



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTY WIDE

<b>Nomination Number</b>	CPN22-PR-005
<b>Supervisor District</b>	Providence
<b>Parcel ID Number(s)</b>	48-4 ((1)) 1E and 48-4 ((1)) 1G
<b>Parcel Address(es)</b>	9300 Lee Hwy and 9302 Lee Hwy, Fairfax, VA 22031
<b>Nominator</b>	Jill S. Parks, Esq. (Hunton Andrews Kurth LLP)
<b>Plan Map Designation</b>	1) Parcel 1E: 4-5 DU/AC, Mixed Uses, Private Open Space 2) Parcel 1G: 1-2 DU/AC, Mixed Uses, Private Open Space
<b>Comprehensive Plan Recommendation for Nominated Property</b>	See Appendix A to the SOJ for the full text of the Comprehensive Plan for the Vienna TSA. The Land Bay A recommendation is summarized below. Land Bay A Base Plan: This land unit is planned and approved for mixed use development to include multi-family residential units as well as office uses up to 0.50 FAR and ancillary uses, including, but not limited to, support retail and a day care center. Approximately 320-350 housing units are approved for development in the southwest corner of the land use and these should be provided. Additional multi-family residential units or a mix of multi-family and high density single-family attached units may be considered on the remaining underdeveloped portion of the land unit at an average of 20-30 dwelling units per acre built at a ratio converting approved office use to multi-family residential use of 1:1 (one office square foot for one residential square foot).
<b>Proposed Land Use</b>	Residential
<b>Summary of Proposed Comprehensive Plan Change</b>	See Appendix A to the SOJ for the full text proposed for the Vienna TSA and Land Bay A Base Plan and Redevelopment Option 1 and 2, which is summarized below. Option 1: The existing office buildings and associated parking structure(s) may be converted and/or adaptively reused as senior housing or multi-family residential buildings, and ancillary uses. Once converted, such buildings may include up to 450 senior housing or multi-family residential units, as applicable, and up to 450,000 square feet. The existing parking structure(s) on Land Bay A may be repurposed or replaced with a multi-family residential building up to ten stories and with a maximum of 715 dwelling units and up to 715,000 square feet. Option 2: The existing office buildings and associated parking structure(s) may be replaced with multi-family residential building(s) that include up to 1,200,000 square feet of residential and ancillary uses and up to 1,200 dwelling units (at a maximum of 80 dwelling units per acre).

**Hunters Branch - Land Bay A  
Site-Specific Plan Amendment Nomination**

**October 27, 2022**

**I. INTRODUCTION**

Jill Parks, Counsel with Hunton Andrews Kurth, LLP (the “*Nominator*”) is the designated agent of BCSP Hunters Branch Fee, LLC and BCSP Hunters Branch Lessee, LLC, (collectively, “*BCSP*”), owner of the parcels located at 9300 and 9302 Lee Highway and identified on the Fairfax County Tax Map as 48-4 ((1)) 1E (“*Parcel 1E*”) and 1G (“*Parcel 1G*”) respectively (collectively, the “*Property*”),<sup>1</sup> which, together with the properties to its north and west, comprise the approximately 56.9-acre<sup>2</sup> transit-oriented development known as “*Hunters Branch*,” located immediately south of the Vienna/Fairfax-GMU Metro Station in Fairfax, Virginia.

**II. EXISTING CONDITIONS**

The Property is currently improved with two, 200,000 square-foot, twelve-story office buildings constructed in 1987 and 1989 and known as “*Hunters Branch I*” and “*II*,” respectively, together with twelve surface parking spaces and four loading spaces as well as two structured parking decks (a four-story structured parking deck including 706 parking spaces on Parcel 1E (“*Garage 2*”) and a five-story garage including 1,462 parking spaces on Parcel 1G (“*Garage 1*”).

**III. PROPERTY INFORMATION**

The Property is subject to Rezoning RZ 80-P-039 (the “*Rezoning*”), which rezoned the Property (together with its surrounds for an initial total of 56.9 acres of land) from the R-1 and R-2 districts to the Planned Development Commercial (“*PDC*”) District. The conceptual development plan (“*CDP*”) associated with the Rezoning originally permitted up to 1.2 million square feet of commercial uses, 600,000 square feet of residential uses and 350 dwelling units within two land bays (A and B) at an overall floor area ratio (“*FAR*”) across Hunters Branch of 0.66. The two office buildings on the Property were identified in the proffers associated with the Rezoning (the “*Proffers*”) as being in Land Bay A, the then-“commercial component” of Hunters Branch, and were designated as office uses on the approved final development plan (“*FDP*”). Land Bay B, on the other hand, was designated and later developed with residential uses.

The Rezoning and Proffers were subsequently amended numerous times through a series of Conceptual/Final Development Plan Amendments (each a “*CDPA/FDPA*”) and Proffered Condition Amendments (each a “*PCA*”), the result of which, among other things, was a further division of a portion of Hunters Branch Land Bay A into Land Bays C and D. In addition, a Comprehensive Plan Amendment was adopted in 1994 to permit additional multi-family residential units or a mix of multi-family and high-density single-family attached units on the then-undeveloped portion of Land Bay A (now Land Bay C) at a density of 20 to 30 units per acre.

Ultimately, the approximately 13.9-acre portion of Land Bay A that includes the Property remained intact and the final CDPA/FDPA and Proffers applicable to the Property<sup>3</sup> permit the two, 200,000 square-foot, twelve-story office buildings and the surface and structured parking decks, that are there today. Land Bay B was developed as originally planned with 352 garden apartments known as “The Apartments at Regent’s Park” (together with 4,500 square feet of ancillary uses) and Land Bays C and D were developed with 296 additional multi-family residential units with 2,500 square feet of ancillary uses in seven multi-family buildings and 54 townhomes (Land Bay C) as well as 259 multi-family dwelling units in 305,500 square feet of converted commercial uses (Land Bay D). In total then, the now-

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<sup>1</sup> When Nutley Street was constructed (north/south), it bifurcated both Parcel 1E and Parcel 1G such that each such Parcel includes a residual parcel to the east of Nutley Street (the “*Residual Parcels*”).

