

The FAIRFAX Newsletter

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Yet Another Metro-Oriented Redevelopment Proposal Filed for Site East of Wiehle Metro

The march toward converting office-only parcels to more Metro-friendly mixed-use projects on land situated in the southeast quadrant of Wiehle Avenue and Sunset Hills Road in Reston continues, with the latest offering focused on the property at 11111 Sunset Hills Road.

Arlington-based Rooney Properties recently filed plans with the county to rezone the 9.7-acre site – currently home to a 5-story, 222,444-square foot office building built in 2000 – from the I-4, medium intensity industrial, district to PDC, Planned Development Commercial.

The property (owned by The Meridian Group, according to Fairfax County tax records) is located immediately east of Rooney's 3.85-acre I-4-zoned parcel at 1831 Michael Faraday Drive for which the real estate investment and development firm is also seeking a rezoning.

That request, filed in February last year, calls for conversion to the PRM, Planned Residential Mixed-Use, zone to permit development of a 6-story, 230-unit multi-family building and 13 four-story townhomes. The rezoning – RZ 2016-HM-005 – is scheduled for a planning commission public hearing in March (see the February 19, 2016 issue of *The Fairfax Newsletter* for details).

The company proposes to demolish the 50-plus-year old single-story office building at the 1831 Michael Faraday site to make way for the new residences, but the redevelopment effort at 11111 Sunset Hills calls for retaining the existing office building and parking structure built in 2000, according to the submittal.

“The Applicant proposes an urban, walkable, mixed-use development including construction of up to 175 multi-family units and 13 townhouses, while retaining and incorporating

the existing office building and an extension of Reston Station Boulevard through the site to Sunset Hills,” says the statement of justification filed on behalf of Rooney by attorney Scott E. Adams (McGuireWoods LLP).

The proposed development is designed to complement the adjacent mix of multi-family and townhomes planned on the Michael Faraday site, the statement maintains. “The new residences are proposed to be added to the western portion of the site, closest to the Wiehle-Reston East Metro station and proximate to the residences planned just to the west,” it notes.

Parking for the multi-family building will be accommodated by an extension of the parking garage, to which the new multi-family units – fronting along the Reston Station Boulevard – will be attached. Parking for the townhomes will be provided in rear-loaded garages accessed from a new north-south alley running between this site and adjacent Michael Faraday site, the submission notes.

In addition to creating residential uses that complement those next door, the application points out that the public open space being provided on this site “is designed to integrate into the public open space proposed at 1831 Michael Faraday to create a large combined public park.” A public mews running between the townhomes and the multi-family building – featuring hardscaping, landscaping, public seating, and passive uses – is planned to welcome the public into the site.

The application says that the “mews and park mirror the nearly identical mews and park proposed at 1831 Michael Faraday Drive, providing for a symbolic pedestrian flow around the amenities created.” Open space at the rear of the property will provide active recreation areas including, possibly, a basketball court.

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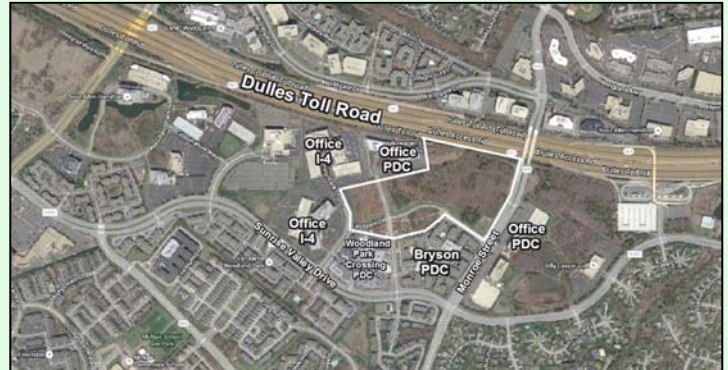
Although a portion of the site is within a half-mile of the Wiehle Metro station within the Reston East District of the Wiehle-Reston East Transit Station Area (TSA), the property – recommended for office uses at a 0.50 FAR – was not replanned for additional density as part of the update of the Reston plan adopted in 2014.

But the application maintains that given the commitment to extend Reston Station Boulevard through the site, which will provide direct pedestrian access to the Metro station, the location within a half-mile of the station, and the coordinated development with the adjacent property “the Property is eligible for additional density under the current Comprehensive Plan recommendation.”

The plan, the application notes, allows additional density up to a 0.5 FAR if certain development objectives such as contributions to realizing significant infrastructure needs, lowering vehicle trips by commitment to additional Transportation Demand Management measures, achieving a greater diversity in housing, or achieving a higher standard of site design through parcel consolidation.

By extending Reston Station Boulevard and providing an additional connection to Sunset Hills Road, the applicant is providing for a significant infrastructure need, the submission states. “Significantly, without the provision of the bonus density this important road connection will not be constructed,” it says, adding, that “[t]he existing office building, which was constructed in 2000 and is almost fully leased, is developed at a .5 FAR and is not a candidate to tear down. Because of these realities, there is no incentive for the owner to construct a road connection absent the provision of bonus density.”

contract purchaser NVR are asking to revise those plans to allow a mix of residential uses and two office buildings on the property, which is located within the Herndon Transit Station Area.



Woodland Park Site Locational Map; Source: Fairfax County

The proposed development – representing just under 1.6 million-square feet of space – is laid out across five blocks (Blocks A through E):

- Block A, located in the western portion of the site along Corporate Park Drive, is planned for 62 single family attached dwellings, with the 45-foot tall units (all accessed by rear alleys) fronting on either open space or roads.
- Block B, east of Block A and Ferdinand Porsche Drive/Woodland Pointe Avenue (which connects Volkswagen’s North American headquarters building to Sunrise Valley Drive), the plans call for 70 two-over-two stacked townhomes (49 feet tall) and 12 single family attached units (45 feet tall), all of which will have rear access for vehicles.

Commission Backs Request for Mix of Uses on Woodland Park Site

The planning commission at its January 11th meeting voted to back a proposal to alter approved plans for 1.2 million-square feet of office development within the Woodland Park campus west of the future Herndon-Monroe Metro station.

