

The FAIRFAX Newsletter

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Mixed-Use Revisions Proposed for Woodland Park near Innovation Center Metro

Tishman Speyer this month submitted a proposal for mixed-use transit-oriented development at Woodland Park on 31.59 acres of land south of the Dulles Toll Road and east of Monroe Street within the Herndon Station Transit Station Area (TSA) not far from the future Innovation Center Metro station.

The developer is asking to amend the previously approved proffers and development plans for the property – which was rezoned in 2002 to the PDC, Planned Development Commercial, district – in order to “convert a relatively suburban-style office campus to a transit-related residential mixed-use community,” according to the statement of justification filed on behalf of Tishman Speyers’ Woodland Park Parcel I, L.P. by senior land use planner Elizabeth Baker with the law firm Walsh, Colucci, Lubeley & Walsh PC.

The company’s vision for the project - called Woodland Park East – is a mix of uses on five urban blocks laid out across a grid of interconnected streets. The plans call for a series of public park spaces including a 3.62-acre “central park” designed to be the primary organizing element of the community, the statement says.

In total, the application proposes 1,573,400-gross square feet of office space with ground-floor retail and services uses and “a variety of residential opportunities to appeal to a diverse market,” including high-density apartments and for-sale condominiums, two-over-two units multi-family units, and urban-style townhomes. Twelve-percent of the units will be provided as affordable or workforce housing units; additionally, the applicant is proffering to contribute \$3 per non-residential square foot toward workforce housing, according to the submittal.

“These applications will implement the newly adopted Plan for the Herndon Transit Station Area by creating a well

designed, residential mixed use community with significant public benefits such as the establishment of a grid of streets and robust open space and park network, and by taking full advantage of the transit opportunities provided by the extension of the Silver Line,” the document states.

The street network at Woodland Park East will include a new 2-lane East-West Drive (with on-street parking) – serving as the major point of access from Monroe Street – that extends through the site and connects with Corporate Park Drive. Also planned are two new local streets, identified as “B-C North-South Local Road” and “C-D North-South Local Road,” connecting Eastpark Drive North and East-West Drive.

A run-down of the development program provided in the application is as follows:

- Block A: located on the westernmost part of the site furthest from the Metro station, this block is planned for 58 single family attached homes with street-front entrances and alleys behind for access to rear-loaded garages. Access to the block will be from Ferdinand Porsche Drive, where a common green park is planned as a focal point for the residents.
- Block B: located east of Block A between Ferdinand Porsche Drive and the new B-C North-South road, the block will be developed with 88 street-facing two-over-two multi-family units with alley access to the rear of the units. The common green on Block A will be extended across Block B to create a linear-style park with pathways, benches, tot lot, and off-leash dog park.
- Block C: east of Block B, this block is planned for five 5-story condominium buildings with 180 multi-family units fronting on the adjacent streets. Access

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to the structured parking within the building is provided from new north/south streets B-C and C-D. An amenity area or clubhouse is planned at the intersection of Eastpark Drive and C-D road.

- **Block D:** located adjacent to Monroe Street and closest to the future Metro station, the block is planned for higher-density residential uses – a 375,000-square foot, 375-unit, 5-story building with 4-level parking deck (wrapped entirely by the residential units). Two internal courtyards will provide active and passive recreational amenities for the residents. Along the southern façade, an outdoor pool and lounging terrace are planned which will overlook a public stormwater park adjacent to Eastpark Drive, with the park featuring walking paths, bridges, and seat walls.
- **Block E:** the block is located between the Dulles Toll Road and the new East-West Drive and is planned for commercial and park uses.

Three development options are offered for the block include: (1) two office buildings – one up to 200-foot tall and the other up to 180 –feet – with a total of 560,000-square feet of office space and up to 20,000-square feet of retail uses and a 6-level parking garage with two underground levels; (2) a 13-story, 375,000-square foot office building and up to 15,000-square feet of retail uses served by a 6-level free-standing parking garage accessed from an extension of C-D road; or (3) a 170,000-square foot hotel adjacent to Monroe Street and 300,000-square foot office building with parking provided in a free-standing 6-level garage.

Also planned for the block is a landscaped 1.77-acre urban recreational park – with paths, benches, a shade structure, portable restrooms – which will include a mixed age group playground area, full-size sports court, and open lawn area for sport activities.

The developed portion of Woodland Park not subject to the proposed PCA/FDPA is currently home to the Woodland Park Crossing Shopping Center anchored by Harris Teeter and the 575-unit mid-rise Bryson Condominiums on the south side of Eastpark Drive, and a significant amount of parkland on the north side.

Commission to Endorse Adjustments to Tysons Corner Center Development Plan

The planning commission at its September 24th meeting is expected to recommend approval of modifications to the proffers and development plans for the third and fourth phases of the mixed-use transformation of the 78-acre Tysons Corner Center regional mall property.

At the request of At Large Planning Commissioner James Hart following the September 17th public hearing on the combined PCA/FDPA application (PCA 2004-PR-044/FDPA 2004-PR-044-2), the commission delayed its decision for a week to allow time for some “wordsmithing,” as Hart put it.

With the successful opening of the three buildings in Phase 1 and an approved final development plan in place for Phase 2, the developer – The Macerich Co.’s Tysons Corner Property Holdings – has turned its attention to the two final phases of the mall property make-over.

The strength of the residential market and slow-down in office demand have likely been factored into the developer’s future plans for the last two phases of the successful mall-to-mixed-use makeover that benefits from direct access to the Tysons Corner Metro station.

As explained to the commission at the September 17th hearing by Suzanne Wright with the Department of Planning and Zoning, the changes proposed for Phase 3 – originally planned with a small office building and a residential building - call for reallocating the office space into a single 382-unit residential building. The residential building is now proposed at 19 stories instead of the approved 16 stories and has an additional 100 units, she noted.

The Phase 4 revisions requested by the applicant call for three rather than the four buildings originally planned, with the proposed building atop the existing office deck eliminated, according to the presentation. Also proposed, conversion of one of the buildings from office to residential to permit 355 units – 55 more than previously approved, Wright said. The company is still proposing an amenity terrace on the existing parking structure, but no longer plans to add five levels of additional parking to the deck.

Wright said the overall square footage of the planned development remains at slightly over six million square feet, with a little over a million square feet allocated to the third and fourth phases.

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Speaking on behalf of Macerich, attorney Antonio J. Calabrese (Cooley LLP) noted that in the eight-and-a-half years since the redevelopment plans were approved “the mall has changed a little bit,” adding that when the project was approved in 2007 “we didn’t know if there was going to be a rail project.”

Since that time, the first phase of the extension of Metrorail down the Dulles corridor opened (in 2014) with three stations in Tysons and a fourth in Reston, and Phase 1 of the Tysons Corner mall redevelopment delivered three new buildings: the 429-unit, 30-story VITA apartments (40-percent leased since it opened in May, Calabrese said), the 300-room, 17-story Hyatt Regency Hotel, and the 22-story, 524,000-square foot Tysons Tower office building, along with the 1.5-acre elevated plaza connecting to the Tysons Corner Metro station.

