

The FAIRFAX Newsletter

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Another TOD Project Proposed Proximate to Innovation Center Metro Station

Just five months after acquiring the 8-building office campus on the south side of the Dulles Toll Road east of the future Innovation Center Metrorail station, Walton Street Capital, has submitted plans to redevelop the property with a transit-friendly mix of residential, office, and retail uses.

The Chicago-based private equity real estate firm, which in September 2016 paid \$97 million for the 32.37-acre site zoned for office development (I-4), is asking to remap the site to the PDC, Planned Development Commercial, zone to enable the proposed mix of uses. Also filed, an associated proffer condition amendment application to delete the property from the original 142-acre proffered rezoning to the I-4 district approved in 1979.

The three parcels (tax map 015-4-01-0034B and 016-3-01-0032D and -0040) – southwest of the intersection of Sunrise Valley Drive and Dulles Technology Drive – are bounded by the Dulles Station mixed-use TOD project on the west, office buildings on the Dulles Technology Drive loop to the east, south of the Dulles Toll Road, north and east of the 12-acre Dulles Rock Hill park, and north of Coppermine Elementary School.

The development plan for the project – named Liberty Park – shows the existing buildings replaced over time with approximately 650,000-square feet of office space in two buildings, approximately 1,704 multi-family units, 112 three-story single family attached residences, and about 44,000-

square feet of support retail uses, according to the statement filed with the rezoning by attorney Sara V. Mariska with the law firm Walsh, Colucci, Lubeley & Walsh, PC.

Slightly over five acres of the property (all of which is located within Land Unit A of the Dulles Suburban Center planning area) is sited within a quarter-mile of the Metrorail platform (identified as Tier 1 by the plan); 23.4 acres is within the quarter- to half-mile radius (Tier 2), and just under four acres is more than a half-mile from the Metro (Tier 3). “The proposed 2.88 FAR in Tier 1, 1.99 FAR in Tier 2, and 0.88 FAR in Tier 3 are in keeping with the recommendations of the Plan,” the submittal states, noting that Tier 1 sites are planned for a 2.0 to 3.0 FAR; Tier 2 for 1.0 to 2.0; and Tier 3 for between 0.75 and 1.5 FAR.

Liberty Park Locational Map;
Source: Google Earth



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“Office and multifamily uses have been located closest to the Metrorail with density tapering to single family attached dwellings on the southern portion of the Subject Property,” the statement notes, adding that support retail uses will be provided within the office and multi-family buildings to “serve the employees and residents of the development, while adding vibrancy and activity to the overall community.”

A grid of new internal streets will connect the office and residential buildings with the existing road network, with a new north-south connection through the property and three new east-west streets connecting the road network in Dulles Station – including Sayward Boulevard – to Dulles Technology Drive.

The two 325,000-square foot, 16-story office buildings, each with approximately 6,300-square feet of ground-floor retail, are sited along the Sunrise Valley Drive/Toll Road frontage. At the corner of Sunrise Valley and Dulles Technology Drive, plans show a 15-story, 389-unit residential building with 9,000-square feet of ground-floor retail.

Moving away from Sunrise Valley, building heights begin to taper down, with four 7-story multi-family buildings (housing 1,131 units) on the north side of Dulles Technology Drive and south of the Mark at Dulles Station apartments.

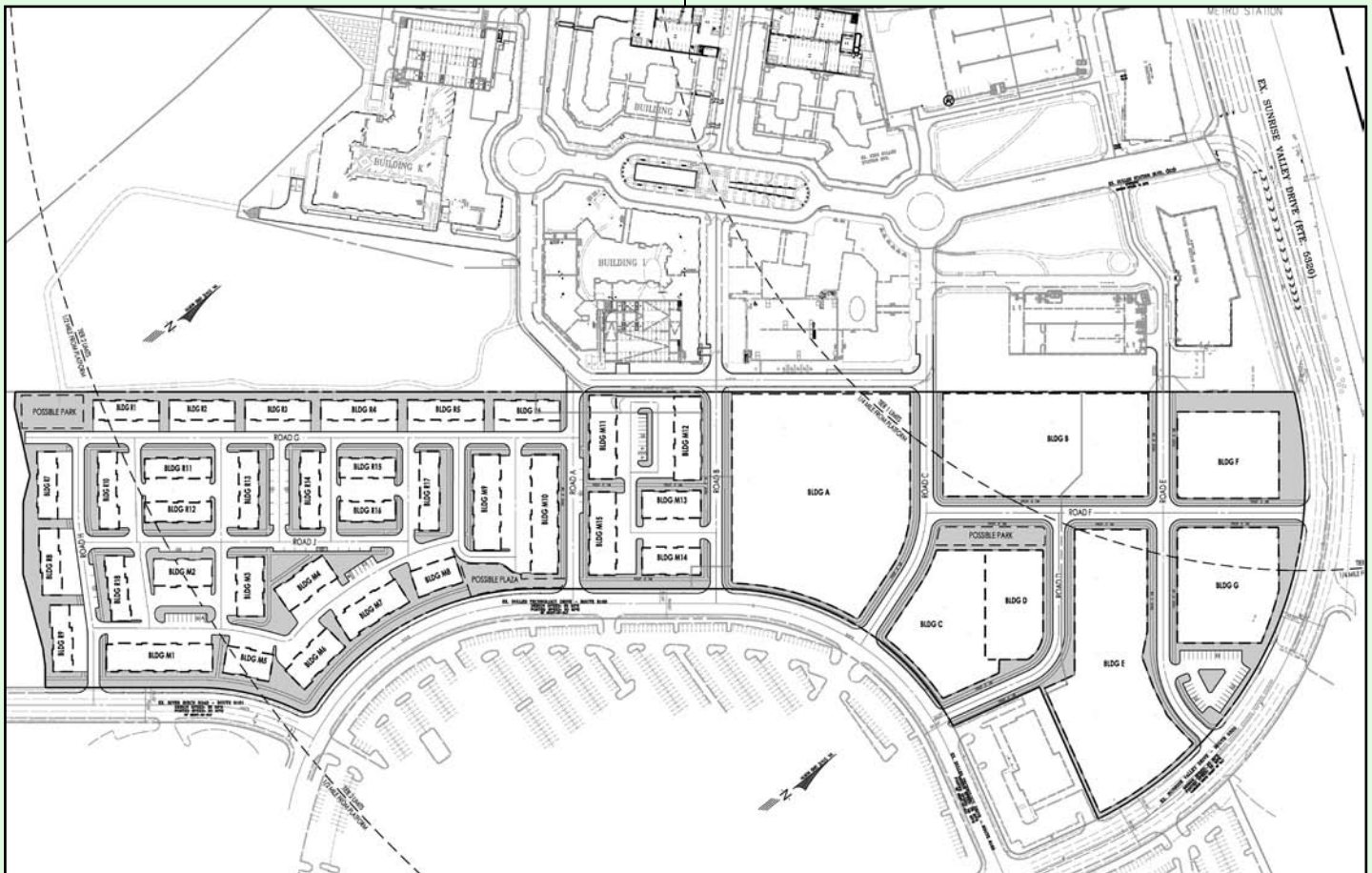
Between the 7-story multi-family buildings and Dulles Rock Hill park, the plans show 184 two-over-two units in 15 buildings (50 feet in height) along Dulles Technology Drive and River Birch Road and 112 single family attached homes sited closer to the park.

Parking for the office and higher-intensity multi-family uses will be provided in a parking structure. For the single family attached and mid-rise multi-family buildings planned on the southern portion of the site, parking will be provided in garages, drive-ways, and on the street, according to the proposal.

The application, submitted on January 25th, has not yet been officially accepted for review by the county.

Liberty Park Conceptual Plan;

Source: Walsh, Colucci, Lubeley & Walsh, PC



Commission Votes to Recommend Approval of Tysons West Rezoning

The rezoning (RZ 2011-HM-012), called Dominion Square West, is one of two applications the real estate investment trust has under review by the county which were originally submitted six years ago. The second, Dominion Square East (RZ 2011-HM-013), encompasses a 12.28-acre site (tax map 029-3-01-0003B) just to the south on Leesburg Pike next to the Virginia Power easement.

▼ **Dominion Square West Locational Map; Source: Fairfax County**

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The two office buildings – with approximately 600,000- to 840,000-square feet of office space – will be located on the two blocks (Blocks A and B) closest to the Metro station, with both constructed on 40-foot tall podiums housing the lobbies, service areas, ground-floor retail, and several levels of above-grade parking (supplementing below-grade parking). The office building nearest the Metro station will rise to a height of between 300 and 400 feet, while the



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second building will have a height of between 260 and 360 feet, according to the plans.

The two steel and concrete residential towers proposed for Block C just behind the office blocks are planned at heights of between 170 and 280 feet, with both built on block-wide 50-foot podiums. The interior of the 4-story podiums will house multi-level garages and the street-level perimeters will feature lobbies, amenities, office and service space, and retail uses. Twenty-percent of the units are proffered as workforce dwelling units.

Development plans for the fourth block (Block D), positioned at the rear of the site between the proposed residential buildings and the adjacent off-site office buildings at 1600, 1604, and 1608 Spring Hill Road, are proposed as an either/or option.