The 31.59-acre site, zoned PDC, Planned Development Commercial, is approved for development of five office buildings but property owner Tishman Speyer and



Woodland Park Proposal Layout; Source: Fairfax County

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- Block C, located east of Block B, is proposed for 20 two-over-two units (49 feet tall) accessed by rear alleys and a 5-story, 140-unit multi-family building with underground parking.
- Block D, adjacent to Monroe Street, is proposed for a 375-unit, 6-story multi-family building wrapping an above-grade parking structure.
- Block E, located at the intersection of the Toll Road and Monroe Street and within the quarter/half-mile radius of the Metro station, will be developed with two office buildings (with an option for ground-floor retail). The eastern 16-story building will contain 308,000-square feet of space; the western, 14-story building will total 252,000 square feet. Both buildings will include five levels of underground parking.

Speaking on behalf of the applicants at the hearing, senior land use planner Elizabeth Baker with the law firm Walsh, Colucci, Lubeley & Walsh, PC) cited some of the application's attributes including its conformance with the planning principles for properties proximate to Metro, buildings fronting on roads, and creation of a grid of streets that will include a new east/west collector road between Monroe Street and Corporate Park Drive, all designed to create walkable and attractive development blocks.

One of the best things about the development, Baker said, was the amount of parkland. In addition to the existing 3.9-acre central park located on the southern edge of the site that contains public art, trails, and open space, the new development will include a 1.9-acre active recreation park with kickball field, playground, open lawn, and seating areas, an approximately half-acre stormwater management park with infiltration gardens and trail, and various other areas of private and public open space.

In an unusual turn of events, the hearing drew three speakers, none of whom objected to the proposed development but all of whom expressed concern about the Clarion Project, an anti-Muslim extremist organization leasing space at Tishman Speyer's 1717 Pennsylvania Avenue office building in Washington, DC.

At the close of the hearing, Hunter Mill Commissioner Frank de la Fe moved to approve the application. "Our nation is going through some difficult times, but we are here to make land use decisions," he remarked, stressing that the favorable recommendation did not mean the commission was being dismissive of the comments made by speakers. The applications, he noted, had the support of the Hunter Mill Land Use Committee and the staff.

The commission's majority voted to support de la Fe's motion, with Commissioners Janyce Hedetniemi (At Large) and Karen Keys-Gamarra (Sully District) abstaining based on the remarks by the speakers.

In December, the board approved an application by NVR to rezone just under 12 acres of Tishman Speyer's Woodland Park campus – located south of the Dulles Toll Road in the northeast quadrant of Centreville Road and Woodland Park Drive – from PDC, Planned Development Commercial, to PDH-30, Planned Development Housing to enable development of a mix of multi-family, two-over-two stacked units, and townhomes.

On January 12th, the homebuilder paid \$11.8 million for a total of just over 6.6 acres of the "Woodland Park Waterview" project (tax map 016-3-01-0029D and 016-3-11-0007)'s Woodland Park Two Dulles LP) planned for a 5-story, 295-unit multi-family building.

Briefly Noted...

At the planning commission's first meeting in January the new Providence district commissioner – Phillip A. Niedzielski-Eichner – was sworn in and took his place on the dais. Niedzielski-Eichner, founder and president of Governmental Dynamics, was elected twice to the Fairfax County School Board and served as its chair for a year. He has also served on the Park Authority Board and the Environmental Quality Advisory Board.



Correction:

In the December 31, 2016 issue of *The Fairfax Newsletter* we mistakenly reported a transaction between York NEB Associates, LP and Fairfax Jermantown Associates, LLC as a deed of sale. The transaction, recorded on December 21, 2016, was an assignment and assumption of lease and deed to improvements between the two entities. Fairfax Jermantown paid \$10 million for the tenant's interest and a fee simple remainder interest in the Lowe's building on Jermantown Road in the West Fairfax Shopping Center.

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Building Permits Issued January 3 through 11, 2017 Residential

New Single Family Detached

Akal Khalsa Inc., 2754 Cedar Lane, Vienna, VA 22180; for 1 \$450,000 SFD at 2754 Cedar Lane, tax map 049-1-01-0003 (contractor: Arctek Inc., 8633 Oak Chase Circle, Fairfax Station, VA 22039);

Anish Sebastian, 7731 Fisher Drive, Falls Church, VA 22043; for 1 \$395,000 SFD at 7731 Fisher Drive, tax map 039-2-19-0033 (contractor: ANV Construction Group Inc., 10281 Frosty Court, Manassas, VA 20109);

Bernardo Nelson, 1901 Anderson Road, Falls Church, VA 22043; for 1 \$150,000 SFD at 1901 Anderson Road, tax map 040-1-16-0173 (contractor: Homeland Construction Inc., 7414 Paxton Road, Falls Church, VA 22043);

EVG-SSB Ventures LLC, 3684 Centerview Drive, #120-A, Chantilly, VA 20151; for 1 \$232,000 SFD at 6201 Champion Oak Court, tax map 061-1-22-0006 (contractor: The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151);

Harun Karaman, 2920 District Avenue, Unit 502, Fairfax, VA 22031; for 1 \$410,000 SFD at 8101 Georgetown Pike, tax map 020-2-01-0043A (contractor: VC Homes LLC, 12620 Darby Brooke Court, Woodbridge, VA 22192);

John Graydon Vandament, 1910 Gilson Street, Falls Church, VA 22043; for 1 \$350,000 SFD at 7214 Friden Drive, tax map 040-1-16-0114 (contractor: New Dimensions Inc., 10611 Balls Ford Road, Suite 101, Manassas, VA 20109);

K Hovnanian, 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$400,000 SFD at 5576 James Young Way, tax map 077-2-29-0014 (contractor: K Hovnanian, 1802 Brightseat Road, Landover, MD 20785);

MR Project Management Inc., 5214 27th Road North, Arlington, VA 22207; for 1 \$400,000 SFD at 2211 Primrose Drive, tax map 040-4-06-0078;

Matthew Teofrio Jr., 47 Pelham Way, Stafford, VA 22556; for 1 \$900,000 SFD at 13041 Ivakota Road, tax map 075-3-01-0008 (contractor: Botero Homes LLC, 11150 Sunset Hills Road, Suite 309, Reston, VA 20190);

Megan Kinnane, 1905 Prout Place, Falls Church, VA 22043; for 1 \$700,000 SFD at 1905 Prout Place, tax map 040-1-03-0379 (contractor: Suncrest Builders Inc., 17494 Lethridge Circle, Round Hill, VA 20141);

Mohammed Omari, 3245 Rio Drive, #701, Falls Church, VA 22041; for 1 \$285,000 SFD at 6344 Oak Ridge Drive, tax map 072-1-07-0107;

