



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-PR-006
Supervisor District	Providence
Parcel ID Number(s)	49-3 ((34)) 2929 A, B, C, D, E, F, G, H, J, K, L, M, N, S, T, and U, 49-3 ((34)) 2931 A, B, C, D, E, F, G, and H
Parcel Address(es)	2929A, 2929B, 2929C, 2929D, 2929E, 2929F, 2929G, 2929H, 2929I, 2929J, 2929K, 2929L, 2929M, 2929N, 2929O, 2929P, 2929Q, 2929R, 2929S, 2929T, 2929U Eskridge Road, and 2931A - H Eskridge Road, Fairfax, VA 22031
Nominator	Steve Teets, Agent for the Alliance Center Condominium
Plan Map Designation	Merrifield Commercial Revitalization Area, Merrifield Suburban Center Partially in the Core and Area Adjacent to the Core
Comprehensive Plan Recommendation for Nominated Property	FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition Area I The Merrifield Suburban Center, Amended through 9-24-2019 Land Unit Recommendations for Sub-Unit F1 and F2 Option 2: As an alternative to the office and retail option, mixed-uses with residential use and/or hotel use may be appropriate up to 1.2 FAR, if the redevelopment creates a component of the envisioned Town Center. Development proposals should be in conformance with the Area-Wide Recommendations for alternative uses
Proposed Land Use	MixedUse,Residential
Summary of Proposed Comprehensive Plan Change	The only change we propose is an increase of FAR to 3.0 for Option # 2 in the Sub-Unit F1 and F2

SITE SPECIFIC PLAN AMENDMENT**STATEMENT OF JUSTIFICATION**

For

Alliance Center Condominium

Tax Map Parcels: 049 ((34))2929 A-U and 049 ((34)) 2931 A-H

Area I, Merrifield Suburban Center, Subunit F-2

This proposal is NOT to change the current Comprehensive Plan language for the referenced Property, but to add an option that is more appropriate for an in-fill parcel in one of the most important urban areas of Fairfax County.

The Alliance Center was built in the early 1970s. Regretfully, after fifty years, the Center is now a tired reminder of Fairfax County past. The property to the east, once a Multiplex theater, is now the Mosaic, the shining mixed-use center of the Merrifield Town Center, if not all of Fairfax County. The property to the south was once a junk/recycle yard, now it boasts luxury townhomes. The west is Eskridge Road, which was redeveloped with Mosaic and has already been brought up to the Comprehensive Plan's recommendations.

To the north is Cox Communications. This Proposal acknowledges the Comprehensive Plan calls for Parcel consolidation, when possible. However, the Cox Communications parcel is a very difficult property to include in any consolidation. It is not only the center of Cox's infrastructure for Fairfax County; it houses many other licensed operators. The costs of relocation of these elements, along with that of the property, make acquisition and redevelopment of that Parcel virtually impossible until technology in the future renders its infrastructure obsolete.

This leaves the Alliance Center. A 3.2 acre parcel that effectively has been completely redeveloped around.

As you delve into the development possibilities for this Parcel, specifically for the Mixed-Use Option 2 outlined in the Comprehensive Plan, it becomes apparent that the Floor Area Ratio (F.A.R.) of 1.2 was specifically envisioned for large-scale redevelopment, versus development of an individual parcel that has no large-scale opportunities.

To help explain, please refer to our attached Illustrative Plan. This plan shows two multi-family buildings being built over a two-level garage. In this scenario, if the buildings were constructed within the height restrictions recommended for this area, they could go up to 7 stories on top of a two-level garage. That would be 420,000 s.f. of GFA resulting in a Parcel F.A.R. of 3.0.

Conversely, if you built the same concept with the Comp Plan's recommendation of 1.2 F.A.R. of Option 2, you could build one building as a 3-story structure but the other could only be 2-story. All with just 1 level of parking below. The height of the taller building would max at less than 50 feet. That's just 43% of the max height allowed.

To further demonstrate why we believe the language was intended for large-scale consolidated projects, please see below the site tabulations for the individual residential parcels of the Mosaic.

