



FAIRFAX COUNTY, VIRGINIA  
2017 NORTH COUNTY SITE SPECIFIC PLAN AMENDMENT PROCESS  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

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 and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

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

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

1. NOMINATOR/AGENT INFORMATION

Name: David Gill Daytime Phone: 703-712-5039

Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, Tysons, VA 22102

Nominator E-mail Address: dgill@mcguirewoods.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

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):

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

2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☐ Hunter Mill ☐ Providence ☒ Sully

Total number of parcels nominated: 2.00

Total aggregate size of all nominated parcels (in acres and square feet): 17.43 acres 759,268 sq. ft.

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 22 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

**IMPORTANT NOTE:** No nominations that include residential uses including residential mixed-use proposals will be accepted within the Site-specific Plan Amendment (SSPA) process for areas of the county subject to the 2016 Proffer Bill Legislation.

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? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 14-15 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ 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.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the Citizen's Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpz/comprehensiveplan](http://www.fairfaxcounty.gov/dpz/comprehensiveplan)) for your citation.

Area III - Bull Run Planning District - BR3-Flatlick:

"3. Land at the southeast quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map 44-3-((7)) A, B, B1, C, C1) is planned and developed as retail use at .25 FAR..."

b. Current Plan Map (<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/compplanmap.htm>)

Designation: Retail and Other Commercial Uses

c. Current Zoning Designation (<http://www.fairfaxcounty.gov/myneighborhood/>).

PDH-3 and C-5

d. Proposed Comprehensive Plan Designation: (NOTE: Your nomination as proposed will be evaluated and subject to the consideration and vote by the task force).

3. Land at the southeast quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map 44-3-(7)) A, B2 and B3) is planned for a mix of uses at a .75 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?

Redevelopment of the shopping center would reflect typical mixed-use patterns established in the area.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30-40 du/ac.

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☒ Office
 ☒ Retail
 ☐ Institutional
 ☒ Private Recreation/
 ☐ Industrial
 ☐ Residential
   
 Open Space (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: .75 Total Gross Square Feet: 566,354

Categories	Percent of Total FAR	Square Feet
Office / Hotel / Assist. Living	up to 90%	up to 509,719 sf
Retail	10 - 26%	56,635 - 147,000 sf
Institutional		
Private Recreation/Open Space	up to 10% (optional)	up to 56,635 sf
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	<b>566,354 sf</b>
<i>*If residential is a component, please provide the approximate number and size of each type of dwelling unit proposed in the chart above based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 5, 2017 and 4:30 p.m. December 5, 2017 to:*

Fairfax County Planning Commission Office  
<http://www.fairfaxcounty.gov/planning/>  
 Government Center Building, Suite 330  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505

### PROPERTY INFORMATION TABLE

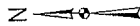
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

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

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
44-3-((7))-B2	United States Postal Service	5001 Westfields Boulevard Centreville, VA 20120	Law Dept., Mid-Atlantic Office 400 Virginia Ave., SW, Ste. 600 Washington, DC 20024	3.076	7009 0080 000 9777 4279
44-3-((7))-B3	Sully Station LLC	5035 Westfields Boulevard Centreville, VA 20120	c/o Rosenthal Properties 1945 Old Gallows Rd., Ste. 300 Vienna, VA 22182	14.353	7009 0080 0000 9777 4286



A Public Utility, Official Publication



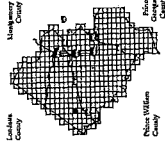
Scale: 1" = 100'

Map for Use: This map is for use only in the City of Madison, Wisconsin. It is not to be used for any other purpose without the express written consent of the City of Madison. The City of Madison is not responsible for any errors or omissions on this map.