N Edgewood LLC, 1355 Beverly Road, Suite 330, McLean, VA 22101; for 1 \$350,000 SFD at 6659 Locust

Street, tax map 040-4-13-0011A (contractor: Beaconcrest Homes Inc., 1355 Beverly Road, Suite 330, McLean, VA 22101);

NVR Inc., 11700 Plaza America Drive, #500, Reston, VA 20190; for 1 \$200,000 SFD at 15800 Delaney Chase Way, tax map 053-3-07-0006A (contractor: NVR Inc., 3850 Fettler Park Drive, #201, Dumfries, VA 22025);

NVR Inc., 11700 Plaza America Drive, #500, Reston, VA 20190; for 1 \$200,000 SFD at 11858 Boscobel Court, tax map 006-3-19-0013 (contractor: NVR Inc., 3850 Fettler Park Drive, #201, Dumfries, VA 22025);

Novella Homes of Virginia LLC, P.O. Box 269, Aldie, VA 20105; for 2 \$500,000 SFD at 1323 and 1325 Kirby Road, tax map 031-2-01-0098B and 031-2-01-0098C (contractor: Novella Homes of Virginia LLC, 4000 Genesee Place, #205, Prince William, VA 22192);

Paul Suh, 435 Lewis Street, NW Vienna, VA 22180; for 1 \$450,000 SFD at 435 Lewis Street, tax map 038-3-02-0064 (contractor: New Dimensions Inc., 10611 Balls Ford Road, Suite 101, Manassas, VA 20109);

Potomac Legacy Homes LLC, 6800 Montour Drive, Falls Church, VA 22043; for 1 \$450,000 SFD at 6800 Montour Drive, tax map 040-2-30-0002 (contractor: Potomac Legacy Homes LLC, 5019-C Backlick Road, Annandale, VA 22003);

Sagatov Builders LLC, 10120 Wendover Drive, Vienna, VA 22181; for 1 \$450,000 SFD at 1344 Woodside Drive, tax map 020-3-05-0051 (contractor: George B. Sagatov Inc., 10120 Wendover Drive, Vienna, VA 22181);

Shawn Martin, Anne and John Williamson, 8115 Chars Landing Court Springfield, VA 22153; for 1 \$450,000 SFD at 11613 Popes Head Road, tax map 067-4-01-0005 (contractor: Williamson Home Repairs Inc., 8115 Chars Landing Court, Springfield, VA 22153);

Sulochana Devi Nunna, 1911 Hillside Drive, Falls Church, VA 22043; for 1 \$310,000 SFD at 1936 Storm Drive, tax map 040-1-16-0266 (contractor: ANV Construction Group Inc., 10281 Frosty Court, Manassas, VA 20109);

Thomas and Michelle Fry, 303 Plum Street, SW, Vienna, VA 22180; for 1 \$385,000 SFD at 303 Plum Street, tax map 038-4-15-0715 (contractor: New Dimensions Inc., 10611 Balls Ford Road, Suite 101, Manassas, VA 20109).

New Single Family Attached

US Home Corporation, 7591 Coppermine Drive, Manassas, VA 20109; for 5 \$250,000 TH at 13662, 13664, 13666, 13668, and 13670 Air and Space Museum Parkway, tax map 024-4-07-080111, 024-4-07-080112, 024-4-07-080113, 024-4-07-080114, and 024-4-07-080115.

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Residential Totals

New Single Family Detached: 22

New Single Family Attached: 5

Commercial

Annandale Shopping Center LLC, P.O. Box 10, Annandale, VA; for 1 \$25,000, new tenant layout - Aldi at 7006 Columbia Pike, tax map 060-3-01-0021B;

BTRG, 14200 Park Meadow Drive, Chantilly, VA 20151; for 1 \$88,685, new tenant layout at 14200 Park Meadow Drive, Suite 250N, tax map 044-3-06-0012;

Biabani, 45449 Severn Way, Unit 155, Sterling, VA 20166; for 1 \$65,000, new tenant layout at 1801 Robert Fulton Drive, Suite 100, tax map 027-1-23-0100;

Building D LLC Chantilly Parc, 14900 Bogle Drive, Suite 204, Chantilly, VA 20151; for 1 \$32,300, new tenant layout at 14901 Bogle Drive, Suite 104, tax map 033-4-01-0013D1 (contractor: The Pruitt Corporation, 14900 Bogle Drive, Suite 204, Chantilly, VA 20151);

CIP 2014/GS Victory Point Owner LLC, 4630 Montgomery Avenue, Suite 600, Bethesda, MD 20814; for 1 \$100,000, interior alteration to create a new vestibule at 14200 Park Meadow Drive, tax map 044-3-06-0012 (contractor: Trinity Group Construction Inc., 13849 Park Center Road, Suite A, Herndon, VA 20171);

COPT Development and Construction, 6711 Columbia Gateway Drive, Suite 300, Columbia, MD 21046; for 1 \$47,500, new tenant layout at 15059 Conference Center Drive, Suite 130, tax map 044-1-04-0031A2 (contractor: Caliber Construction Inc., 11250 Roger Bacon Drive, Suite 8, Reston, VA 20190);

COPT Fairview LLC, 6711 Columbia Gateway Drive, Suite 300, Columbia, MD 21046; for 1 \$100,000, tenant expansion at 3120 Fairview Park Drive, Suite 500, tax map 049-4-01-0072 (contractor: E Construction Group Inc., 1300 Pennsylvania Avenue, NW, Suite G0328, Washington, DC 20004);

Capital One Bank, P.O. Box 460189, Houston, TX 77056; for 1 \$262,000, new elevator shaft and interior lobby improvements at 1680 Capital One Drive, tax map 029-4-05-A2 (contractor: James G. Davis Construction, 12530 Parklawn Drive, Rockville, MD 20852);

Carfax, 5860 Trinity Parkway, Centreville, VA 20120; for 1 \$50,000, interior alteration to existing tenant at 5860 Trinity Parkway, Suite 300, tax map 054-4-15-0007B (contractor: Rand Construction Corporation, 1029 North Royal Street, Alexandria, VA 22314);

City Worth Mortgage, 11781 Lee Jackson Highway, Fairfax, VA 22030; for 1 \$72,795, new tenant layout to combine suites #200 and #220 at 11781 Lee Jackson

Memorial Highway, Suite 200, tax map 046-4-09-0018B1 (contractor: Robert T. Pizzano G.C., 1019 Cameron Street, Alexandria, VA 22314);