The Mosaic was built with the Mixed-Use 1.2 F.A.R. designation. It has received smaller incremental increases by providing ADU and Workforce Housing. But the 1.2 is inclusive of the dedicated Merrifield Park, South Park, all the roadway network within the town center and associated parking garages. These design requirements led to the overall 1.2 Ratio. So, let's look at the actual/effective F.A.R. if the residential parcels of Mosaic had been developed alone.

Parcels C & E

257,934 s.f. of Residential with 64,376 s.f. retail/restaurant on a 151,806 s.f. parcel.

F.A.R. = 2.12

Note: These two parcels have an above grade parking garage is not incorporated into the building, which reduces the Gross Floor Area footprint.

Parcel G1

92,595 s.f. of Residential with 19,620 s.f. of retail/restaurant on a 112,215 s.f. parcel.

F.A.R. = 2.66

Parcel H

541,495 s.f. of Residential with 45,340 s.f. of retail/restaurant on a 200,126 s.f. parcel.

F.A.R. = 2.93

Note: This parcel has an above grade parking garage that is not incorporated into the building, which reduces the Gross Floor Area footprint. If Parcel H had gone with parking under the building, the F.A.R. would be 3.6

As you can see, the 1.2 F.A.R. Option 2 called out by the Comp Plan is considering many factors but doesn't anticipate the In-Fill parcels being forced to re-develop alone.

Let's now look at the bulleted items of the Sub-Unit F1 & F2 and how each relates to this proposal:

- Consolidations of at least eight contiguous acres are encouraged. As an alternative, coordinated development plans with a combined land area of at least eight acres may be appropriate if the consolidation objectives are met. In any instance, it must be demonstrated that any unconsolidated parcels are able to develop in conformance with the Plan as described under the Land Use Guidelines in the Area-Wide Land Use section.

As noted earlier, this parcel cannot consolidate. We do acknowledge that the design and character will be in conformance with the intent of the Town Center.

- Development proposals in these sub-units should provide for or contribute to road improvements that improve circulation within this and adjacent areas as described in the Transportation Section of the Area-Wide recommendations.

All roadwork in relation to developing this project are in place.

- Development proposals should provide for inter-parcel access as well as other improvements

Access to the Alley behind Mosaic's Parcels C&E is provided in this Concept. Interparcel access to the towns and Cox would be difficult if not impossible.

- Buildings should have retail and service uses located on the ground level that are designed to have a pedestrian orientation.

We agree that service or office uses should be provided at the ground level and that the existing condominium owners be offered an opportunity to rent and/or purchase prior to being offered to the general public.

- Development should be designed with a pedestrian orientation, including open space amenities such as public plazas or greenspaces as described under the Pedestrian and Transit Oriented Development Guidelines in the Urban Design section.

Open spaces, plazas, etc. per the plan have been provided by our adjoiners.

- Development should provide or contribute to the purchase of one to two acres of land for a public park within Sub-Units F1 and F2. This urban park should function as a public meeting and gathering place and should have a focal point such as a pavilion and/or fountain. As an alternative, this open space amenity could be a private facility if the space has public access and is available for public activities.

The park was provided with Mosaic and Vantage.

- Development should be designed with parking structures behind and/or under buildings.

We acknowledge this item. The initial concept provided shows parking under the buildings. Any final development will adhere to this item.

- Major entertainment uses could include a "theater complex" and/or retail entertainment centers. These uses combined with retail and service uses should not exceed 55% of the development's total square footage.

Intended for larger development but also accommodated within Vantage and Mosaic.

- Institutional, cultural, recreational, and/or governmental uses are encouraged within the Town Center and should be provided consistent with the Area-Wide guidance.
- If residential development is proposed, affordable dwelling units should be provided on-site

We understand that any redevelopment will be subject to providing ADUs and Workforce Housing Units, with the assumption that the associated bonus density is available as well.

- Any proposed residential development should demonstrate that it is an integral component of the Town Center through design, architecture, materials, access and parking and

should create a viable living environment by providing recreation and other amenities for the residents as indicated under the Land Use Section of the Area-Wide Recommendations.

We certainly agree these elements will be included in any redevelopment proposal.

In summary:

We feel that the 1.2 F.A.R. of Mixed-Use Option 2 does not relate to our circumstance, as it was intended for large-scale consolidated parcels. In fact, we showed how building this parcel to the 1.2 designation would be laughably reduced.