### GENERAL NOTES

1. The City of Madison is a public utility and is not responsible for any errors or omissions on this map.

2. The City of Madison is not responsible for any errors or omissions on this map.



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### SHEET INDEX

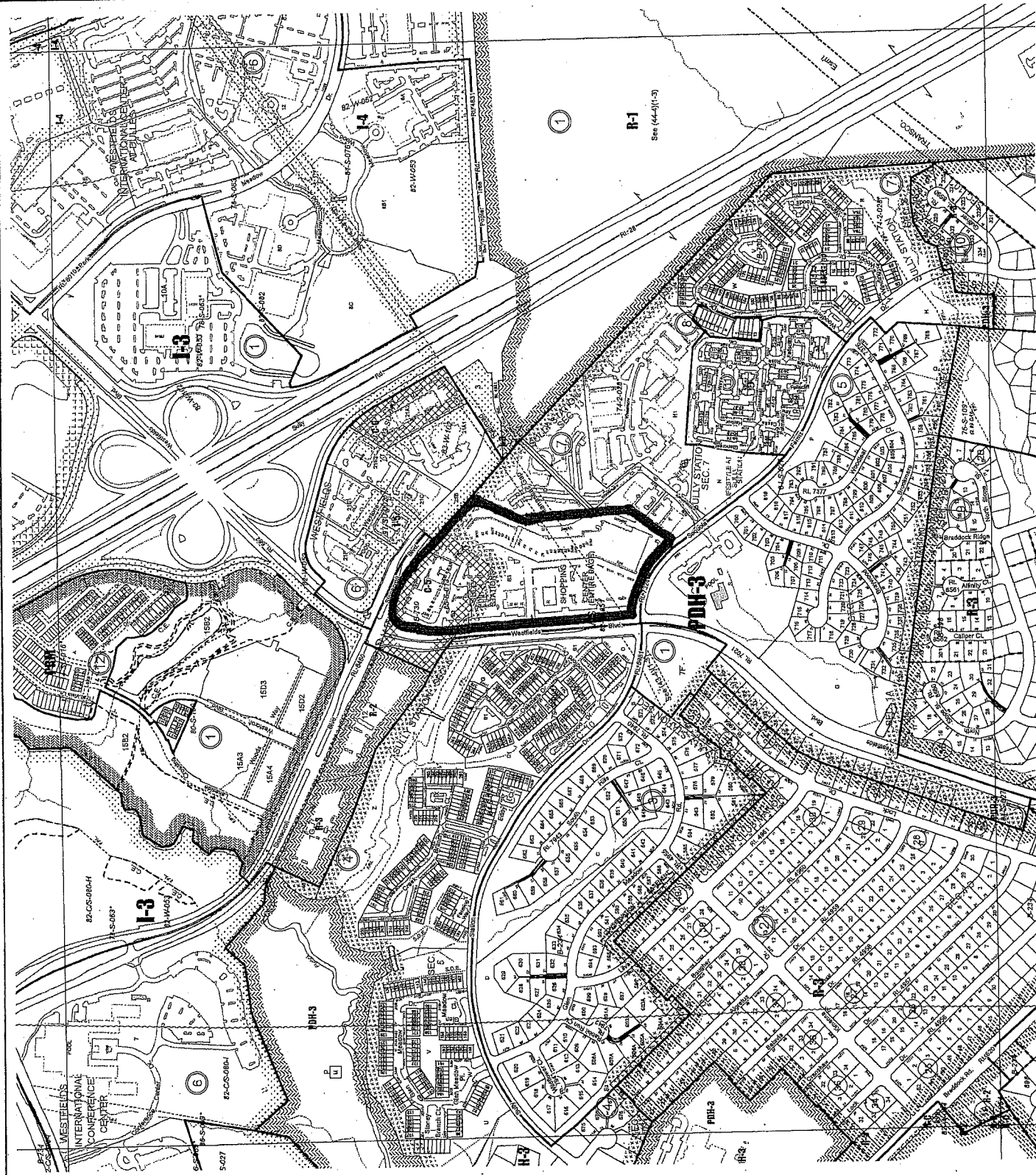
PROPERTY MAP  
ZONING  
44-3

Revised to: 10-10-2017

Prepared by:  
DEPARTMENT OF REGULATION & TECHNICAL SERVICES  
11000 Oakwood Circle, Suite 110  
Madison, WI 53707  
Email: [info@cityofmadison.com](mailto:info@cityofmadison.com)

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FILE NO. 44-3



## **Proposed Inclusion in Dulles Suburban Center and Request Comprehensive Plan Language Land Unit J (Sully Station Shopping Center)**

**January 4, 2018 (Revised)**

### Location

Sully Station Shopping Center, the subject of this nomination, is an auto-oriented suburban shopping located on Westfields Boulevard across from the entrance to the overall Westfields office park. Specifically, the shopping center is located on Tax Maps 44-3((7)) B2, B3 and is directly adjacent to a small consolidation of retail shops and restaurants located off of Westone Plaza (soon to be Poplar Tree Overpass) that are nominally part of Westfields.

