

**PLAN  
AMENDMENT  
S08-III-DS1**



2018-2019 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: Lynne J. Strobel, agent for Headquarters 2, LLC Daytime Phone: 703-528-4700  
 Address: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201  
 Nominator E-mail Address: lstrobel@arl.thelandlawyers.com

|                             |       |
|-----------------------------|-------|
| THIS BOX FOR STAFF USE ONLY |       |
| Date Received:              | _____ |
| Date Accepted:              | _____ |
| Planning District:          | _____ |
| Special Area:               | _____ |

Signature of Nominator (NOTE: There can be only one nominator per nomination):  
*Lynne J. Strobel*

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.) See attached signature block.

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

**PART 2. GENERAL INFORMATION**

Check appropriate supervisor district:      Dranesville      Hunter Mill      Providence      Sully  
 Total number of parcels nominated: 9  
 Total aggregate size of all nominated parcels (in acres and square feet): 38.8775 acres     1,693,504 square feet  
 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: Dulles Suburban Center Land Unit I - planned for light industrial and industrial/flex  
uses up to a maximum FAR of .35 with an option for high-quality hotel and/or mixture of office and industrial/flex uses.

b. CURRENT PLAN MAP DESIGNATION: Industrial Use, Private Open Space

c. CURRENT ZONING DESIGNATION: I-5

**NOMINATION FORM**

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). Allow option for office/hotel use up to a 1.0 FAR as part of a mixed-use development.

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?) The nominator anticipates development of multiple hotels as part of an integrated mixed-use development.

f. NON-RESIDENTIAL: Check the appropriate use  Office I  Retail  Government/Institutional  
 Industrial  Open Space  
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: up to 1.0 TOTAL Gross Square Feet: 1,693,504

| Categories                            | Percent of Total FAR | Square feet         |
|---------------------------------------|----------------------|---------------------|
| Office/Hotel                          | 100% (32%)           | 1,693,504 (534,712) |
| Retail                                |                      |                     |
| Public Facility, Govt & Institutional |                      |                     |
| Private Recreation/Open Space         |                      |                     |
| Industrial                            |                      |                     |
| Residential*                          |                      |                     |
| <b>TOTAL</b>                          | <b>100%</b>          | <b>1,693,504</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):

- .1 - .2 du/ac (5-10 acre lots)       5 - 8 du/ac  
 .2 - .5 du/ac (2-5 acre lots)       8 - 12 du/ac  
 .5 - 1 du/ac (1 - 2 acre lots)       12 - 16 du/ac  
 1 - 2 du/ac       16 - 20 du/ac  
 2 - 3 du/ac       20+ (specify 10 unit density range)  
 3 - 4 du/ac  
 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) |                 |                   |                   |
| <b>TOTAL</b>                        |                 |                   |                   |

**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 |
|----------------|---------------------------------------|------------------------|--|----------------------|--|
| 34-3 ((14)) 2  | N/A                                   | Headquarters 2, LLC    | 11351 Random Hills Road<br>Fairfax, Virginia 22030 | 4.36                 | N/A, See Part 1                                |
| 34-3 ((14)) 3  | N/A                                   | Headquarters 2, LLC    | 11351 Random Hills Road<br>Fairfax, Virginia 22030 | 3.65                 | N/A, See Part 1                                |
| 34-3 ((14)) 4  | N/A                                   | Headquarters 2, LLC    | 11351 Random Hills Road<br>Fairfax, Virginia 22030 | 4.43                 | N/A, See Part 1                                |
| 34-3 ((14)) B  | N/A                                   | Headquarters 2, LLC    | 11351 Random Hills Road<br>Fairfax, Virginia 22030 | 4.43                 | N/A, See Part 1                                |
| 44-1 ((17)) C  | N/A                                   | Headquarters 2, LLC    | 11351 Random Hills Road<br>Fairfax, Virginia 22030 | 5.58                 | N/A, See Part 1                                |
| 44-1 ((17)) 1  | N/A                                   | Headquarters 2, LLC    | 11351 Random Hills Road<br>Fairfax, Virginia 22030 | 8.23                 | N/A, See Part 1                                |
| 44-1 ((17)) 5  | N/A                                   | Headquarters 2, LLC    | 11351 Random Hills Road<br>Fairfax, Virginia 22030 | 3.48                 | N/A, See Part 1                                |
| 44-1 ((17)) A  | N/A                                   | Headquarters 2, LLC    | 11351 Random Hills Road<br>Fairfax, Virginia 22030 | 2.70                 | N/A, See Part 1                                |
| 44-1 ((17)) 6  | N/A                                   | Headquarters 2, LLC    | 11351 Random Hills Road<br>Fairfax, Virginia 22030 | 2.00                 | N/A, See Part 1                                |

The Owner of the property to which the attached 2008-2009 North County Area Plans Review Nomination Form (the "Nomination") pertains hereby acknowledges its consent to the Nomination and joins therein.