Calabrese noted in his presentation that since opening of the Silver Line, the mall’s retailers are reporting double-digit increases in sales, adding that 11-percent of Tysons Corner Center employees use Metro.

Essentially, the developer is asking for two major changes – removal of a small 26,000-square foot “add-on” office building planned along Leesburg Pike and the townhouse-style office uses along International Drive, Calabrese told the commission. He pointed out that there is no change to the approved Floor Area Ratio (a 1.76 FAR).

For Phase 3, the 26,000-square feet of office space will be reallocated into a single 19-story, 382-unit residential building with 69,070-square feet of street-level retail, along with a 30,000-square foot community green sited between Bloomingdales and LL Bean.



Phase 3 Residential Building; Source: Cooley LLP

The Phase 4 buildings – which will surround the existing parking structure – include an approximately 20-story, residential building with 288 units and 20,700-square feet of ground-floor retail; a 5-story residential building with 67 units and 14,200-square feet of retail; and a 12-story, 219,660-square foot office building with 13,420-square feet of retail. All buildings will be served by below-grade parking. Also requested is an option 8,100-square feet of retail/commercial space on the amenity terrace.



Phase 4 Residential Tower; Source: Cooley LLP

Receiving approval of the proposed changes – which are supported by the staff – will allow the developer “to go to the market at the right time to offer up these options,” Calabrese remarked.

Meanwhile, the 2007 FDP for Phase 2 calls for development of 1,054,790 gross square feet: approximately 488,290-square feet of office space, 48,500-square feet of commercial use, and approximately 374 multi-family residential units. It is anticipated that Phases 3 and 4 will develop ahead of Phase 2.

Tysons Corner Center Redevelopment Plan		
Use	Approved Square Feet	Proposed Square Feet
Existing Mall	2,399,135	2,400,527
Macy's Expansion	75,000	75,000
Office	1,347,328	1,241,088
Hotel	266,513	245,913
Commercial	197,674	245,919
Residential	1,728,175	1,779,660
Entrance Pavilion	13,000	
Available Square Footage		27,110
Total	6,026,825	6,015,217

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Plan Change Allowing Wegmans Approved by Board

The board of supervisors at the September 22nd meeting voted to adopt an amendment to the comprehensive plan that paves the way for development of a new 140,000-square foot Wegmans Market in the northeast quadrant of Route 28 and Westfields Boulevard in Chantilly.

The popular grocery store will anchor a 180,000-square foot retail center proposed for a 21-acre vacant site – under contract to Regency Centers – located within the Newbrook Drive loop north of Westfields Boulevard.

The property, in Land Unit J of the Dulles Suburban Center, is currently planned for office, conference center, industrial/flex and industrial uses up to a 0.5 FAR, and is zoned PDC, Planned Development Commercial and approved for up to 338,000-square feet of office, hotel, and retail uses.

The proposed plan amendment adopted by the board on Tuesday permits an option for retail uses up to a 0.20 FAR – or approximately 180,000-square feet – with conditions requiring mitigation of transportation impacts, provision of a network of well-connected, and walkable public and open spaces linked to the surrounding areas.

The plan amendment was looked at in the context of the broader land use and transportation goals for the suburban center plan which encourages a broad range of uses, reduced demand on the roadway system, and high-quality, compatible development that contributes to the economic vitality of the area, according to the presentation to the board by Clara Johnson with the Department of Planning and Zoning.

The staff determined that although the proposed retail uses could generate more peak hour and daily vehicle trips than the currently planned and approved uses, “when considering all the Dulles Suburban Center land use and transportation objectives, the proposed uses have the potential to advance plan goals and become a central amenity for the office and residential uses in surrounding areas,” Johnson said.

Speaking on behalf of Regency Centers, attorney Francis A. McDermott (Hunton & Williams), highlighted the benefits of the proposed retail center – anticipated to open in late 2018 – including the anticipated \$3.5 million in annual revenue the county would receive “compared to what’s not there now that was approved in 2009...and doesn’t look like it’s going to occur.”

Also speaking on behalf of the plan amendment at the hearing was Sully District Supervisor Michael Frey, who moved for adoption of the new plan option. “The community has been very supportive, as many of us have seen around the county, they love their Wegmans.”

Although there has been a lot of attention paid to potential transportation impacts, the focus for the community has been more on “when are you going to get ‘em here’,” Frey said, adding “if you have to shut down the rest of the world to get Wegmans, they are okay with that.”

Regency Centers’ proffer condition and final development plan amendment applications (PCA/FDPA 2006-SU-025-02) – currently under review by county staff and headed for planning commission and board hearing in October – propose 43,000-square feet of retail uses – including a possible “flagship” restaurant – and a public plaza on the 9.17-acre Land Bay B. The company is also asking for the flexibility to build a 3,500-square foot drive-through bank on the land bay, with a commensurate reduction in gross floor area from the other retail uses. On the 11.83-acre Land Bay C, the plans call for a 140,000-square foot Wegmans, with public amenity space proposed adjacent to the Wegmans café.

The site subject to the plan amendment (PA 2015-III-DS1) is part of the larger 100-acre Commonwealth Center property rezoned in 2007 to allow up to 1.42 million-square feet of office, hotel, and support retail and restaurant uses spread across four land bays – two on the interior of the Newbrook Drive loop (Bays B and C) and two outside the loop (Bays A and D).



Building Permits Issued September 2 through 17, 2015 Residential

New Single Family Detached

6517 Tucker Avenue LLC, 4075 Wilson Boulevard, Unit 400, Arlington, VA 22203; for 1 \$160,000 SFD at 6517 Tucker Avenue, tax map 040-2-13-0007 (contractor: Carrmichael Construction LLC, 12969 Golden Meadow Court, Fairfax, VA 22033);

Artisan Builders III LLC, 6862 Elm Street, Suite 410, McLean, VA 22101; for 1 \$1,697,000 SFD at 7728A Georgetown Pike;

BDT Homes LLC, 6842 Elm Street, Suite 209, McLean, VA 22101; for 1 \$900,000 SFD at 2010 Lorraine Avenue, tax

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map 041-1-07-0028 (contractor: Hansborough LLC, 6842 Elm Street, Suite 302, McLean, VA 22101);

Benjamin Geber, 7013 Arbor Lane, McLean, VA 22101; for 1 \$415,000 SFD at 7013 Arbor Lane, tax map 021-4-11-0060 (contractor: Joy Custom Design/Build LLC, 1320 Old Chain Bridge Road, Suite 410, McLean, VA 22101);

Brent Cameron Pratt, 7011 Holyrood Drive, McLean, VA 22101; for 1 \$500,000 SFD at 7011 Holyrood Drive, tax map 021-3-17-0012 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101);