Cox Communications, 13900 Lincoln Park Drive, Herndon, VA 20171; for 1 \$143,140, interior demo at 13900 Lincoln Park Drive, tax map 024-4-01-0006B1 (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

Dr. Thomas Roselle Roselle Center for Healing, 8500 Executive Park Avenue, #300, Fairfax, VA 22031; for 1 \$200,000, new tenant layout at 8500 Executive Park Avenue, Suite 300, tax map 049-3-21-0004 (contractor: Unico Builders Inc., 3312 Prosperity Avenue, Fairfax, VA 22031);

Fairfax County Park Authority, 12055 Gov't Center Parkway, #406, Fairfax, VA 22035; for 1 \$90,000, new prefabricated steel pedestrian bridge at 6008T Mill Cove Court (contractor: Accubid Construction Services, 9466 Onion Patch Drive, Burke, VA 22015);

Freddie Mac, 8100 Jones Branch Drive, McLean, VA 22102; for 1 \$365,803, interior alteration to existing cafeteria at 8100 Jones Branch Drive, tax map 029-2-15-0004B4 (contractor: Mark Construction Group LLC, 485 Spring Park Place, Suite 550, Herndon, VA 20170);

Freddie Mac, 8250 Jones Branch Drive, McLean, VA 22102; for 1 \$210,758, interior alteration to existing tenant at 8250 Jones Branch Drive, tax map 029-2-15-0004B2 (contractor: Buch Construction Inc., 10945 Johns Hopkins Road, Laurel, MD 20723);

Frontier Management, 3900 Jermantown Road, Fairfax, VA 22030; for 1 \$194,000, installation of metal studs at 11946L Fair Oaks Shopping Center, Suite M121A, tax map 046-3-08-0001C;

Hickory Cluster Association, 12110 Sunset Hills Road, Reston, VA 20190; for 1 \$50,000, construction of a pedestrian bridge in Hickory Cluster at 11512 Hickory Circle, tax map 017-2-02-030033;

Hospitality Properties Trust C/O Marriott International, Two Newton Place, 255 Washington Street, Newton, MA 02458; for 1 \$25,000, upgrade (3) 2nd floor accessible guestrooms to comply with ADA at 3935 Centerview Drive, tax map 034-4-12-0018 (contractor: Land Ron Inc., 6753 Kingspointe Parkway, #109, Orlando, FL 32819);

Hospitality Properties Trust C/O Marriott International, Two Newton Place, 255 Washington Street, Newton, MA 02458; for 1 \$38,795 at 3935 Centerview Drive (contractor: Land Ron Inc., 6753 Kingspointe Parkway, #109, Orlando, FL 32819);

Inova, 8110 Gatehouse Road, Falls Church, VA 22042; for 1 \$49,000, interior alteration to existing tenant at 3289 Woodburn Road, Suite 30, tax map 059-2-01-0007D;

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JBG Rosenfeld, 7101 Wisconsin Avenue, Bethesda, MD 20814; for 1 \$66,500, new tenant layout at 11790 Sunrise Valley Drive, Suite 210, tax map 017-4-31-01 (contractor: DFS Construction, 2200 Wilson Boulevard, Suite 800, Arlington, VA 22201);

Lincoln Property Company, 1530 Wilson Boulevard, #200, Arlington, VA 22201; for 1 \$38,500, renovation to existing tenant space at 12900 Federal Systems Park Drive, tax map 055-2-01-0019 (contractor: C-Con Inc., 7679 Limestone Drive, Unit 135, Gainesville, VA 20155);

Lincoln Property Company, 2630 Park Tower Drive, #198, Vienna, VA 22180; for 1 \$70,875, interior alteration for new tenant at 1600 Spring Hill Road, Suite 100, tax map 029-3-01-0002M (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

MB Herndon LLC, P.O. Box 9271, Hinsdale, IL 60522; for 1 \$37,000, interior alteration to existing tenant - room #124 at 13560 Dulles Technology Drive, tax map 016-3-01-0031A1;

MVB Mortgage, 11325 Random Hills Road, Suite 100, Fairfax, VA 22030; for 1 \$270,868, new tenant layout at 11325 Random Hills Road, Suite 600, tax map 056-2-01-0033G2;

Physiotherapy Associates, 955 Springdale Drive, Suite 200, Exton, PA 19341; for 1 \$50,000, new tenant layout at 8101 Hinson Farm Road, Suite 312, tax map 102-1-36-0001A (contractor: DBR Construction Inc., 7219 Kings Arm Drive, Manassas, VA 20112);

Plaza Office Realty I LLC, 1500 Broad Way, New York, NY 10036; for 1 \$35,000, new tenant layout at 11710 Plaza America Drive, Suite 125, tax map 017-4-27-0002;

Spa Forest Inc., 167-17 Northern Boulevard, Flushing, NY 11358; for 1 \$100,000, interior demo only at 6432 General Green Way, tax map 081-1-01-0008B;

Target, P.O. Box 9456, Minneapolis, MN 55440; for 1 \$50,000, interior alteration to provide ADA family bathroom at 6600 Springfield Mall, tax map 090-2-13-0002 (contractor: Norville Construction Co Inc., 5947 Lamm Road, Wilson, NC 27896);

Target, P.O. Box 9456, Minneapolis, MN 55440; for 1 \$50,000, interior alteration to provide ADA family bathroom at 6100 Arlington Boulevard, tax map 051-4-01-0004 (contractor: Norville Construction Co Inc., 5947 Lamm Road, Wilson, NC 27896);

Tyson's Corner Property Holdings LLC, 1961 Chain Bridge Road, McLean, VA 22102; for 1 \$35,000, new tenant layout - The North Face at 8080L Tysons Corner Center, Suite K004L, tax map 029-4-01-0035A (contractor: Lakeview Construction Inc., 10505 Corporate Drive, Suite 200, Pleasant Prairie, WI 53158);

NVR Inc., 11700 Plaza America Drive, #500, Reston, VA 20190; for 1 \$200,000 at 4397 Strawflower Street, tax map

056-2-35-0019 (contractor: NVR Inc., 3850 Fettler Park Drive, #201, Dumfries, VA 22025).

