SERVE THE ADJACENT 3120 BUILDING AND GARAGE. WE HAVE ESTABLISHED THAT THIS SEPARATE OUTFALL IS ADEQUATE FOR THE SUBJECT INTERIM MARKETING CENTER/OFFICE BUILDING. GIVEN THIS BACKGROUND, WAIVER OF THE SUBMISSION REQUIREMENTS SET FORTH IN PAR. 10 OF SECT. 16-502 OF THE ZONING ORDINANCE IS HEREBY REQUESTED.

16. GIVEN THE SCALE OF FAIRVIEW PARK, THE DEVELOPMENT PROGRAM IS ONGOING, THERE IS NO SET DEVELOPMENT SCHEDULE OR SEQUENCE OR APPROXIMATE COMPLETION DATE. DEVELOPMENT WILL CONTINUE IN ACCORD WITH MARKET CONDITIONS AND THE RECEIPT OF NECESSARY COUNTY APPROVALS.
17. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT 98-572-10-01 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. HOWEVER ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE PROPOSED USES AND BUILDING AND GROUNDS MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
18. THE MARKETING CENTER/OFFICE BUILDING HAS EXISTED ON THE SUBJECT PROPERTY SINCE ITS APPROVAL IN 1985. THERE ARE NO PROPOSED EXTERNAL IMPROVEMENTS FOR THE BUILDING.
19. AMENITIES HAVE BEEN PREVIOUSLY PROVIDED AND CURRENTLY AROUND THROUGHOUT FAIRVIEW PARK THERE ARE NO ADDITIONAL AMENITIES, COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS APPLICATION.
THERE ARE NO SEISMIC ASSETS LOCATED ON THE SITE. THERE ARE NO NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION LOCATED ON THE SUBJECT PROPERTY.
GIVEN THE LOCATION AND NATURE OF THE DEVELOPMENT ON THE PROPERTY, THERE ARE/WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.
20. THE EXISTING DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE QUALIFIED ABOVE.
21. BOUNDARY AND TOPOGRAPHY INFORMATION HEREON IS BASED ON FIELD RUN SURVEY PREPARED BY URBAN LTD, DATED AUGUST 18, 2013 AND IS REFERENCED HORIZONTALLY TO NAD 1983 AND VERTICALLY TO NAVD 1929



VICINITY MAP
SCALE: 1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	APPROVED FINAL DEVELOPMENT PLAN (78-P-130-8)
03	EXISTING CONDITIONS
04	OPEN SPACE EXHIBIT