Cem Dogan, 8220 Crestwood Heights Drive, Unit 1604, McLean, VA 22102; for 1 \$650,000 SFD at 8916 Gallant Green Drive, tax map 019-4-05-0002 (contractor: Kingston Royce Homes LLC, 750 Miller Drive, SE, Suite B-3, Leesburg, VA 20175);

Christopher Land LLC, 7205 Wesley Road, NW, Springfield, VA 22150; for 1 \$250,000 SFD at 7205 Wesley Road, tax map 090-1-06-0005 (contractor: Christopher Management Inc., 10461 White Granite Drive, #103, Oakton, VA 22124);

Christopher at Vienna Grove LLC, 10461 White Granite Drive, #103, Oakton, VA 22124; for 1 \$250,000 SFD at 2692 Salem Oak Lane, tax map 048-1-55-0003;

David Snell III, 11317 Beach Mill Road, Great Falls, VA 22066; for 1 \$700,000 SFD at 11218 Richland Grove Drive, tax map 002-4-03-0033 (contractor: George B Sagatov Inc., 10120 Wendover Drive, Vienna, VA 22181);

Douglas Kelly, 2635 Woodley Place, Falls Church, VA 22046; for 1 \$400,000 SFD at 2635 Woodley Place, tax map 050-1-07-0032 (contractor: Wakefield Building Group LLC, 703 North Wakefield Street, Arlington, VA 22203);

Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$245,000 SFD at 604 John Marshall Drive, tax map 038-1-06-0045;

Farid Naimi, 1423 Audmar Drive, McLean, VA 22101; for 1 \$400,000 SFD at 10411 Samaga Drive, tax map 037-4-06-0050B (contractor: Virginia Custom Homes LLC, 8380 Greensboro Drive, #408, McLean, VA 22102);

Francesca Atkins, 119 Battle Street, SW, Vienna, VA 22180; for 1 \$350,000 SFD at 119 Battle Street, tax map 038-4-15-0320A (contractor: Somerville Homes Inc., 831 Ninovan Road, SE, Vienna, VA 22180);

Linh Nguyen, 2954 Chichester Lane, Fairfax, VA 22031; for 1 \$255,000 SFD at 4108 Oak Hill Drive, tax map 060-4-09-0005 (contractor: New Dimensions Inc., 10611 Balls Ford Road, Suite 101, Manassas, VA 20109);

Lu Ji, 1316 Macbeth Street, McLean, VA 22102; for 1 \$500,000 SFD at 1316 Macbeth Street, tax map 029-2-03-0315 (contractor: Sekas Homes, 407L Church Street, NE, Vienna, VA 22180);

Mazen Baroudi, 2834 Norborne Place, Oakton, VA 22124; for 1 \$620,030 SFD at 2834 Hunter Mill Road, tax map 047-2-01-0011A (contractor: Foley Development Group LLC, 651 River Bend Road, Great Falls, VA 22066);

Michael Holloway, 2103 Elliott Avenue, McLean, VA 22101; for 1 \$1,000,000 SFD at 2103 Elliott Avenue, tax map 041-1-20-0001 (contractor: Harris Custom Homes LLC, 2024 Rockingham Street, McLean, VA 22101);

Michelle Marie Burke, 1712 Beulah Road, Vienna, VA 22182; for 1 \$500,000 SFD at 1712 Beulah Road, tax map 028-1-05-0004 (contractor: Quaker Custom Homes LLC, 13662 Office Place #201, Woodbridge, VA 22192);

Mimi Dinh, 7837 Old Dominion Drive, McLean, VA 22102; for 1 \$350,000 SFD at 7134 Oak Ridge Road, tax map 050-3-04-0054 (contractor: New Dimensions Inc., 10611 Balls Ford Road, Suite 101, Manassas, VA 20109);

Mohammad-Reza Hooshangi, 435 Creek Crossing Road, NE, Vienna, VA 22180; for 1 \$560,000 SFD at 435 Creek Crossing Road, tax map 038-2-02-0010;

Neighborhoods VI LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 3 \$159,000 SFD at 6507, 6517, and 6519 Manor Ridge Court, tax map 041-1-34-001, 041-1-34-0021, and 041-1-34-0022 (contractor: Stanley Martin Companies LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190);

Prolandian Holding 2 LLC, 459 Herndon Parkway, Unit 13, Herndon, VA 20170; for 1 \$350,000 SFD at 1725 Fairview Avenue, tax map 031-3-08-060014A (contractor: Custom Design and Build LLC, 15787 Widewater Drive, Dumfries, VA 22025);

Roger Devries, 1415 Julia Avenue, McLean, VA 22101; for 1 \$250,000 SFD at 1415 Julia Avenue, tax map 030-2-17-0034 (contractor: Brevon Developers Inc., 20702 Crescent Pointe Place, Ashburn, VA 20191);

Sarantis Properties Inc., 21441 Pacific Boulevard, Unit 200, Sterling, VA 20166; for 1 \$350,000 SFD at 130 Casmar Street, tax map 039-3-13-2644;

Todd Wood, 6468 North Rochester Street, Falls Church, VA 22043; for 1 \$400,000 SFD at 2221 Leeland Drive, tax map 041-3-03-0001A (contractor: Fisher Custom Homes LLC, 9814 Squaw Valley Drive, Vienna, VA 22182);

Vertex Building Group LLC, 7713 Lewinsville Road, McLean, VA 22102; for 1 \$550,000 SFD at 1908 Dalmation Drive, tax map 040-2-26-0093;

WSD Capital LLC, 119 Hickory Circle, SW, Vienna, VA 22180; for 1 \$400,000 SFD at 119 Hickory Circle, tax map 038-4-15-0103A (contractor: WSD Capital LLC, 4021 University Drive, Suite 200, Fairfax, VA 22030);

WSD Capital LLC, 511 Plum Street, SW, Vienna, VA 22180; for 1 \$400,000 SFD at 511 Plum Street, tax map 038-4-15-1020 (contractor: WSD Capital LLC, 4021 University Drive, Suite 200, Fairfax, VA 22030).