<sup>2</sup>Less approximately five acres for subsequent right-of-way dedications along Lee Highway and Nutley Street.

<sup>3</sup> CDPA/PCA 80-P-039-5, FDPA 80-P-039-3 and PCA 80-P-039-9.

52.07-acre Hunters Branch project is developed with approximately 407,000 square feet of non-residential uses, 1,201,000 square feet of residential uses (961 dwellings).

Notwithstanding the low intensities approved for the Property pursuant to the Rezoning (as amended), the PDC District permits a mix of uses at relatively high intensities (with an FAR between 2.5 to 3.0, or up to 5.0 if the property under consideration is located in a transit station area, which the Property is – the Vienna Transit Station Area).

#### IV. SITE-SPECIFIC PLAN AMENDMENT NOMINATION

While the majority of Hunters Branch has been built-out, the Property is underutilized and the existing office buildings, soon to be vacant. As such, BCSP (and/or potential future owners of the Property as and if applicable, the “**Owner**”), is exploring ways to bring the Property current and more in keeping with its surrounds. To that end, and in recognition of the fact that the neighborhood has emerged over time as a stable residential community, this Site-Specific Plan Amendment (“**SSPA**”) nomination for the Property (the “**SSPA Nomination**”) includes two main redevelopment options:

1. First, the Nominator is recommending that the Comprehensive Plan text permit:
  - a. The adaptive reuse of the existing 12-story Hunters Branch I and II office buildings as either senior living facilities, which may include a continuing care facility, independent living units, assisted living facilities, memory care facilities and/or skilled nursing facilities (as applicable, the “**Senior Housing**”); and/or, as multi-family dwelling units; and,
  - b. The redevelopment of Garage 2 as a multi-family residential building (“**Option 1**”); or,
2. Alternatively, the redevelopment of Hunters Branch I, Hunters Branch II and Garage 2 as a more expansive multi-family residential building or buildings (“**Option 2**”),

all as shown on the Illustrative Concept Plan included with the SSPA Nomination (Option 1 and/or Option 2 at times hereinafter, the “**Land Bay A Redevelopment Project**”).

In both options, the Nominator is recommending that:

1. The Owner retain Garage 1 to serve the Land Bay A Redevelopment Project, and demolish Garage 2;
2. The new residential buildings be between five and seven stories to seamlessly integrate with the garden-style rental apartments on adjacent Land Bays B, C and D;<sup>4</sup>
3. The SSPA Nomination include a range of units (913 – 1,124), dwelling units per acre (65 to 80) and FARs (1.5 to 1.84) that could be developed on the Property, with the final development program depending in large part on the parking ratios that are ultimately established for the future Land Bay A Redevelopment Project pursuant to the Zoning Ordinance or an approved parking reduction, among other things; and,
4. The Land Bay A Redevelopment Project respect the established flood plain limits and the forested areas along the eastern portion of the Property be preserved and protected.

The Nominator will work collaboratively with the County to develop a plan for internal circulation and pedestrian access to transit, once the SSPA Nomination is added to the 2023 Work Program and the proposal is evaluated in detail.

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<sup>4</sup> However that the proposed Comprehensive Plan text submitted with the SSPA Nomination also anticipates the possibility of increasing the stories from seven to ten depending on a number of variables, including the construction type of the buildings;

## V. EMERGING COMMUNITY INTERESTS AND CHANGED CIRCUMSTANCES

In this post-pandemic world, the dust may be settling but circumstances have well changed: employees have grown accustomed to working from home and as a result, many office tenants are continuing to downsize. And, as lease terms near expiration, the flight to quality (i.e. moves to more urban, efficient, sustainable, designer work spaces with high-end amenities and perks) continues. These and other social trends have greatly accelerated the obsolescence of older office buildings like Hunters Branch I and II, which were built in the late 1980s. As a result, the County is seeing many such buildings torn down and others, adaptively reused. The Nominator anticipates one or both of these outcomes for the Property and is submitting this SSPA Nomination in anticipation thereof.

Particularly in light of the foregoing, the development plan conceived for the Property more than four decades ago (including the '80's-styled Hunters Branch I and II buildings and multiple above-grade parking structures) no longer reflects the best use of the Property. Furthermore, the area surrounding the Vienna/Fairfax-GMU Metrorail Station is emerging as a residential hub, and the community's need for an increased and varied supply of housing in this location is growing. As such, it is critical that a mix of housing options be made available to the neighborhood's current and prospective residents. Not only does this SSPA Nomination introduce the potential for a new housing type – independent living and assisted living facilities for seniors – it will also add to the County's coffers additional residential multi-family dwelling units, a meaningful portion of which will be developed as Affordable Dwelling Units (“ADUs”), like its neighbors at Regent Park at Metro.

## VI. ADVANCEMENT OF THE COUNTY'S OBJECTIVES IN THE COMPREHENSIVE PLAN

The Property is located in Land Unit A of the Vienna Transit Station Area, which is:

Recommended by the Concept for Future Development as one of several mixed-use centers located around the fourteen Metrorail stations in Fairfax County. They are shown as part of the Adopted Regional System for Metrorail. These Metrorail stations provide the opportunity for non-automobile dependent development to occur in a manner that is compatible with the existing nearby land uses. As recommended in the Concept, the intention of this designation is to capitalize on the opportunity to provide *transit-focused housing* and employment locations, in a manner that is compatible with nearby land uses.

Existing and/or approved mixed-use (residential and commercial) development within the Vienna Transit Station Area is planned for *Land Units A* and *G*.

(emphasis added). This SSPA Nomination is specifically focused on providing additional transit-focused housing within Land Bay A (which was itself specifically targeted for new development), a stated objective in the Comprehensive Plan recommendations for the Vienna Transit Station Area. As such, it advances the County's objectives for redevelopment as described in its Concept for Future Development and Policy Plan, as discussed in more detail below.