Our illustrative plan demonstrates we fall well within the massing parameters of the existing Comp Plan (building height with incorporated garage, provision of streetscape, inter-parcel access and screening).

We have outlined how the Proposed F.A.R. of 3.0 is consistent with the individual residential parcel calculations of Mosaic.

We've shown that this proposal is consistent with the all the recommendations of the Comp Plan's Option 2 except for the F.A.R.

And, all the infrastructure for this property is already in place.

We feel this request for a 3.0 is not only a benefit for the Property but for the Merrifield Town Center and Fairfax County. We should always encourage old and tired properties that abut key Urban centers to maximize their potential, with the understanding they need to 'blend' into their surroundings. This proposal makes the future Alliance Center look like just another Town Center parcel. It passes the eye test. It blends.

We appreciate your consideration of this Nomination.

Sincerely,

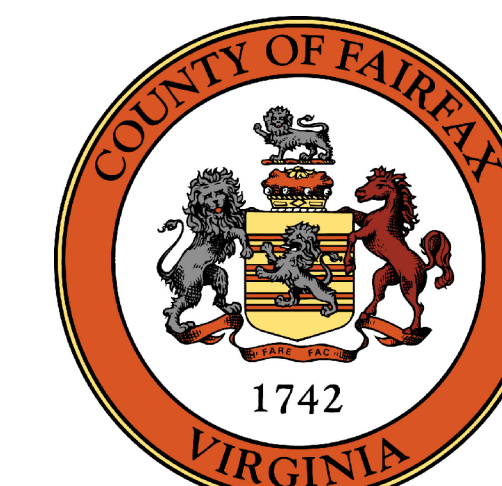
The Alliance Center

Steven F. Teets

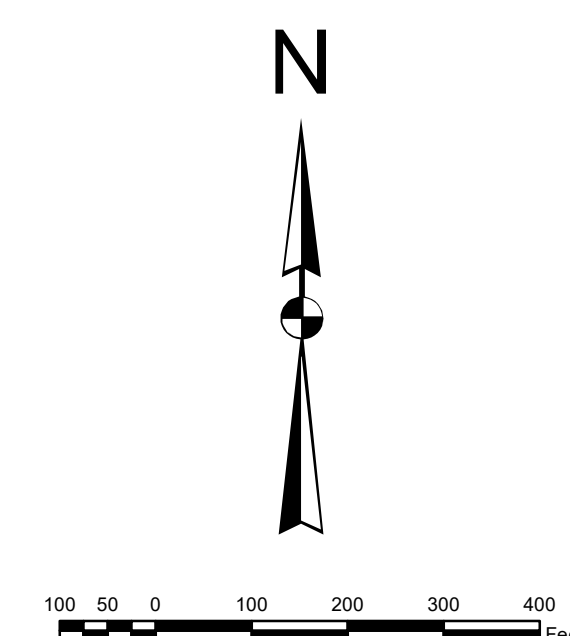
Agent for the Owners

803-760-9687

steve@worldofwolt.com



A Fairfax County, Virginia Publication



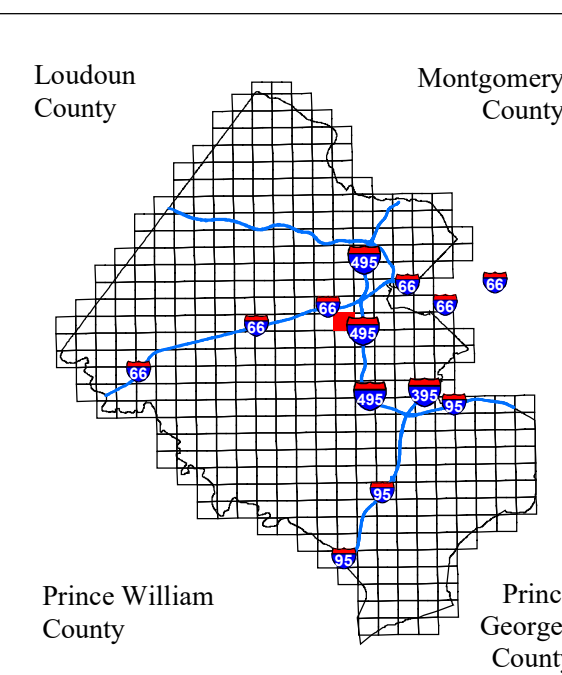
Map file is 50" X 75" based on USGS 1:24,000 scale
7 1/2 minute Quad, Virginia Coordinate System
values are of 1983 North Zone in U.S. feet based on
NAD 83/93 High Precision GPS Network adjustment.

