



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}

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

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.

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

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/dpz/) 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

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*		
TOTAL	100%	1,693,504

*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)			
TOTAL:			

Continued

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.

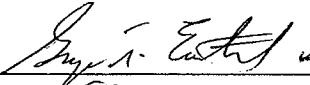
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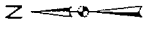
Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
34-3 ((14)) 2	N/A	Headquarters 2, LLC	11351 Random Hills Road Fairfax, Virginia 22030	4.36	N/A, See Part 1
34-3 ((14)) 3	N/A	Headquarters 2, LLC	11351 Random Hills Road Fairfax, Virginia 22030	3.65	N/A, See Part 1
34-3 ((14)) 4	N/A	Headquarters 2, LLC	11351 Random Hills Road Fairfax, Virginia 22030	4.43	N/A, See Part 1
34-3 ((14)) B	N/A	Headquarters 2, LLC	11351 Random Hills Road Fairfax, Virginia 22030	4.43	N/A, See Part 1
44-1 ((17)) C	N/A	Headquarters 2, LLC	11351 Random Hills Road Fairfax, Virginia 22030	5.58	N/A, See Part 1
44-1 ((17)) 1	N/A	Headquarters 2, LLC	11351 Random Hills Road Fairfax, Virginia 22030	8.23	N/A, See Part 1
44-1 ((17)) 5	N/A	Headquarters 2, LLC	11351 Random Hills Road Fairfax, Virginia 22030	3.48	N/A, See Part 1
44-1 ((17)) A	N/A	Headquarters 2, LLC	11351 Random Hills Road Fairfax, Virginia 22030	2.70	N/A, See Part 1
44-1 ((17)) 6	N/A	Headquarters 2, LLC	11351 Random Hills Road 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. EASTMENT
Title: President



GENERAL NOTES

1. The City of Fairfax is a separate political entity from the County of Fairfax, Virginia.

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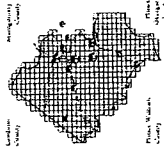
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QUALIFICATION INDEX

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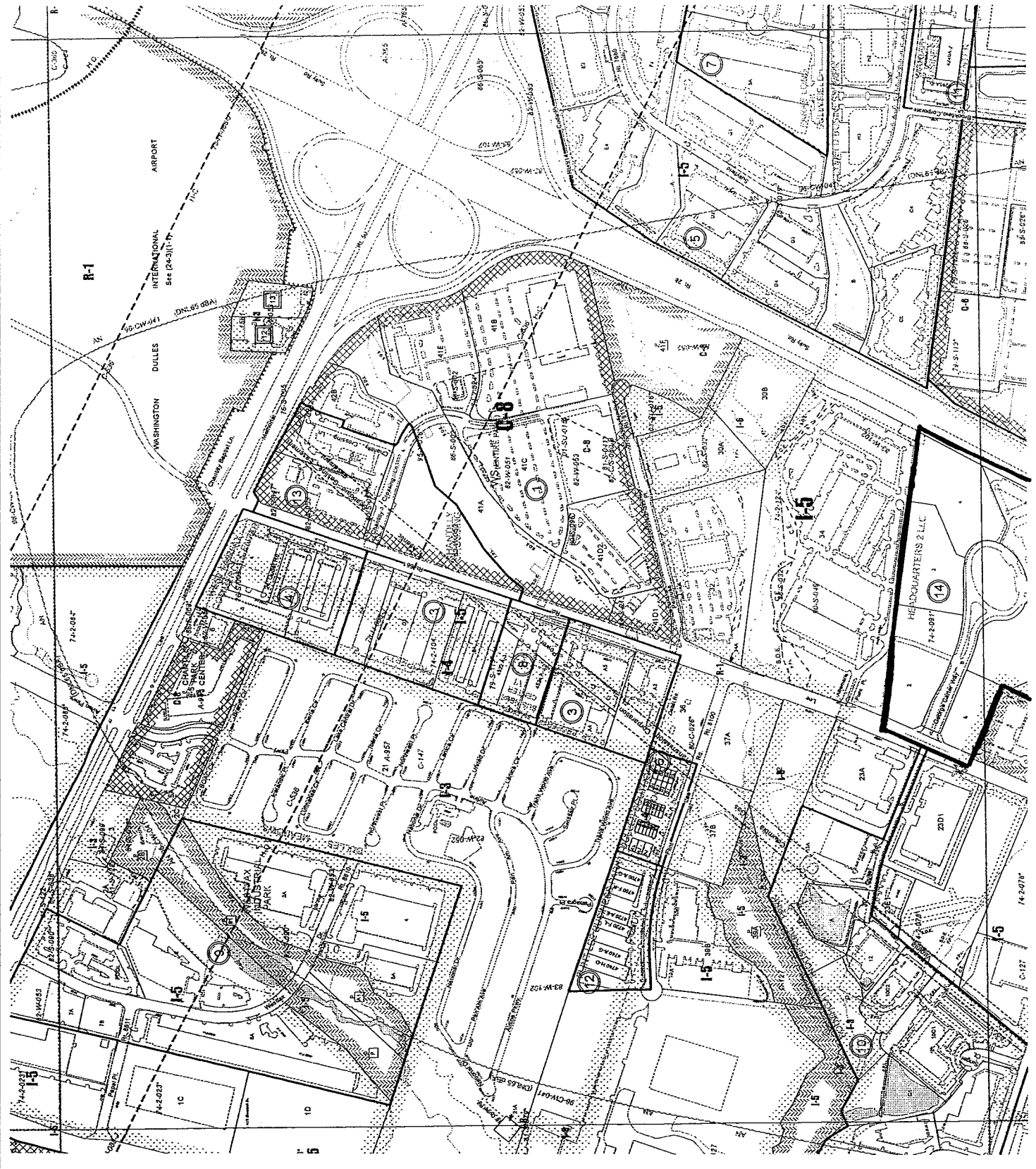
SHEET INDEX