One option – for which the planning commission has approved the final development plan – shows the block developed with a 150-foot by 240-foot lighted synthetic turf athletic field.

However, if the companion Dominion Square East rezoning request is approved, the applicant intends to construct a larger athletic field as part of that project, in which case Block D would be built out with two additional residential buildings (either two mid-rise buildings or one mid-rise and one residential tower), according to plans.

An important feature of the new project will be the 10,454-square foot Metro Station Plaza Park, which will be developed as an extension of the existing 7,000-plus-square foot plaza next to the station access pavilion, according to the application. The applicant also plans to improve just over 3,000-square feet of the existing Metro Station plaza (owned by WMATA) by providing hardscaping, landscaping, outdoor seating, public art, and bike racks.

Also proposed is a 13,045-square foot elevated public “skypark” between the two residential buildings on Block C which can be accessed from the two office buildings. “The park will include amphitheater-style seating, a multi-purpose/platform, water feature/reflecting pool, landscaping, public art, and movable tables and chairs,” the staff report prepared for the hearing states.

Among the proffered commitments associated with Dominion Square West is dedication of just under 30,000-square feet on the Dominion Square East site for a future electrical substation (a portion of which will be located on county-owned property).

Meanwhile, updated plans for redevelopment of a 4.38-acre site owned by Sunburst Hospitality situated between the Dominion Square West and Dominion Square East sites – now occupied by a Comfort Inn – were filed in January.

In 2011, within months of the filing of Capital Automotive’s Dominion Square application, rezonings were filed by Sunburst (RZ 2011-HM-027) and neighboring property owner Perseus Realty (RZ 2011-HM-026) for complementary mixed-use projects sandwiched between Dominion Square East and West.

The Perseus application – which has been deferred indefinitely – called for rezoning the 3.5-acre triangular-shaped parcel of land at 1577 Spring Hill Road, currently developed with a 6-story office building, from C-7 to PTC to permit a mix of residential, office, retail, and hotel uses.

According to the amended plans submitted this month for Sunburst’s Comfort Inn parcel (tax map 029-3-01-002G), the development will include three buildings – all with ground-floor retail – two of which will be multi-family residential buildings and the third either a residential or office building.



Building Permits Issued January 12 through 27, 2017 Residential

New Single Family Detached

1452 Pathfinder LLC, 4900 Leesburg Pike, Suite 400, Alexandria, VA 22302; for 1 \$300,000 SFD at 1452 Pathfinder Lane, tax map 030-2-07-080043A (contractor: C&A Finishers LLC, 7218 Gormel Drive, Springfield, VA 22150);

Ashish Tandon, 7613 Lunceford Lane, Falls Church, VA 22043; for 1 \$200,000 SFD at 7613 Lunceford Lane, tax map 039-2-06-0041 (contractor: Berrywood Inc., 6095 Clifton Road, Clifton, VA 20124);

Azhar Wedea Nova Homes LLC, 5730 Walcott Avenue, Fairfax, VA 22030; for 1 \$700,000 SFD at 5730 Walcott Avenue, tax map 066-4-05-0031 (contractor: Artifact LLC, 14113 Robert Paris Court, #103, Chantilly, VA 20151);

Brian Christopher Yee, 400 Park Street, SE, Vienna, VA 22180; for 1 \$310,000 SFD at 400 Park Street, tax map 038-4-23-0003 (contractor: Stanley Martin Custom Homes, 11111 Sunset Hills Road, #200, Reston, VA 20190);

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Christopher at Corbett Manor LLC, 10461 Granite Drive, #103, Oakton, VA 22124; for 1 \$250,000 SFD at 8387 Edward Carr Court, tax map 098-1-24-0003 (contractor: Christopher Management Inc., 10461 White Granite Drive, #103, Oakton, VA);

Christopher at Vienna Grove LLC, 10461 White Granite Drive, #103, Oakton, VA 22124; for 1 \$250,000 SFD at 2696 Salem Oak Lane, tax map 048-1-55-0001 (contractor: Christopher Management Inc., 10461 White Granite Drive, #103, Oakton, VA 22124);

Dongming Hu, 1718 Chateau Court, McLean, VA 22101; for 1 \$750,000 SFD at 1718 Chateau Court, tax map 030-4-30-0048 (contractor: Artifact LLC, 14113 Robert Paris Court, #103, Chantilly, VA 20151);

EVG Cutstom Homes LLC, 1643 Kurpiers Court, McLean, VA 22101; for 1 \$227,000 SFD at 1643 Kurpiers Court, tax map 030-3-10-0061 (contractor: The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151);

EVG-SSB Ventures LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151; for 1 \$232,000 SFD at 6204 Champion Oak Court, tax map 061-1-22-0004 (contractor: The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151);

Edward Michael Whalen, 1900 Sherwood Hall Lane, Alexandria, VA 22192; for 1 \$275,000 SFD at 1902 Sherwood Hall Lane (contractor: Quaker Custom Homes LLC, 13662 Office Place, #201, Woodbridge, VA 22192);

Edward Michael Whalen, 1900 Sherwood Hall Lane, Alexandria, VA 22192; for 1 \$300,000 SFD at 1904 Sherwood Hall Lane (contractor: Quaker Custom Homes LLC, 13662 Office Place, #201, Woodbridge, VA 22192);

Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101; for 1 \$350,000 SFD at 6904 Hutchison Street, tax map 040-2-04-040010 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101);

Greg Meyer, 8201 Dunsinane Court, McLean, VA 22102; for 1 \$400,000 SFD at 8201 Dunsinane Court, tax map 029-2-03-0218 (contractor: Somerville Homes Inc., 201 Pleasant Street, SW, Vienna, VA 22180);

Hani Seoudi, 11304 Stoneledge Court, Reston, VA 20191; for 1 \$460,000 SFD at 11304 Stoneledge Court, tax map 026-4-19-0002A;

Heirs of Mitchell Odessa May, 8005 Oak Street, Manassas, VA 20111; for 1 \$400,000 SFD at 2222 Glenheather Drive, tax map 040-4-10A-0011 (contractor: MR Project Management Inc., 5214 27th Road North, Arlington, VA 22207);

Jie Tang, 6803 Lumsden Street, McLean, VA 22101; for 1 \$700,000 SFD at 6803 Lumsden Street, tax map 030-4-19-

0008 (contractor: Artifact LLC, 14113 Robert Paris Court, #103, Chantilly, VA 20151);

Krishna Tenepalli, 2203 Westmoreland Street, Falls Church, VA 22043; for 1 \$450,000 SFD at 2203 Westmoreland Street, tax map 040-4-10D-0038 (contractor: Monarch Construction Services, 6628 Byrns Place, McLean, VA 22101);

LM734 LC, 1886 Metro Center Drive, #400, Reston, VA 20190; for 1 \$400,000 SFD at 9600 Perkins Farm Lane, tax map 013-1-17-0004 (contractor: K Hovnanian Homes of Virginia, 1802 Brightseat Road, Landover, MD);

MR Project Management Inc., 5214 27th Road North, Arlington, VA 22207; for 1 \$450,000 SFD at 2041 Virginia Avenue, tax map 041-1-13-050058J;

Marcia Murawski, 13416 Trey Lane, Clifton, VA 20124; for 1 \$595,000 SFD at 13445 Compton Road, tax map 075-1-01-0009 (contractor: JD Steward Construction Company, 11601 Springtime Lane, Fairfax Station, VA 22039);

Mark Spinelli, 2233 Whitcomb Place, Falls Church, VA 22046; for 1 \$500,000 SFD at 2233 Whitcomb Place, tax map 040-4-11-0012C (contractor: Artifact LLC, 14113 Robert Paris Court, #103, Chantilly, VA 20151);

Neighborhoods VI LLC, 10710 Plaza American Drive, #1100, Reston, VA 20190; for 1 \$300,000 SFD at 16767 Lord Sudley Drive, tax map 052-3-02-0013 (contractor: Stanley Martin Companies LLC, 10710 Plaza American Drive, #1100, Reston, VA 20190);

Park Crescent LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA; for 1 \$400,000 SFD at 11353 Crescent Drive, tax map 056-4-06-0070 (contractor: IHMW Shirley Gate LLC, 4140 Pleasant Valley Road, Chantilly, VA 20151);

Park Crescent LC, 12587 Fair Lakes Circle, Suite 151, Fairfax, VA 22033; for 1 \$400,000 SFD at 11420 Park Drive, tax map 056-4-06-0023 (contractor: IHMW Shirley Gate LLC, 4140 Pleasant Valley Road, Chantilly, VA 20151);

RAF Green Luxury Home Builders Inc., 713 Walker Road, Great Falls, VA 22066; for 1 \$750,000 SFD at 1403 Julia Avenue, tax map 030-2-23-0004 (contractor: Virginia Luxury Homes LLC, 713 Walker Road, Great Falls, VA 22066);

Ryan Franklin, 311 Edwin Lane, NE, Vienna, VA 22180; for 1 \$550,000 SFD at 311 Edwin Lane, tax map 038-2-26-0006 (contractor: BCN Design Build LLC, 4614 36th Street North, Arlington, VA 22207);

Sunshine Homes LLC, 3609C Chain Bridge Road, Fairfax, VA 22030; for 1 \$250,000 SFD at 7516 Lisle Avenue, tax map 040-1-03-0492 (contractor: YR Design and Build LLC, 4504 Weyburn Drive, Annandale, VA 22003);

Van Metre Homes at Parkpointe LLC, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 1 \$250,000 SFD at 8296 Swope Court, tax map 089-3-34-0018 (contractor:

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Virginia Residential Construction, 9900 Main Street, Suite 500, Fairfax, VA 22031);

Yo Jin Yoon, 11360 Park Drive, Fairfax, VA 22030; for 1 \$400,000 SFD at 11360 Park Drive, tax map 056-4-06-0035 (contractor: IHMW Shirley Gate LLC, 4140 Pleasant Valley Road, Chantilly, VA 20151).