National Geodetic Vertical Datum 1929

GENERAL NOTES

MARINE CLAY DEPOSITS
The limits of the Marine Clay Deposits shown on this map are general in nature and are not to be scaled.

The information contained on this page is NOT to be construed or used as a "legal description". It is not a survey product. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. While Fairfax County strives to provide the best data possible, it does not provide any guarantee of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information System and Mapping Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



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SHEET INDEX

CADASTRAL MAP

49-3

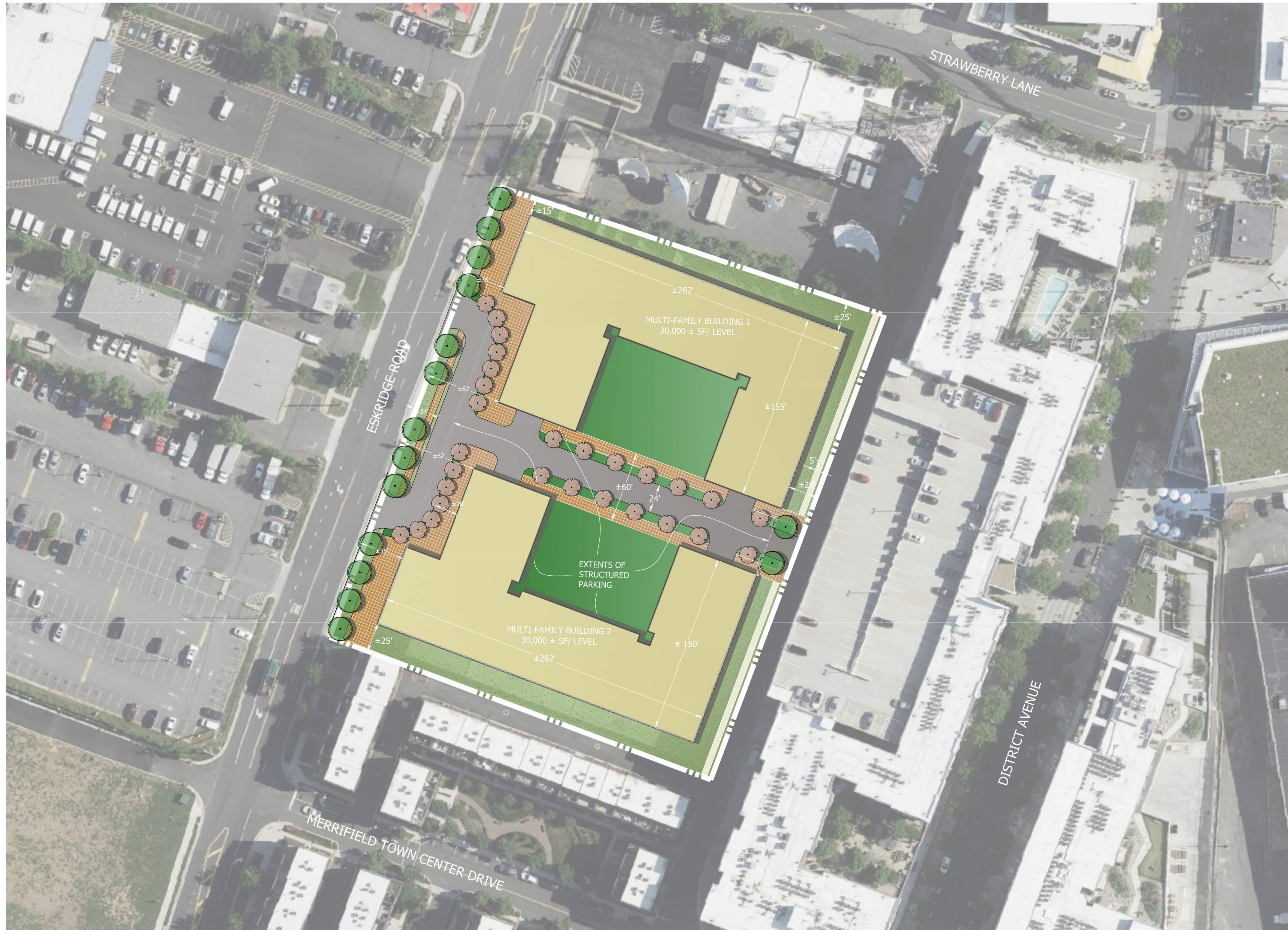
Revised to : 01-01-2022

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ILLUSTRATIVE SKETCH PLAN



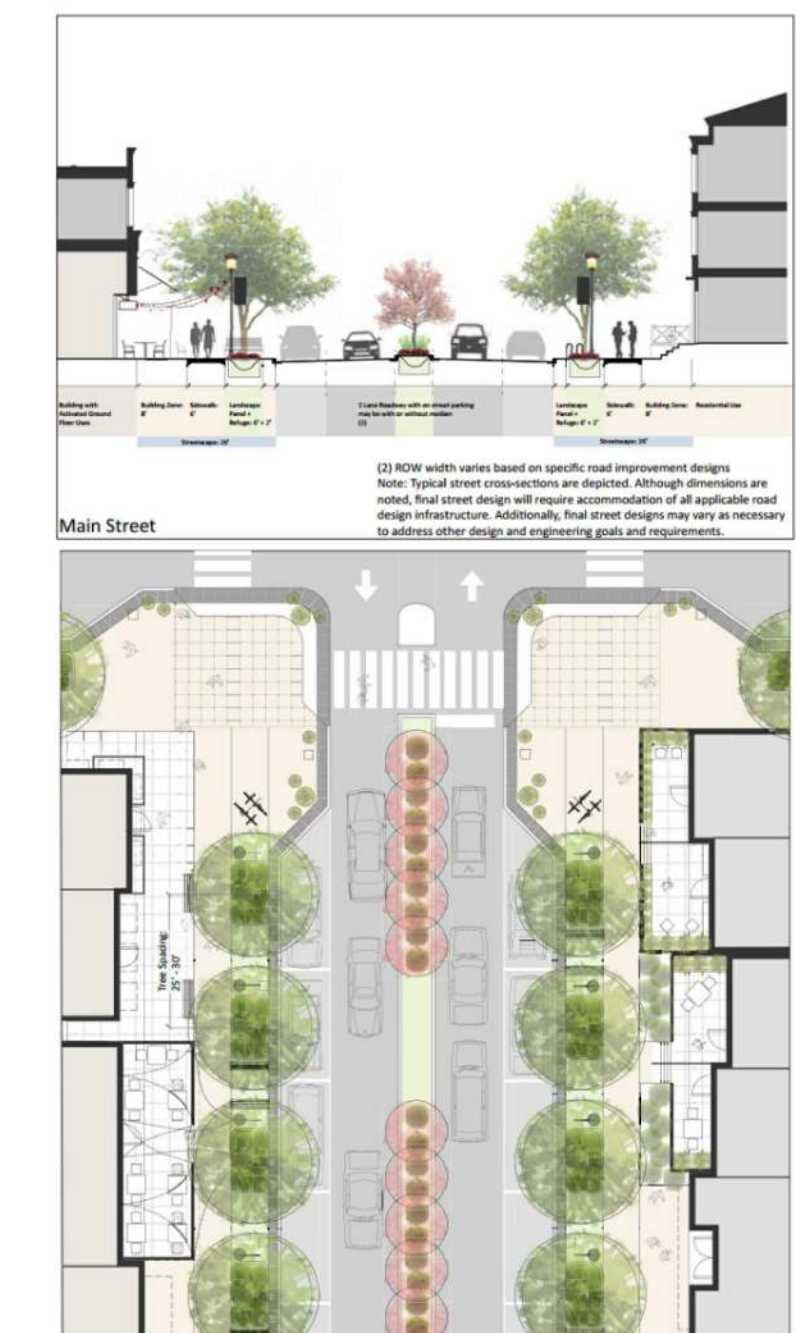
SITE TABULATIONS

SITE ADDRESS	2921-2931 ESKRIDGE ROAD
GPIN	049-3-34-29
CURRENT ZONING	I-5
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
OVERALL SITE AREA	139,294 SF (3.2 AC ±)
BUILDING GFA	60,000 SF ±/ LEVEL @ UP TO 7 LEVELS = 420,000 SF ±
NUMBER OF UNITS	420 UNITS ±
PROPOSED FAR	3.0