CIVIL ENGINEER
URBAN LTD.
4200 D TECHNOLOGY DR.
CHANTILLY, VA. 20151
CONTACT: CLAYTON TOCK
PHONE: 703-642-1306

ATTORNEY
HOLLAND & KNIGHT
1600 TYSONS BLVD
SUITE 700
TYSONS CORNER, VA 22102

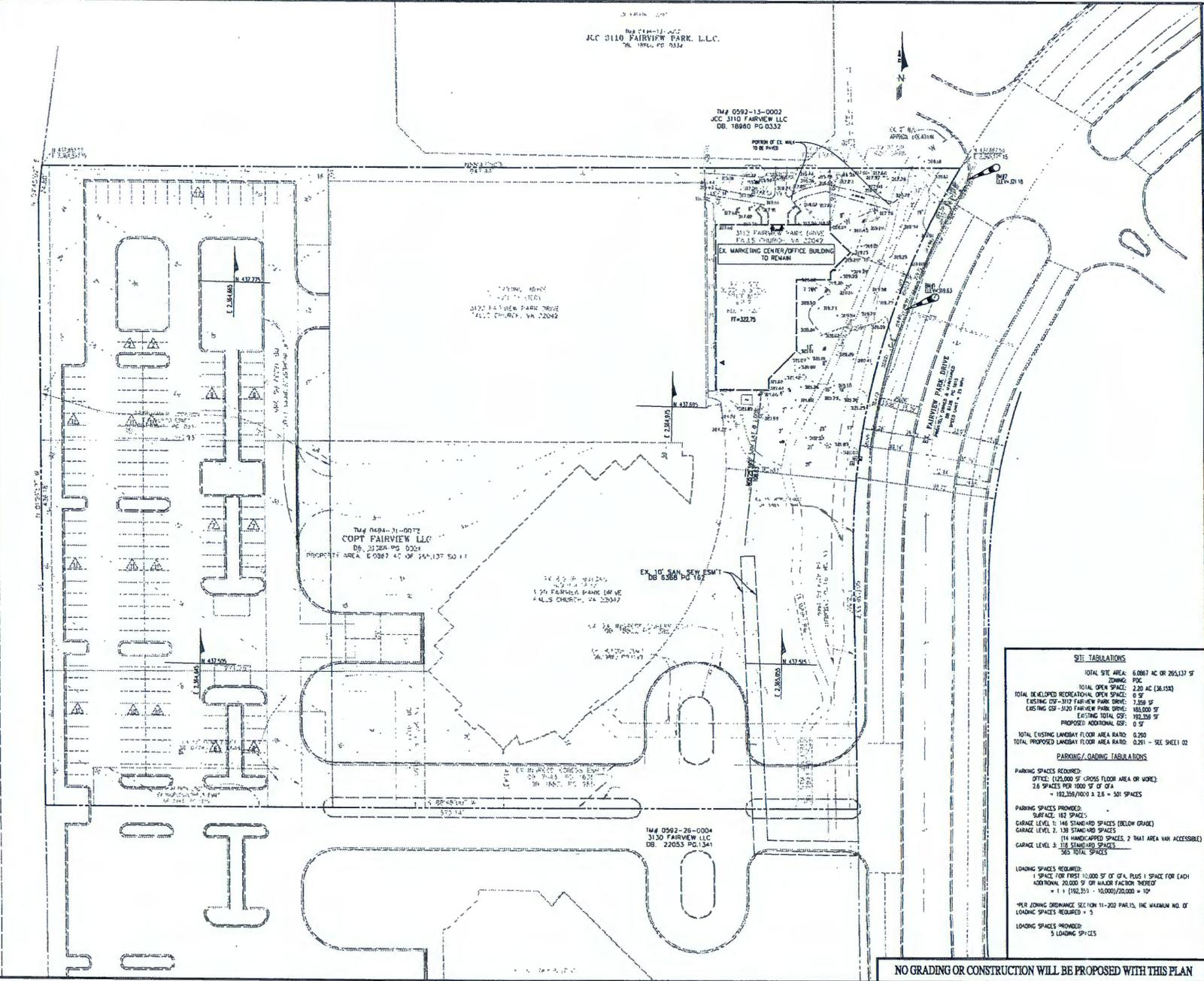
APPLICANT
COPT FAIRVIEW, LLC
6711 COLUMBIA GATEWAY DR
SUITE 300
COLUMBIA, MD 21046

	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION					
PLANNING 05-11-2015 08-14-2015							
COVER SHEET FAIRVIEW PARK FINAL DEVELOPMENT PLAN AMENDMENT PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA CL = N/A	DATE: MAY, 2015						
SHEET OF 04	SCALE: AS NOTED						
FILE No. FDP/CDPA							

Urban, Ltd. - J:\2015\CDPA\FDP-130-CDPA-Fairview.doc [CDPA] November 06, 2015 - 2:28pm noon