New Single Family Attached

NVR Inc., 11700 Plaza America Drive, Reston, VA 20198; for 1 \$250,000 TH at 9317 Lemon Mint Court, tax map 048-4-30-0120 (contractor: NVR Inc., 3850 Fetter Park Drive, #201, Dumfries, VA 22025).

Residential Totals

New Single Family Detached: 29

New Single Family Attached: 1

Commercial

8300 Tysons LLC, 801 North Brand Boulevard, #800, Glendale, CA 91203; for 1 \$271,000, interior alteration to existing tenant at 8300 Greensboro Drive, tax map 029-3-15-0009 (contractor: Southeast General Construction, 104 SE 1st Street, Suite 2, Delray Beach, FL 33444);

AMB Property LP, 60 State Street, Suite 1200, Boston, MA 02109; for 1 \$822,882, new tenant layout at 5617 Industrial Drive, tax map 080-2-01-0039B (contractor: Ryan Companies, 50 South Tenth Street, #300, Minneapolis, MN 55403);

Beacon Capital Partners LLC, 1811 Freedom Drive, Reston, VA 20190; for 1 \$241,238, new tenant layout at 8255 Greensboro Drive, Suite C100, tax map 029-3-15-0002 (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

CESC Skyline LLC, 210 Route 4 East, Paramus, NJ 07652; for 1 \$93,767, interior alteration to existing tenant at 5107 Leesburg Pike, tax map 062-3-01-0041D (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

CESC Skyline LLC, 210 Route 4 East, Paramus, NJ 07652; for 1 \$112,235, interior alteration to existing tenant at 5107 Leesburg Pike, tax map 062-3-01-0041D (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

CESC Skyline LLC, 210 Route 4 East, Paramus, NJ 07652; for 1 \$349,944, interior alteration to existing tenant at 5107 Leesburg Pike, tax map 062-3-01-0041D (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

CRP-2 Holdings Pender 2 LLC, Two International Place, #2500, Boston, MA 02110; for 1 \$43,155, interior alteration to existing tenant at 3702 Pender Drive, Suite 300, tax map 047-3-01-0059C (contractor: Edgley Construction Group Inc., 12081 Tech Road, Silver Spring, MD 20904);

Centerpointe (Fairfax) Holdings LLC, 1615 L Street, NW, Suite 650, Washington, DC 20036; for 1 \$251,350, new tenant layout at 4000 Legato Road, Suite 200, tax map 046-3-01-0041C;

Clover Food Lab Inc., 7 Holyoake Street, Cambridge, MA 02138; for 1 \$101,000, new tenant layout at 2920 District Avenue, Suite 150, tax map 049-3-38-040001 (contractor: Battino Contracting Solutions, 295 Windsor Knit Road, Edinburg, VA 22824);

Double Tree, 1960 Chain Bridge Road, Fairfax, VA 22030; for 1 \$125,400, renovation to guest rooms and corridor at 1960 Chain Bridge Road, tax map 029-4-01-0001;

Dr. Khalic Clinic, 301 Maple Avenue West, #130, Vienna, VA 22180; for 1 \$75,000, interior demo at 301 Maple Avenue, Suite 130, tax map 038-3-61-0130;

Eyecare About Eyes, 9580 Old Keene Mill Road, Burke, VA 22015; for 1 \$53,300, new tenant layout at 9580 Old Keene Mill Road, tax map 088-1-01-0014C;

Fairfax Company of Virginia LLC, 200 East Long Lake Road, #300, Bloomfield Hills, MI 48303; for 1 \$110,000 at 11912U Fair Oaks Shopping Center, Suite M237 (contractor: Advanced Construction Services, 2201 Babcock Boulevard, Pittsburgh, PA 15237);

Fairfax County Board of Supervisors, 1850 Cameron Drive, Reston, VA 20190; for 1 \$324,000, new tenant layout at 1850 Cameron Glen Drive, Suite 600, tax map 017-1-01-0014C;

Go Ape South Run LLC, 241 East Fourth Street, Suite 105, Frederick, MD 21550; for 1 \$250,000, installation of treetop adventure and zip line course at 7550 Reservation Drive, tax map 088-3-01-0004;

Golden Brook LLC, 11708 Bowman Green Drive, Reston, VA 20190; for 1 \$557,170, interior alteration to existing tenant/ADA upgrades at 4424 Chantilly Shopping Center, tax map 044-1-09-0013 (contractor: DJM Builders Inc., 316 Leech Avenue, Saltsburg, PA 15681);

Gov Lake Fairfax Inc., P.O. Box 34472, Washington, DC 20043; for 1 \$35,000, interior alteration to existing tenant at 1759 Business Center Drive, tax map 018-3-08-0005A1 (contractor: Aecom Special Missions Service, 6564 Loisdale Court, Suite 500, Springfield, VA 22150);

Granules Pharmaceuticals, 3701 Concorde Parkway, Chantilly, VA 20151; for 1 \$40,000, interior alteration to add existing storage to lab area at 3701 Concorde Parkway, tax map 034-1-03-0007;

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HM Avion LLC, 300 Barr Harbor Drive, Suite 750, Conshohocken, PA 19428; for 1 \$200,000, new tenant layout at 14520 Avion Parkway, Suite 100, tax map 034-1-03-0003;

Huntsman Square, P.O. Box 1804, Washington, DC 20013; for 1 \$248,887, interior lobby renovation at 7501 Huntsman Boulevard, tax map 088-4-01-0008;

Innovation Health, 3190 Fairview Park Drive, Fairfax, VA 22042; for 1 \$33,922, expansion of existing tenant at 3190 Fairview Park Drive, Suite 570, tax map 049-4-13-0010 (contractor: May Construction Group LLC, 4630 Montgomery Avenue, Suite 110, Bethesda, MD 20814);

Inova, 7601 Lewinsville Road, McLean, VA 22102; for 1 \$302,300, new tenant/ambulatory surgery center(to include suite 440 and partial of 400) at 7601 Lewinsville Road, Suite 440/400, tax map 030-1-31-0100;

Inova Health Systems, 3300 Gallows Road, Falls Church, VA 22046; for 1 \$853,500, interior alteration to existing tenant at 3300 Gallows Road, Suite 300, tax map 059-2-01-0001A1 (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

Kaiser Permanente, 2101 East Jefferson Street, Rockville, MD 20852; for 1 \$110,000, interior alteration to existing tenant at 12255 Fair Lakes Parkway, tax map 056-1-01-0015F (contractor: IMEC Group LLC, 10320 Little Patuxent Parkway, Suite 200, Columbia, MD 21044);

Kraftson and Caudle, 1600 Tyson Boulevard, McLean, VA 22102; for 1 \$73,721, new tenant layout at 1600 Tysons Boulevard, Suite 250, tax map 029-4-10-0002C (contractor: HSU Development Company Inc., 507 North Frederick Avenue, Gaithersburg, MD 20877);

Lincoln Property Company, 2630 Park Tower Drive, #198, Vienna, VA 22180; for 1 \$233,753, interior alteration for new tenant at 14426 Albemarle Point Place, Suite 100, tax map 034-3-01-0034 (contractor: Vantage Construction Corporation, 22636 Davis Drive, Suite 125, Sterling, VA 20164);

Lincoln Property Company, 1530 Wilson Boulevard, Arlington, VA 22209; for 1 \$27,000, new tenant layout at 11242 Waples Mill Road, Suite 401, tax map 046-4-01-0034 (contractor: Vantage Construction Corporation, 22636 Davis Drive, Suite 125, Sterling, VA 20164);

McAlister's Deli, 10691 Braddock Road, Fairfax, VA 22032; for 1 \$100,000, new tenant layout at 10691 Braddock Road;

Normandy, 11350 Random Hills Road, Fairfax, VA 22030; for 1 \$62,000, new tenant layout at 11350 Random Hills Road, Suite 310, tax map 056-2-01-0030C (contractor: The Whitt Company, 12310 Pinecrest, Suite 212, Reston, VA 20191);

RIM Pacific Management, 12510 Monument Drive, Fairfax, VA 22033; for 1 \$48,000, new tenant layout at 12150 Monument Drive, Suite 650, tax map 046-3-01-0036F

(contractor: Interior Construction Services, 9208 Venture Court, C-3, Manassas Park, VA 20111);

RMR, 4001 Fair Ridge Drive, Fairfax, VA 22033; for 1 \$43,000, interior alteration to 3rd floor core restrooms at 4001 Fair Ridge Drive, tax map 046-3-01-0010A (contractor: Spectrum Inc. General Contracting, 8460G Tyco Road, Vienna, VA 22182);

Reston Crossing LP, 1875 Eye Street, NW, Washington, DC 20006; for 1 \$298,463, interior alteration to existing tenant at 2003 Edmund Halley Drive, Suite 300, tax map 017-3-08-0002A (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

Reston Spectrum LP, 2000 Tower Oaks Boulevard, Rockville, MD 20852; for 1 \$58,034, demising wall & create new storefront/entry for future tenant at 1815 Fountain Drive, tax map 017-1-01-0003K;

Sang Woong Lee, 3242 Old Pickett Road, Fairfax, VA 22031; for 1 \$38,500, new tenant layout at 2280 Hunters Woods Plaza, Suite A, tax map 026-1-07-3A0001 (contractor: Global United Construction Inc., 5635 South Van Dorn Street, Alexandria, VA 22310);

Union Mill Associates LP, 8405 Greensboro Drive, Suite 830, McLean, VA; for 1 \$40,000, new tenant layout at 5794 Union Mill Road, tax map 066-1-01-0016E.

