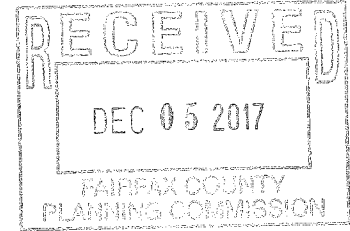


PC17 DR002



2300 WILSON BOULEVARD
7TH FLOOR
ARLINGTON, VA 22201
PHONE 703.525.4000
FAX 703.525.2207

Matthew G. Roberts
Ext. 286
mroberts@beankinney.com



December 5, 2017

Fairfax County Planning Commission
12000 Government Center Parkway
Suite 330
Fairfax, Virginia 22035

To whom it may concern:

Enclosed please find an application for a Site-Specific Plan Amendment for properties identified as 10-2 ((1)) 0007 and -0007A. The application includes the following materials:

1. Completed official nomination form.
2. Copy of notification letters and maps to affected property owner.
3. Copy of certified mail receipts.
4. Property map at 8.5"x11".
5. Statement of Justification.
6. Nominator consent letter.

Thank you for your time and attention to this matter.

Very truly yours,

Matthew G. Roberts, Esq.



**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: Campus Real Estate Solutions, LLC Daytime Phone: 703-525-4000

Address: c/o Matthew G. Roberts, Esq., Bean, Kinney & Korman, P.C.,
2300 Wilson Blvd., 7th Floor, Arlington, VA 22201

Nominator E-mail Address: mroberts@beankinney.com

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

by: M. S. M., Attorney / Agent

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:

Attorney/Agent _____

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): 5.6265 acres 245,090.34 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 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) for your citation.

UP-4 Greater Herdon Community Planning Sector, Upper Potomac Planning District, Area III, Fairfax County Comprehensive Plan (2017 ed.), p. 55): "The area (1a) north of the Town of Herndon and west of Sugarland Run is planned for residential development at 2-3 dwelling units per acre as shown on the Plan map."

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

Designation: Residential, 2-3 DU/AC

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

R-3

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

Retain residential use designation, but add option for public/private education facilities.

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?)

Option for public/private education facilities would permit adaptive reuse of onsite infrastructure. In this case, option would permit reuse of existing church building and surface parking. Additional uses could include student trailers or similar structures.

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		TOTAL:			
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: up to .23 FAR Total Gross Square Feet: 56,370 SF

Categories	Percent of Total FAR	Square Feet
Office		
Retail		
Institutional	100%	56,370 SF
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	56,370 SF
<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:
 - Environmental protection,
 - Revitalization of designated areas,
 - Economic development,
 - Preserving open space,
 - Affordable housing, or
 - 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 I 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
10-2 ((1)) 0007	Temple Baptist Church of Herndon, Virginia	1545 Dranesville Road, Herndon, Virginia 20170	1545 Dranesville Road, Herndon, Virginia 20170	.4513	9414 7266 9904 2070 1820 25
10-2 ((1)) 0007A	Temple Baptist Church of Herndon, Virginia	1551 Dranesville Road, Herndon, Virginia 20170	1545 Dranesville Road, Herndon, Virginia 20170	5.1752	9414 7266 9904 2070 1820 49

NOMINATION CHECKLIST

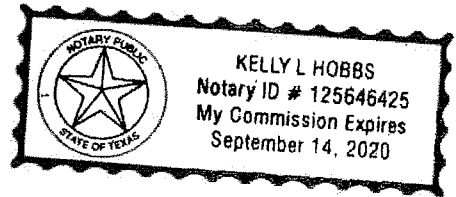
1. Completed the official nomination form;
2. Copy of each the notification letter and map sent by certified mail to the property owner(s), if different than the nominator/agent (Item 3);
3. Original and/or copies of each of the postmarked certified mail receipt(s), if different from the nominator/agent (as proof of satisfying notice requirement) (Item 3, Property Information Table);
4. 8 ½ x 11 Property Map (tax maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) with nomination area outlined in black ink (Item 5);
5. Additional page (not more than two) of justification for proposed Plan change (Item 6).
6. Neighborhood petition, only if neighborhood proposes a neighborhood consolidation.