Urban, LLC - J:\URB\17142-DC-BASE.dwg [Layout] November 03, 2015 - 2:45pm mchm

EX. CAPITAL BELTWAY - I 495
 SPEC. 11.01.05
 SPEC. 11.01.05



JCC 3110 FAIRVIEW PARK, L.L.C.
 16840 PG 0332

TM# 0592-15-0002
 JCC 3110 FAIRVIEW LLC
 DB: 16840 PG 0332

TM# 0484-31-0072
 COPT FAIRVIEW LLC
 DB: 21388 PG 0301
 PROPERTY AREA: 6,0867 AC OF 244,137 SQ FT

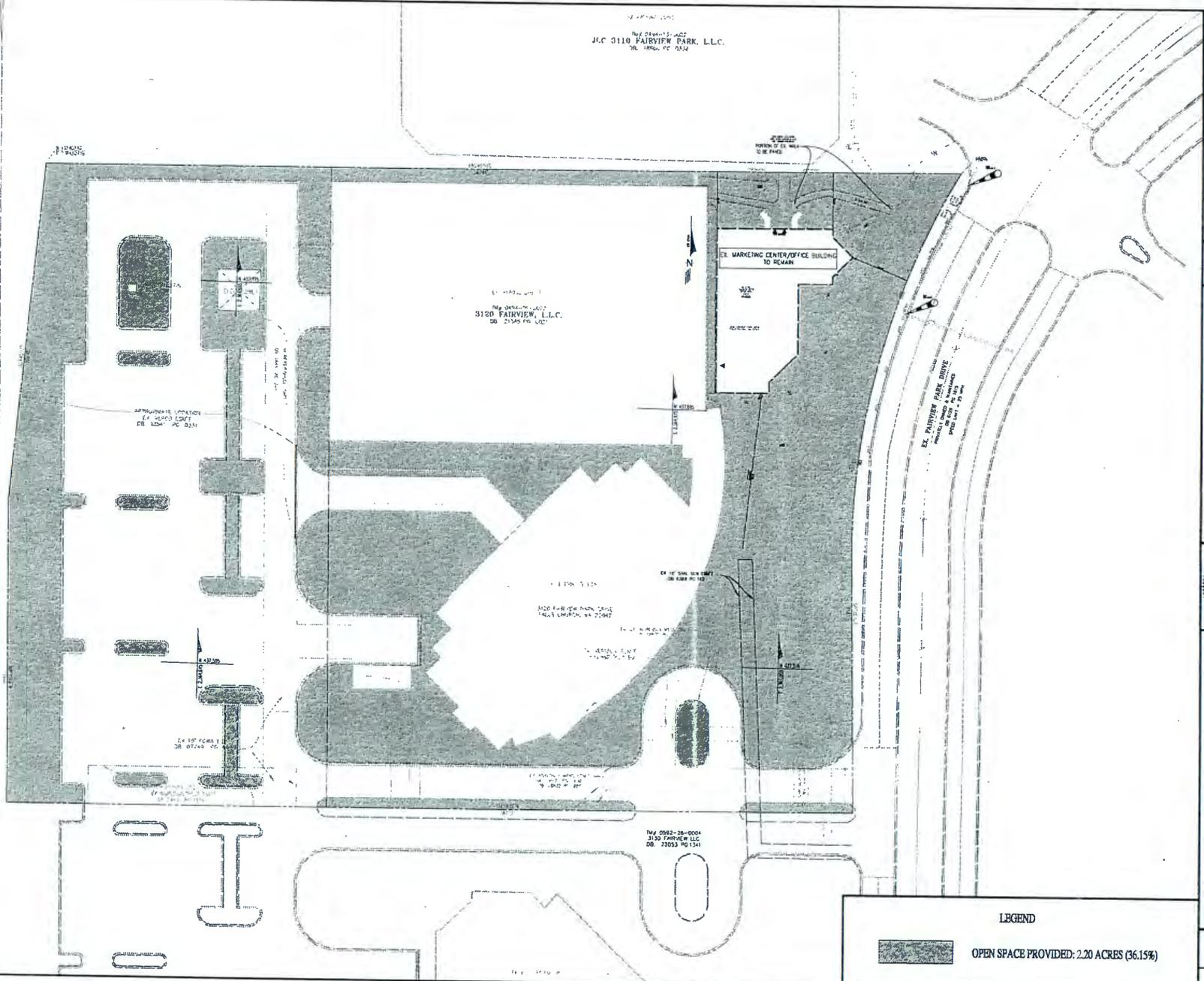
TM# 0592-26-0004
 3130 FAIRVIEW LLC
 DB: 22053 PG 1341