Planning Commission Actions January 11 and 12, 2017

FDPA-2000-HM-044-02 (apprl. recommd. 01/11/17) - Woodland Park Final Development Plan Amendment (Woodland Park Parcel I, L.P., 11 West 42nd St., 2nd Floor, New York, NY 10036); planning commission recommended approval for a final development plan amendment for mixed use 25.71 acres zoned PDC, located at 2200 Monroe St. & 2295 Woodland Pointe Ave., tax map 016-4-01-0045 & 016-4-01-0046, Hunter Mill District, (agent: Martin D. Walsh, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

FDPA-2003-HM-046 (apprl. recommd. 01/11/17) - Woodland Park Final Development Plan Amendment (Woodland Park Parcel I, L.P., 11 West 42nd St., 2nd Floor, New York, NY 10036); planning commission recommended approval for a final development plan amendment for mixed use on 5.89 acres zoned PDC, located at 2200 Monroe St. & 2295 Woodland Pointe Ave., tax map 016-4-01-0043, 016-4-01-0045 & 016-4-01-0046, Hunter Mill District, (agent: Martin D. Walsh, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

FDPA-2012-MV-008 (apprl. recommd. 01/11/17) - Laurel Hill Development Final Development Plan Amendment (Laurel Hill Development I Inc., 1355 Beverly Rd., Suite 240, McLean, VA 22101, (703) 734-9730; planning commission recommended approval for a final development plan amendment to amend FDP-2012-MV-008 on 58.42 acres zoned PDH-8 and 15.99 acres zoned PDC, located at 7439, 8349, 8351, 8353, 8355, 8357, 8359, 8361, 8433, 8435, 8437, 8441, 8462 Reformatory Way, 9391, 9392, 9393, 9394 Quadrangle St., 9151, 9153, 9155, 9157, 9159, 9161, 9163, 9165, 9167 Power House Rd. & 8380, 8382, 8384 & 8386 Guard Tower Rd., tax map 107-1-09-A, -B, -C, -D, -E, -F, -G, -H, -J, -L, -L1, -L2, -L3, -D-0001 thru -0011, -E-0001 thru -0022, -F-0001 thru -0025, -G-0001 thru -0036 & -H-0001 thru -0013, Mount Vernon District, (agent: Scott E. Adams, 1750 Tysons Blvd., Suite 1800, McLean, VA 22102).

PCA-2000-HM-044-02 (apprl. recommd. 01/11/17) - Woodland Park Proffer Condition Amendment (Woodland Park Parcel I, L.P., 11 West 42nd St., 2nd Floor, New York, NY 10036); planning commission recommended approval for a proffer condition amendment for mixed use on 25.71 acres zoned PDC, located at 2200 Monroe St. & 2295 Woodland Pointe Ave., tax map 016-4-01-0045 & 016-4-01-0046, Hunter Mill District, (agent: Martin D. Walsh, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

PCA-2003-HM-046-03 (apprl. recommd. 01/11/17) - Woodland Park Proffer Condition Amendment (Woodland

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Park Parcel I, L.P., 11 West 42nd St., 2nd Floor, New York, NY 10036); planning commission recommended approval for a proffer condition amendment for mixed use on 5.89 acres zoned PDC, located at 2200 Monroe St. & 2295 Woodland Pointe Ave., tax map 016-4-01-0043, 016-4-01-0045 & 016-4-01-0046, Hunter Mill District, (agent: Martin D. Walsh, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

PCA-88-L-078 (appl. recommd. 01/11/17) - Fairfax County Redevelopment and Housing Authority Proffer Condition Amendment (Fairfax County Redevelopment and Housing Authority, 3700 Pender Dr., Fairfax, VA 22030-6039, (703) 246-5100; planning commission recommended approval for a proffer condition amendment to amend proffers approved pursuant to RZ-88-L-078 on 8.34 acres zoned R-20, located at 7800 Belford Dr., tax map 101-2-06-0507-A, Lee District, (agent: Hossein Malayeri, 12000 Government Center Pkwy., Suite 449, Fairfax, VA 22035, (703) 324-5800).

Site and Subdivision Plans Approved

SP-000062-002-3 (Approved 01/03/17) - Ferguson Waterworks Chantilly Storage Yard Site Plan (Wolseley Real Estate Inc., PO Box 2778, Newport News, VA 23609, (757) 989-2315; approved for a site plan for a 2,880 sq. ft. gross floor area addition to an office on 16.96 acres zoned I-5, located at the intersection of Lowe St. & Centreville Rd., tax map 034-2-01-0017-E, Sully District, (agent: Rinker Design Associates PC, 9300 West Courthouse Rd., Suite 300, Manassas, VA 20110, (703) 368-7373).

SP-008883-003-3 (Approved 01/12/17) - Fairwood Estates Lots 18 and 18A Site Plan (Anjuman E. Mohammadi Virginia, 45710 Oakbrook Ct., Suite 160, Sterling, VA 20166, (703) 655-2151; approved for a site plan for a 27,300 sq. ft. gross floor area place of worship on 6.71 acres zoned I-3, located at 3800 & 3812 Barney Rd., tax map 033-2-02-0018 & 033-2-02-0018-A, Sully District, (agent: Ama Engineers, 3930 Pender Dr., Fairfax, VA 22030-6076, (703) 273-0300).

SP-025468-001-2 (Approved 01/03/17) - Falls Church Anglican Phase I Site Plan (6565 Arlington Boulevard LLC, 6565 Arlington Blvd., Falls Church, VA 22042-3000, (703) 867-5390; approved for a site plan for an additional 31,340 sq. ft. gross floor area for an office for sale of electrical science/medical equipment on 4.84 acres zoned C-3, located at 6565 Arlington Blvd., tax map 050-4-01-0016, Mason District, (agent: Walter L. Phillips, Inc., 207 Park Ave., Falls Church, VA 22046-4312, (703) 532-6163).

Site and Subdivision Plans Accepted

SP-000786-013-2 (Accepted 01/09/17) - Sunrise Square Formally 11690 Sunrise Valley Drive Site Plan (Sekas Homes, 9417 Mount Vernon Circle, Alexandria, VA 22309-

3221, (703) 799-4799; for a site plan for a 44 unit multifamily dwelling on 4.08 acres zoned PDH-12, located at 11690 Sunrise Valley Dr., tax map 017-4-14-0002, Hunter Mill District, (agent: LDC, 4585 Daisy Reid Ave., Unit 120, Woodbridge, VA 22192, (703) 667-7868).