Planning Commission Actions January 18, 25, and 26, 2017

RZ-2011-HM-012 (deferred 01/18/17) - CARS-DB1 Rezoning (CARS-DB1, LLC, 8270 Greensboro Dr., Unit 950, McLean, VA 22102); planning commission deferred until 1/26/2017 application to rezone 7.62 acres from C-7 to PTC for multiple-family dwelling, hotel/motel, general offices, retail sales establishment, located at 1580, 1586 & 1592 Spring Hill Rd., tax map 029-3-01-0002-C1, 029-3-01-0002-C2 & 029-3-01-0002-D, Hunter Mill District, (agent: Walsh, Colucci, Lubeley, Emrich & Walsh, PC (Martin D. Walsh), 2200 Clarendon Blvd., Unit 1300, Arlington, VA 22201, (703) 528-4700).

FDP-2011-HM-012 (deferred 01/18/17) - CARS-DB1 Final Development Plan (CARS-DB1, LLC, 8270 Greensboro Dr., Unit 950, McLean, VA 22102); planning commission deferred until 1/26/2017 final development plan for an athletic field on 2 acres zoned PTC, located at 1592 Spring Hill Rd., tax map 029-3-01-0002-D, Hunter Mill District, (agent: Walsh, Colucci, Lubeley, Emrich & Walsh, PC (Martin D. Walsh), 2200 Clarendon Blvd., Unit 1300, Arlington, VA 22201, (703) 528-4700).

FDPA-81-S-058-03-01 (Approved 01/18/17) - Super Gasoline Final Development Plan Amendment (Super Gasoline, Inc. t/a Centre Ridge Exxon, 6330 Multiplex Dr., Centreville, VA 20121); planning commission approved a

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final development plan amendment to amend proffers and conditions associated with FDP-81-S-058 on 1.66 acres zoned PDC, located at 6330 Multiplex Dr., tax map 065-1-10-0010-A, Sully District, (agent: Bhoopendra Prakash, 8565 Sudley Rd., Suite D, Manassas, VA 20110, (703) 330-0954).

FDPA-91-Y-010-04 (Approved 01/18/17) - Super Gasoline Final Development Plan Amendment (Super Gasoline, Inc. t/a Centre Ridge Exxon, 6330 Multiplex Dr., Centreville, VA 20121); planning commission approved a final development plan amendment to amend proffers and conditions associated with FDP-91-S-010 on 1.66 acres zoned PDC, located at 6330 Multiplex Dr., tax map 065-1-10-0010-A, Sully District, (agent: Bhoopendra Prakash, 8565 Sudley Rd., Suite D, Manassas, VA 20110, (703) 330-0954).

PCA-2008-SP-012 (deferred 01/18/17) - Church of The Apostles Proffer Condition Amendment (Church of The Apostles, 3957 Pender Dr., Suite 100, Fairfax, VA 22030); planning commission deferred until 2/1/2017 a proffer condition amendment to amend RZ-2008-SP-012 to modify site and development conditions on 1.78 acres zoned C-2, located at 11717 Lee Highway, tax map 056-2-01-0066, Braddock District, (agent: Inda Stagg, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

SE-2016-DR-011 (appl. recommd. 01/18/17) - H&M of Virginia Special Exception (H&M of Virginia, LLC, 1776 Old Meadow Rd., McLean, VA 22102); planning commission recommended approval for a special exception for a modification to the minimum lot width requirements on 1.27 acres zoned R-2, located at 7072 Idylwood Rd., tax map 040-1-01-0012, Dranesville District, (agent: Lynne J. Strobel, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

SEA-95-H-013 (appl. recommd. 01/18/17) - MACS Retail Special Exception Amendment (MACS Retail LLC, 1011 Boulder Springs Dr., Suite 100, Richmond, VA 23225, (806) 706-4702; planning commission recommended approval for a special exception amendment to amend SE-95-H-013 previously approved for service station, quick service food store, fast food restaurant and a waiver of the minimum lot width requirement to permit modification of development conditions on 40,163 sq. ft. zoned C-6, located at 2601 Quincy Adams Dr., tax map 025-4-01-0002-C, Hunter Mill District, (agent: Bhoopendra Prakash, 8565 Sudley Rd., Suite D, Manassas, VA 20110, (703) 330-0954).

SE-2014-SU-042 (deferred 01/25/17) - Montessori Mansion Special Exception (Montessori Mansion/Naima Qadir Dar, 14018 Rose Lodge Pl., Chantilly, VA 20151, (703) 273-7999; planning commission deferred indefinitely a special exception for a home child care facility on 8,793 sq. ft. zoned PDH-2, located at 14018 Rose Lodge Pl., tax map 044-2-20-0032, Sully District.

RZ-2011-HM-012 (appl. recommd. 01/26/17) - CARS-DB1 Rezoning (CARS-DB1, LLC, 8270 Greensboro Dr., Unit 950, McLean, VA 22102); planning commission recommended approval for application to rezone 7.62 acres from C-7 to PTC for multiple-family dwelling, hotel/motel, general offices, retail sales establishment, located at 1580, 1586 & 1592 Spring Hill Rd., tax map 029-3-01-0002-C1, 029-3-01-0002-C2 & 029-3-01-0002-D, Hunter Mill District, (agent: Walsh, Colucci, Lubeley, Emrich & Walsh, PC (Martin D. Walsh), 2200 Clarendon Blvd., Unit 1300, Arlington, VA 22201, (703) 528-4700).

FDP-2011-HM-012 (Approved 01/26/17) - CARS-DB1 Final Development Plan (CARS-DB1, LLC, 8270 Greensboro Dr., Unit 950, McLean, VA 22102); planning commission approved a final development plan for an athletic field on 2 acres zoned C-7, located at 1592 Spring Hill Rd., tax map 029-3-01-0002-D, Hunter Mill District, (agent: Walsh, Colucci, Lubeley, Emrich & Walsh, PC (Martin D. Walsh), 2200 Clarendon Blvd., Unit 1300, Arlington, VA 22201, (703) 528-4700).

PCA-2011-PR-011-02 (appl. recommd. 01/26/17) - Cityline Partners Proffer Condition Amendment (Cityline Partners LLC, 1651 Old Meadow Rd., Suite 650, McLean, VA 22102); planning commission recommended approval for a proffer condition amendment to amend proffers and conditions associated with RZ-2011-PR-011 on 6.21 acres zoned PTC, located at 7600 Colshire Dr., tax map 030-3-01-0006-D, 030-3-01-0006-E, 030-3-28-0004-B, 030-3-28-0004-D & 030-3-28-0004-E, Providence District, (agent: Lynne J. Strobel, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

FDP-2011-PR-011-04 (Approved 01/26/17) - Cityline Partners Final Development Plan (Cityline Partners LLC, 1651 Old Meadow Rd., Suite 650, McLean, VA 22102); planning commission approved a final development plan for mixed use on 6.93 acres zoned PTC, located at 7600 Colshire Dr., tax map 030-3-01-0006-D, 030-3-01-0006-E, 030-3-28-0004-B, 030-3-28-0004-D & 030-3-28-0004-E, Providence District, (agent: Lynne J. Strobel, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

SE-2015-DR-027 (deferred 01/26/17) - Mahlon A. & Mary H. Burnette Special Exception (Mahlon A. & Mary H. Burnette III, 631 Walker Rd., Great Falls, VA 22066); planning commission deferred until 2/23/17 a special exception for a waiver of the minimum lot width requirement on 4 acres zoned R-E, located at 631 Walker Rd., tax map 007-4-01-0047, Dranesville District, (agent: Jane Kelsey, 4041 Autumn Ct., Fairfax, VA 22030, (703) 385-4687).

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Board of Supervisors Land Use Actions – January 24, 2017

PA-2015-III-FC1 (Approved 01/24/17) - Fair Lakes, Fairfax Center, Land Units G, H and I Plan Amendment (Fairfax County Board of Supervisors, 12000 Government Center Parkway, Fairfax, VA 22030); BOS approved a plan amendment to consider modifying options to allow greater flexibility for the area to enable a quicker response to market demands; recommendations relating to the transportation network may also be modified on 400 acres, located north of Interstate 66 between Stringfellow Rd. & Fairfax Oaks Mall, Springfield District.