STATEMENT OF CONSENT AND DESIGNATION OF AUTHORIZED AGENTS

The undersigned ("Nominator") hereby consents to the submission of a Site-Specific Plan Amendment for property identified as 10-2 ((1)) 0007 and 10-2 ((1)) 0007A. Matthew G. Roberts, Esq. and Bean, Kinney & Korman, PC are hereby designated by Nominator as Nominator's attorneys and authorized agents to execute those certain documents, including but not limited to applications, affidavits, and statements of justification, that are required to be filed and deemed necessary or reasonable to pursue the application on Nominator's behalf.

CAMPUS REAL ESTATE SOLUTIONS, LLC

By: Matt N.
Name:
Title:



STATE/Commonwealth of Texas }
County/City of Dallas }

The forgoing instrument was acknowledged before me this 5th day of December, 2017 by Matt N., as President of Campus Real Estate Solutions, LLC.

Kelly Hobbs
Notary Public

My commission expires: 9-14-20



2300 WILSON BOULEVARD
7TH FLOOR
ARLINGTON, VA 22201
PHONE 703.525.4000
FAX 703.525.2207

Matthew G. Roberts
Ext. 286
mroberts@beankinney.com

December 5, 2017

VIA CERTIFIED MAIL

Temple Baptist Church of Herndon, Virginia
1545 Dranesville Road
Herndon, Virginia 20170

To Whom It May Concern:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that, on behalf of Campus Real Estate Solutions, LLC, I have nominated the properties y, under the 2017 North County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

1545 Dranesville Road, Herndon, VA 20170 Tax Map No. 10-2 ((1)) 0007 Dranesville District	1551 Dranesville Road, Herndon, VA 20170 Tax Map No. 10-2 ((1)) 0007A Dranesville District
-------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------

The current Comprehensive Plan recommendation for your property is as follows: "The area (1a) north of the Town of Herndon and west of Sugarland Run is planned for residential development at 2-3 dwelling units per acre as shown on the Plan map." See UP-4 Greater Herdon Community Planning Sector, Upper Potomac Planning District, Area III, Fairfax County Comprehensive Plan (2017 ed.), p. 55.

I am proposing that the Comprehensive Plan be amended to permit public/private educational facilities as an optional use of the site, in addition to the existing recommendation described above. This will permit an adaptive reuse of your existing buildings on site.

Any comments or questions you have about this specific nomination should be directed to me at: Bean, Kinney & Korman, P.C., 2300 Wilson Blvd., 7th Floor, Arlington, Virginia 22201, or 703-525-4000. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA Web site at www.fairfaxcounty.gov/dpz/planamendments/sspa.



Very truly yours,

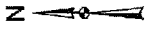
A handwritten signature in black ink, appearing to read 'M. G. Roberts'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Matthew G. Roberts

Attachment:



A Public Corp. Statutory Publication



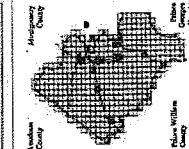
Scale of Feet
1 inch = 100 feet
1 centimetre = 100 metres

GENERAL NOTES

1. The map is a plan of the land in the City of London and is not a map of the City of London as a whole.
2. The map is a plan of the land in the City of London and is not a map of the City of London as a whole.
3. The map is a plan of the land in the City of London and is not a map of the City of London as a whole.

4. The map is a plan of the land in the City of London and is not a map of the City of London as a whole.
5. The map is a plan of the land in the City of London and is not a map of the City of London as a whole.

6. The map is a plan of the land in the City of London and is not a map of the City of London as a whole.
7. The map is a plan of the land in the City of London and is not a map of the City of London as a whole.



