



2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

**PART 1. NOMINATOR/AGENT INFORMATION**

Name: Francis A. McDermott Daytime Phone: 703-714-7422  
 Address: 1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102  
 Nominator E-mail Address: fmcdermott@hunton.com  
 Signature of Nominator (NOTE: There can be only one nominator per nomination):  
*[Signature]*

THIS BOX FOR STAFF USE ONLY

Date Received: 6/27/08

Date Accepted: 7-16-08 JRH

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) N/A

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

**PART 2. GENERAL INFORMATION**

Check appropriate supervisor district:  Dranesville  Hunter Mill  Providence  Sully

Total number of parcels nominated: 7  
 Total aggregate size of all nominated parcels (in acres and square feet): 49.50 acres 2,156,220 square feet  
~~50.82~~ ~~2,218,710~~

Is the nomination a Neighborhood Consolidation Proposal?  Yes  No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.)  Yes  No

**PART 3: PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS**

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpzi/](http://www.fairfaxcounty.gov/dpzi/)) for your citation. It is the most current version: Area III, Dulles Suburban Center, Land Unit E-3

Non-Residential Mixed-Use up to 0.5 FAR

b. CURRENT PLAN MAP DESIGNATION: Retail and Other

c. CURRENT ZONING DESIGNATION: C-6, WS

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Non-Residential Mixed-Use Development up to 0.70 FAR

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) See Attachment

f. NON-RESIDENTIAL: Check the appropriate use

Office                       Retail                       Government/Institutional  
 Industrial                       Open Space  
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 0.70 TOTAL Gross Square Feet: 1,549,603

Categories	Percent of Total FAR	Square feet
Office	55%	849,603
Retail	32%	500,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential* Hotel	13%	200,000 (400 Rooms)
<b>TOTAL</b>	<b>100%</b>	<b>1,549,603</b>

\*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- |                                                         |                                                              |
|---------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> .1 - .2 du/ac (5-10 acre lots) | <input type="checkbox"/> 5 - 8 du/ac                         |
| <input type="checkbox"/> .2 - .5 du/ac (2-5 acre lots)  | <input type="checkbox"/> 8 - 12 du/ac                        |
| <input type="checkbox"/> .5 - 1 du/ac (1 - 2 acre lots) | <input type="checkbox"/> 12 - 16 du/ac                       |
| <input type="checkbox"/> 1 - 2 du/ac                    | <input type="checkbox"/> 16 - 20 du/ac                       |
| <input type="checkbox"/> 2 - 3 du/ac                    | <input type="checkbox"/> 20+ (specify 10 unit density range) |
| <input type="checkbox"/> 3 - 4 du/ac                    | _____                                                        |
| <input type="checkbox"/> 4 - 5 du/ac                    |                                                              |

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

**PART 5: MAP OF SUBJECT PROPERTY**

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

**PART 6: JUSTIFICATION**

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

*All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:*



Fairfax County Planning Commission Office  
Government Center Building  
12000 Government Center Parkway, Suite 330  
Fairfax, Virginia 22035-5505

**PROPERTY INFORMATION TABLE**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Street Address of Parcel, if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
44-1-((9))-A	4320 Chantilly SC	Brookfield Beverly Road Associates L.P.	1359 Beverly Road Suite 200 McLean, VA 22101	10.4949	7007 2560 0001 2995 1064
44-1-((9))-B	4368 Chantilly SC	Brookfield Beverly Road Associates L.P.		8.9342	(Same as Above)
44-1-((9))-C	4330 Chantilly SC	Golden Brook LLC	c/o Pence & Friedel	7.3597	7007 2560 0001 2995 1071
44-1-((9))-D1	4400/4406 Chantilly SC	Golden Brook LLC	Developers 1359 Beverly Road Suite 200 McLean, VA 22102	5.6635	(Same as Above)
44-1-((9))-E2	4412-4475 Chantilly SC 14441-14445 Willard Road	Golden Brook LLC		5.7748	(Same as Above)
44-1-((9))-F2	4301-4475 Chantilly SC	Golden Brook LLC	c/o Pence & Friedel Developers 1359 Beverly Road Suite 200 McLean, VA 22101	6.2915	7007 2560 0001 3054 7683
44-1-((9))-F3	4335 Chantilly SC	Chantilly Hotel LLC	4335 Chantilly SC Chantilly, VA 20151	5.0001	7006 3450 0002 6205 4662