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition
The Merrifield Suburban Center, Amended through 9-24-2019
Area-Wide Recommendations

Area I
Page 37

Main Street Cross-section



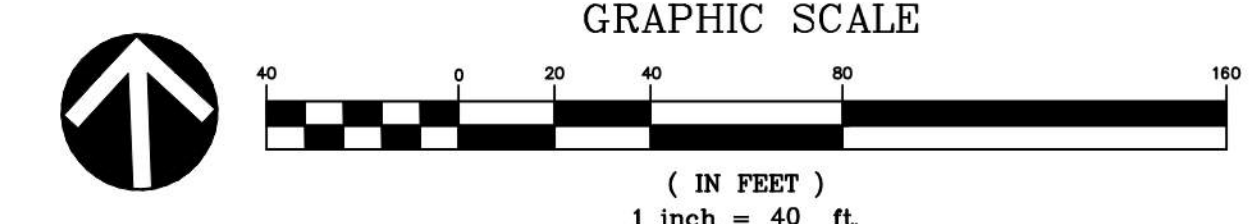
Note: Typical street cross-sections are depicted. Although dimensions are noted, final street design will require accommodation of all applicable road design infrastructure. Additionally, final street designs may vary as necessary to address other design and engineering goals and requirements.

MAIN STREET STREETScape CONCEPT

FIGURE 13



ALLIANCE CONDOMINIUMS



OCTOBER 2022

PN 6575BK

October 27, 2022

Fairfax County Department of Planning and
Development Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

Re: SSPA Nomination for 2929 and 2931 Eskridge Road, Fairfax, VA 22031

To Whom it May Concern,

I am the owner of the property located at 2929-E Eskridge Road, Fairfax, VA 22031 (Tax Map # 0493 34 2929E), which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,



Timothy S. Felegie
Tanuki Enterprises, LLC
1021 South Barton Street, #102, Arlington, VA 22204
tsf22@comcast.net
703-521-9605

October 27, 2022

**Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035**

Re: SSPA Nomination for 2929 and 2931 Eskridge Road, Fairfax, VA 22031

To Whom it May Concern,

I am the executive director of Fairfax Cable Access Corporation, owner of the properties located at:

**2929-L Eskridge Road (Tax Map 0493 34 2929L), Fairfax, VA 22031
2929-M Eskridge Road (Tax Map 0493 34 2929M), Fairfax, VA 22031
2929-S Eskridge Road (Tax Map 0493 34 2929S), Fairfax, VA 22031
2929-T Eskridge Road (Tax Map 0493 34 2929T), Fairfax, VA 22031
2929-U Eskridge Road (Tax Map 0493 34 2929U), Fairfax, VA 22031**

which are being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

A handwritten signature in black ink that reads "Chuck Peña". The signature is written in a cursive, slightly slanted style.

**Chuck Peña
Executive Director
Fairfax Cable Access Corporation
2929-S Eskridge Road
Fairfax, VA 22031
cpena@fcac.org
571-749-1110**