ADMINISTRATIVE INDEX

5-4	6-3
10-1	11-1
10-2	10-4
	11-3

STREET INDEX

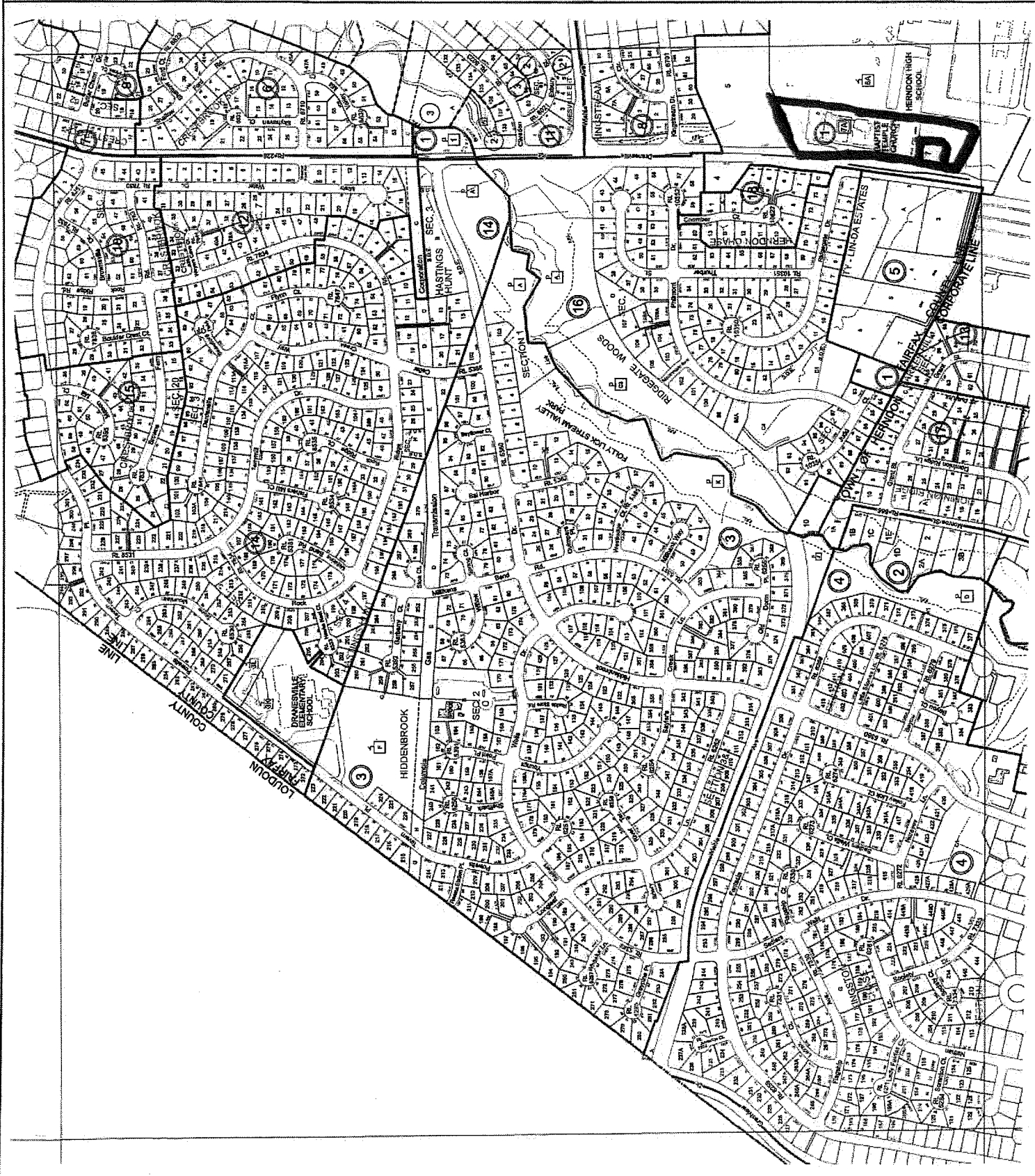
CADASTRAL MAP

10-2

Revised to: 01-01-2017

Prepared by:
DEPARTMENT OF INFORMATION TECHNOLOGY
The City of London Corporation, 117
The Guildhall, London EC4A 3DF
Tel: 020 7625 1234
Fax: 020 7625 1235
Email: it@cityoflondon.gov.uk

© THE CITY OF LONDON
MAY 2017





2300 WILSON BOULEVARD
7TH FLOOR
ARLINGTON, VA 22201
PHONE 703.525.4000
FAX 703.525.2207

Matthew G. Roberts
Ext. 286
mroberts@beankinney.com

December 5, 2017

VIA CERTIFIED MAIL

Temple Baptist Church of Herndon, Virginia
1545 Dranesville Road
Herndon, Virginia 20170

To Whom It May Concern:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that, on behalf of Campus Real Estate Solutions, LLC, I have nominated the properties y, under the 2017 North County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

1545 Dranesville Road, Herndon, VA 20170 Tax Map No. 10-2 ((1)) 0007 Dranesville District	1551 Dranesville Road, Herndon, VA 20170 Tax Map No. 10-2 ((1)) 0007A Dranesville District
-------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------

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Very truly yours,

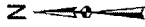
A handwritten signature in black ink, appearing to read 'M. G. Roberts'.