## VII. ALIGNMENT WITH THE COUNTY'S GOALS

In recent years, Fairfax County has developed and/or re-visioned several key plans and policies to guide its future development in a way that (i) supports a strong economic development strategy (the “Strategic Plan to Facilitate the Economic Success of Fairfax County” or the “*Strategic Plan*”); (ii) promotes and prioritizes inclusivity and shared prosperity (the “One Fairfax Policy,” or “*One Fairfax*”); and, (iii) addresses the significant need for price-appropriate housing options for current and projected residents of Fairfax County in order to build and maintain a vibrant, resilient community (the “Communitywide Housing Strategic Plan,” or the “*Housing Plan*”). This SSPA Nomination not only aligns with the goals of these fundamental and overarching principles but helps to promote them: by ridding a central transit district of obsolete office buildings and either adaptively reusing and/or replacing them with viable housing options, the Owner will be implementing the economic development strategies highlighted in the Strategic Plan. Also, although a transit-oriented district (and therefore key for residents who commute to their jobs in or outside the County), the Vienna Transit Area is not billed as one of the primary economic drivers of the County so repurposed assets and/or new residential buildings here will be more affordable than the unattainable new buildings in Tysons or Reston. In short, the SSPA Nomination dovetails with the County's priorities on equity and inclusion as described in One Fairfax

and its goal of ensuring a continuum of housing options that are available to a range of incomes and residents (here, possibly including seniors and empty nesters as well as young families) as outlined in its Housing Plan.

## **VIII. IMPLEMENTATION**

Once the Comprehensive Plan is amended to reflect the SSPA Nomination described herein the Owner intends to prosecute a CDPA/FDPA and PCA to permit the conversion and/or addition of Senior Housing and multi-family residential uses on the Property, as described in Options 1 and 2 above and shown on the attached Illustrative Concept Plan.

## **IX. COMMUNITY STAKEHOLDERS**

As noted above, with the exception of the Property, Hunters Branch has been developed with several distinct residential communities - to its west are the residents who live at the Regents Park at Metro, to its north are the residents of Regents Park II at Metro and to the northeast are the families who live in the Dwell Vienna Metro Apartments. Although the SSPA Nomination includes a modest range of building heights and stories, dwelling units and intensities for the Property, the Owner respects the already-established residential neighborhoods and will, in collaboration and partnership with the community and the County through the 2023 Work Program and (later) CDPA/FDPA and PCA review process, ensure that the Land Bay A Redevelopment Project will be harmonious with its surrounds and that impacts on the abutting Hunters Branch neighborhoods, if any, will be appropriately mitigated.

Furthermore, the Owner will preserve and protect the significant flood plain on the Property, which it knows will be important to County and community; and, as such time as it advances an amendment to the entitlements to implement the Comprehensive Plan Amendment, it will solicit and encourage feedback from all stakeholders about the creative redesign and reuse of the Residual Parcels as potential parkland and/or other community amenities.

As the uses, site layouts and conservation measures proposed herein and shown on the Illustrative Concept Plan are significantly more compatible with the established residential communities than the two 1980's office buildings and multiple above-grade structured parking decks on the Property today, the Nominator hopes and trusts that the community stakeholders will support this SSPA Nomination.

## **X. CONCLUSION**

The Owner is proposing to adaptively reuse and/or replace largely vacant office buildings from the 1980's with new housing opportunities (that may include a continuum of options for seniors, empty nesters, families, singles and students) on transit-proximate parcels that are already surrounded by other, complementary residential communities and flanked by acres and acres of forested open space. As such, the Nominator submits that its proposal, if accepted, will further the County's goals and policies relative to economic development, equity and inclusion and the provisions of increased housing options for County residents.

The Nominator respectfully submits this SSPA nomination for consideration by Fairfax County Staff and acceptance by the Board of Supervisors into the Screening Phase and ultimately the 2023 Work Program.

Respectfully submitted,

  
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Jill Parks, Esq.

## **XI. APPENDIX A**

### **a. CURRENT COMPREHENSIVE PLAN**

#### **Vienna Transit Station Area**

Existing and/or approved mixed-use (residential and commercial) development within the Vienna Transit Station Area is planned for Land Units A and G. Land Unit A is approved for 1.2 million square feet of office space and 350 dwelling units. The approved residential density for this land unit is 33 dwelling units per acre. Land Unit G is approved for 600,000 square feet of office space and 152 townhomes at a density of 7.5 dwelling units per acre. All other land units are planned primarily for residential development.

#### **Land Bay A**

This land unit is planned and approved for mixed use development to include multi-family residential units as well as office uses up to 0.50 FAR and ancillary uses, including, but not limited to, support retail and a day care center. Approximately 320-350 housing units are approved for development in the southwest corner of the land use and these should be provided. Additional multi-family residential units or a mix of multi-family and high density single-family attached units may be considered on the remaining underdeveloped portion of the land unit at an average of 20-30 dwelling units per acre built at a ratio converting approved office use to multi-family residential use of 1:1 (one office square foot for one residential square foot).

Optional uses may include housing for the elderly/elderly care facilities, hotel/motels and health/recreation facilities that are well integrated into the mixture of office and residential use not to exceed the approved commercial development for Land Unit A of 1,200,000 square feet.

### **b. CURRENT PLAN MAP DESIGNATION**

- i. Parcel 1E: 4-5 DU/AC, Mixed Uses, Private Open Space
- ii. Parcel 1G: 1-2 DU/AC, Mixed Uses, Private Open Space

### **c. PROPOSED CHANGES**

#### **Vienna Transit Station Area**

Existing and/or approved mixed-use (residential and commercial) development within the Vienna Transit Station Area is planned for Land Units A and G. Land Unit A may be redeveloped with up to 1,200,000 square feet of residential and ancillary uses and 1,200 dwelling units, or up to 80 dwelling units per acre and 1.84 FAR, respectively.

Land Unit G is approved for 600,000 square feet of office space and 152 townhomes at a density of 7.5 dwelling units per acre. All other land units are planned primarily for residential development

#### **i. Land Bay A Base Plan**

This land unit is planned and approved for mixed use development to include multi-family residential units as well as office uses up to 0.50 FAR and ancillary uses, including, but not limited to, support retail and a day care center. Approximately 320-350 housing units are approved for development in the southwest corner of the land use and these should be provided. Additional multi-family residential units or a mix of multi-family and high density single-family attached units may be considered on the southeast portion of the land unit at an average of 20-30 dwelling units per acre built at a ratio converting approved office use to multi-family residential use of 1:1 (one office square foot for one residential square foot).