**HEADQUARTERS 2, LLC,**  
a Virginia limited liability company

By: The Long and Foster Companies, Inc.,  
its Manager

By:   
Name: GEORGE T. EASTMAN  
Title: President



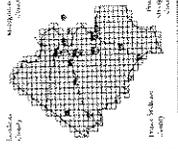
FAIRFAX COUNTY, VIRGINIA



GENERAL NOTES  
1. This map is a preliminary map and is subject to change without notice.  
2. The zoning districts shown on this map are based on the zoning ordinance in effect on the date of the map's preparation.  
3. The zoning districts shown on this map are subject to change without notice.  
4. The zoning districts shown on this map are subject to change without notice.

GENERAL NOTES

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| 13-4 | 34-3 | 34-4 |
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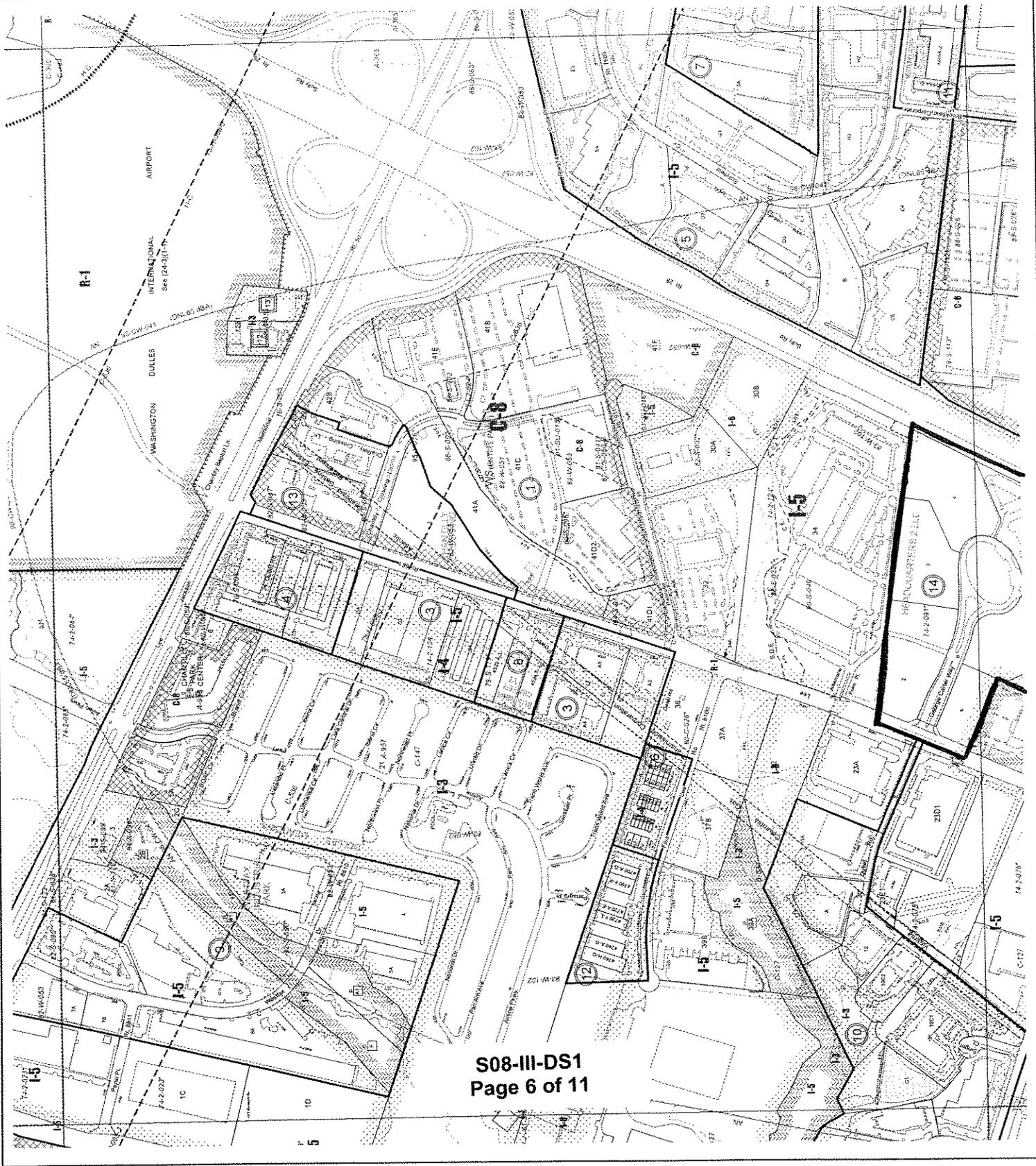
SHEET INDEX