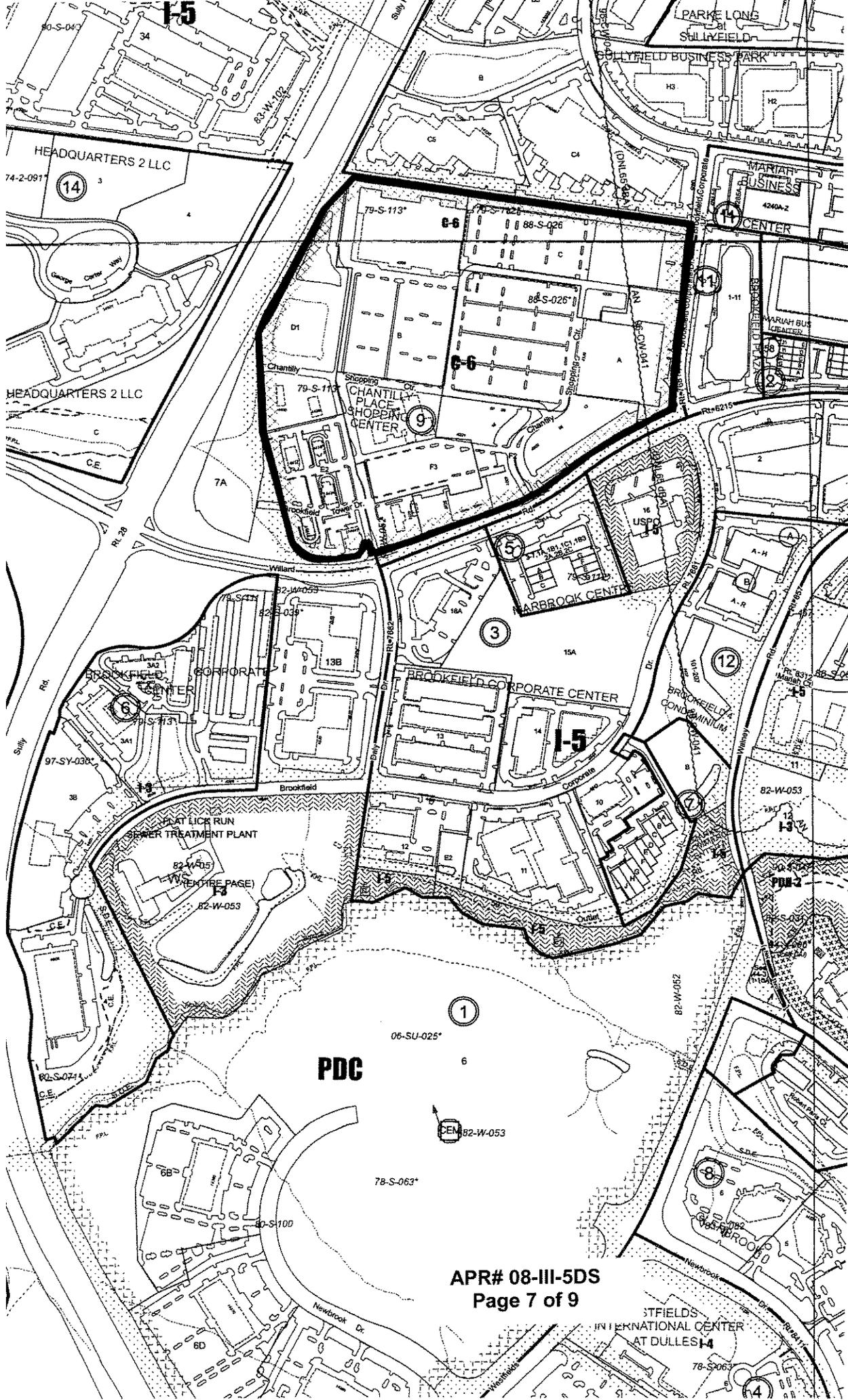
## PART 6. JUSTIFICATION

Land Unit E-3 of the Dulles Suburban Center is recognized in the Comprehensive Plan as an area that is developed with commercial and industrial uses. The majority of sites within this land unit consist of industrial flex uses, freestanding office uses, and some "retail" uses. The Comprehensive Plan currently recommends that the 50.82-acre Chantilly Place Shopping Center ("Chantilly Place") be redeveloped with an expansion of the existing non-residential uses up to a floor area ratio ("FAR") of .50. For purposes of clarity and to establish accurate density calculations, the application area will be 50.82 acres, which was the original site area prior to the dedication of right-of-way for which density credit was reserved. The site is currently developed with the Dulles Expo Center, a full-service Holiday Inn Select, restaurants, office space, store-front retail and personal service establishments, and a service station with car wash. The Comprehensive Plan should be amended to permit an increase in non-residential uses on the site to better reflect its presence in the Route 28 Corridor market and to ensure the continuing economic viability of the property. The Dulles Expo Center is the Washington, D.C. metropolitan area's second largest exhibition hall and is tremendously successful. Support retail, restaurant and hotel uses accommodate the exhibition/conference facility, which is and will continue to be the focus of the property. An increase in the recommended intensity of development is necessary to permit the introduction of a critical mass of Class A office space, as well as additional and reconfigured exhibition/conference capacity and hotel uses that will transform Chantilly Place from an exposition/conference facility and "retail" center with surface parking separating the uses into a high-quality, mixed-use development with a strong interrelationship of uses. This Area Plans Review ("APR") Nomination will better achieve the objectives of the Plan and address oversights which fail to recognize the office potential of the site and the evolving character of the Route 28 Corridor.