PA-2016-I-B1 (Approved 01/24/17) - Seminary Road Plan Amendment (Fairfax County Board of Supervisors, 12000 Government Center Parkway, Fairfax, VA 22030); BOS approved plan amendment to amend the Comprehensive Plan guidance to consider public facilities for use as a community shelter with a maximum floor area ratio of .7 on 21,855 sq. ft. zoned C-8, located at 5914 Seminary Rd., tax map 061-2-20-0007, Mason District.

PCA-74-7-047-02 (Approved 01/24/17) - INOVA Health Care Services Proffer Condition Amendment (INOVA Health Care Services, 3300 Gallows Rd., Falls Church, VA 22042-3352); BOS approved a proffer condition amendment to amend proffers and conditions associated with RZ-74-7-047 on 116.78 acres zoned PDC, located at 3225 Gallows Rd., tax map 049-4-01-0057, Providence District, (agent: Timothy S. Sampson, 199 Main St. Floor 6th, Burlington, VT 05402-0190).

PCA-88-L-078 (Approved 01/24/17) - 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; BOS approved 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).

PCA-95-Y-016-05 (Approved 01/24/17) - LIDL US Operations, LLC Proffer Condition Amendment (LIDL US Operations, LLC, 3033 Wilson Blvd., Suite 700, Arlington, VA 22201); BOS approved a proffer condition amendment for retail on 5.09 acres zoned C-8, located at the intersection of Lee Rd. & Chantilly Crossing Lane, tax map 034-3-13-0003, Sully District, (agent: Matthew J. Allman, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

PCA-95-Y-016-06 (Approved 01/24/17) - Costco Wholesale Proffer Condition Amendment (Costco Wholesale Corporation, 45940 Horseshoe Dr., Suite 150, Sterling, VA

20166); BOS approved a proffer condition amendment to amend proffers and conditions associated with RZ-95-Y-016 to add service station on 13.39 acres zoned C-8, located off of Chantilly Crossing Lane at the end of Penrose Pl., tax map 034-3-01-0041-B, Sully District, (agent: Sheri L. Akin, 1750 Tysons Blvd., Suite 1800, Tysons Corner, VA 22102, (703) 712-5483).

RZ-2015-DR-009 (Approved 01/24/17) - Gulick Group Rezoning (Gulick Group, Inc., 12021 Sunset Hills Rd., Reston, VA 20190); BOS approved application to rezone 11 acres from R-A to R-1 for cluster subdivision of single family detached dwellings, located at the end of Challedon Rd. near the intersection with Eclipse Lane, tax map 012-4-30-Z, Dranesville District, (agent: Lori Greenlief, 1750 Tysons Blvd., Suite 1800, McLean, VA 22102, (703) 712-5433).

SEA-85-C-069-03 (Approved 01/24/17) - Chick-Fil-A Special Exception Amendment (Chick-Fil-A, Inc., 5200 Buffington Rd., Atlanta, GA 30349); BOS approved a special exception amendment for a fast food restaurant with drive-thru in a highway corridor overlay district on 13.01 acres zoned C-8, located at the intersection of Centreville Rd. & Lee Jackson Memorial Highway, tax map 034-4-01-0016-C, Sully District, (agent: Sheri L. Akin, 1750 Tysons Blvd., Suite 1800, Tysons Corner, VA 22102, (703) 712-5483).

SEA-92-Y-016 (Approved 01/24/17) - Macs Retail Special Exception Amendment (Macs Retail LLC, 1011 Boulder Springs Dr., Suite 100, Richmond, VA 23225); BOS approved a special exception amendment to amend SE-92-Y-016 previously approved for service station, quick service food store and car wash to permit modification of development conditions on 1.14 acres zoned C-8, located at 2990 Centreville Rd., tax map 024-4-01-0005-A, Sully District, (agent: Bhoopendra Prakash, 8565D Sudley Rd., Manassas, VA 20110).

SEA-92-Y-030-02 (Approved 01/24/17) - CRS Oil Special Exception Amendment (CRS Oil, Inc. t/a Centreville Shell, 13309 Balmoral Greens Ave., Clifton, VA 20124, (703) 968-6222; BOS approved a special exception amendment to amend SE-92-Y-030 previously approved for service station, quick service food store and car wash to permit modification of development conditions on 1.44 acres zoned C-8, located at 5501 Union Mill Rd., tax map 055-3-03-0039, Sully District, (agent: Bhoopendra Prakash, 8565D Sudley Rd., Manassas, VA 20110, (571) 249-3448).

SEA-93-Y-059-02 (Approved 01/24/17) - Macs Retail Special Exception Amendment (Macs Retail LLC, 1011 Boulder Springs Dr., Suite 100, Richmond, VA 23225); BOS approved a special exception amendment to amend SE-93-Y-059 previously approved for service station, quick service food store and car wash to permit modification of development conditions on 42,470 sq. ft. zoned C-8, located at 13825 & 13829 Lee Hwy., tax map 054-4-01-0103-A & 054-

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4-01-0104, Sully District, (agent: Bhoopendra Prakash, 8565D Sudley Rd., Manassas, VA 20110).

SEA-94-H-009 (Approved 01/24/17) - Macs Retail Special Exception Amendment (Macs Retail LLC, 1011 Boulder Springs Dr., Richmond, VA 23225, (806) 706-4702; BOS approved a special exception amendment to amend SE-94-H-009 previously approved for service station with quick-service food store to modify development conditions on 20,628 sq. ft. zoned C-8, located at 11519 Leesburg Pike, tax map 011-2-01-0013-B, Hunter Mill District, (agent: Bhoopendra Prakash, 8565D Sudley Rd., Manassas, VA 20110, (571) 249-3448).

SEA-95-Y-024-05 (Approved 01/24/17) - LIDL US Operations Special Exception Amendment (LIDL US Operations, LLC, 3033 Wilson Blvd., Suite 700, Arlington, VA 22201); BOS approved a special exception amendment to delete land area from SE-95-Y-024 on 5.09 acres zoned C-8, located at the intersection of Lee Rd. & Chantilly Crossing Lane, tax map 034-3-13-0003, Sully District, (agent: Matthew J. Allman, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

SEA-95-Y-024-06 (Approved 01/24/17) - Costco Wholesale Special Exception Amendment (Costco Wholesale Corporation, 45940 Horseshoe Dr., Suite 150, Sterling, VA 20166); BOS approved a special exception amendment to amend SE-95-Y-024 to add a service station in a highway corridor overlay district on 13.39 acres zoned C-8, located off Chantilly Crossing Lane at the end of Penrose Dr., tax map 034-3-01-0041-B, Sully District, (agent: Sheri L. Akin, 1750 Tysons Blvd., Suite 1800, Tysons Corner, VA 22102, (703) 712-5483).

SEA-84-P-129-04 (deferred 01/24/17) - Arden Courts Special Exception Amendment (Arden Courts - Fair Oaks of Fairfax VA, LLC, 333 N. Summit St., Toledo, OH 43604); BOS deferred until 3/14/17 a special exception amendment to amend SE-84-P-129 previously approved for housing for the elderly, medical care and assisted living facilities to permit site modifications and modification of development conditions on 8.98 acres zoned R-5, located at 12469 Lee Jackson Memorial Highway, tax map 045-4-01-0006-B, Springfield District, (agent: Mark Viani & Zachary Williams, 2300 Wilson Blvd., Floor 7, Arlington, VA 22201, (703) 525-4000).

Site and Subdivision Plans Approved

SD-001809-002-2 (Approved 01/13/17) - Thompson Property - 964 Walker Road Subdivision (K Hovnanian Homes, 4090 A Lafayette Center Dr., Chantilly, VA 20151, (703) 885-7235; approved for a subdivision on 11.8874 acres zoned R-1, located at 960 964 Walker Rd., tax map 012-4-01-0010-A & 012-4-01-0011-B, Dranesville District, (agent:

Urban Ltd., 7712 Little River Turnpike, Annandale, VA 22003-2407, (703) 642-8080).

SD-001965-001-2 (Approved 01/26/17) - Reserve at Hampton Springs Subdivision (Christopher Companies, 10306 Eaton Place, Suite 450, Fairfax, VA 22030, (703) 352-5950; approved for a subdivision for 13 single family detached dwellings on 6.53 acres zoned PDH-2, located at 12727 & 12733 Lee Highway, tax map 055-4-01-0029 & 055-4-01-0029-A, Springfield District, (agent: Charles P. Johnson & Associates, Inc., 3959 Pender Dr., Suite 210, Fairfax, VA 22030-5504, (703) 385-7555).

SP-006848-015-2 (Approved 01/25/17) - Innovation Center Station - Parking Garage Site Plan (Board of Supervisors Fairfax County, 12000 Government Center Pkwy., Suite 533, Fairfax, VA 22035, (703) 324-7329; approved for a site plan for public use zoned PRM, located at the intersection of Magna Way & Carta Way, tax map 015-4-05-0005-B, Dranesville District, (agent: Gordon, 4501 Daly Dr., Chantilly, VA 20151, (703) 263-1900).