Optional uses may include housing for the elderly/elderly care facilities, hotel/motels and health/recreation facilities that are well integrated into the mixture of office and residential use not to exceed the approved commercial development for Land Unit A of 1,200,000 square feet.

ii. Land Bay A Redevelopment Option 1

The existing office buildings and associated parking structure(s) on the southeast portion of Land Bay A adjacent to the intersection of Nutley Street and Lee Highway may be converted and/or adaptively reused as senior housing (which may include a continuing care facility, independent living units, assisted living facilities, memory care facilities and/or skilled nursing facilities) or multi-family residential buildings, and ancillary uses. Once converted, such buildings may include up to 450 senior housing or multi-family residential units, as applicable, and up to 450,000 square feet. The existing parking structure(s) on Land Bay A may be repurposed or replaced with a multi-family residential building up to ten stories and with a maximum of 715 dwelling units and up to 715,000 square feet.

The total development on the subject portion of Land Bay A may not exceed 1,200,000 square feet (including ancillary uses) or 1,200 dwelling units (at a maximum of 80 dwelling units per acre), including senior housing and/or multi-family residential units, as applicable).

Parking for the senior housing and multi-family residential units may range from 1.3 to 1.6 spaces per unit, or as otherwise established pursuant to the Zoning Ordinance or an approved parking reduction.

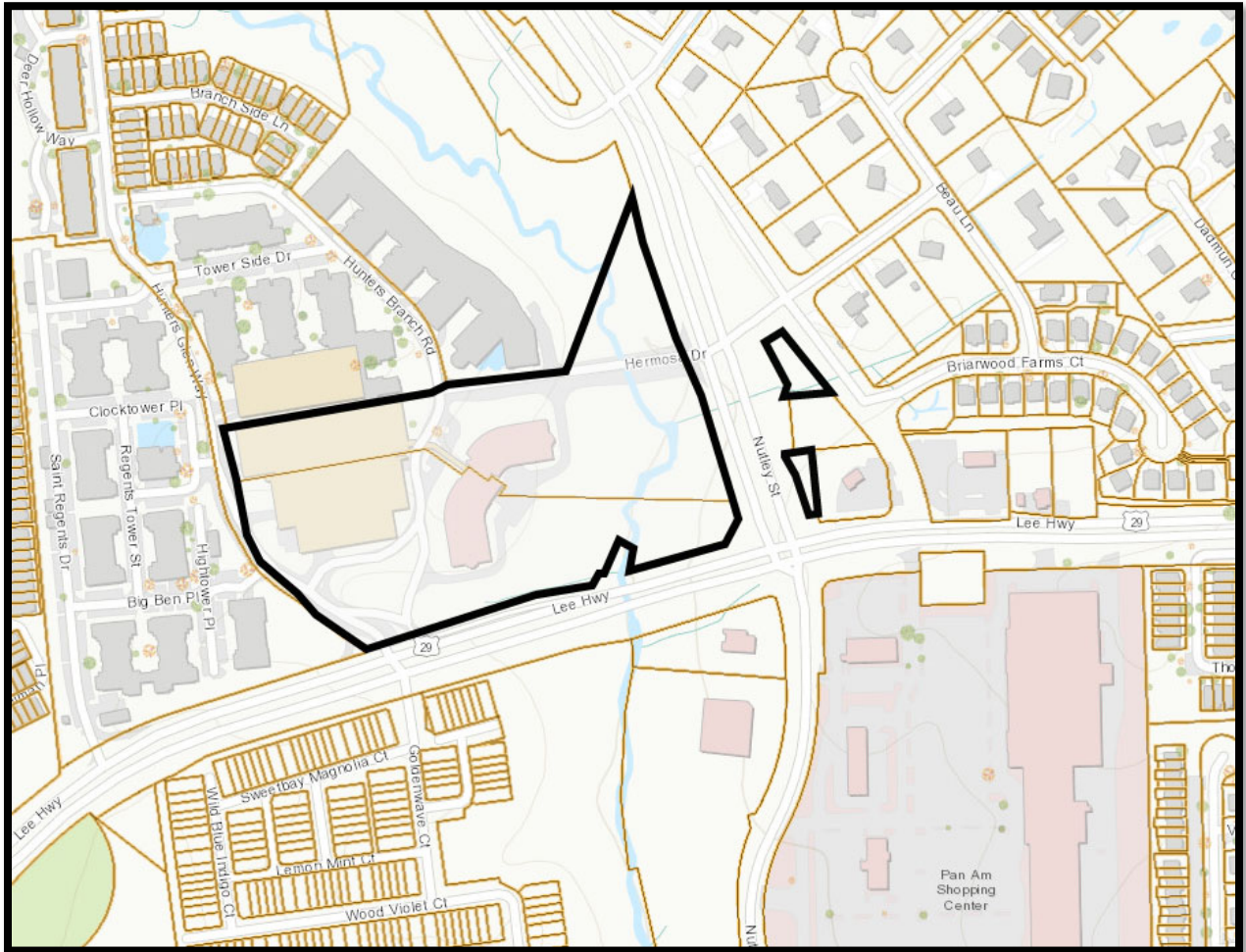
iii. Land Bay A Redevelopment Option 2

The existing office buildings and associated parking structure(s) on the southeast portion of Land Bay A adjacent to the intersection of Nutley Street and Lee Highway may be replaced with multi-family residential building(s) that include up to 1,200,000 square feet of residential and ancillary uses and up to 1,200 dwelling units (at a maximum of 80 dwelling units per acre).

Parking for the multi-family residential units may range from 1.3 to 1.6 spaces per unit, or as otherwise established pursuant to the Zoning Ordinance or an approved parking reduction.