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Residential Totals

New Single Family Detached: 30

Commercial

AM Springfield LLC, 3050 K Street, NW, #125, Washington, DC 20007; for 1 \$80,000, new tenant layout at 6225 Brandon Avenue, Suite 120, tax map 080-4-01-0005D (contractor: Golden Sands General Contractors, 1000 Athens Avenue, Richmond, VA 23227);

BGR - The Burger Joint, 6731 Springfield Mall, Springfield, VA 22150; for 1 \$40,000, new tenant layout at 6731 Springfield Mall, tax map 090-2-13-0005A1;

Beacon Capital, 200 State Street, 5th Floor, Boston, VA 02109; for 1 \$220,640, interior alterations to existing tenant 1st and 2nd floor at 8330 Boone Boulevard, tax map 029-3-04-0006 (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

Bob Technologies, 10430 Furnace Road, Lorton, VA 22079; for 1 \$160,976, new tenant layout - Bode Technologies at 10430 Furnace Road, tax map 113-3-01-0005K5;

Chipotle Mexican Grill of Colorado, 1401 Wynkoop Street, #500, Denver, CO 80202; for 1 \$221,613, new tenant layout at 6242A Little River Turnpike, tax map 072-4-01-0003 (contractor: Hughes and Smith Inc., 3016 Williams Drive, Fairfax, VA 22031);

DTZ, 1921 Gallows Road, #700, Vienna, VA 22182; for 1 \$45,539, new tenant layout at 1420 Spring Hill Road, Suite 300, tax map 029-1-01-0068 (contractor: Diamond General Contracting Co., 8506 Wellington Road, Suite 101, Manassas, VA 20109);

Don McLlvaine, 5240 Port Royal Road, Suite 211, Springfield, VA 22151; for 1 \$34,300, new tenant layout at 5230B Port Royal Road, tax map 070-4-10-0012;

Eaglebank, 45745 Nokes Boulevard, Sterling, VA 20166; for 1 \$53,000, new tenant layout at 8245 Boone Boulevard, Suite 140, tax map 039-1-06-B1;

Firenza Pizza, 7045 Gateway Court, Manassas, VA 20109; for 1 \$75,000, new tenant layout with new storefront at 7001 Manchester Boulevard, tax map 091-1-12N (contractor: Cross Creek Builders LLC, 406 Bluewater Drive, Hardy, VA 24101);

Focus Wealth Management, 11325 Random Hills Road, Fairfax, VA 22030; for 1 \$57,409, new tenant layout at 11325 Random Hills Road, Suite 210, tax map 056-2-01-0033G2 (contractor: Patner Construction Inc., 2710 Prosperity Avenue, Suite #120, Fairfax, VA 22031);

H&R Block, 7584 Telegraph Road, Alexandria, VA 22315; for 1 \$65,000, interior alteration to existing tenant at 7584 Telegraph Road, tax map 091-4-01-0031 (contractor:

Pine Street Carpenters Inc., 901 South Bolmar Street, Suite N, West Chester, PA 19382);

Hazuki, 11325 Random Hills Road, Fairfax, VA 22030; for 1 \$65,960, new tenant layout at 11325 Random Hills Road, Suite 220, tax map 056-2-01-0033G2 (contractor: Patner Construction Inc., 2710 Prosperity Avenue, Suite #120, Fairfax, VA 22031);

Hoar Construction LLC, Two Metroplex Drive, P.O. Box 660400, Birmingham, AL 35209; for 1 \$25,000, interior alteration for construction office at 7517 Ambergate Place, tax map 030-3-28-010003;

IFOH, 3600 Joseph Siewick Drive, Fairfax, VA 22033; for 1 \$150,000, sheeting and shoring - IFOH Surgery Expansion at 3600 Joseph Siewick Drive, tax map 045-2-01-0041B1 (contractor: Clark Construction Group LLC, 7500 Old Georgetown Road, Bethesda, MD 20814);

Inova, 2669 Avenir Place, Reston, VA 20191; for 1 \$279,385, new tenant layout at 2669 Avenir Place, Suite 800, tax map 049-1-01-0027B1;

Inova Health Systems, 8110 Gatehouse Road, Falls Church, VA 22042; for 1 \$96,945, new tenant layout at 180 Maple Avenue, tax map 038-4-02-0076;

Intellidyne, 5203 Leesburg Pike, Baileys Cross Roads, VA 22041; for 1 \$36,500, new tenant layout at 2677 Prosperity Avenue, Suite 301, tax map 049-1-13-0019B;

JBG Falls Church CC LLC, 4445 Willard Avenue, #400, Chevy Chase, MD 20815; for 1 \$47,450, new tenant layout at 6402 Arlington Boulevard, Suite 600, tax map 051-3-01-0001E (contractor: Regency Construction Inc., 1320 Central Park Boulevard, #410, Fredericksburg, VA 22401);

Kingstowne Lawn & Landscape, 6461 Stephenson Way, Alexandria, VA 20005; for 1 \$199,910, renovation of office for new tenant at 6461 Stephenson Way, tax map 080-2-09-D (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

Landmark HHH LLC, 4001 Williamsburg Court, Fairfax, VA 22032; for 1 \$214,780, new tenant layout at 6198B Little River Turnpike, tax map 072-4-01-0003 (contractor: ML Bell Construction LLC, 11008 Richardson Road, Ashland, VA 23005);

Mark Building Associates LLC, 6231 Leesburg Pike, Suite 100, Falls Church, VA 22044; for 1 \$58,626, new tenant layout at 6231 Leesburg Pike, Suite 500, tax map 051-3-11-0189A;

Medstar Health Inc., 6858 Old Dominion Drive, McLean, VA 22102; for 1 \$370,000, tenant expansion at 6858 Old Dominion Drive, Suite 200, tax map 030-2-10-080003;

New York Life, 11350 Random Hill Road, Fairfax, VA 22035; for 1 \$72,596, tenant expansion at 11350 Random Hills Road, Suite 350, tax map 056-2-01-0030C (contractor: The Whitt Company of Virginia, 14150 Newbrook Drive, Suite 210, Chantilly, VA 20151);

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Not Your Average Joes, 1845 Fountain Drive, Reston, VA 20190; for 1 \$487,500, new tenant layout at 1845 Fountain Drive, tax map 017-1-01-0003K;

Panera LLC Vienna Shopping Center LP, 8405 Greensboro Drive, Suite 830, McLean, VA 22102; for 1 \$25,000, future tenant layout at 172 Maple Avenue, tax map 038-4-02-0076;

Panera LLC Vienna Shopping Center LP, 8405 Greensboro Drive, Suite 830, McLean, VA 22102; for 1 \$35,000, future tenant layout at 180 Maple Avenue, tax map 038-4-02-0076;

Perfect Sense Digital, 11955 Democracy Drive, Sterling, VA 20191; for 1 \$64,750, new tenant layout at 12120 Sunset Hills Road, tax map 017-3-01-0028C (contractor: Bognet Construction Associates, 1911 North Fort Myer Drive, Suite 705, Arlington, VA 22209);

Richard Tse, 8100 Old Dominion Drive, Suite E, McLean, VA 22102; for 1 \$75,000, interior alteration to existing tenant at 8100 Old Dominion Drive, Suite E, tax map 020-4-01-0024;

Sheehy Ford Springfield, 6727 Loisdale Road, Springfield, VA 22150; for 1 \$1,431,306, interior alteration to ex showroom/office, recladding exterior finishes and addition of front entry at 6727 Loisdale Road, tax map 090-2-01-0054 (contractor: C&C Builders Inc., 10718 Tucker Street, Beltsville, MD 20705);

Springfield South LLC, 8253J Backlick Road, Lorton, VA 22079; for 1 \$25,000, new tenant layout at 8253 Backlick Road, Suite L, tax map 099-3-01-0032;

Sunrise Valley Drive LLC Coresite Real Estate 12100, 3520 Piedmont Road, NE, Suite 410, Atlanta, GA 30305; for 1 \$1,884,962, new tenant layout for data center at 12098 Sunrise Valley Drive, tax map 017-3-08-3A0001A;