Site and Subdivision Plans Accepted

SD-025744-001-1 (Accepted 01/27/17) - Franklin Park - 6116 Old Dominion Drive Subdivision (McLean Custom Homes, 8360 Greensboro Drive, Suite 119, McLean, VA 20151, (703) 926-8273; for a cluster subdivision on 2.36 acres zoned R-2, located at 6116 Old Dominion Dr., tax map 041-1-01-0029, Dranesville District, (agent: LDC, 4585 Daisy Reid Ave., Suite 120, Woodbridge, VA 22192, (703) 667-7868).

SP-000037-002-2 (Accepted 01/24/17) - Grace Orthodox Presbyterian Church Site Plan (Trustees of Grace Orthodox Presbyterian Church, 2381 Cedar Lane, Vienna, VA 22180, (703) 481-7523; site plan for a 10,966 sq. ft. gross floor area church with less than 100 students on 3.64 acres zoned R-1, located at 2371 & 2381 Cedar Lane, tax map 039-3-01-0031, 039-3-01-0031-A & 039-3-09-0026, Providence District, (agent: Land Development Consultants Inc., 10805 Main St., Suite 700, Fairfax, VA 22030).

SP-000826-008-2 (Accepted 01/19/17) - Westpark Plaza Site Plan (Tysons Westpark, L.C., 8321 Old Courthouse Rd., Vienna, VA 22182); for a site plan for 570 single family attached dwellings and a 11,100 sq. ft. retail sales establishment on 5.37 acres zoned PTC, located at 8401 Westpark Dr., tax map 029-3-15-0008, Providence District, (agent: Walter L. Phillips, Inc., 207 Park Ave., Falls Church, VA 22046-4312, (703) 532-6163).

SP-000826-010-2 (Accepted 01/24/17) - The Boro Buildings C2 & C3 Site Plan (TMG Solutions Plaza 2 LLC, 3 Bethesda Metro Center XX, Suite 610, Bethesda, MD 20814); for a site plan for a 573,663 sq. ft. retail sales establishment/shopping center on 5.43 acres zoned PTC, located off of Greensboro Dr. near Solutions Dr., tax map

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029-3-15-0007-B1 & 029-3-15-0007-C1, Providence District, (agent: Vika, 8180 Greensboro Dr., Suite 200, Mclean, VA 22102, (703) 442-7800).

SP-006441-009-1 (Accepted 01/23/17) - Gunston Cove Road Site Plan (Chaney Enterprises, 2410 Evergreen Road, Suite 201, Gambrells, MD 21054); site plan for 5.41 acres, at 9520 Gunston Cove Rd., tax map 107-4-01-0062-A, Mount Vernon District, (agent: Dewberry, 8401 Arlington Blvd., Fairfax, VA 22031-4619, (703) 849-0100).

SP-007265-015-2 (Accepted 01/26/17) - Trinity Centre Parcel 12 A Site Plan (JLB Realty LLC, 8120 Woodmont Ave., Suite 960, Bethesda, MD 20814, (202) 223-5358; for a site plan for a 355 multifamily dwelling on 7.08 acres zoned PRM, located at 5855 Trinity Parkway, tax map 054-4-15-0012-A, Sully District, (agent: Vika, 8180 Greensboro Dr., Suite 200, Mclean, VA 22102, (793) 442-7800).

SP-007843-008-1 (Accepted 01/25/17) - Costco Wholesale Fuel Facility Site Plan (Costco Wholesale Corporation, 999 Lake Drive, Issaquah, WA 98027, (703) 406-6882; for a site plan for a 107 sq. ft. addition to retail sales establishment/shopping center on 75.69 acres zoned C-8, located at 14390 Chantilly Crossing Lane, tax map 034-3-01-0041-B, Sully District, (agent: Maser Consulting, 22375 Broderick Dr., Suite 110, Sterling, VA 20166).

SP-025990-001-1 (Accepted 01/24/17) - Braddock Road/Expectation Church Site Plan (Expectation Church, Inc., 4601 West Ox Road, Fairfax, VA 22030, (703) 631-1112; for a site plan for a 56,000 sq. ft. church on 32.01 acres zoned R-C, located at 11924 Braddock Road, tax map 067-1-01-0033, Braddock District, (agent: Smith Engineering, 14901 Bogle Drive, Suite 202, Chantilly, VA 20151, (703) 956-6204).

Special Exception Applications Accepted

SE-2017-DR-003 (Accepted 01/25/17) - Sun Trust Bank Special Exception (Sun Trust Bank, 919 East Main St., Richmond, VA 23219); for a special exception for a drive-in financial institution and waiver of minimum lot size on 38,466 sq. ft. zoned C-6, located at 778 Walker Road, tax map 013-1-09-0006-B, Dranesville District, (agent: Lynne J. Strobel, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

SEA-2014-PR-032 (Accepted 01/24/17) - VA Electric & Power Co. Special Exception Amendment (VA Electric & Power Co., d/b/a Dominion Virginia Power, 701 E. Cary St., Richmond, VA 23219); for a special exception amendment to amend SE-2014-PR-032 previously approved for electric substation and telecommunication facility to modify site and development conditions on 7.15 acres zoned R-3, located at 7701 & 7707 Shreve Road, tax map 049-2-01-0151 & 049-2-12-0001-A, Providence District, (agent: Sheri L. Akin, 1750

Tysons Blvd., Suite 1800, Tysons Corner, VA 22102, (703) 712-5483).

SEA-82-M-093-02 (Accepted 01/25/17) - 7231 Arlington Boulevard Special Exception Amendment (7231 Arlington Boulevard LLC, 10525 Braddock Rd., Suite D, Fairfax, VA 22032, (571) 282-2906; for a special exception amendment to amend SEA-82-S-093 previously approved for a service station to permit site modifications and waiver of open space requirement on 26,557 sq. ft. zoned C-5, located at 7231 Arlington Blvd., tax map 050-3-04-0260-A, Mason District, (agent: Mark Viani, 2300 Wilson Blvd., Floor 7, Arlington, VA 22201, (703) 525-4000).

Real Estate Transactions of Interest January 17 through 27, 2017

Commercial/Land

COPT Waterview III, LLC, to NVR, Inc., 11700 Plaza America Drive, Suite 400, Reston, VA, 20190; sale on 01/17/17 of Lot 29E, 231,206.00 sq. ft., vacant, commercial, zoned PDH-30, at North on Woodland Park Drive heading toward Cooperative Way, Herndon, VA, 20171, Dranesville District, assessed in 2016 for \$5,400,000, land; tax map 016-3-01-0029-E; \$14,325,001 (24913/0891).

Brickman Dulles Creek, LLC, to Dulles Creek Owner, LLC, 2 Bethesda Metro Center, Suite 1320, Bethesda, MD, 20814; sale on 01/24/17 of Parcel 16A, 206,763.00 sq. ft., improved, office building, zoned PDC, at 13800 Coppermine Road, Herndon, VA, 20171, Dranesville District, 93,508 sq. ft., 4-story low-rise comm. office building built in 2000; assessed in 2016 for \$19,554,840: \$2,150,680, land; \$17,404,160, improvement; (\$12,250,000 trust with ROC Debt Strategies II Mortgage Capital WF, LLC), tax map 015-4-02-0016-A; \$14,600,000 (24924/0248).

Paul and Debra Thompson, to I Hari Salon, LLC, 7669 Somerset Lane, Manassas, VA, 20111; sale on 01/24/17 of Condo Unit(s) 9510B, Fairfax Plaza Office Park, improved, comm. condo, zoned C-6, at 9510 B Lee Highway, Fairfax, VA, 22031, Providence District, 1,200 sq. ft., 1-story comm. condo built in 1980; assessed in 2016 for \$198,000: \$39,600, land; \$158,400, improvement; (\$100,000 trust with Burke & Herbert Bank & Trust Company), tax map 048-3-38-9510-B; \$257,000 (24924/0427).

Suong Truong, to Ayala, LLC, 8394 Terminal Road, Unit C2, Lorton, VA, 22079; sale on 01/24/17 of Condo Unit(s) 6, Newington Commerce Center Condominium, improved, comm. condo, zoned I-6, at 8394 Terminal Road, Unit C2, Lorton, VA, 22079, Mt. Vernon District, 2,152 sq. ft., comm. condo built in 1988; assessed in 2016 for \$365,840: \$73,170, land; \$292,670, improvement; (\$312,000 trust with The

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Freedom Bank of Virginia), tax map 099-3-05-0006; \$435,000 (24924/1523).

Traford Associates, LLC, to Traford Horizon, LLC, 8316 Traford Lane, Unit 1, Springfield, VA, 22314; sale on 01/26/17 of Condo Unit(s) 1, Building E, Springfield Professional Park, improved, comm. condo, zoned PRC, at 8316 Traford Lane, Unit 1, Springfield, VA, 22314, Braddock District, 4,500 sq. ft., 1-story comm. condo built in 1980; assessed in 2016 for \$1,035,000: \$207,000, land; \$828,000, improvement; (\$989,400 trust with M&T Bank), tax map 079-3-26-E-0001; \$1,164,000 (24927/1203).