# Property Map

9300 & 9302 Lee Highway  
048-4 ((01)) 0001E  
048-4 ((01)) 0001G





# HUNTERS BRANCH | LAND BAY A

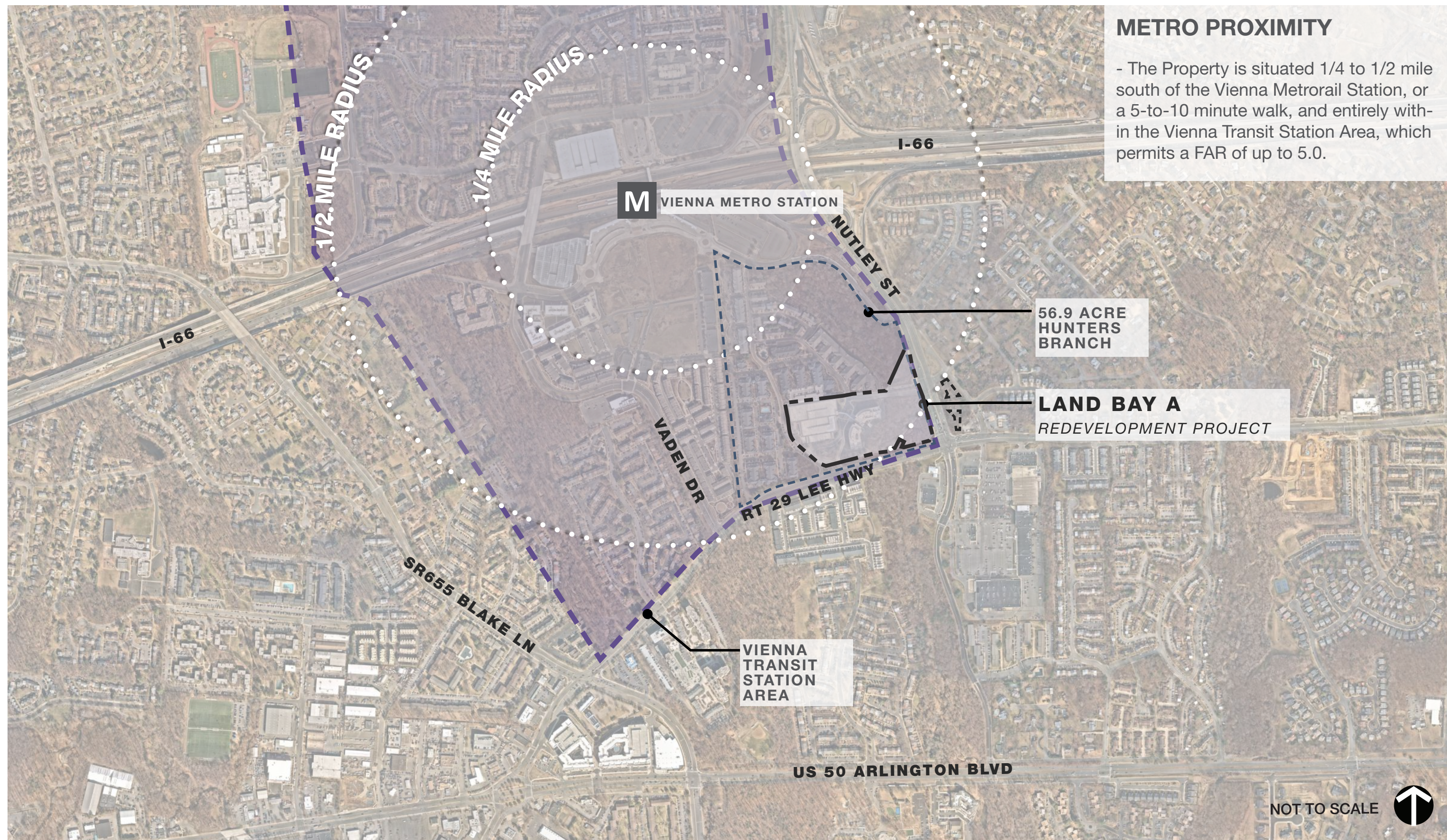
SITE-SPECIFIC PLAN AMENDMENT NOMINATION

• OCTOBER 2022 •

HUNTON  
ANDREWS KURTH

LandDesign.









### LAND BAY A

- Includes (2) 200,000 SF, twelve-story office

### LAND BAY B

- Developed as originally planned with 352 garden apartments (*Apartments of Regent's Park*)

### LAND BAY C

- Developed with 296 additional multi-family residential units and 2,500 SF of ancillary uses in seven multi-family buildings and 54 townhomes

### LAND BAY D

- Developed as 259 multi-family dwelling units in 305,500 SF of converted commercial use

### TOTAL HUNTERS BRANCH AREA

- 407,000 SF of Non-Residential Uses
- 1,201,000 SF of Residential Uses (961 DUs)









**CONCEPT 1A + 1B**

EXISTING OFF-SITE GARDEN APARTMENTS (<4 STORY)

EXISTING 5-STORY GARAGE TO REMAIN

EXISTING ROAD INFRASTRUCTURE TO REMAIN

HERMOSA DR

HUNTERS BRANCH RD

HUNTERS GLEN WAY

LEE HWY

NUTLEY ST

MULTIFAMILY 1A) 5 TO 7-STORY 1B) 8 TO 10-STORY

POTENTIAL STORMWATER AREA

TREE SAVE AREA

OPEN SPACE AMENITY

LIMIT OF RPA

EXISTING 12-STORY OFFICE BUILDING TO BE CONVERTED TO SENIOR HOUSING

POTENTIAL STORMWATER AREA

Scale: 0' 50' 100' 200'