PROPERTY MAP ZONING 34-3

Revised to: 08-27-2008

DATE OF PREPARED BY: JAMES M. HARRIS, JR., P.E.  
DRAWN BY: JAMES M. HARRIS, JR., P.E.  
CHECKED BY: JAMES M. HARRIS, JR., P.E.  
DATE: 08-27-2008  
FAIRFAX COUNTY, VIRGINIA

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City of Kansas City, Missouri



GENERAL NOTES:  
1. This map is a preliminary map and is subject to change without notice.  
2. The City of Kansas City, Missouri, is not responsible for any errors or omissions on this map.  
3. The City of Kansas City, Missouri, is not responsible for any damages or liabilities arising from the use of this map.

**GENERAL NOTES**

1. This map is a preliminary map and is subject to change without notice.  
2. The City of Kansas City, Missouri, is not responsible for any errors or omissions on this map.  
3. The City of Kansas City, Missouri, is not responsible for any damages or liabilities arising from the use of this map.



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|------|------|------|
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| 43-2 | 44-1 | 44-2 |
| 43-4 | 44-3 | 44-4 |

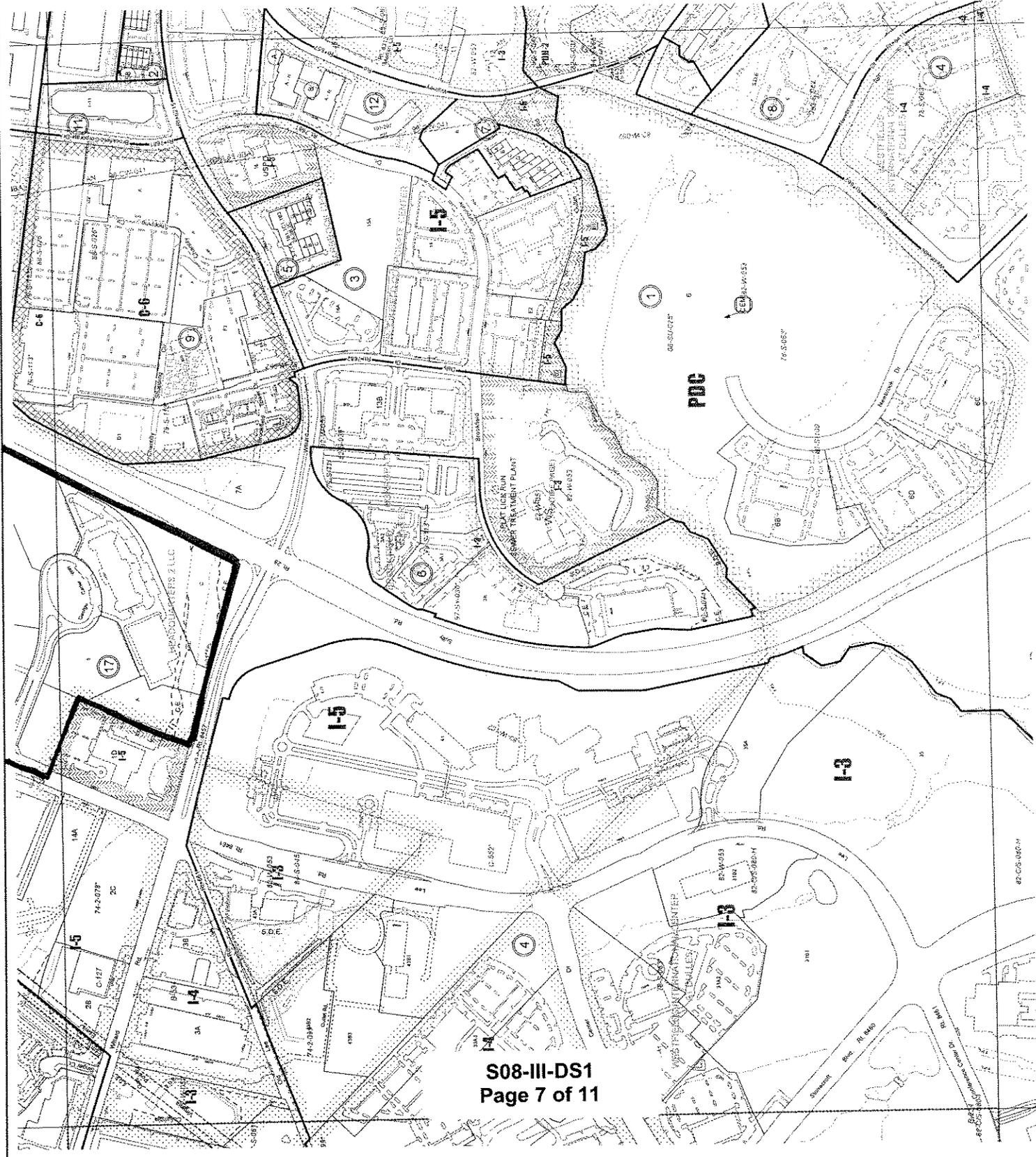
**SHEET INDEX**

**PROPERTY MAP  
ZONING  
44-1**

Revised to: 08 - 08 - 2008

DEPARTMENT OF PUBLIC WORKS  
Engineering Division  
1000 West 12th Street  
Kansas City, MO 64108  
314.251.1400  
314.251.1401

© 2008 THE CITY OF KANSAS CITY  
KANSAS CITY, MO 64108



**North County APR Review**

**Nominator: Lynne J. Strobel, agent for Headquarters 2, LLC**

**Subject Property: 34-3 ((14)) 2, 3, 4, B and 44-1 ((17)) 1, 5, 6, A, C**

**Part 6: Justification**

The Subject Property is located in Area III of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within Land Unit I of the Dulles Suburban Center. The Subject Property is comprised of approximately 38.88 acres and is located in the Sully District where it is bordered by Lee Road on the west, Sully Road on the east, and Willard Road on the south. The Plan states that the Subject Property is planned for industrial and industrial/flex uses up to .35 FAR with an option for a high-quality hotel and/or a mixture of office and industrial/flex uses. Zoned to the I-5 District, the Subject Property may be developed at an FAR of 1.0 FAR due to the County's grandfathering provisions associated with the downzoning of the Subject Property from the previous I-L District. The proposed Plan text would allow a mixed-use office and hotel development of up to a 1.0 FAR.