Residential/Lots

Frank and Karen Phelps, to 6009 Old Rolling Road, LLC, 6009 Old Rolling Road, Alexandria, VA, 22310; sale on 01/17/17 of Lot , 0.57 acres, improved, SFD, zoned R-3, at 6009 Old Rolling Road, Alexandria, VA, 22310, Lee District, 1.5-story SFD built in 1947; assessed in 2016 for \$391,250: \$186,000, land; \$205,250, improvement; tax map 081-4-01-0079; \$325,000 (24914/1606).

Kingstowne Commercial, LP, to Roxann, LLC, 10621 Jones Street, Suite 101, Fairfax, VA, 22030; sale on 01/17/17 of Lot 19, Section 1, Dewey Park Subdivision, 0.50 acres, vacant, residential, zoned R-1, at 7015 Roxann Road, Alexandria, VA, 22315, Lee District, assessed in 2016 for \$179,000, land; Lot 20, Section 1, Dewey Park Subdivision, 0.50 acres, vacant, residential, zoned R-1, at 7016 Roxann Road, Alexandria, VA, 22315, Lee District, assessed in 2016 for \$186,000, land; tax map 091-2-06-0020 091-2-06-0019; \$365,000 (24913/2063).

Lewis Van Dorn, LLC, to Wuhai Properties, LTD, 1339 Windy Hill Road, McLean, VA, 22102; sale on 01/17/17 of Lot 37, Lunt Road, 0.63 acres, vacant, residential, zoned PDH-8, at 5939 South Van Dorn Street, Alexandria, VA, 22310, Lee District, assessed in 2016 for \$559,000, land; Lot 38, Lunt Road, 0.86 acres, vacant, residential, zoned PDH-8, at 5945 South Van Dorn Street, Alexandria, VA, 22310, Lee District, assessed in 2016 for \$838,000, land; Lot 39, Lunt Road, 0.86 acres, vacant, residential, zoned PDH-8, at 6001 South Van Dorn Street, Alexandria, VA, 22310, Lee District, assessed in 2016 for \$838,000, land; tax map 081-4-01-0039 081-4-01-0038 081-4-01-0037; \$2,474,500 (24915/1994).

McLean Islamic Center, to Commonwealth of Virginia, 8800 Jarrett Valley Drive, Vienna, VA, 22182; sale on 01/17/17 of Lot , Ash Grove Church, 1.55 acres, improved, church, zoned R-1, at 8800 Jarrett Valley Drive, Vienna, VA, 22182, Dranesville District, 1-story church built in 1959; assessed in 2016 for \$746,680: \$563,000, land; \$183,680, improvement; tax map 029-1-01-0010-A; \$71,350 (24914/0229).

Thomas and Jane Goeller, to Westbrooke Homes, LLC, 7989 Kings Highway, King George, VA, 22485; sale on 01/19/17 of Lots 1-10, Section B, Block 55, Gunston Manor, 20,000.00 sq. ft., vacant, residential, zoned RE, at French Road between Fox Glove Trail and Mount Vernon Boulevard, Lorton, VA, 22079, Mt. Vernon District, assessed in 2016 for \$128,000, land; tax map 119-4-02-5500-01; \$85,000 (24918/2024).

Amy Beckman, Successor Trustee of the Harriet R. Beckman Trust, to 835 Elden Street, LLC, 6851 Strata Street, McLean, VA, 22101; sale on 01/23/17 of Lot 103, Section 2, Devon Park, 10,790.00 sq. ft., improved, SFD, zoned R-3, at 6851 Strata Street, McLean, VA, 22101, Dranesville District, 1-story "Model A" model SFD built in 1958; assessed in 2016 for \$699,100: \$404,000, land; \$295,100, improvement; tax map 040-2-26-0103; \$690,000 (24922/1996).

N. Cherok, LLC, to SS Lunda, LLC, 4090B Lafayette Center Drive, Chantilly, VA, 20151; sale on 01/23/17 of Lot , 42,890.00 sq. ft., improved, residential, zoned R-10, at 801 Crestview Drive, Herndon, VA, 20170, Dranesville District, 2-story SFD built in 1930; assessed in 2016 for \$328,360: \$265,000, land; \$63,360, improvement; (\$585,000 trust with N. Cherok, LLC), tax map 010-3-02-0012; \$635,000 (24923/0497).

Katherine Moore, to Circa 2013, LLC, 125 West Union Avenue, Wheaton, IL, 60187; sale on 01/24/17 of Lot 11A, Section 2, Block 1, Addition to Plymouth Haven, 12,334.00 sq. ft., improved, SFD, zoned R-3, at 8637 Winthrop Drive, Alexandria, VA, 22308, Mt. Vernon District, SFD built in 1966; assessed in 2016 for \$610,250: \$333,000, land; \$277,250, improvement; (\$567,900 trust with John Marshall Bank), tax map 111-2-04-0500-11A; \$610,000 (24924/2196).

Stonebridge Investments, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA, 22030; sale on 01/25/17 of Lot 6A, Stonebridge Chase, 5.00 acres, improved, residential, zoned RC, at 15800 Delaney Chase Way, Centreville, VA, 20120, Sully District, assessment details n/a; tax map 053-3-07-0006-A; \$371,666 (24926/1314).

Ausable, LLC, to NVR, Inc., 3926 Pender Drive, #200, Fairfax, VA, 22030; sale on 01/26/17 of Lot 6, Bear Branch Terrace, 5,240.00 sq. ft., vacant, SFD, zoned R-5, at 9087 Bear Branch Place, Fairfax, VA, 22031, Providence District, assessment details n/a; tax map 048-4-31-0006; \$565,000 (24927/1998).

Paul Newhouse, to JP Yang & Son, LLC, 1418 Kirby Road, McLean, VA, 22101; sale on 01/27/17 of Lot B, 1.38 acres, improved, SFD, zoned R-1, at 1419 Kirby Road, McLean, VA, 22101, Dranesville District, 2-story SFD built in 1949; assessed in 2016 for \$1,030,150: \$939,000, land; \$91,150, improvement; tax map 031-2-01-0074; \$1,140,000 (24929/1302).

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New Home Sales

NVR, Inc., to Nicole Sanders and Jarvis Abbott, 13644 Endeavour Drive, Herndon, VA, 20171; sale on 01/17/17 of Condo Unit(s) 20-M, Phase 15, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13644 Endeavour Drive, Herndon, VA, 20171, Sully District, 2-story "Picasso" model resid. condo built in 2016; assessed in 2016 for \$316,360, improvement; (\$502,009 trust with NVR Mortgage Finance, Inc.), tax map 024-4-08-0020-M; \$511,279 (24914/0249).

NVR, Inc., to Ben Liu and Stella Hu, 2034 Stephanie Marie Drive, Falls Church, VA, 22043; sale on 01/17/17 of Lot 5, Penguin Pimmit Run, 15,223.00 sq. ft., improved, SFD, zoned R-2, at 2034 Stephanie Marie Drive, Falls Church, VA, 22043, Dranesville District, 2-story "Remington Place II" model SFD built in 2016; assessed in 2016 for \$1,126,930, improvement; (\$1,139,105 trust with First-Citizens Bank & Trust Company), tax map 040-1-37-0005; \$1,503,932 (24914/0372).

EVG Custom Homes, LLC, to Fedor Kamensky, 6533 Tucker Avenue, McLean, VA, 22101; sale on 01/18/17 of Lot 66-A, Section 1, Chesterfield, 10,500.00 sq. ft., improved, SFD, zoned R-3, at 6533 Tucker Avenue, McLean, VA, 22101, Dranesville District, 2-story SFD built in 2017; assessed in 2016 for \$371,000, land; tax map 040-2-14-0066-A; \$1,561,773 (24917/1263).

NVR, Inc., to Vinay and Puja Katari, 13662 Endeavour Drive, Herndon, VA, 20171; sale on 01/19/17 of Condo Unit(s) 20-B, Phase 15, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13662 Endeavour Drive, Herndon, VA, 20171, Sully District, 2-story "Picasso" model resid. condo built in 2016; assessed in 2016 for \$316,360, improvement; (\$515,719 trust with NVR Mortgage Finance, Inc.), tax map 024-4-08-0020-B; \$525,258 (24919/0292).

Barley Development, Inc., to Rebecca Velez and Christopher Bordener, 3125 Northwood Road, Fairfax, VA, 22031; sale on 01/20/17 of Lot 4, Shirley Property, 15,023.00 sq. ft., improved, SFD, zoned R-2, at 3125 Northwood Road, Fairfax, VA, 22031, Providence District, 2-story "The Barley" model SFD built in 2016; assessed in 2016 for \$1,054,540: \$248,000, land; \$806,540, improvement; (\$822,500 trust with JP Morgan Chase Bank, N.A.), tax map 048-3-53-0004; \$1,190,268 (24920/1165).

NVR, Inc., to Philip Lee, Qiong Tao, and Xiaojing Wang, 2032 Stephanie Marie Drive, Falls Church, VA, 22043; sale on 01/20/17 of Lot 4, Penguin Pimmit Run, 15,826.00 sq. ft., improved, SFD, zoned R-2, at 2032 Stephanie Marie Drive, Falls Church, VA, 22043, Dranesville District, 2-story "Chapel Hill II" model SFD built in 2016; assessed in 2016 for \$1,142,890, improvement; (\$1,371,900 trust with NVR

Mortgage Finance, Inc.), tax map 040-1-37-0004; \$1,714,875 (24921/1270).