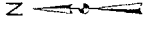
PROPERTY MAP ZONING 34-3

Revised by 08 - 27 - 2006

THE OFFICE OF THE COUNTY ENGINEER
COUNTY OF FAIRFAX, VIRGINIA
PLANNING DEPARTMENT

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PLANNING DEPARTMENT





GENERAL NOTES

1. THIS MAP IS THE PROPERTY OF THE CITY OF DALLAS AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF DALLAS.

2. THE CITY OF DALLAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP.

3. THE CITY OF DALLAS IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

4. THE CITY OF DALLAS IS NOT RESPONSIBLE FOR ANY LOSSES OR DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

5. THE CITY OF DALLAS IS NOT RESPONSIBLE FOR ANY INJURIES OR DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

6. THE CITY OF DALLAS IS NOT RESPONSIBLE FOR ANY DEATHS OR DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

7. THE CITY OF DALLAS IS NOT RESPONSIBLE FOR ANY OTHER DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

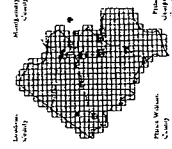
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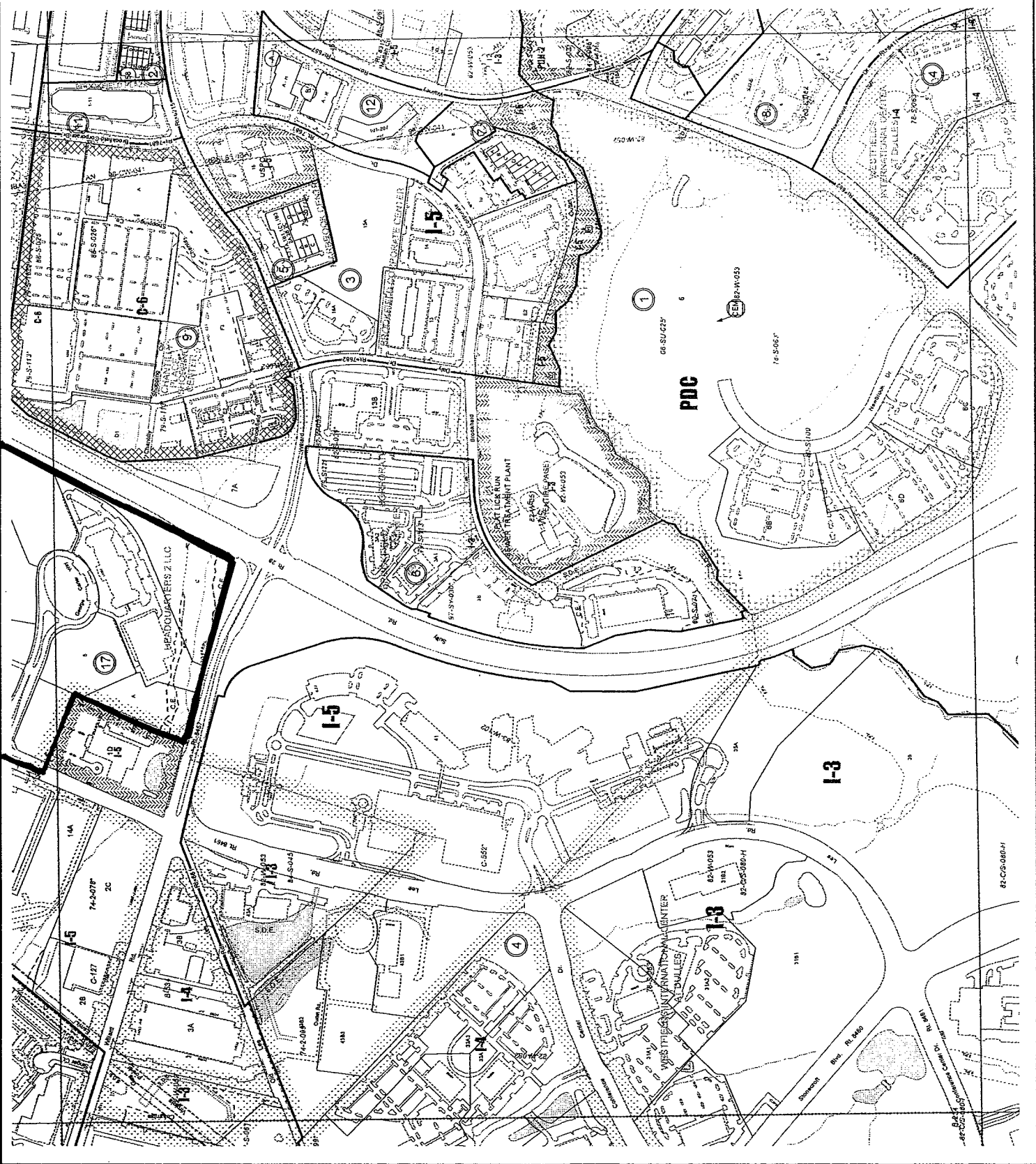
ADMINISTRATIVE INDEX

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PROPERTY MAP
ZONING
44-1

Revised to 08-08-2008



82-CG-080-1

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.