SITE TABULATIONS	
TOTAL SITE AREA:	6,0867 AC OR 265,137 SF
TOTAL OPEN SPACE:	2,30 AC (98,158)
TOTAL DEVELOPED RECREATIONAL OPEN SPACE:	0 SF
EXISTING OSP-310 FAIRVIEW PARK DRIVE:	3,358 SF
EXISTING OSP-3120 FAIRVIEW PARK DRIVE:	180,000 SF
EXISTING TOTAL OSP:	183,358 SF
PROPOSED ADDITIONAL OSP:	0 SF
TOTAL EXISTING LANDSBAY FLOOR AREA RATIO:	0.290
TOTAL PROPOSED LANDSBAY FLOOR AREA RATIO:	0.291 - SEE SHEET 02
PARKING/LOADING TABULATIONS	
PARKING SPACES REQUIRED:	
OFFICE: (125,000 SF GROSS FLOOR AREA OR MORE)	
28 SPACES PER 1000 SF OF GFA	
= 192,356/1000 x 2.6 = 501 SPACES	
PARKING SPACES PROVIDED:	
SURFACE: 182 SPACES	
GARAGE LEVEL 1: 140 STANDARD SPACES (BELOW GRADE)	
GARAGE LEVEL 2: 130 STANDARD SPACES	
(14 HANDICAPPED SPACES, 2 THAT AREA VAN ACCESSIBLE)	
GARAGE LEVEL 3: 118 STANDARD SPACES	
= 560 TOTAL SPACES	
LOADING SPACES REQUIRED:	
1 SPACE FOR FIRST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 10,000 SF OF GROSS FLOOR AREA THEREOF	
= 1 + (182,355 - 10,000)/10,000 = 19	
PER ZONING ORDINANCE SECTION 11-202 PART 2, THE MAXIMUM NO. OF LOADING SPACES REQUIRED = 5	
LOADING SPACES PROVIDED:	
5 LOADING SPACES	

NO GRADING OR CONSTRUCTION WILL BE PROPOSED WITH THIS PLAN

 Urban, LLC 1000 COMMONWEALTH BLVD SUITE 200 ARLINGTON, VA 22202 TEL: 703.441.1000 WWW.URBAN.ILLC.COM		EXISTING CONDITIONS FAIRVIEW PARK FINAL DEVELOPMENT PLAN AMENDMENT PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA CL#-2	DATE: MAY, 2015 SCALE: 1"=30' SHEET 03 OF 04 FILE NO: FTPA/CTPA	REVISIONS NO. DATE DESCRIPTION
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EX. CAPITAL BRIDGEWAY - 1.485
 FROM WALKWAY
 SPEED LIMIT = 25 MPH



NO. 0992-28-0004
 J/C 3110 FAIRVIEW PARK, L.L.C.
 28. 22053 PG 1341

NO. 0992-28-0004
 J/C 3110 FAIRVIEW PARK, L.L.C.
 28. 22053 PG 1341

NO. 0992-28-0004
 J/C 3110 FAIRVIEW PARK, L.L.C.
 28. 22053 PG 1341

NO. 0992-28-0004
 J/C 3110 FAIRVIEW PARK, L.L.C.
 28. 22053 PG 1341

LEGEND

 OPEN SPACE PROVIDED: 2.20 ACRES (36.15%)

DATE: MAY, 2015

SCALE: 1"=40'