Owner Contacts

Property = ALC - Alliance Center Condominium
Owner Status = Current

Property	Unit	Owner	Owner Status	Contact Type	Contact Id	Contact Name	Address	Phone	Email
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29K	Ferment Nation,LLC	Current	Alternate	c0000555	Ferment Nation LLC	10010 Coach Road, Vienna, VA, 22181		alex@ferment-nation.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29K	Ferment Nation,LLC	Current	Bookkeeper	c0001094	Marife Ferment	, , ,		marife@ferment-nation.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29M	Attn: Chuck Pena Fairfax Cable Access	Current	Alternate	c0000556	Fairfax Public Access Attn: Chuck Pena	2929-S Eskridge Road, Fairfax, VA, 22031	(703) 200-0001 (571) 749-1110	cpena@fcac.org
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29L	Attn: Chuck Pena Fairfax Cable Access	Current	Property Manager	c0000177	Chuck Pena	, , ,	(571) 749-1110	cpena@fcac.org
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29M	Attn: Chuck Pena Fairfax Cable Access	Current	Property Manager	c0000177	Chuck Pena	, , ,	(571) 749-1110	cpena@fcac.org
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29S	Attn: Chuck Pena Fairfax Cable Access	Current	Property Manager	c0000177	Chuck Pena	, , ,	(571) 749-1110	cpena@fcac.org
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29T	Attn: Chuck Pena FairFax Cable Access	Current	Property Manager	c0000177	Chuck Pena	, , ,	(571) 749-1110	cpena@fcac.org
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29T	Attn: Chuck Pena Fairfax Cable Access	Current	Alternate	c0000552	Fairfax Public Access	2929-S Eskridge Road, Fairfax, VA, 22031	(571) 749-1110	cpena@fcac.org
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29J	Attn: Dr. Nashwa Gabra/Raouf St Philopateer Coptic Orthodox Church of Vienna	Current	Alternate	c0000554	Dr. Nashwa Gabra St Philopateer Coptic Orthodox Chruch of Vienna	6116 Emmet Guards Ct, Fairfax Station, VA, 22039	(703) 764-0798	nashwagabra@hotmail.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29J	Attn: Dr. Nashwa Gabra/Raouf St Philopateer Coptic Orthodox Church of Vienna	Current	Alternate	c0001107	Raouf Youssef	, , ,		raoufy@globaldevelopmentassociates.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29B	Attn: Jinny Su Kong Kyung Nim Kong	Current	Alternate	c0000545	Nim Kong	8610 Cherry Lane, Fairfax, VA, 22031	(703) 359-2991	jskong90@gmail.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	31H	Attn: Marc Ha Sakura Inc.	Current	Alternate	c0000553	Marc Ha Sakura Inc	8111 Windy Ridge Way, Unit 144, Bethesda, MD, 20817	(703) 932-1318	marcha913@hotmail.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	31A	Attn: Richard Ritthaworn KRR Properties LLC	Current	Alternate	c0000557	Richard Ritthaworn KRR Properties LLC	2979 Carribean Court, Fairfax, VA, 22031	(703) 300-4591	uatrich@gmail.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	31C	Attn: Steve and Lisa Choi 2931 C Eskridge LLC	Current	Alternate	c0000559	Steven and Lisa Choi	7963 Blitz Court, Fairfax, VA, 22027	(703) 475-8484	lisacimex@gmail.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	31B	Attn: Steve and Lisa Choi 2931 Eskridge LLC	Current	Alternate	c0000558	Steve and Lisa Choi	7963 Blitz Court, Dunn Loring, VA, 22027	(703) 475-8484	lisacimex@gmail.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29D	Attn: Xiang Bo Xia New East Resources	Current	Alternate	c0000547	Xiang Bo Xia New East Resources	4495 Arniel Place, Fairfax, VA, 22030	(571) 236-5604	omeiwushu16@yahoo.com
	29A	Chris & Karin Gwin	Current	Alternate	c0000544	Chris & Karin Gwin		(301) 806-1097	chris@basecaddy.com