SP-003488-007-1 (Accepted 01/05/17) - Lincoln at Wiehle Station Site Plan (LPC Wiehle Station LLC, 200 Fairbrook Dr., Suite 101, Herndon, VA 20170, (703) 834-1900; for a site plan for a 260 unit multifamily dwelling on 3.14 acres zoned PRM, located at 1902 Association Dr., tax map 017-4-12-0002-A, 017-4-12-0003, 017-4-12-0011-B & 017-4-12-0011-D, Hunter Mill District, (agent: Vika, 8180 Greensboro Dr., Suite 200, McLean, VA 22102, (793) 442-7800).

SP-003613-032-1 (Accepted 01/06/17) - Rugo Stone Site Plan (Rugo Land Development LLC, 7953 Angleton Ct., Lorton, VA 22079-1012, (571) 642-2672; for a site plan for a 9,056 sq. ft. gross floor area addition to warehouse establishment on 1.26 acres zoned I-5, located at 7953 Angleton Ct., tax map 099-2-04-0030, Lee District, (agent: RC Fields & Assoc. Inc., 730 South Washington St., Alexandria, VA 22314, (703) 549-6422).

SP-005721-002-1 (Accepted 01/11/17) - 7-Eleven Lorton #10794 Site Plan (7-Eleven, Inc., 1800 Midlothian Rd., Midlothian, VA 23113); for a site plan for a 2,600 sq. ft. gross floor area service station on .71 acres zoned C-8, located at 9400 & 9402 Richmond Hwy., tax map 107-4-01-0022 & 107-4-01-0023, Mount Vernon District, (agent: Bohler Engineering, 22636 Davis Dr., Suite 250, Sterling, VA 20164, (703) 709-9500).

SP-006745-003-1 (Accepted 01/04/17) - Vine Street Business Property Site Plan Allied (Richmond) Land Company, 29557 Gleneden Lane, Evergreen, CO 80439, (303) 748-0990; for a site plan for a 89,100 sq. ft. gross floor area storage yard with warehouse on 6.19 acres zoned I-5, located off of the Capital Beltway, at the end of Vine St., tax map 081-2-01-0025-A, Lee District, (agent: Dewberry Consultants LLC, 8401 Arlington Blvd., Fairfax, VA 22031-4601, (703) 849-0100).

SP-009044-013-2 (Accepted 01/05/17) - Sheehy Infinity Site Plan (Sheehy Chantilly Property LLC, 12701 Fair Lake Circle, Suite 250, Fairfax, VA 22033); for a site plan on 2.73 acres zoned C-8, located at 4145 Auto Park Circle, tax map 033-2-05-F, Sully District, (agent: Walter L. Phillips, 207 Park Ave., Falls Church, VA 22045, (703) 532-6163).

SP-025091-001-1 (Accepted 01/04/17) - 11717 Lee Highway Site Plan Church of the Apostles (Anglican), 3957 Pender Dr., Suite 100, Fairfax, VA 22030, (703) 591-1974; for a site plan for a 15,139 sq. ft. gross floor area place of worship on 1.78 acres zoned C-2, located at 11717 Lee Highway, tax map 056-2-01-0066, Braddock District, (agent:

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RC Fields & Assoc. Inc., 730 South Washington St.,
Alexandria, VA 22314, (703) 549-6422).

Rezoning Applications Accepted

FDPA-2014-MA-014 (Accepted 01/13/17) - Novus Property Holdings Final Development Plan Amendment (Novus Property Holdings LLC, 1660 L St. NW, Suite 600, Washington, DC 20036); for a final development plan amendment for an office/residential/mixed use on 3.68 acres zoned PDC, located at 5600 Columbia Pike, tax map 062-1-01-0007, Mason District, (agent: Scott Adams, 1750 Tysons Blvd., Suite 1800, McLean, VA 22102).

PCA-86-L-056-04 (Accepted 01/12/17) - SPA Forest Proffer Condition Amendment (SPA Forest, Inc., 167-17 Northern Blvd., Flushing, NY 11358); for a proffer condition amendment to amend proffers and conditions associated with RZ-86-L-056 on 12.13 acres zoned I-4, located at 6432 General Green Way, tax map 081-1-01-0008-B, Mason District, (agent: David R. Gill, 1750 Tysons Blvd., Suite 1800, McLean, VA 22102, (703) 712-5039).

PCA-91-V-003 (Accepted 01/10/17) - Sumner Crossing Homeowners Association Proffer Condition Amendment (Sumner Crossing Homeowners Association, Inc., PO Box 411, Lorton, VA 22199); for a proffer condition amendment to amend proffers associated with RZ-91-V-003 for parking modifications on 3.11 acres zoned R-8, located around Old Pohick Way off of Telegraph Rd., tax map 108-1-13-A, Mount Vernon District, (agent: Cathleen L. Turner, PO Box 411, Lorton, VA 22199, (703) 455-0500).

Special Exception Applications Accepted

SE-2017-MA-001 (Accepted 01/10/17) - BYCCJJ Special Exception (BYCCJJ, LLC, 1325 Royal Estates Dr., Vienna, VA 22182, (703) 759-7337; for a special exception for an adult day care center and banquet hall; provisions for modifications/waivers/increases and uses on 3.26 acres zoned C-8, located at 4311 Ravensworth Rd., tax map 071-1-01-0083 & 071-1-01-0084, Mason District, (agent: Ilryong Moon, 7617 Little River Turnpike, Suite 800, Annandale, VA 22033, (703) 764-0581).

Real Estate Transactions of Interest January 3 through 12, 2017

Commercial/Land

Giang and Oanh Nguyen, Trustees of the Nguyen Family Trust, to Well Wealth Investment Group, LLC, 6408-F Seven Corners Place, Falls Church, VA, 22044; sale on

01/03/17 of Condo Unit(s) 3-F, Seven Corners Professional Park Condominium, improved, comm. condo, zoned C-2, at 6408-F Seven Corners Place, Falls Church, VA, 22044, Mason District, 1,153 sq. ft., 1-story comm. condo built in 1983; assessed in 2016 for \$352,820: \$70,560, land; \$282,260, land; tax map 051-3-34-0003-F; \$330,000 (24902/0081).

B.C. Stack (Brendan Stack), to Suffies, LLC, 515 Gilmore Drive, Silver Spring, MD, 20901; sale on 01/05/17 of Condo Unit(s) 9, Centennial Plaza, improved, comm. condo, zoned C-3, at 8306-A Old Courthouse Road, Vienna, VA, 22102, Providence District, 1,445 sq. ft., 1-story comm. condo built in 1980; assessed in 2016 for \$479,740: \$95,950, land; \$383,790, improvement; (\$509,000 trust with Sandy Spring Bank), tax map 039-1-20-0009; \$599,000 (24905/1863).