Sunvita, 7600a Leesburg Pike, Falls Church, VA 22043; for 1 \$27,600, tenant expansion at 7600B Leesburg Pike, Suite 440, tax map 040-1-01-0039;

The Auburn School, 3800 Concorde Parkway, Suite 500, Chantilly, VA 20151; for 1 \$167,000, new tenant layout at 3800 Concorde Parkway, Suite 500, tax map 034-1-03-0010 (contractor: The Whitt Company Of Virginia, 14150 Newbrook Drive, Suite 210, Chantilly, VA 20151);

The Meridian Group, 3 Bethesda Metro Center, #610, Bethesda, MD 20850; for 5 \$25,000, future tenant layout - Suites 200, 210, 230, 240, and Corridor at 1775 Greensboro Station Place, tax map 029-3-15-0004G;

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$331,921, new tenant layout at 7596 Colshire Drive, Suite 1200, tax map 030-3-28-0004C (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$331,921, new tenant layout at 7596 Colshire

Drive, Suite 800, tax map 030-3-28-0004C (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$57,500, new tenant layout at 7596 Colshire Drive, Suite 100, tax map 030-3-28-0004C (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$331,921, new tenant layout at 7596 Colshire Drive, Suite 1100, tax map 030-3-28-0004C (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$331,921, new tenant layout at 7596 Colshire Drive, Suite 700, tax map 030-3-28-0004C (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$331,921, new tenant layout at 7596 Colshire Drive, Suite 1000, tax map 030-3-28-0004C (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$331,921, new tenant layout at 7596 Colshire Drive, Suite 500, tax map 030-3-28-0004C (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$284,650, new tenant layout at 7596 Colshire Drive, Suite 300, tax map 030-3-28-0004C (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$331,921, new tenant layout at 7596 Colshire Drive, Suite 600, tax map 030-3-28-0004C (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$253,750, new tenant layout at 7596 Colshire Drive, Suite 200, tax map 030-3-28-0004C (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

Timberland Co., 200 Domain Drive, Stratham, NH 03885; for 1 \$65,000, new tenant layout at 7974 Tysons Corner Center, Suite D6U, tax map 029-4-01-0035A (contractor: Rectenwald Brothers Construction, 16 Leonberg Road, Cranberry Township, PA 16066);

WRIT LP, 6110 Executive Boulevard, #800, Rockville, MD 20852; for 1 \$45,000, new tenant layout at 7900 Westpark Drive, Suite A90, tax map 029-4-07-0006A.

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Planning Commission Actions September 16 and 17, 2015

FDPA-2004-PR-044 (deferred 09/17/15) - Tysons Corner Holdings Final Development Plan Amendment (Tysons Corner Property Holdings LLC & Tysons Corner Holdings LLC, 401 Wilshire Blvd., Suite 700, Santa Monica, CA 90401); planning commission deferred until 9/24/15 a final development plan amendment for mixed use on 10.09 acres zoned PDC, located at 1911 Chain Bridge Rd. & 8034, 8038 & 8042 Leesburg Pike, tax map 029-4-01-0035-A, 039-2-01-0002, 039-2-01-0004 & 039-2-01-0005, Providence District, (agent: Jill S. Parks, 11951 Freedom Dr., Suite 1500, Reston, VA 20190, (703) 456-8067).

PCA-2004-PR-044-02 (deferred 09/01/15) - Tysons Corner Holdings Proffer Condition Amendment (Tysons Corner Property Holdings LLC & Tysons Corner Holdings LLC, 401 Wilshire Blvd., Suite 700, Santa Monica, CA 90401); planning commission deferred until 9/24/15 a proffer condition amendment to amend proffers and conditions associated with RZ-2004-PR-044 on 77.66 acres zoned PDC, located at 1911 Chain Bridge Rd., 7900 & 7901 Tysons One Pl. & 8034, 8038 & 8042 Leesburg Pike, tax map 029-4-01-0035-A, 029-4-01-0035-C, 029-4-01-0035-D, 029-4-01-0035-E, 029-4-01-0035-F, 039-2-01-0002, 039-2-01-0004 & 039-2-01-0005, Providence District, (agent: Jill S. Parks, 11951 Freedom Dr., Suite 1500, Reston, VA 20190, (703) 456-8067).

PCA-2006-PR-027 (deferred 09/16/15) - WM/Olayan Holdings, Inc. Proffer Condition Amendment (WM/Olayan Holdings, LLC, 6110 Executive Blvd., Suite 315, Rockville, MD 20852); planning commission deferred until 10/7/15 for a proffer condition amendment to amend proffers associated with RZ-2006-PR-027 on 3.19 acres zoned PDH-30, located at 3887 Fairfax Ridge Rd., tax map 056-2-01-0018-A, Providence District, (agent: Lynne J. Strobel, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

PCA-85-C-088-10 (apprl. recommd. 09/17/15) - Block 4 Proffer Condition Amendment (Block 4 LLC, 2200 NW Pennsylvania Ave., Suite 200W, Washington, DC 20037); planning commission recommended approval for a proffer condition amendment to amend proffers and conditions associated with RZ-85-V-088 on 4.52 acres zoned PRC, located at 11810 Freedom Dr., tax map 017-1-16-0001 & 017-1-16-0004, Hunter Mill District, (agent: Brian J. Winterhalter, 11951 Freedom Dr., Suite 1500, Reston, VA 20190, (703) 456-8168).

PRCA-85-C-088-03 (apprl. recommd. 09/17/15) - Block 4 Planned Residential Community Amendment

(Block 4 LLC, 2200 NW Pennsylvania Ave., Suite 200W, Washington, DC 20037); planning commission recommended approval for a proffer condition amendment for mixed use on 4.52 acres zoned PRC, located at 11810 Freedom Dr., tax map 017-1-16-0001 & 017-1-16-0004, Hunter Mill District, (agent: Brian J. Winterhalter, 11951 Freedom Dr., Suite 1500, Reston, VA 20190, (703) 456-8168).

SE-2014-PR-067 (denial recommd. 09/17/15) - Konstantin Panov Special Exception (Konstantin Panov, 9653 Blake Lane, Fairfax, VA 22031, (202) 458-5092; planning commission recommended denial for a special exception for a child care center on 18,679 sq. ft. zoned R-2, located at 9653 Blake Lane, tax map 048-3-19-0001, Providence District.

SE-2015-BR-011 (deferred 09/16/15) - Jaye S. Bawa Special Exception (Jaye S. Bawa, 5210 Dunleigh Dr., Burke, VA 22015); planning commission deferred until 9/24/15 a special exception for a waiver of the minimum lot width requirements on 1.71 acres zoned R-2, located at 5210 Dunleigh Dr., tax map 069-4-14-0045, Braddock District, (agent: Dean Packard, 16220 Frederick Rd., Suite 300, Gaithersburg, MD 20877, (301) 208-0250).