This APR nomination proposes an increase in the recommended maximum FAR for Chantilly Place from .50 to .70. The categories of non-residential uses will remain the same. The primary focus of this nomination is to permit the inclusion of a critical mass of Class A, larger tenant office component that would prosper because of its visibility, access from Route 28, proximity to the Dulles International Airport, and wealth of supportive services within the Route 28 Corridor. The governing rezoning and special exception applications permit a maximum FAR of .35 with an office component not to exceed 15% in smaller, scattered buildings. The current Comprehensive Plan limits development to a maximum FAR of .50, which would not support the needed critical mass and floorplate size of office without decreasing the amount of conference facility and retail uses, which in turn would decrease the viability of the site. This proposed change is necessary to permit Chantilly Place to redevelop as a more vertically integrated, non-residential mixed-use development consisting of Class A office space, a necessarily reconfigured but highly successful exhibition/conference facility, hotels, restaurant, service and retail establishments.

The current Comprehensive Plan language does not provide for the evolving potential for high-quality office development within the Route 28 Corridor, which has become part of the technological lifeline of Fairfax County. The proximity of this site to Dulles Airport and its efficient access to Route 28 would contribute to the success of Class A office, which is neither

contemplated by the current Plan nor allowed under the current proffer limitations, and of Chantilly Place.



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SHEET INDEX

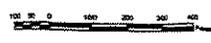
PROPERTY MAP  
ZONING  
**34-3**

Revised to : 05 - 23 - 2008

Prepared by



A Fairfax County, Virginia Publication

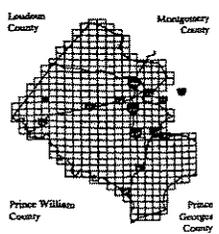


Map file is 50P X 75P based on USGS 1:250,000 scale  
7 1/2 Minute Quad, Virginia Coordinate System  
datum set of 1983 North Zone in U.S. feet based on  
NAD 83/93 High Precision GPS Network adjustment.  
National Geodetic Vehicle Data 1977

GENERAL NOTES

**ZONING:**  
Provisions and Classifications:  
The use or development of the property or property subject of the zoning application submitted is limited to that which is specifically permitted, unless otherwise provided by ordinance, resolution, or agreement. (7) A complete explanation of the provisions of this zoning ordinance is contained in the zoning ordinance as amended.