Matthew G. Roberts

Attachment:



A Public Company, Registered in England



Scale: 1:10,000
The City of London Corporation
City Surveyors
200 Abchurch Lane, London EC4N 3DF
Telephone: 020 7625 6000
Fax: 020 7625 6001
Email: citysurveyors@cityoflondon.gov.uk

GENERAL NOTES

BOUNDARY LINES
The boundary lines shown on this map are those of the City of London as defined in the City of London Corporation Act 1900 and as amended by subsequent Acts of Parliament.

ADDITIONAL NOTES
This map is a reproduction of the original map and is not to be used as a legal document. The original map is held by the City Surveyors. The City Surveyors accept no liability for any errors or omissions on this map. The City Surveyors are not responsible for any loss or damage arising from the use of this map.



ADMINISTRATIVE INDEX

5-4	6-3
10-1	11-1
10-3	11-3

SHEET INDEX

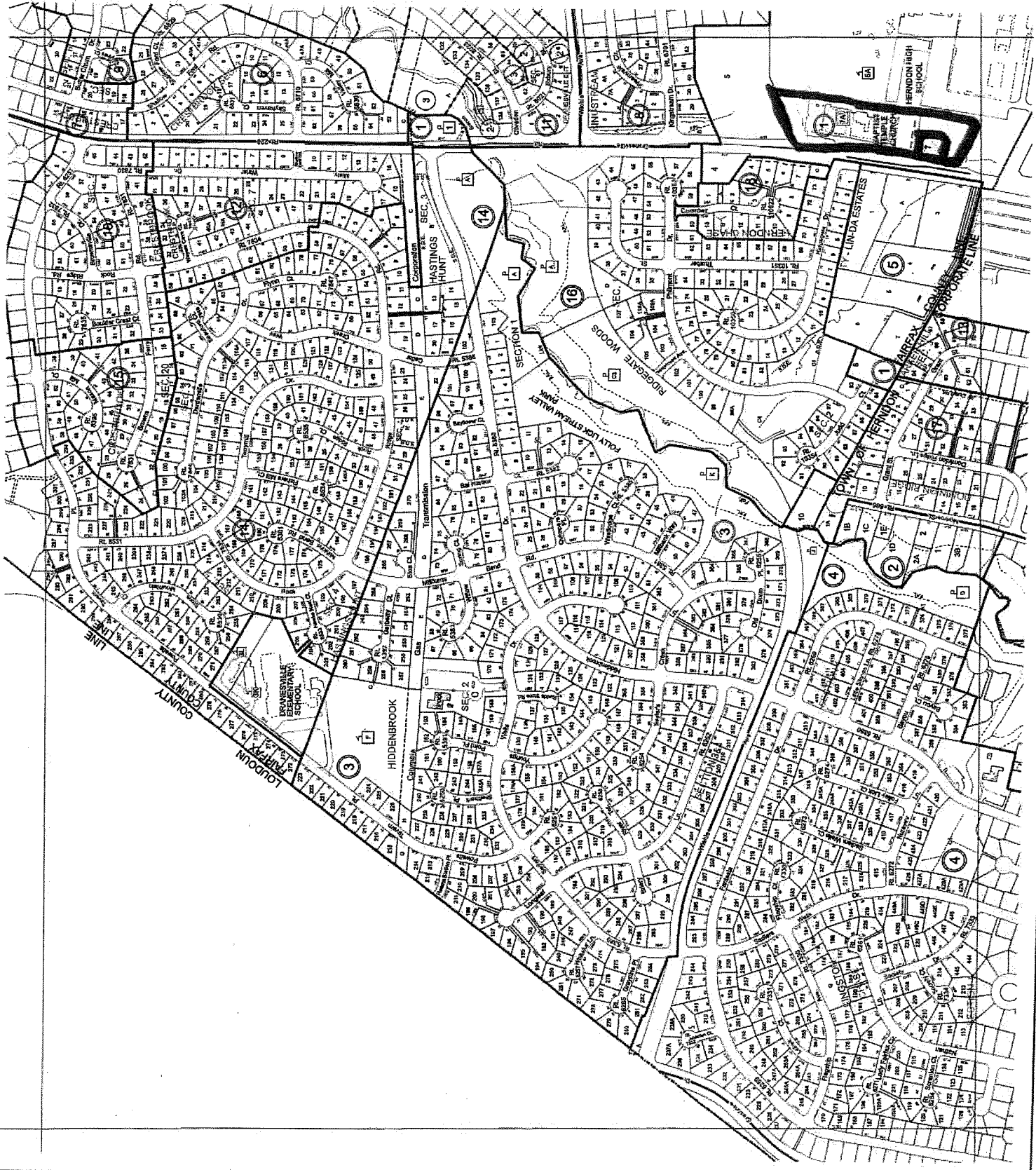
CADASTRAL MAP

10-2

Revised to: 01-01-2017

Prepared by:
CITY SURVEYORS
200 Abchurch Lane, London EC4N 3DF
Telephone: 020 7625 6000
Fax: 020 7625 6001
Email: citysurveyors@cityoflondon.gov.uk

STREET INDEX



WALZ
CERTIFIED
MAILER®

FROM

WALZ

FORM #35663 VERSION: B02/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2070 1820 25

Temple Baptist Church of Herndon, VA
1545 Dranesville Road
Herndon, VA 20170

Label #1

Temple Baptist Church of Herndon, VA
1545 Dranesville Road
Herndon, VA 20170

Label #2

Matthew Roberts
Bean, Kinney & Korman, P.C.
2300 Wilson Blvd, 7th Floor
Arlington, VA 703-284-7255

Label #3

TO: Temple Baptist Church of Herndon, VA
1545 Dranesville Road
Herndon, VA 20170

SENDER: MGR/SJC

REFERENCE: 17377.001

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.485
	Certified Fee	3.45
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.735

**USPS®
Receipt for
Certified Mail®**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY → OPTIONAL

Label #4

Temple Baptist Church of Herndon, VA
1545 Dranesville Road
Herndon, VA 20170

Certified Article Number

9414 7266 9904 2070 1820 25

SENDER'S RECORD

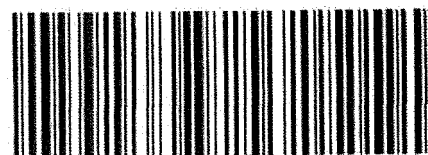
Charge
Amount:

Charge
To:

Label #5

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



9414 7266 9904 2070 1820 25

RETURN RECEIPT REQUESTED

FOLD AND TEAR THIS WAY →

2. Article Number



9414 7266 9904 2070 1820 25