SE-2015-SU-010 (deferred 09/16/15) - Claudio A. Vargas Special Exception (Claudio A. Vargas, 3930 Kernstown Ct., Fairfax, VA 22033); planning commission deferred until 10/14/15 a special exception for a home child care facility on 2,370 sq. ft. zoned PDH-3, located at 3930 Kernstown Ct., tax map 045-1-08-1600-21, Sully District.

SEA-00-P-050-02 (deferred 09/16/15) - WM/Olayan Holdings Special Exception Amendment (WM/Olayan Holdings LLC, 6110 Executive Blvd., Suite 315, Rockville, MD 20852); planning commission deferred until 10/7/15 a special exception amendment to amend SE-00-P-050 previously approved to allow commercial parking in a residential district to permit modification to development conditions on 3.19 acres zoned PDH-30, located at 3887 Fairfax Ridge Rd., tax map 056-2-01-0018-A, Providence District, (agent: Lynne J. Strobel, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

SEA-84-M-012-02 (deferred 09/16/15) - Nguyen Special Exception Amendment (Quan Q. & Ngan T. Nguyen, 4217 Evergreen Lane, Annandale, VA 22003-3210); planning commission deferred until 9/17/15 a special exception amendment to amend SE-84-M-012 previously approved for medical office to permit modifications to site and development conditions on 20,620 sq. ft. zoned R-5, located at 4217 Evergreen Lane, tax map 071-2-02-0027, Mason District, (agent: Ram L. Pradhan, 25209 Larks Te., Chantilly, VA 20152, (703) 655-3951).

SEA-84-M-012-02 (deferred 09/17/15) - Nguyen Special Exception Amendment (Quan Q. & Ngan T.

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Nguyen, 4217 Evergreen Lane, Annandale, VA 22003-3210); planning commission deferred until 9/24/15 a special exception amendment to amend SE-84-M-012 previously approved for medical office to permit modifications to site and development conditions on 20,620 sq. ft. zoned R-5, located at 4217 Evergreen Lane, tax map 071-2-02-0027, Mason District, (agent: Ram L. Pradhan, 25209 Larks Te., Chantilly, VA 20152, (703) 655-3951).

SEA-89-Y-035 (apprl. recomment. 09/16/15) - Haft Equities - Sully Plaza Special Exception Amendment (Haft/Equities - Sully Plaza Limited Partnership, 1025 Thomas Jefferson St., NW, Washington, DC 20007-5201); planning commission recommended approval for a special exception amendment to amend SE-89-Y-035 previously approved for drive-in financial institution and waiver of minimum lot size and lot width to permit waiver of certain sign regulations and an increase in sign height and sign area in a highway corridor overlay district on 20,600 sq. ft. zoned C-8, located at the intersection of Centreville Rd. & Lee Jackson Memorial Highway, tax map 034-4-01-0016-C, Sully District, (agent: Inda Stagg, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

SEA-97-M-016 (deferred 09/16/15) - Extra Space Storage Inc. Special Exception Amendment (Extra Space Storage Inc., 2795 E. Cottonwood Pkwy., Suite 400, Salt Lake City, UT 84121); planning commission deferred until 9/17/15 a special exception amendment to amend SE-97-M-016 previously approved for mini warehouse establishment to allow modifications to site and development conditions in a commercial revitalization district on 2.09 acres zoned C-8, located at 5633 Leesburg Pike, tax map 061-2-21-0001, Mason District, (agent: Jack Wilbern, 800 W. Broad St., Suite 363, Falls Church, VA 22046, (703) 356-6771).

Board of Supervisors Land Use Actions – September 22, 2015

SEA-2002-PR-031-02 (approved 09/23/15) - The Mitre Corporation Special Exception Amendment (The Mitre Corporation, 7515 Colshire Dr., McLean, VA 22102-7508, (703) 456-8650; planning commission recommended approval for a special exception amendment to amend SE-2002-PR-031 previously approved for waiver of certain sign regulations to permit the installation of additional wayfinding signage on 19.60 acres zoned C-3, located at the end of Colshire Dr., tax map 030-3-28-0003-A1 & 030-3-28-0004-A3, Providence District, (agent: Ben Wales, 11951 Freedom Dr., Suite 1500, Reston, VA 20190, (703) 456-8609).

SE-2015-MV-003 (approved 09/23/15) - First Years Learning Center Special Exception (First Years Learning Center LLC/Claudia Tramontana, 6614 Winstead Manor Ct., Lorton, VA 22079); planning commission recommended approval for a special exception for a home child care facility on 10,488 sq. ft. zoned PDH-2, located at 6614 Winstead Manor Ct., tax map 099-2-17-0034, Mount Vernon District.

SE-2014-MV-073 (approved 09/23/15). recomment. 06/17/15) - Superior Concrete Materials Special Exception (Superior Concrete Materials, Inc., 1601 S. Capitol St. SW, Washington DC 20003); planning commission recommended approval for a special exception to permit a concrete mixing & batching plant with storage & accessory uses & an increase in building height on 2 acres zoned I-6, located at 8420 Terminal Rd., tax map 099-3-01-0016-A, Mount Vernon District, (agent: Andrew A. Painter, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (571) 209-5775).

SE-2014-MV-074 (approved 09/23/15) - Carla's Weecare Home Daycare Special Exception (Carla McNeil Seay/Carla's Weecare Home Daycare, 8045 Winding Way Ct., Springfield, VA 22153); planning commission deferred until 7/23/2015 a special exception for a home child care facility on 16,130 sq. ft. zoned PDH-3, located at 8045 Winding Way Ct., tax map 098-1-04-0541, Mount Vernon District.

PCA-83-S-029-02 (approved 09/23/15) - Chick-Fil-A Proffer Condition Amendment (Chick-Fil-A, Inc., 5200 Buffington Rd., Atlanta, GA 30349); planning commission recommended approval for a proffer condition amendment for a fast food restaurant with drive through on 13.73 acres zoned PRC, located at 5761, 5793 & 5815 - 5817 Burke Centre Pkwy., tax map 077-1-01-0075-A, 077-1-01-0075-B, 077-1-01-0075-C & 077-1-01-0075-D, Braddock District, (agent: Sheri L. Akin, 1750 Tysons Blvd., Suite 1800, Tysons Corner, VA 22102, (703) 712-5483).

PRC-C-546-03 (approved 09/23/15) - Chick-Fil-A Planned Residential Community (Chick-Fil-A, Inc., 5200 Buffington Rd., Atlanta, GA 30349); planning commission recommended approval for a planned residential community to allow a fast food restaurant with drive-through and an increase in the allowable square footage of Land Bay 8E of the Burke Centre Development Plan from 129,000 sq. ft. to 132,000 sq. ft. on 13.73 acres zoned PRC, located at 5761, 5793 & 5815 - 5817 Burke Centre Pkwy., tax map 077-1-01-0075-A, 077-1-01-0075-B, 077-1-01-0075-C & 077-1-01-0075-D, Braddock District.