Nebal Khatib and Frank Ellison, to Fairfax County Water Authority, 8670 Executive Park Avenue, Fairfax, VA, 22031; sale on 01/05/17 of Parcel B, 469,906.00 sq. ft., vacant, commercial, zoned I-5, at 14925 Willard Road, Chantilly, VA, 20151, Sully District, assessed in 2016 for \$3,289,340, land; tax map 033-4-01-0015-B; \$6,500,000 (24906/0774).

1801 Reston, LLC, to Reston Metro Holding, LLC, 1801 Robert Fulton Drive, Suite 100, Reston, VA, 20191; sale on 01/06/17 of Condo Unit(s) 100A, Sunrise Oak Professional Park Condominium, improved, comm. condo, zoned I-3, at 1801 Robert Fulton Drive, Suite 100, Reston, VA, 20191, Hunter Mill District, 7,597 sq. ft., 5-story comm. condo built in 1988; assessed in 2016 for \$1,960,030: \$392,010, land; \$1,568,020, improvement; (\$1,873,000 trust with First-Citizens, Bank & Trust Company), tax map 027-1-23-0100; \$1,286,708 (24907/1031).

ACS Democracy Investments, LLC, to Sacramento Square, LLC, P.O. Box 686, Springfield, VA, 22150; sale on 01/06/17 of Lot 4-E1, Courthouse Plaza, 3.22 acres, improved, commercial, zoned Commercial Retail, at 10340 Democracy Lane, Fairfax, VA, 22030, Fairfax City District, 59,983 sq. ft., comm. office built in 1980; assessed in 2016 for \$6,608,800: \$4,903,500, land; \$1,705,300, improvement; tax map 57-2-20-4E001; \$5,850,000 (24907/1504).

4605-F Associates, to SIM & Hong, LLC, 4605 Pinecrest Office Park Drive, #F, Alexandria, VA, 22312; sale on 01/09/17 of Condo Unit(s) F, Building 2, Phase 4, Pinecrest Office Park, improved, resid. condo, zoned C-2, at 4605 Pinecrest Office Park Drive, #F, Alexandria, VA, 22312, Mason District, 1,212 sq. ft., 1-story comm. condo built in 1986; assessed in 2016 for \$230,280: \$46,060, land; \$184,220, improvement; (\$200,000 trust with Branch Banking & Trust Company), tax map 072-1-2802-F; \$252,500 (24908/1512).

FP - Con Chantilly, LLC, to GPT Properties Trust, Two Newton Place, 255 Washington Street, Suite 300, Newton, MA, 02458; sale on 01/09/17 of Parcel 45, Westfields, 346,688.00 sq. ft., improved, office, zoned I-3, at 14660 Lee

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Road, Chantilly, VA, 20151, Sully District, 82,543 sq. ft., 4-story comm. mid-rise/high-rise office built in 1998; assessed in 2016 for \$19,227,160: \$1,414,130, land; \$17,813,030, improvement;; Parcel 1, 307,908.00 sq. ft., improved, office, zoned I-5, at 14672 Lee Road, Chantilly, VA, 20151, Sully District, 166,014 sq. ft., 6-story comm. mid-rise/high-rise office built in 2002; assessed in 2016 for \$39,896,860: \$2,786,900, land; \$37,109,960, improvement;; Parcel 3, 297,327.00 sq. ft., improved, office, zoned I-5, at 14668 Lee Road, Chantilly, VA, 20151, Sully District, 178,779 sq. ft., 6-story mid-rise/high-rise comm. office built in 2005; assessed in 2016 for \$37,157,420: \$2,780,860, land; \$34,376,560, improvement;; tax map 044-1-04-0043-B1 044-1-04-0043-B3 044-1-04-0043-A; \$110,525,000 (24907/1666).

JB Investments, LC, to CTR Holdings, LLC, 13617 Birch Street, Chantilly, VA, 20151; sale on 01/09/17 of Condo Unit(s) 14524-F, Markey Business Center VI, improved, comm. condo, zoned (Industrial w/mix of Indust), at 14524 F Lee Road, Chantilly, VA, 20151, Sully District, 2,905 sq. ft., 1-story comm. warehouse condo built in 1987; assessed in 2016 for \$363,130: \$72,630, land; \$290,500, improvement;; tax map 034-3-08-4524-F; \$413,000 (24908/1578).

FP One Fair Oaks, LLC, to One Fair Oaks Property, LLC, 4114 Legato Road, Fairfax, VA, 22033; sale on 01/11/17 of Parcel A, Riverlee Springs, 4.30 acres, improved, office, zoned PDC, at 4114 Legato Road, Fairfax, VA, 22033, Springfield District, 228,927 sq. ft., 12-story comm. mid-rise/high-rise office built in 1986; assessed in 2016 for \$54,855,570: \$4,016,960, land; \$50,838,610, improvement;; tax map 046-3-01-0043-A; \$14,000,000 (24911/0018).

Residential/Lots

Robert Donohue, to Beverly Barbee, LLC, 14604 Rolling Green Way, North Potomac, MD, 20878; sale on 01/03/17 of Lot 9, Section 1, Block 1, Grass Ridge, 12,504.00 sq. ft., improved, SFD, zoned R-3, at 6511 Beverly Avenue, McLean, VA, 22101, Dranesville District, 1-story SFD built in 1953; assessed in 2016 for \$704,460: \$383,000, land; \$321,460, improvement;; tax map 030-4-08-0100-09; \$720,000 (24902/0719).

William Boley and Carol Ingersoll and William Brett Ingersoll, to K. Hovnanian at Hunter's Pond, LLC, 4090-A Lafayette Center Drive, Chantilly, VA, 20151; sale on 01/03/17 of Lot 8A, Crooked Creek, 5.00 acres, vacant, residential, zoned RC, at 16457 Glory Creek Trail, Centreville, VA, 20120, Sully District, assessed in 2016 for \$259,000, land;; tax map 052-2-05-0008-A; \$379,125 (24902/0078).

Mary and Albert Salter, to JS Capital, LLC, 1325 Calder Road, McLean, VA, 22101; sale on 01/04/17 of Lot 23, Salona Village, 21,000.00 sq. ft., improved, SFD, zoned R-2,

at 1325 Calder Road, McLean, VA, 22101, Dranesville District, 1-story SFD built in 1955; assessed in 2016 for \$822,810: \$480,000, land; \$342,810, improvement; (\$1,656,880 trust with John Marshall Bank), tax map 030-2-13-0023; \$965,000 (24904/1544).