North Arrow

Survey Data: N 80°00'03" E 477.61', N 74°57'17" E 73.17', N 81°11'56" E 278.03', N 21°10'23" E 428.75', S 12°28'34" E 100.72', S 15°34'25" E 19.24', S 19°19'08" E 185.00', S 23°48'13" E 153.47', S 14°56'53" E 157.46', S 19°19'08" E 117.74', S 19°19'08" E 48.26', S 25°43'24" W 53.63', S 72°26'25" W 212.40', S 82°51'23" W 20.86', S 45°21'49" W 35.52', S 79°40'30" W 123.22', S 74°44'42" W 11.40', S 72°16'06" W 414.97', N 71°58'34" W 62.24', N 32°30'18" W 231.88', N 10°00'00" E 2.92', N 13°55'35" W 130.35', N 10°00'00" W 91.11', N 13°55'35" W 130.35', A=100.21, R=169.00, N 55°17'28" E 49.44', N 29°33'15" W 111.80', N 11°08'48" E 20.33', S 84°45'22" W 104.89', N 84°43'07" E 79.58', N 18°57'20" W 13.82', N 43°04'06" W 54.63', S 72°26'25" W 20.01', S 05°16'52" E 145.50', W 80'61" N 19'11" W 16'20", S 19°19'08" E 48.26', S 14°56'53" E 157.46', S 19°19'08" E 117.74', S 14°56'53" E 157.46', S 23°48'13" E 153.47', S 15°34'25" E 19.24', S 12°28'34" E 100.72', S 19°19'08" E 185.00', N 21°10'23" E 428.75', N 81°11'56" E 278.03', N 74°57'17" E 73.17', N 80°00'03" E 477.61', N 13°55'35" W 130.35', N 10°00'00" W 91.11', N 10°00'00" E 2.92', A=100.21, R=169.00, N 32°30'18" W 231.88', N 71°58'34" W 62.24', S 72°16'06" W 414.97', S 79°40'30" W 123.22', S 74°44'42" W 11.40', S 82°51'23" W 20.86', S 45°21'49" W 35.52', S 72°26'25" W 212.40', S 25°43'24" W 53.63', S 19°19'08" E 48.26', S 14°56'53" E 157.46', S 19°19'08" E 117.74', S 14°56'53" E 157.46', S 23°48'13" E 153.47', S 15°34'25" E 19.24', S 12°28'34" E 100.72', S 19°19'08" E 185.00', N 21°10'23" E 428.75', N 81°11'56" E 278.03', N 74°57'17" E 73.17', N 80°00'03" E 477.61', N 13°55'35" W 130.35', N 10°00'00" W 91.11', N 10°00'00" E 2.92', A=100.21, R=169.00, N 32°30'18" W 231.88', N 71°58'34" W 62.24', S 72°16'06" W 414.97', S 79°40'30" W 123.22', S 74°44'42" W 11.40', S 82°51'23" W 20.86', S 45°21'49" W 35.52', S 72°26'25" W 212.40', S 25°43'24" W 53.63', S 19°19'08" E 48.26', S 14°56'53" E 157.46', S 19°19'08" E 117.74', S 14°56'53" E 157.46', S 23°48'13" E 153.47', S 15°34'25" E 19.24', S 12°28'34" E 100.72', S 19°19'08" E 185.00', N 21°10'23" E 428.75', N 81°11'56" E 278.03', N 74°57'17" E 73.17', N 80°00'03" E 477.61', N 13°55'35" W 130.35', N 10°00'00" W 91.11', N 10°00'00" E 2.92', A=100.21, R=169.00, N 32°30'18" W 231.88', N 71°58'34" W 62.24', S 72°16'06" W 414.97', S 79°40'30" W 123.22', S 74°44'42" W 11.40', S 82°51'23" W 20.86', S 45°21'49" W 35.52', S 72°26'25" W 212.40', S 25°43'24" W 53.63', S 19°19'08" E 48.26', S 14°56'53" E 157.46', S 19°19'08" E 117.74', S 14°56'53" E 157.46', S 23°48'13" E 153.47', S 15°34'25" E 19.24', S 12°28'34" E 100.72', S 19°19'08" E 185.00', N 21°10'23" E 428.75', N 81°11'56" E 278.03', N 74°57'17" E 73.17', N 80°00'03" E 477.61', N 13°55'35" W 130.35', N 10°00'00" W 91.11', N 10°00'00" E 2.92', A=100.21, R=169.00, N 32°30'18" W 231.88', N 71°58'34" W 62.24', S 72°16'06" W 414.97', S 79°40'30" W 123.22', S 74°44'42" W 11.40', S 82°51'23" W 20.86', S 45°21'49" W 35.52', S 72°26'25" W 212.40', S 25°43'24" W 53.63', S 19°19'08" E 48.26', S 14°56'53" E 157.46', S 19°19'08" E 117.74', S 14°56'53" E 157.46', S 23°48'13" E 153.47', S 15°34'25" E 19.24', S 12°28'34" E 100.72', S 19°19'08" E 185.00', N 21°10'23" E 428.75', N 81°11'56" E 278.03', N 74°57'17" E 73.17', N 80°00'03" E 477.61', N 13°55'35" W 130.35', N 10°00'00" W 91.11', N 10°00'00" E 2.92', A=100.21, R=169.00, N 32°30'18" W 231.88', N 71°58'34" W 62.24', S 72°16'06" W 414.97', S 79°40'30" W 123.22', S 74°44'42" W 11.40', S 82°51'23" W 20.86', S 45°21'49" W 35.52', S 72°26'25" W 212.40', S 25°43'24" W 53.63', S 19°19'08" E 48.26', S 14°56'53" E 157.46', S 19°19'08" E 117.74', S 14°56'53" E 157.46', S 23°48'13" E 153.47', S 15°34'25" E 19.24', S 12°28'34" E 100.72', S 19°19'08" E 185.00', N 21°10'23" E 428.75', N 81°11'56" E 278.03', N 74°57'17" E 73.17', N 80°00'03" E 477.61', N 13°55'35" W 130.35', N 10°00'00" W 91.11', N 10°00'00" E 2.92', A=100.21, R=169.00, N 32°30'18" W 231.88', N 71°58'34" W 62.24', S 72°16'06" W 414.97', S 79°40'30" W 123.22', S 74°44'42" W 11.40', S 82°51'23" W 20.86', S 45°21'49" W 35.52', S 72°26'25" W 212.40', S 25°43'24" W 53.63', S 19°19'08" E 48.26', S 14°56'53" E 157.46', S 19°19'08" E 117.74', S 14°56'53" E 157.46', S 23°48'13" E 153.47', S 15°34'25" E 19.24', S 12°28'34" E 100.72', S 19°19'08" E 185.00', N 21°10'23" E 428.75', N 81°11'



CONCEPT 2A + 2B

EXISTING OFF-SITE  
GARDEN APARTMENTS  
(<4 STORY)