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Temple Baptist Church of Herndon, VA
1545 Dranesville Road
Herndon, VA 20170

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

Agent
 Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

Yes
 No

Reference Information

17377.001

MGR/SJC

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

Thank you for using Return Receipt Service

WALZ
CERTIFIED
MAILER®

FROM

WALZ

FORM #35663 VERSION: B02/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2070 1820 49

Temple Baptist Church of Herndon, VA
1545 Dranesville Road
Herndon, VA 20170

Label #1

Temple Baptist Church of Herndon, VA
1545 Dranesville Road
Herndon, VA 20170

Label #2

Matthew Roberts
Bean, Kinney & Korman, P.C.
2300 Wilson Blvd, 7th Floor
Arlington, VA 703-284-7255

Label #3

TO: Temple Baptist Church of Herndon, VA
1545 Dranesville Road
Herndon, VA 20170

SENDER: MGR/SJC

REFERENCE: 17377.001

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.485
	Certified Fee	3.45
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.735

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY → OPTIONAL

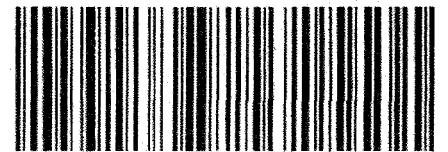
Label #5

Temple Baptist Church of Herndon, VA
1545 Dranesville Road
Herndon, VA 20170

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



9414 7266 9904 2070 1820 49

RETURN RECEIPT REQUESTED

Certified Article Number

64 44 9414 7266 9904 2070 1820 49

SENDER'S RECORD

Charge
Amount:

Charge
To:

FOLD AND TEAR THIS WAY →

2. Article Number



9414 7266 9904 2070 1820 49

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Temple Baptist Church of Herndon, VA
1545 Dranesville Road
Herndon, VA 20170

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

Agent
 Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

Yes
 No

Reference Information

17377.001

MGR/SJC

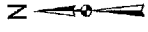
Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

Thank you for using Return Receipt Service



Ajax, Ontario, Postal Address

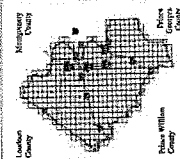


Map Scale: 1:10,000
The City of Ajax is a member of the Metropolitan Council of Greater Ajax.
The City of Ajax is a member of the Metropolitan Council of Greater Ajax.
The City of Ajax is a member of the Metropolitan Council of Greater Ajax.