FILE NO: FDP&ITDA

SHEET: 04

DATE: 08-14-2015

PLANNED BY: URBAN, LLC

DESIGNED BY: URBAN, LLC

DRAWN BY: URBAN, LLC

CHECKED BY: URBAN, LLC

APPROVED BY: URBAN, LLC

DATE: 08-14-2015

REVISIONS:

DATE: _____

BY: _____

DESCRIPTION: _____



Urban, LLC
 3110 FAIRVIEW PARK, L.L.C.
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 22033-1341



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 703-324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: CDPA 78-P-130-03

PCA 78-P-130-02
 FDPA 78-P-130-09
 CDPA 78-P-130-03
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning

JUL 13 2015

Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), COPT Fairview, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDC District to the PDC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA <input checked="" type="checkbox"/>	CDP <input type="checkbox"/>	CSP <input type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input checked="" type="checkbox"/>	CSPA <input type="checkbox"/>	FDPA <input checked="" type="checkbox"/>
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LEGAL DESCRIPTION:

			21385	21
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

494	1	72		6.08670
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

3112 Fairview Park Drive, Falls Church, VA 22042

ADVERTISING DESCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

West side of Fairview Park Drive, 1800 feet south of Arlington Boulevard and east of the Capital Beltway

PRESENT USE: Office PROPOSED USE: Office

MAGISTERIAL DISTRICT: Providence District OVERLAY DISTRICT (S): N/A

The name(s) and address(s) of owner(s) of record shall 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 representative on official business to enter on the subject property as necessary to process the application.

Stuart Mendelsohn (Applicant's Authorized Agent)
 Type or Print Name
 Holland & Knight LLP, 1600 Tysons Blvd., Ste. 700, McLean, VA 22102
 Address

Stuart Mendelsohn
 Signature of Applicant or Agent
 (Work) 703-720-8600 (Mobile)
 Telephone Number

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

DO NOT WRITE BELOW THIS SPACE
 Date application accepted: September 1, 2015 Fee Paid \$13,640.00



urbanTM

RECEIVED
Department of Planning & Zoning

NOV 14 2015
Zoning Evaluation Division

PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS

**Description of
The Property Of
COPT FAIRVIEW, L.L.C.
Deed Book 21385 at Page 21
Providence District
Fairfax County, Virginia**

Beginning at a point on the southeasterly corner of the land of JCC 3110 Fairview LLC, as recorded in Deed Book 18960 at Page 332 among the land records of Fairfax County, Virginia; Said point also being on the westerly line of Fairview Park Drive, a private owned and maintained road, as recorded in Deed Book 6128 at Page 1615 among the land records of Fairfax County, Virginia; Thence departing the land of said JCC 3110 Fairview LLC and running with said Fairview Park Drive;

287.37 feet along the arc of a non-tangent curve to the left having a radius of 512.36 feet and subtended by a chord bearing South 14°25'32" West a distance of 283.62 to a point;

South 01°38'33" East a distance of 178.50 feet to a point on the northeasterly corner of the land of 3130 Fairview LLC, as recorded in Deed Book 22053 at Page 1341 among the land records of Fairfax County, Virginia; Thence departing said Fairview Park Drive and running with the northerly line of the land of said 3130 Fairview LLC;

South 88°48'00" West a distance of 573.14 feet to a point on the easterly right-of-way line of Capital Beltway, Interstate 495, a variable width right-of-way; Thence departing the land of said 3130 Fairview LLC and running with the easterly right-of-way line of said Capital Beltway;

North 01°26'57" West a distance of 426.18 feet to a point;

North 04°45'02" East a distance of 24.80 feet to a point on the southwesterly corner of the land of the aforementioned JCC 3110 Fairview LLC; Thence departing the easterly right-of-way line of said Capital Beltway and running with the southerly line of the land of said JCC 3110 Fairview LLC;

North 88°43'50" East a distance of 647.44 feet to the point of beginning and containing an area of 265,137 square feet or 6.08670 acres, more or less.