EXISTING 5-STORY  
GARAGE TO REMAIN

TREE SAVE AREA

OPEN SPACE  
AMENITY

POTENTIAL  
STORMWATER AREA

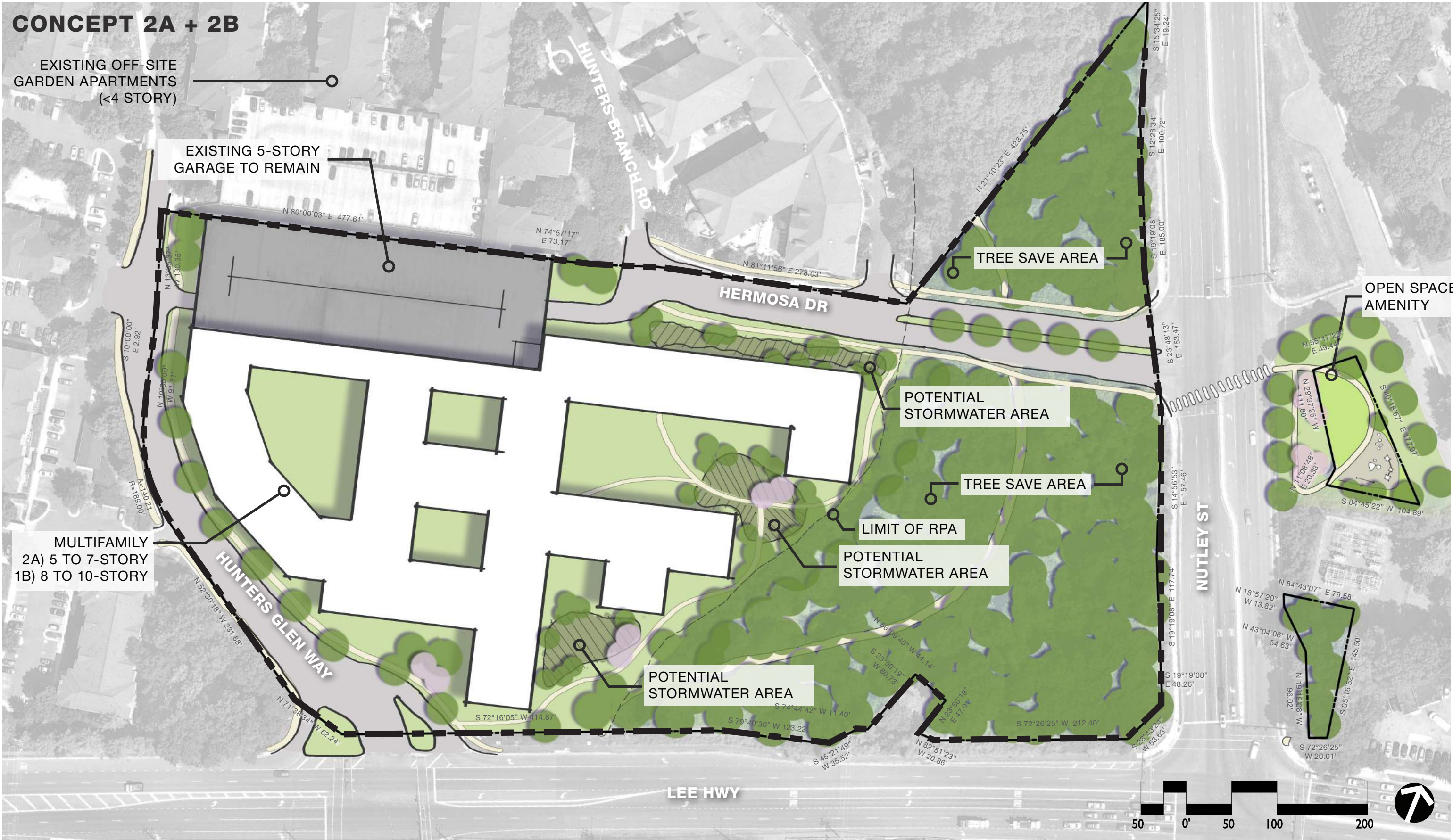
TREE SAVE AREA

LIMIT OF RPA

POTENTIAL  
STORMWATER AREA

POTENTIAL  
STORMWATER AREA

MULTIFAMILY  
2A) 5 TO 7-STORY  
1B) 8 TO 10-STORY





CONCEPT 1A OFFICE RETROFIT+ MULTIFAMILY NEW CONSTRUCTION	CONCEPT 1B OFFICE RETROFIT+ MULTIFAMILY NEW CONSTRUCTION	CONCEPT 2A MULTIFAMILY NEW CONSTRUCTION	CONCEPT 2B MULTIFAMILY NEW CONSTRUCTION
<b>MULTIFAMILY NEW CONSTRUCTION</b> STORIES                    GFA                    DU (1,000 SF/DU) 7                            494,000                    494  PARKING REQUIRED Multifamily (1.6/DU)                                    791 Stalls  <b>OFFICE RETROFIT TO AL/IL</b> STORIES                    GFA                    DU (1,000 SF/DU) 12                            419,418                    419  PARKING REQUIRED Multifamily (1.6/DU)                                    671 Stalls  <b>TOTAL DU                                    913 DU</b>	<b>MULTIFAMILY NEW CONSTRUCTION</b> STORIES                    GFA                    DU (1,000 SF/DU) 10                            705,000                    705  PARKING REQUIRED Multifamily (1.3/DU)                                    917 Stalls  <b>OFFICE RETROFIT TO AL/IL</b> STORIES                    GFA                    DU (1,000 SF/DU) 12                            419,418                    419  PARKING REQUIRED Multifamily (1.3/DU)                                    545 Stalls  <b>TOTAL DU                                    1,124 DU</b>	<b>MULTIFAMILY NEW CONSTRUCTION</b> STORIES                    GFA                    DU (1,000 SF/DU) 7                            913,000                    913  PARKING REQUIRED Multifamily (1.6/DU)                                    1,461 Stalls  <b>TOTAL DU                                    913 DU</b>	<b>MULTIFAMILY NEW CONSTRUCTION</b> STORIES                    GFA                    DU (1,000 SF/DU) 10                            1,124,000                    1,124  PARKING REQUIRED Multifamily (1.3/DU)                                    1,461 Stalls  <b>TOTAL DU                                    1,124 DU</b>
<b>PARKING GARAGE</b> Parking Available                                    1,462 Stalls Parking Required                                    1,462 Stalls Stalls Remaining                                    0 Stalls	<b>PARKING GARAGE</b> Parking Available                                    1,462 Stalls Parking Required                                    1,462 Stalls Stalls Remaining                                    0 Stalls	<b>PARKING GARAGE</b> Parking Available                                    1,462 Stalls Parking Required                                    1,462 Stalls Parking Remaining                                    0 Stall	<b>PARKING GARAGE</b> Parking Available                                    1,462 Stalls Parking Required                                    1,462 Stalls Parking Remaining                                    0 Stall
Proposed GFA                                    913,418 SF Proposed Floor Area Ratio                                    1.5 FAR Proposed Parking Stalls                                    1,462 Stalls  Current GFA                                    419,418 SF Current Floor Area Ratio                                    0.65 FAR Current Parking Stalls                                    2,162 Stalls  <b>= 65 DU / ACRE</b>  <b>1.5 FAR</b>	Proposed GFA                                    1,124,418 SF Proposed Floor Area Ratio                                    1.84 FAR Proposed Parking Stalls                                    1,462 Stalls  Current GFA                                    419,418 SF Current Floor Area Ratio                                    0.65 FAR Current Parking Stalls                                    2,162 Stalls  <b>= 80 DU / ACRE</b>  <b>1.84 FAR</b>	Proposed GFA                                    913,000 SF Proposed Floor Area Ratio                                    1.5 FAR Proposed Parking Stalls                                    1,462 Stalls  Current GFA                                    419,418 SF Current Floor Area Ratio                                    0.65 FAR Current Parking Stalls                                    2,162 Stalls  <b>= 65 DU / ACRE</b>  <b>1.5 FAR</b>	Proposed GFA                                    1,124,000 SF Proposed Floor Area Ratio                                    1.84 FAR Proposed Parking Stalls                                    1,462 Stalls  Current GFA                                    419,418 SF Current Floor Area Ratio                                    0.65 FAR Current Parking Stalls                                    2,162 Stalls  <b>= 80 DU / ACRE</b>  <b>1.84 FAR</b>