GENERAL NOTES

1. This map is a cadastral map of the City of Ajax, Ontario, and is not to be used for any other purpose.
2. The boundaries shown on this map are those of the City of Ajax, Ontario, and do not represent the boundaries of any other jurisdiction.
3. The boundaries shown on this map are those of the City of Ajax, Ontario, and do not represent the boundaries of any other jurisdiction.

ADMINISTRATIVE INDEX
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The boundaries shown on this map are those of the City of Ajax, Ontario, and do not represent the boundaries of any other jurisdiction.



ADMINISTRATIVE INDEX

5-4	6-3
10-1	11-1
10-3	10-4
11-3	

SHEET INDEX

CADASTRAL MAP

10-2

Revised to: 01 - 2017

Prepared by:
PENGADPAC OF INNOVATIVE TECHNOLOGY
1000 Highway 7 East, Suite 117
Richmond Hill, Ontario L4B 1N2
Tel: (905) 709-2277
Email: info@pengadpac.com

CITY OF AJAX
PENGADPAC OF INNOVATIVE TECHNOLOGY





2300 WILSON BOULEVARD
7TH FLOOR
ARLINGTON, VA 22201
PHONE 703.525.4000
FAX 703.525.2207

Matthew G. Roberts
Ext. 286
mroberts@beankinney.com

December 5, 2017

Catherine Lewis
Branch Chief – Dranesville District
Zoning Evaluation Division
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

**Re: Site-Specific Plan Amendment Nomination
10-2 ((1)) 0007 and - 0007A
Statement of Justification**

Dear Ms. Lewis,

On behalf of Campus Real Estate Solutions, LLC (the “Applicant”), please accept this letter as a statement of justification for the attached Site-Specific Plan Amendment Nomination for the properties identified as 10-2 ((11)) 0007 and -0007A (the “Property”). The Applicant seeks to add public/private educational facilities as an optional use for the Property.

The Applicant is a national real estate firm providing education providers and operators with a variety of real estate services. The Applicant is currently in negotiations with the Property’s owner to operate the site for educational uses. These negotiations are contingent upon the site being usable for public/private educational facilities.

The Property is located along Dranesville Road, immediately west of Herndon High School and north of Herndon Parkway. The Property is currently developed with a church facility utilized by the Temple Baptist Church. The church operates a private school onsite, as well. The site is developed with the existing uses at approximately 0.22 FAR. Currently, the Comprehensive Plan designates the site for residential development at 2-3 dwelling unit per acre, which would permit redevelopment of the site with up to 16 dwelling units.

The Applicant believes that the Property is uniquely positioned to provide ancillary education services for the Dranesville District in this area. Given the Property’s proximity to Herndon High School, the Applicant envisions working with Fairfax County Public Schools (“FCPS”) to find uses of the Property that address FCPS’s programming, instruction, and related needs. Indeed, preliminary discussions with FCPS staff indicated such needs exist and the site could fulfill such needs.



Additional educational uses in the area will help alleviate existing pressure on FCPS facilities. It will also respond to mounting requests to expand educational programming and instruction in light of growing residential uses in the area. This is particularly true, as residential uses are the primary planning designation in the area of the Property. As the site currently houses a church use, this will also provide an opportunity to encourage an adaptive reuse of the church's existing infrastructure. Moreover, the Applicant does not anticipate that this adaptive reuse would put additional traffic pressures on adjacent roadways, given the traffic associated with existing onsite uses. Finally, an education option in the comprehensive plan will help to continue the existing uses of this property for the foreseeable future as an alternative to converting the site for by-right residential development. This would also curtail pressure on FCPS and County resources associated with residential uses that could be achieved on-site.

Thank you for your time and attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'M. G. Roberts'.

Matthew G. Roberts, Esq.
Counsel for Applicant