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Site and Subdivision Plans Approved

SD-008672-004-2 (Approved 09/11/15) - Kingston Royce Homes @ Fairfax Farms Lots 88 & 89 Subdivision (Kingston Royce Homes LLC, 750 Miller Dr. B3, Leesburg, VA 22017, (703) 779-2221; approved for a subdivision plan on 3.82 acres zoned R1, located at 3834 Maple Hill Rd. & 11710 Valley Rd., tax map 046-4-02-0088 & 046-4-02-0089, Providence District, (agent: ACG LLC Consulting Engineers, 11350 Random Hills Rd., Unit 430, Fairfax, VA 22030-6044, (703) 520-1616).

SP-000986-001-5 (Approved 09/08/15) - 7807 Cinder Bed Road Site Plan (Green Invicta Cinderbed LLC, 7807 Cinder Bed Rd., Lorton, VA 22079-1007, (703) 641-8500; approved for a site plan for a 3,750 sq. ft. gross floor area office on 0.50 acre zoned I-5, located on the east side of Cinder Bed Rd. at 7707 Cinder Bed Rd., tax map 099-2-01-0023, Lee District, (agent: Pennini, 14532 Lee Rd., Chantilly, VA 20151-1679, (703) 449-6700).

SP-019008-001-2 (Approved 09/14/15) - Bryant's Container Services Site Plan (Steven Bryant, 3724 Stonecroft Blvd., Chantilly, VA 20151, (703) 631-8239; approved for a site plan for a 3,583 sq. ft. gross floor area motor vehicle storage and impoundment yard on 2.13 acres zoned I-5, located at 3727 Glorus Rd. & 3724 Stonecroft Blvd., tax map 033-2-02-0013-A & 034-1-02-0013-B, Sully District, (agent: Rinker Design Associates PC, 9385 Discovery Blvd., Suite 200, Manassas, VA 20109, (703) 368-7373).

Site and Subdivision Plans Accepted

SP-000214-003-2 (Accepted 09/08/15) - Buckman Road Townhouses Site Plan (4203 Buckman LLC, 2308 Mt. Vernon Ave., Unit 717, Alexandria, VA 22301, (703) 298-1560; for a site plan for 5 single family attached dwellings on .46 acres zoned R-12, located at 4203 Buckman Rd., tax map 101-3-01-0015-B, Lee District, (agent: RC Fields, Jr. & Associates, 730 South Washington St., Alexandria, VA 22314, (703) 549-8422).

SP-000499-003-2 (Accepted 09/16/15) - Arbor Terrace of Fairfax Site Plan (CSH Artisan Fairfax, LLC, 3142 Trenholm Dr., Oakton, VA 22124); for a site plan for a 35,550 sq. ft. gross floor area medical care facility on 6.49 acres zoned R-1, located at 13622 Lee Jackson Memorial Highway, tax map 034-4-01-0060, Sully District, (agent: Smith Engineering, 14901 Bogle Dr., Unit 202, Chantilly, VA 20151, (703) 956-6204).

SP-000640-003-1 (Accepted 09/08/15) - Sunrise at Silas Burke Site Plan (Sunrise Development Inc., 7902 Westpark Dr., McLean, VA 22102); for a site plan for a

53,894 sq. ft. gross floor area medical care facility on 4.95 acres zoned R-3, located at 9617 Burke Lake Rd., tax map 078-3-01-0004, Springfield District, (agent: Vika, 8180 Greensboro Dr., Suite 200, McLean, VA 22102, (793) 442-7800).

SP-001183-021-1 (Accepted 09/16/15) - Spring Hill Senior Center Site Plan (Bowman Consulting Group, 10530 Rosehaven St., Suite 100, Fairfax, VA 22030-2840, (703) 484-8000; for a site plan for a 75,945 sq. ft. gross floor area medical care facility on 2.94 acres zoned PDH-12, located at the intersection of Silverbrook Rd. & White Spruce Way, tax map 107-1-07-E, Mount Vernon District, (agent: Bowman Consulting, 14020 Thunderbolt Pl., Chantilly, VA 20151).

SP-001211-002-2 (Accepted 09/08/15) - 7915 Jones Branch Drive Site Plan (Amherst Property LLC, 1751 Pinnacle Dr., Suite 700, McLean, VA 22102, (703) 852-5764; for a site plan for a 395 unit multifamily dwelling on 9.10 acres zoned PTC, located at 7915 & 7921 Jones Branch Dr., tax map 029-4-07-0006 & 029-4-07-0007-B, Providence District, (agent: Vika, 8180 Greensboro Dr., Suite 200, McLean, VA 22102, (793) 442-7800).

SP-025351-001-1 (Accepted 09/18/15) - Herndon High School (Fairfax County School Board, 8115 Gatehouse Rd., Falls Church, VA 22042, (571) 423-1075; for a site plan for an addition to a public high school on 40.6751 acres zoned R-3, located at 700 Bennett St., tax map 010-2-01-0006-A, Dranesville District, (agent: BC Consultants, 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033, (301) 881-0040).

Rezoning Applications Accepted

PCA-87-P-109 (Accepted 09/10/15) - David & Karen Peete Proffer Condition Amendment (David & Karen Peete, Jr., 2954 Palmer St., Oakton, VA 22124); for a proffer condition amendment to modify the proffers associated with RZ-87-P-109 on 42,892 sq. ft. zoned R-2 & R-4, located at 2948 & 2952 Palmer St. & 10206 Oakton Station Ct., tax map 047-2-06-0003, 047-2-06-0004 & 047-2-39-0004-A, Providence District, (agent: Frederick R. Taylor, 2300 Wilson Blvd., Floor 7, Arlington, VA 22201, (703) 525-4000).

PRC-86-C-121-05 (Accepted 09/11/15) - Virginia Department of Rail & Public Transportation Planned Residential Community (Virginia Department of Rail & Public Transportation, 1595 Spring Hill Rd., Suite 600, Vienna, VA 22182); for a planned residential community plan for site modification to RZ-86-C-121 on 1.69 acres zoned PRC, located at 12011 Sunset Hills Rd., tax map 017-3-01-0035-B, Hunter Mill District, (agent: John McBride, 1775 Wiehle Ave., Suite 400, Reston, VA 20190, (703) 218-2133).

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Special Exception Applications Accepted

SE-2015-HM-024 (Accepted 09/11/15) - Metropolitan Washington Airports Authority Special Exception (Metropolitan Washington Airports Authority, 198 Van Buren St., Suite 300, Herndon, VA 20170); for a special exception for an electrically powered rail transit facility on 1.69 acres zoned PRC, located at 12011 Sunset Hills Rd., tax map 017-3-01-0035-B, Hunter Mill District, (agent: John McBride, 1775 Wiehle Ave., Suite 400, Reston, VA 20190, (703) 218-2133).