October 25, 2022

Fairfax County Department of Planning and Development  
Planning Division  
12055 Government Center Parkway, 7<sup>th</sup> Floor  
Fairfax, Virginia 22035

RE: SSPA Nomination for 9300 and 9302 Lee Highway, Fairfax, VA 22031

To whom it may concern:

BCSP Hunters Branch Lessee, LLC (the "Owner") is the owner of real property identified as Fairfax County Tax Map Numbers 048-4 ((01)) 0001L1 and 048-4 ((01)) 0001L2 (collectively, the "Property") which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. The Owner has reviewed the subject nomination and consents to the Property being submitted for consideration by Ms. Jill S. Parks of Hunton Andrews Kurth LLP (the "Nominator"). Furthermore, the Owner, its successors and assigns or agents, understands the expectations for the process and is willing to participate in the review, analysis, and community engagement, as needed, for the Property.

The Owner may be reached by mail, email, or phone at:

Mailing Address: 40 E. 52nd Street  
New York, NY 10022

Email Address: paul.horowitz@blackrock.com

Phone Number: 212-810-2500

Thank you for your assistance with the matter.

Sincerely,

BCSP HUNTERS BRANCH LESSEE, LLC,  
a Delaware limited liability company

By: Paul Horowitz

Title: Authorized Signatory

COMMONWEALTH/STATE OF New York  
CITY/COUNTY OF New York, to-wit:

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Paul Horowitz, whose name is signed to the foregoing, as authorized signa of BCSP Hunters Branch Lessee, LLC, a Delaware limited liability company, personally appeared before me, and acknowledged the same to be his/her act and deed.

Given under my hand and seal this 26 day of October, 2022.

Ellen M. Goodwin  
NOTARY PUBLIC

Registration No. \_\_\_\_\_

My commission expires: \_\_\_\_\_

ELLEN M. GOODWIN  
Notary Public, State of New York  
No. 02GO6434584  
Qualified in New York County  
Commission Expires June 06, 20 26

October 25, 2022

Fairfax County Department of Planning and Development  
Planning Division  
12055 Government Center Parkway, 7<sup>th</sup> Floor  
Fairfax, Virginia 22035

RE: SSPA Nomination for 9300 and 9302 Lee Highway, Fairfax, VA 22031

To whom it may concern:

BCSP Hunters Branch Fee, LLC (the "Owner") is the owner of real property identified as Fairfax County Tax Map Numbers 048-4 ((01)) 00001E and 048-4 ((01)) 0001G (collectively, the "Property") which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. The Owner has reviewed the subject nomination and consents to the Property being submitted for consideration by Ms. Jill S. Parks of Hunton Andrews Kurth LLP (the "Nominator"). Furthermore, the Owner, its successors and assigns or agents, understands the expectations for the process and is willing to participate in the review, analysis, and community engagement, as needed, for the Property.

The Owner may be reached by mail, email, or phone at:

Mailing Address: 40 E. 52nd St  
New York, NY 10022

Email Address: paul.horowitz@blackrock.com

Phone Number: 212-810-3500

Thank you for your assistance with the matter.

Sincerely,

BCSP HUNTERS BRANCH FEE, LLC,  
a Delaware limited liability company

By: [Signature]

Title: Authorized Signatory

COMMONWEALTH/STATE OF New York  
CITY/COUNTY OF New York, to-wit:

I, the undersigned, Notary Public in and for the jurisdiction aforesaid, do hereby certify that Paul Horowitz, whose name is signed to the foregoing, as authorized signatory of BCSP Hunters Branch Fee, LLC, a Delaware limited liability company, personally appeared before me, and acknowledged the same to be his/her act and deed.

Given under my hand and seal this 26 day of October, 2022.

[Signature]  
NOTARY PUBLIC

Registration No. \_\_\_\_\_

My commission expires: \_\_\_\_\_

ELLEN M. GOODWIN  
Notary Public, State of New York  
No. 02GO6434584  
Qualified in New York County  
Commission Expires June 06, 20 26