Alabama Ave, L.C., to Robert Weaver and Rachel Wanner, 7121 Burtonwood Drive, Alexandria, VA, 22307; sale on 01/23/17 of Lot 114, Block 1, Marlan Heights, 19,358.00 sq. ft., improved, SFD, zoned R-3, at 7121 Burtonwood Drive, Alexandria, VA, 22307, Mt. Vernon District, 2-story SFD built in 2017; assessed in 2016 for \$447,000, land; (\$1,121,600 trust with Citibank, N.A.), tax map 093-4-04-0101-14; \$1,402,000 (24922/1039).

Falls Gate Neighborhoods, LLC, to Colin Anderson and Stephanie Burchard, 6159 Carey Park Lane, Falls Church, VA, 22041; sale on 01/23/17 of Lot 10, Section 2, Ambrose Hills, 1,640.00 sq. ft., improved, TH, zoned R-12, at 6159 Carey Park Lane, Falls Church, VA, 22041, Mason District, 2-story "Oliver" model TH built in 2016; assessed in 2016 for \$123,000, land; (\$554,800 trust with First Heritage Mortgage, LLC), tax map 061-4-52-0200-10; \$693,500 (24922/0645).

Dead Run Street, LLC, to John Robertson and Kathryn Phillips, 1021 Dead Run Drive, McLean, VA, 22101; sale on 01/24/17 of Lot 53, Section 2, Broyhill Langley Estates, 20,000.00 sq. ft., improved, SFD, zoned R-2, at 1021 Dead Run Drive, McLean, VA, 22101, Dranesville District, 2-story "Custom" model SFD built in 2016; assessed in 2016 for \$2,015,210: \$455,000, land; \$1,560,210, improvement; (\$1,100,000 trust with SunTrust Mortgage, Inc.), tax map 021-3-11-0053; \$1,800,000 (24923/1805).

K. Hovnanian at Residence at Discovery Square, LLC, to Sophia Makonnen, 13722 Neil Armstrong Avenue, Unit 507, Herndon, VA, 20171; sale on 01/24/17 of Condo Unit(s) 507, Phase 4, The Residences at Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13722 Neil Armstrong Avenue, Unit 507, Herndon, VA, 20171, Sully District, new resid. condo unit and assessment details n/a; (\$273,750 trust with K. Hovnanian American Mortgage, LLC), tax map 024-4-07-0096 (parent tract); \$371,153 (24924/0073).

SYG Associates, Inc., to Michael Donoghue, 8817 Lake Hill Drive, Lorton, VA, 22079; sale on 01/24/17 of Lot 2B, Lake Hill Estates, 217,960.00 sq. ft., improved, SFD, zoned R-1, at 8817 Lake Hill Drive, Lorton, VA, 22079, Springfield District, 2-story "Bel Air" model SFD built in 2016; assessed in 2016 for \$646,000: \$396,000, land; \$250,000, improvement; (\$911,250 trust with Wells Fargo Bank, N.A.), tax map 106-1-03-0005-B; \$1,000,000 (24924/0444).

Clear View Homes, LLC, to Brandon and Kimberly Bryant, 231 Talahi Street, SE, Vienna, VA, 22180; sale on 01/25/17 of Lot , 0.23 acres, improved, SFD, zoned RS-10, at 231 Talahi Street, SE, Vienna, VA, 22180, Hunter Mill District, 2-story "Custom" model SFD built in 2017; assessed in 2016 for \$406,190: \$310,000, land; \$96,190, improvement;

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(\$1,381,347 trust with SunTrust Mortgage, Inc.), tax map 038-4-02-0239; \$1,535,000 (24926/1102).

K. Hovnanian at Residence at Discovery Square, LLC, to Erik Hower and Cara McFadden and Joelle Hower, 13722 Neil Armstrong Avenue, Unit 501, Herndon, VA, 20171; sale on 01/25/17 of Condo Unit(s) 501, Phase 4, The Residences at Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13722 Neil Armstrong Avenue, Unit 501, Herndon, VA, 20171, Sully District, new resid. condo unit and assessment details n/a; (\$344,000 trust with Intercoastal Mortgage Company), tax map 024-4-07-0096 (parent tract); \$438,982 (24925/0993).

K. Hovnanian at Residence at Discovery Square, LLC, to Venkata Kamineni and Krishna Kalinga, 13722 Neil Armstrong Avenue, Unit 502, Herndon, VA, 20171; sale on 01/25/17 of Condo Unit(s) 502, Phase 4, The Residences at Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13722 Neil Armstrong Avenue, Unit 502, Herndon, VA, 20171, Sully District, new resid. condo unit and assessment details n/a; (\$385,000 trust with K. Hovnanian American Mortgage, LLC), tax map 024-4-07-0096 (parent tract); \$409,000 (24925/0971).

Kul Homes and Investment, LLC, to Patrick and Allison Nickler, 1941 Leonard Road, Falls Church, VA, 22043; sale on 01/25/17 of Lot 74, Section 3, Pimmit Hills, 10,075.00 sq. ft., improved, SFD, zoned R-4, at 1941 Leonard Road, Falls Church, VA, 22043, Dranesville District, 2-story "Colchester" model SFD built in 2016; assessed in 2016 for \$1,058,790; \$266,000, land; \$792,790, improvement; (\$990,000 trust with Citibank, N.A.), tax map 040-1-02-0074; \$1,280,000 (24925/1494).

Reel Homes, LLC, to Brian Dignan and Jian Shen, 1568 McNeer Street, McLean, VA, 22101; sale on 01/25/17 of Lot 35, Section 1, McLean Manor, 12,638.00 sq. ft., improved, SFD, zoned R-4, at 1568 McNeer Street, McLean, VA, 22101, Dranesville District, 2-story "Custom" model SFD built in 2016; assessed in 2016 for \$1,586,830: \$432,000, land; \$1,154,830, improvement; (\$1,237,500 trust with Wells Fargo Bank, N.A.), tax map 030-4-17-0035; \$1,650,000 (24926/0696).

D.R. Horton, Inc., to Jimmie and Brittany Hardaway, 9008 Endicott Place, Lorton, VA, 22079; sale on 01/26/17 of Lot 54, Section 2, Lyndam Hill, 1,896.00 sq. ft., improved, TH, zoned PDH-8, at 9008 Endicott Place, Lorton, VA, 22079, Mt. Vernon District, 2-story "Bradford II" model TH built in 2016; assessed in 2016 for \$502,300: \$125,000, land; \$377,300, improvement; (\$528,304 trust with DHI Mortgage Company), tax map 108-1-17-02-0054; \$517,185 (24927/0345).

K. Hovnanian at Residence at Discovery Square, LLC, to Engelbert and Leonora Hernandez, 13722 Neil Armstrong Avenue, Unit 509, Herndon, VA, 20171; sale on 01/26/17 of

Condo Unit(s) 509, Phase 4, The Residences at Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13722 Neil Armstrong Avenue, Unit 509, Herndon, VA, 20171, Sully District, assessment details n/a; (\$72,540 trust with K. Hovnanian American Mortgage, LLC), tax map 024-4-07-0096 (parent tract); \$422,549 (24926/1989).

K. Hovnanian at Residence at Discovery Square, LLC, to Sonal Nawab, 13722 Neil Armstrong Avenue, Unit 309, Herndon, VA, 20171; sale on 01/26/17 of Condo Unit(s) 309, Phase 4, The Residences at Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13722 Neil Armstrong Avenue, Unit 309, Herndon, VA, 20171, Sully District, assessment details n/a; tax map 024-4-07-0096 (parent tract); \$415,644 (24926/1985).

NVR, Inc., to Robert and Rachael Bal, 3167 Virginia Bluebell Court, Fairfax, VA, 22031; sale on 01/26/17 of Lot 16, Metro Row, 1,521.00 sq. ft., improved, TH, zoned R-12, at 3167 Virginia Bluebell Court, Fairfax, VA, 22031, Providence District, 2-story "Falls Church" model TH built in 2016; assessed in 2016 for \$287,000, land; (\$815,664 trust with PNC Bank, N.A.), tax map 048-4-30-0016; \$867,520 (24927/0651).

Falls Gate Neighborhoods, LLC, to Matthew and Virginie Wilson, 6153 Carey Park Lane, Falls Church, VA, 22041; sale on 01/27/17 of Lot 7, Section 2, Ambrose Hills, 2,455.00 sq. ft., improved, TH, zoned R-12, at 6153 Carey Park Lane, Falls Church, VA, 22041, Mason District, 2-story "Oliver" model TH built in 2016; assessed in 2016 for \$126,000, land; (\$544,995 trust with Stearns Lending, LLC), tax map 061-4-52-0200-07; \$704,995 (24928/0948).

K. Hovnanian at Residence at Discovery Square, LLC, to Cheryl Smiley, 13722 Neil Armstrong Avenue, Unit 308, Herndon, VA, 20171; sale on 01/27/17 of Condo Unit(s) 308, Phase 4, The Residences at Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13722 Neil Armstrong Avenue, Unit 308, Herndon, VA, 20171, Sully District, assessment details n/a; (\$280,000 trust with K. Hovnanian American Mortgage, LLC), tax map 024-4-07-0096 (parent tract); \$401,969 (24928/0723).

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