The proposed Plan text would better achieve the Plan objectives than what is currently in the adopted Plan. The existing Plan text notes that the Subject Property's high visibility and proximity to the National Air and Space Museum Annex make it appropriate for a mix of tourist and employment uses. Accordingly, a Plan amendment to allow a mixed-use office and hotel development up to 1.0 FAR simply allows the type of development that is currently envisioned for this area at a density that is consistent with the Subject Property's existing zoning. The Subject Property is currently developed with the Long & Foster's headquarters. Allowing a mixed-use office and hotel development up to a 1.0 FAR would accommodate an integrated development of both employment and tourist uses.

The Subject Property, located along Sully Road in the Dulles Suburban Center, is in proximity to a significant number of office and industrial uses which benefit from proximity to Dulles International Airport. Due to the Subject Property's surrounding uses, hotels are a vital need in this area. The Dulles Suburban Center is focused on providing a well-conceived, integrated, and functional multiple use area. A Plan change to allow the option of a mixed-use office and hotel development up to a 1.0 FAR on the Subject Property will further enhance the goals of the Dulles Suburban Center.

In conclusion, the proposed Plan change will allow for future development of an integrated mixed-use office and hotel development up to a 1.0 FAR. The nominator will likely submit a special exception application to allow for hotel development in the near future. The development of additional hotels in this area will provide convenient lodging in proximity to Dulles International Airport, the Dulles Suburban Center business uses, and tourist uses such as the Air and Space Museum Annex. In sum, the proposed nomination allows the type of development already envisioned by the Plan text at a density that is consistent with existing zoning.



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
lstrobel@arl.thelandlawyers.com

**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

September 8, 2008

**Via Courier**

Marianne R. Gardner  
Fairfax County Department of Planning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035

Re: Proposed Out-of-Turn Plan Amendment  
Fairfax County Tax Map Reference: 34-3 ((14)) 2, 3, 4, B and 44-1 ((17)) 1, 5, 6,  
A, C (the "Subject Property")  
Nominator: Lynne J. Strobel, agent for Headquarters 2, LLC

Dear Ms. Gardner:

On behalf of Headquarters 2, LLC, I am submitting a proposed Comprehensive Plan Amendment on the Subject Property. The completed nomination form includes the following:

- Fairfax County Zoning Section Sheets 34-3 and 44-1 with the nomination property outlined in black.
- Written statement of justification.