The information contained on this page is NOT to be considered an offer or a "legal document". It is not a contract and shall not be used for the design, construction or any other phase of development. Fairfax County does not provide any guarantee of accuracy or completeness regarding the information. Any errors or omissions shall be reported to the Fairfax County Department of Information Technology. An error will be corrected by Fairfax County for any change, including but not limited to, loss of data, loss of data, human error, omission, loss of location information or any other information that may affect the use of the information.



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SHEET INDEX

PROPERTY MAP  
ZONING  
**44-1**

Revised to : 05 - 28 - 2008

STIFIELDS  
INTERNATIONAL CENTER  
AT DULLES

## **PART 4. DESCRIPTION OF PROPOSED DEVELOPMENT**

The subject property is located in the northeast quadrant of the Sully Road (Route 28) and Willard Road (Route 6215) interchange and is identified as Tax Map parcels 44-1-((9))-A, 44-1-((9))-B, 44-1-((9))-C, 44-1-((9))-D1, 44-1-((9))-E2, 44-1-((9))-F2 and 44-1-((9))-F3. The 50.82- acre Chantilly Place Shopping Center ("Chantilly Place") is presently developed with fast food and sit-down restaurants, a gas station and car wash, a full service hotel, store-front retail and service uses, and an exposition/conference facility known as The Dulles Expo Center ("Expo Center"), which is the Washington, D.C. metropolitan area's second largest exhibition facility. For purposes of clarity and to establish accurate density calculations, the application area will be 50.82 acres, which was the original site area prior to the dedication of right-of-way for which density credit was reserved. The property is approved for non-residential development up to a .35 floor area ratio ("FAR"), which equates to 774,861 gross square feet ("GSF") of development, with an artificial cap on the amount of office space. The current Comprehensive Plan language for the site recommends up to .5 FAR comprised of a mix of non-residential uses. In order for the Expo Center to remain competitive and offer additional services, a sizeable expansion and reconfiguration must occur, and Chantilly Place must be permitted a substantial increase in its office component to be a stronger mixed use project more reflective of the office-oriented identity of the Route 28 Corridor.

An amendment to the Comprehensive Plan permitting an increase in the recommended density up to a maximum FAR of .70 would enable the transformation of Chantilly Place into a marquee mixed use development along Route 28 that contains a highly successful exposition/conference facility, full service hotels, restaurants, service facilities and Class A office space. The governing proffers limit the amount of office development to no more than a scattered, fragmented 116,229 GSF, in a configuration not adequate to provide leasing opportunities for tenants who require large floorplates and greater mass. This site's location, at the Route 28/Willard Road interchange near the Dulles International Airport, and the synergy of its uses present an extraordinary opportunity for quality office space.

The proposed development will consist of up to 500,000 square feet of retail uses such as restaurants, retail sales establishments, exposition and conference uses; up to 850,000 square feet of office use; and up to 200,000 square feet of hotel use (400 rooms). This will allow for the expansion and reconfiguration of the Expo Center, the provision of support services such as retail sales establishments, restaurants, service stations and hotels, as well as the introduction of a critical mass of Class A office space, which the site sorely lacks.

Chantilly Place is currently developed with a mix of non-residential uses supported by surface parking. Access to the site is provided from Route 28 via Willard Road, and from Route 50 via (i) Brookfield Corporate Drive, and (ii) Walney Road via Willard Road. The Route 28/Willard Road interchange is currently under construction, which will greatly enhance accessibility to the site. Under this proposal, parking will be consolidated into structures, which will create new development sites for additional buildings. The existing surface parking lots will accommodate the construction of high quality, multi-story office buildings that will be visible from Route 28. Pedestrian walkways and focal points such as plazas will be incorporated into a high-quality design. Since the site currently contains a number of viable uses, construction will be phased to

minimize disruption of those uses and yet enable a more integrated development with a stronger mix of non-residential uses.