### Existing Comprehensive Plan Language

The property is located within the Flatlick Community Planning Sector of the Bull Run Planning District. Current plan language indicates the property is planned and developed for retail uses at .25 FAR.

### Background

Sully Shopping Center was constructed almost 30 years ago, in 1988, and was the original community shopping center for the Sully Station community. As was typical for suburban shopping centers, the retail is oriented around the automobile, and consists of a large anchor grocer and large swaths of surface parking lots.

However, similar to many centers of this vintage, it faces a significant evolving retail environment. Since it opened, almost every large-format “anchor” store has also opened nearby, such as Target, Costco, Walmart, and soon Wegmans – all which also provide groceries. Further, during the last three decades, the Route 28 Tax District funded significant interchange and transportation improvements, which made accessing these anchor retailers even easier for many in the community.

This competition resulted in a decline in the viability of grocery space in the center, which culminated when its long time anchor, Safeway, left the center in the mid-2000s. Other grocery stores followed suit, and since that time it has been increasingly difficult to attract and retain an anchor tenant in the center’s largest leasable space. Because of this competition and limited visibility from Route 28, the center faces significant headwinds in its ability to retain retail tenants moving forward.

### Request

Sully Station Shopping Center is located immediately adjacent to the southern edge of the Dulles Suburban Center. The shopping center is also functionally integrated with the adjacent Westfields/Westone retail area, including sharing public street access (soon to be extended to an overpass over 28). Both centers are also largely dependent on the Westfields business park as well, marketing toward office workers for lunchtime/after-work shopping and eating. Both the

Westone retail center and Westfields business park are already located within the Dulles Suburban Center, whereas Sully Station Shopping Center is not.

Given its proximity to Route 28 and its connection to both the Westone Plaza shops and Westfield Corporate Park, we request that the Sully Shopping Center be included within the Dulles Suburban Center study area.

As stated previously, the center is struggling to attract and retain a tenant for its largest anchor space. Tenants of that size are increasingly locating in mixed use areas. As such, the second part of this request is to allow an option for mixed-use development in the aging shopping center in order to bring critical mass to support a qualified anchor and to create the sought-after mixed-use environment. The result would be a vibrant center that not only responds to modern retail trends, but also continues to serve Sully Station as a whole with a more thriving location.

#### Justification

Including this property in the Dulles Suburban Center will permit Fairfax County to review a viable mixed-use application for Sully Station as part of the larger efforts to create a unified planning approach for the area. The addition of a mixed-use component to the property will support the long-standing goal of the Dulles Suburban Center to create a better balance of uses to reduce trip generation and its toll on the transportation network in the Dulles corridor.

Re-planning this property to allow modernization of the aging shopping center through the creation of a mixed-use environment will continue to serve Sully Station and further the economic goals stated in the Dulles Suburban Center relative to the goal of creating a "model community characterized by an exemplary quality of life featuring an optimal mix of employment, housing, environmental protection, transportation, services, all while significantly enhancing the tax base." This replanning effort will ensure the viability and vitality for the center and the larger community for decades to come.



## Amin, Homaira

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**From:** Suchicital, Bernard S.  
**Sent:** Monday, December 11, 2017 11:14 AM  
**To:** Bassarab, Kimberly; Smith, Kathy L.; Coyle, Michael; Templeton, Alexander  
**Cc:** Cooper, John W.; O'Donnell, Leanna; Van Dam, Meghan; Gardner, Marianne  
**Subject:** RE: SSPA North County Nomination, PV17-SU-001

Good morning Supervisor Smith,

In addition to Kim's request below, staff would also like to remind you that you have the third option of not allowing PC17-SU-001 Sully Station to be processed as well, per eligibility requirements. Staff has and will always encourage supervisors, property owners, and other interested stakeholders to use the SSPA process as a way to garner additional community feedback and to funnel the review of multiple projects into the same timeline. Board members can use their option to have a proposal reviewed or not reviewed per their discretion at any time. If you would like some additional information on the options listed here, please feel free to contact myself and staff at Planning Division, and we will be happy to sit down with you and discuss the issues.