I understand that Supervisor Michael Frey intends to move that the Board of Supervisors direct inclusion of the referenced nomination in the North County APR process. Upon Board authorization, I would appreciate your review and acceptance of the enclosed. Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Lynne J. Strobel

LJS:kae

cc: Supervisor Michael R. Frey    Thomas J. Colucci  
Meaghan Kiefer                    Christopher Barker  
Thomas Nutt  
George Eastment

{A0150553.DOC / 1 Gardner ltr 9-8-08 006093 000005}

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PHONE 703 528 47  
COURTHOUSE PLAZA # 2200 CL

ANDLAWYERS.COM  
ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 # PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

Chairman Connolly asked Supervisor Bulova to provide the names to the Clerk to forward to the County Executive.

19a. PLAN AMENDMENT FOR LAND UNIT I OF THE DULLES SUBURBAN CENTER (SULLY DISTRICT) (4:07 p.m.)

STALZER

Supervisor Frey said that Headquarters 2, LLC is the owner of approximately 38.88 acres that is bordered by Lee Road to the west, Sully road on the east, and Willard Road on the south. The property is identified as Tax Map parcels 34-3((14)) B, 2, 3, and 4, and 44-1((17)), 1, 5, 6, A and C, all of which is located within the Dulles Suburban Center, Land Unit I. This land option is planned for light industrial and industrial/flex uses up to a maximum floor area ratio (FAR) of .35, with an option for high quality hotel and/or a mixture of office industrial/flex uses. The Plan notes that the land unit is appropriate for tourist uses, such as hotels, based on its high visibility and proximity to the Udvar-Hazy Center. Accordingly, Headquarters 2, LLC is contemplating an integrated mixed-use office and hotel development on the properties to include multiple high quality hotels. The property owner is entitled to 1.0 FAR by-right under the current zoning, but the special exception which would be required to establish the hotel use would reduce the FAR from a 1.0 to a .35. The property owner is proposing a plan amendment to allow hotels while still retaining the by-right FAR. Based upon the low-trip generating characteristics of the hotel, staff agrees that the request may have merit.

DPZ  
Frey

Accordingly, Supervisor Frey moved that the Board authorize:

- Staff to accept and review a Comprehensive Plan amendment request for Land Unit I of the Dulles Suburban Center for the above-named parcels. This area may be considered for office and hotel uses at an intensity up to 1.0 FAR. This nomination should be considered concurrently with the 2008-2009 North County Area Plans Review nominations.
- Concurrent processing of special exception applications and any related applications as may be necessary to implement the authorized plan amendment.

Supervisor Frey noted that the applicants understand that this motion should not be considered as a favorable recommendation by the Board on the proposed applications and does not relieve the applicants from compliance with the provisions of all applicable ordinances, regulations, and/or adopted standards in any way.

Supervisor Herrity seconded the motion, which carried by unanimous vote.

**Suchicital, Bernard S.**

---

**From:** Strobel, Lynne J. [lstrobel@arl.thelandlawyers.com]  
**Sent:** Thursday, September 11, 2008 12:43 PM  
**To:** Suchicital, Bernard S.  
**Cc:** Strobel, Lynne J.; Mariska, Sara  
**Subject:** RE: Sully District APR nomination

I hope you received my message. The option would be for up to 32% of the intensity to be hotel use. Hope that this clarifies the submission. Let me know if you need anything else. Thanks, Lynne

---

**From:** Suchicital, Bernard S. [mailto:Bernard.Suchicital@fairfaxcounty.gov]  
**Sent:** Thursday, September 11, 2008 11:20 AM  
**To:** Strobel, Lynne J.  
**Subject:** Sully District APR nomination

Hello Ms. Strobel,

I'm the Planner assigned to Sully District during this 2008-2009 North County APR nomination cycle. I received a nomination application from you yesterday regarding property in the Dulles Suburban Center, Land-Unit 1. Could you respond to this email as soon as possible, with the following clarifications:

- Part 4.g) In the table you listed Office/Hotel at 100% (32%). Does this mean the option applies office use of 100% of the Subject Property and 32% of Subject Property is to be Hotel use?

Thank you for your timely response. I look forward to working with you.

Bernie

---

***Bernard S Suchicital***

Planner II  
Policy & Plan Development Branch  
Department of Planning & Zoning  
County of Fairfax, Virginia  
P: 703-324-1254  
F: 703-324-3056

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.