Timber Ridge at Discovery Square, Inc., to NVR, Inc., 3850 Fetter Park Drive, Suite 201, Fredericksburg, VA, 22025; sale on 01/04/17 of Parcel 5, Discovery Square, 12,513.00 sq. ft., vacant, residential, zoned PRM, at Northeast corner of Atlantis Street and Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, assessed in 2016 for \$1,380,000, land;; tax map 024-4-07-0107; \$2,209,028 (24904/2015).

Katharine Mardirosian, Trustee of the Mardirosian Family Trust, to Smith Enterprise Investments, LLC, 1217 Crest Lane, McLean, VA, 22101; sale on 01/05/17 of Lot 1, Eagles Acres, 2.17 acres, improved, SFD, zoned R-1, at 1217 Crest Lane, McLean, VA, 22101, Dranesville District, 1-story SFD built in 1970; assessed in 2016 for \$1,083,450: \$699,200, land; \$384,250, improvement; (\$1,027,000 trust with Mainstreet Bank), tax map 031-2-16-0001; \$1,375,000 (24906/0710).

Timber Ridge at Vienna, LLC, to NVR, Inc., 3926 Pender Drive, #200, Fairfax, VA, 22030; sale on 01/05/17 of Lot 24, Metro Row, 2,654.00 sq. ft., vacant, TH, zoned R-12, at 9218 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2016 for \$291,000, land;; Lot 25, Metro Row, 1,740.00 sq. ft., vacant, TH, zoned R-12, at 9216 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2016 for \$287,000, land;; Lot 26, Metro Row, 1,740.00 sq. ft., vacant, TH, zoned R-12, at 9214 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2016 for \$287,000, land;; Lot 27, Metro Row, 1,740.00 sq. ft., vacant, TH, zoned R-12, at 9212 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2016 for \$287,000, land;; Lot 28, Metro Row, 2,654.00 sq. ft., vacant, TH, zoned R-12, at 9210 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2016 for \$291,000, land;; tax map 048-4-30-0028 048-4-30-0027 048-4-30-0026 048-4-30-0025 048-4-30-0024; \$2,555,000 (24906/1330).

Westfields Development, LC, to Van Metre Homes at Westfields, LLC, 9900 Main Street, Suite 500, Fairfax, VA, 22031; sale on 01/10/17 of Lots 30-39, 45-52, 84-112, 121-130, 142-150, The Preserves at Westfields, vacant, commercial, zoned PRM, at North West of Sully Road (Rt. 28) and Westfields Boulevard, Chantilly, VA, 20151, Sully District, assessment details n/a; (\$16,525,000 trust with Manufacturers and Traders Trust Company), tax map 044-3-01-0015-C2 (parent tract); \$11,880,000 (24910/0550).

Woodland Park Two Dulles, LP, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA, 22030; sale on 01/12/17 of Lot, 287,897.00 sq. ft., vacant, commercial, zoned PDH-30,

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at North on Woodland Park Drive, Herndon, VA, 20171, Dranesville District, assessed in 2016 for \$5,587,660, land; Lot, 1,362.00 sq. ft., vacant, commercial, zoned PDH-30, at Northwest on Woodland Park Drive, Herndon, VA, 20171, Dranesville District, assessed in 2016 for \$140, land; tax map 016-3-01-0029-D 016-3-11-0007; \$11,800,000 (24913/0496).

New Home Sales

McShay at Devonshire, LLC, to Luis and Jennifer Alvarez, 6283 Alforth Avenue, Alexandria, VA, 22315; sale on 01/03/17 of Lot 11, McShay Addition to Devonshire, 1,824.00 sq. ft., improved, TH, zoned R-8, at 6283 Alforth Avenue, Alexandria, VA, 22315, Lee District, 2-story TH built in 2016; assessed in 2016 for \$160,000, land; (\$623,900 trust with Wells Fargo Bank, N.A.), tax map 091-1-34-0011; \$610,800 (24902/0022).

NVR, Inc., to Tajendra and Bhupinder Singh, 3752 Millpond Court, Fairfax, VA, 22033; sale on 01/03/17 of Lot 102, Metro Row, 2,654.00 sq. ft., improved, TH, zoned R-12, at 3752 Millpond Court, Fairfax, VA, 22033, Providence District, 2-story "Rosslyn (2BD)" model TH built in 2016; assessed in 2016 for \$291,000, land; (\$727,500 trust with George Mason Mortgage, LLC), tax map 048-4-30-0102; \$970,000 (24901/1878).

NVR, Inc., to Jiangzhuo Chen and Hongli Cao, 2038 Stephanie Marie Drive, Falls Church, VA, 22043; sale on 01/03/17 of Lot 7, Penguin Pimmit Run, 22,678.00 sq. ft., improved, SFD, zoned R-2, at 2038 Stephanie Marie Drive, Falls Church, VA, 22043, Dranesville District, 2-story "Clifton Park II" model SFD built in 2016; (\$625,500 trust with NVR Mortgage Finance, Inc.), tax map 040-1-37-0007; \$1,721,290 (24903/0565).

Neighborhoods VI, LLC, to Jeffrey and Carla Golimowski, 16820 Doubleday Road, Centreville, VA, 20120; sale on 01/10/17 of Lot 32, Phase 2, Sudley Farm, 219,970.00 sq. ft., improved, SFD, zoned RC, at 16820 Doubleday Road, Centreville, VA, 20120, Sully District, 2-story "Winslow Elev E" model SFD built in 2016; assessed in 2016 for \$935,430: \$259,000, land; \$676,430, improvement; (\$771,440 trust with Citibank, N.A.), tax map 052-3-02-0032; \$1,134,470 (24909/0949).

NVR, Inc., to Srinivas Sundaragopal, 7320 Bull Run Post Office Road, Centreville, VA, 20121; sale on 01/12/17 of Lot 13, Stuart's Crossing, 238,568.00 sq. ft., improved, SFD, zoned RC, at 7320 Bull Run Post Office Road, Centreville, VA, 20121, Sully District, 2-story "Remington PL II" model SFD built in 2016; assessed in 2016 for \$925,670: \$220,000, land; 705,670, improvement; (\$759,700 trust with NVR Mortgage Finance, Inc.), tax map 064-3-03-0013; \$949,685 (24912/0039).

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