Regards,  
Bernie

**From:** Bassarab, Kimberly  
**Sent:** Monday, December 11, 2017 9:43 AM  
**To:** Smith, Kathy L. <Kathy.Smith@fairfaxcounty.gov>; Coyle, Michael <Michael.Coyle@fairfaxcounty.gov>  
**Cc:** Suchicital, Bernard S. <Bernard.Suchicital@fairfaxcounty.gov>; Cooper, John W. <John.Cooper2@fairfaxcounty.gov>  
**Subject:** SSPA North County Nomination, PV17-SU-001

Good Morning Supervisor Smith,

We received the attached SSPA Nomination as part of the 2017 North County SSPA process. This application does not meet the eligibility requirement; amendments that propose residential land uses within areas of the county that are subject to the New Proffer Statute (VA. Code 15.2-2303.4) are not eligible.

We request that you review the nomination and make a determination to 1) make a motion for Board Authorization of a Plan amendment, or 2) direct staff to review this nomination as part of the 2017 North County SSPA - Sully District.

Thank you and have a wonderful day,

Kim Bassarab  
Assistant Director  
Fairfax County Planning Commission  
703-324-2966

## Amin, Homaira

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**From:** Gill, David R. <dgill@mcguirewoods.com>  
**Sent:** Friday, January 05, 2018 11:34 AM  
**To:** Suchicital, Bernard S.  
**Cc:** Gori, Laura; O'Donnell, Leanna; Van Dam, Meghan; Bassarab, Kimberly; Cooper, John W.; Cerdeira, Lilian; Amin, Homaira; Dindyal, Roger; Johnson, Clara; Strunk, Tracy; Lewis, Catherine E.  
**Subject:** RE: Sully Station SSPA

Correct. We mean that any potential "assisted living use" would meet the definition of a medical care facility under the Zoning Ordinance.

We see it potentially as component of a mixed-use environment and integrated into the retail. Candidly beyond that we have not determined any likely phasing or location for such a use.

**David R. Gill**

T: +1 703 712 5039

**From:** Suchicital, Bernard S. [mailto:Bernard.Suchicital@fairfaxcounty.gov]  
**Sent:** Friday, January 05, 2018 11:05 AM  
**To:** Gill, David R. <dgill@mcguirewoods.com>  
**Cc:** Gori, Laura <Laura.Gori@fairfaxcounty.gov>; O'Donnell, Leanna <Leanna.O'Donnell@fairfaxcounty.gov>; Van Dam, Meghan <Meghan.VanDam@fairfaxcounty.gov>; Bassarab, Kimberly <Kimberly.Bassarab@fairfaxcounty.gov>; Cooper, John W. <John.Cooper2@fairfaxcounty.gov>; Cerdeira, Lilian <Lilian.Cerdeira@fairfaxcounty.gov>; Amin, Homaira <Homaira.Amin@fairfaxcounty.gov>; Dindyal, Roger <Roger.Dindyal@fairfaxcounty.gov>; Johnson, Clara <Clara.Johnson@fairfaxcounty.gov>; Strunk, Tracy <Tracy.Strunk@fairfaxcounty.gov>; Lewis, Catherine E. <Catherine.Lewis@fairfaxcounty.gov>  
**Subject:** Sully Station SSPA

Good morning David,

After further reviewing your revised nomination for the Sully Station Shopping and discussing it with staff, we concluded that a clarification from you is needed. In your revised submission, one of the new proposed use request listed is an assisted living facility. Please clarify that you intend it to be a medical care facility, and not an independent living facility. Additionally, how do you foresee this assisted living component being implemented if it receives a favorable Plan amendment adoption by the Board?

Also, as discussed earlier, you do not need to re-send the notification letters to the property owner because the property owner has signed the SSPA nomination form itself.

Thank you again for your interest and work on this nomination,  
Bernie

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**Bernard S Suchicital**

Senior Land Use Planner  
Policy & Plan Development Branch  
Department of Planning & Zoning  
County of Fairfax, Virginia