Real Estate Transactions of Interest September 8 through 13, 2015

Commercial/Land

Berkdale Apartments, LLC, to Kamakoti Investors LP, c/o Kamolia, LLC, 8935 River Island Drive, #204, Savage, MD 20763; sale on 09/10/15 of Lot , Herndon, 8.45 acres, improved, Apt. Building, zoned RM, at 661 Dulles Park Court, Herndon, VA, 20170, Dranesville District, 164,994 gross floor area 3 story, 184 unit apartment building, built 1972, assessed in 2015 for \$26,815,730: land, \$6,256,000, building, \$20,559,730, (\$26,560,000 trust with Northmarq Capital Finance, LLC), tax map 016-1-02-0011B; \$26,815,730 (24284/0772).

Residential/Lots

Hurst Street Homes, LLC, to EVG Custom Homes, LLC, 1717 N 22nd., Arlington, VA 22209; sale on 09/08/15 of Lot 1, Rollin Hill Subdivision, 10,502.00 sq. ft., vacant, residential, zoned R-3, at 2412 Hurst Street, Falls Church, VA, 22043, Providence District, assessment n/a, (\$357,500 trust with EagleBank), tax map 039-4-62-0001; \$550,000 (24281/0428).

New Home Sales

Anchor Homes LLC, to Ani & Lydia Chang, 12206 Ox Hill Road, Fairfax, VA 22033; sale on 09/08/15 of Lot 3, Ox Hill Road Subdivision, 15,330.00 sq. ft., improved, SFD, zoned R-3, at 12206 Ox Hill Road, Fairfax, VA, 22033, Sully District, new SFD, details n/a, land assessed in 2015 for \$360,000, (\$973,433 trust with Intercoastal Mortgage Company), tax map 046-3-01-0002-A3; \$1,216,792 (24281/1321).

Georgetown-Parc, LLC, to James & Sara Holdcroft, 1548 Davidson Road, McLean, VA 22101; sale on 09/08/15 of Lot 2, The Parc of McLean, 12,766.00 sq. ft., improved, SFD, zoned R-3, at 1548 Davidson Road, McLean, VA,

22101, Dranesville District, new SFD, details n/a, assessed in 2015 for \$543,700: land, \$460,000, building, \$83,700, tax map 030-3-45-0002; \$1,900,000 (24280/1896).

DRW, Inc., to Margarito Ocampo-Martinez, 6301 Edsall Road #618, Alexandria, VA 22312; sale on 09/09/15 of Condo Unit(s) 618, Phase 1, The Isabella at Monticello Mews, improved, resid. condo, zoned R-12, at 6301 Edsall Road #618, Alexandria, VA, 22312, Mason District, 762 sq. ft. above grade 1 story condo ("H"), 1 bedroom, 1 full bath, built 2012, assessed in 2015 for \$266,440: land, \$53,000, building, \$213,440, (\$200,000 trust with MainStreet Bank), tax map 081-2-16-0618; \$270,000 (24282/2102).

NVR, Inc., to Philip & Jennifer Hoyle, 7553 Glen Pointe Court, Springfield, VA 22153; sale on 09/09/15 of Lot 19, Gambrill Pointe, 9,844.00 sq. ft., improved, SFD, zoned PDH-2, at 7553 Glen Pointe Court, Springfield, VA, 22153, Springfield District, 4,133 sq. ft. above grade 2 story SFD ("Remington Place II") w/ full basement, 5 bedrooms, 4 full baths, built 2015, assessed in 2015 for \$953,270: land, \$242,000, building, \$711,270, (\$869,900 trust with NVR Mortgage Finance, Inc.), tax map 089-4-30-0019; \$1,081,954 (24282/2062).

Summer Hill Estates LC, to Sameer & Nikita Ramchandani, 607 Ware Street, S.W., Vienna, VA 22180; sale on 09/09/15 of Lot 4, Section 6, Block B, Vienna Woods, 10,169.00 sq. ft., improved, SFD, zoned RS-10, at 607 Ware Street, S.W., Vienna, VA, 22180, Hunter Mill District, 3,516 sq. ft. above grade 2 story SFD ("Cheshire") w/ full basement, 5 bedrooms, 4.5 baths, built 2015, assessed in 2015 for \$350,300: land, \$310,000, building, \$40,300, (\$1,016,000 trust with George Mason Mortgage, LLC), tax map 038-4-08-B-0004; \$1,290,000 (24283/0646).

DRW, Inc., to Adeel I. Javed, 6301 Edsall Road #513, Alexandria, VA 22312; sale on 09/10/15 of Condo Unit(s) 513, Phase 1, The Isabella at Monticello Mews Condominium, improved, resid. condo, zoned R-12, at 6301 Edsall Road #513, Alexandria, VA, 22312, Mason District, 1,155 sq. ft. above grade 1 story condo ("A"), 2 bedrooms, 2 full baths, built 2012, assessed in 2015 for \$378,540: land, \$76,000, building, \$302,540, (\$292,400 trust with SunTrust Mortgage, Inc.), tax map 081-2-16-0513; \$365,500 (24282/1050).

Eleven Oaks, LLC, to Yi Zhang, 4431 Rosenwald Lane, Fairfax, VA 22030; sale on 09/10/15 of Lot 42, Eleven Oaks, 6,322.00 sq. ft., improved, SFD, zoned PDH-8, at 4431 Rosenwald Lane, Fairfax, VA, 22030, Braddock District, new SFD, details n/a, land assessed in 2015 for \$278,000, (\$797,700 trust with HSBC Bank USA), tax map 057-4-19-0042; \$1,139,671 (24284/1097).

Pure Investments LLC, to Mark & Supapan Pollak, 211 Ross Drive S.W., Vienna, VA 22180; sale on 09/10/15 of Lot 2568, Section 13, Vienna Woods, 11,004.00 sq. ft., improved, SFD, zoned RS-10, at 211 Ross Drive S.W., Vienna, VA,

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22180, Hunter Mill District, 3,764 sq. ft. above grade 2 story SFD ("The James") w/ full basement, 5 bedrooms, 5.5 baths, built 2015, assessed in 2015 for \$391,860: land, \$311,000, building, \$80,860, (\$1,000,000 trust with Apex Home Loans Inc. & \$74,490 trust with TCF National Bank), tax map 048-2-03-2568; \$1,343,122 (24284/1472).

JLS Investment, LLC, to DV Alexandria, LLC, 1030 Old Valley Forge Road, King of Prussia, PA 19406; sale on 09/11/15 of Lot 23, Block 6, Hybla Valley Farms, 33,556.00 sq. ft., improved, SFD, zoned R-2, at 7809 Schelhorn Road, Alexandria, VA, 22306, Mt. Vernon District, 7,541 sq. ft. above grade 2 story SFD w/ full basement, 7 bedrooms, 7.5 baths, built 2013, assessed in 2015 for \$1,318,700: land, \$250,000, building, \$1,068,700, (\$853,300 trust with First Virginia Community Bank), tax map 102-1-07-06-0023; \$1,219,000 (24285/1127).

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