Owner Contacts

Property = ALC - Alliance Center Condominium
Owner Status = Current

ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,							5006 Macon Road, Rockville, MD, 20852		
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29F	Grace Yoon-Chung Choi Bill Chang	Current	Alternate	c0000970	Janet Usarts	, , ,	(703) 963-7005	usarts.janet@gmail.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29F	Grace Yoon-Chung Choi Bill Chang	Current	Alternate	c0000549	Bill Chang & Grace Choi	14844 Cartagina Drive, Gainesville, VA, 20155	(703) 282-6304	koam326@gmail.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29G	Korea Daily JoonangIlbo USA, Inc	Current	Alternate	c0000550	Kim Gwansu JoonangIlbo USA Inc	7023 Little River Turnpike, Suite 310, Annandale, VA, 22003	(213) 712-2263	kim.gwansu@koreadaily.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29H	Lynn Warhurst	Current	Alternate	c0000562	29H Eskridge LLC	P.O.Box 848, Merrifield, VA, 22116	(703) 560-6222	kevin@merrifieldgardencenter.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29N	Sue Song	Current	Alternate	c0000551	Sue Jin Song	7502 Lisle Ave, Fall Church, VA, 22043	(703) 226-9756	suejin.song@gmail.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29N	Sue Song	Current	Tenant	c0000508	carewell cremations	, , ,	(703) 226-9756	amelia.capilongo@carewellcremations.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29E	Tim Felegie Tanuki Enterprises	Current	Alternate	c0000548	Tanuki Enterprises	1021 South Barton St, unit 102, Arlington, VA, 22204	(703) 573-8843	tsf22@comcast.net
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	31E	Tran Grohowski Christopher's,Inc.	Current	Property Manager	c0000172	Christopher Myers	, , ,		cmyers928@mac.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	31F	WKTV Ron & Lucy Chun	Current	Owner	c0000972	RON CHUN	, , ,		
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	31F	WKTV Ron & Lucy Chun	Current	Alternate	c0000560	Ron & Lucy Chun 31-F	2931-G Eskridge Road, Fairfax, VA, 22031		ronchun@wktvusa.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	31F	WKTV Ron & Lucy Chun	Current	Alternate	c0000561	Ron & Lucy Chun 31-G	2931-G Eskridge Road, Fairfax, VA, 22031		ronchun@wktvusa.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29C	Young Nam Chun Hye Kyong Chun	Current	Property Manager	c0000176	Jenny Yoo	, , ,		jenny.yoo@wktvusa.com
ALC - Alliance Center Condominium, 2929-2931 Eskridge Road,	29C	Young Nam Chun Hye Kyong Chun	Current	Alternate	c0000546	Young Nam Chun Hye & Kyong Chun	P.O.Box 8890, Fairfax, VA, 22041		ronchun@wktvusa.com
ALC - Alliance Center Condominium	29K	Ferment Nation,LLC	Current	Primary			10010 Coach Road, Vienna, VA, 22181	(571) 263-1023	tim.mclaughlin@gmail.com
ALC - Alliance Center Condominium	29L	Attn: Chuck Pena Fairfax Cable Access	Current	Primary			2929-S Eskridge Road, Fairfax, VA, 22031	(571) 749-1104	cpena@fcac.org
ALC - Alliance Center Condominium	29M	Attn: Chuck Pena Fairfax Cable Access	Current	Primary			Attn: Chuck Pena, Fairfax, VA, 22031	(571) 749-1104	RLOPEZ@FCAC.ORG
ALC - Alliance Center Condominium	29S	Attn: Chuck Pena Fairfax Cable Access	Current	Primary			2929-S Eskridge Road, Fairfax, VA, 22031	(571) 749-1104	RLOPEZ@FCAC.ORG
ALC - Alliance Center Condominium	29T	Attn: Chuck Pena FairFax Cable Access	Current	Primary			2929-S Eskridge Road, Fairfax, VA, 22031	(571) 749-1104	cpena@fcac.org

Owner Contacts

Property = ALC - Alliance Center Condominium
Owner Status = Current

ALC - Alliance Center Condominium	29J	Attn: Dr. Nashwa Gabra/Raouf St Philopateer Coptic Orthodox Church of Vienna	Current	Primary			6116 Emmet Guards Ct, Fairfax Station, VA, 22039	(703) 582-3310	raoufy@hotmail.com
ALC - Alliance Center Condominium	29B	Attn: Jinny Su Kong Kyung Nim Kong	Current	Primary			8610 Cherry Lane, Fairfax, VA, 22031	(703) 359-2991	knkong0108@gmail.com
ALC - Alliance Center Condominium	31H	Attn: Marc Ha Sakura Inc.	Current	Primary			2931 Eskridge Road, Fairfax, VA, 22031	(703) 932-1318	marcha913@hotmail.com
ALC - Alliance Center Condominium	31A	Attn: Richard Ritthaworn KRR Properties LLC	Current	Primary			2979 Carribean Court, Fairfax, VA, 22031	(703) 992-8584	uatrich@gmail.com
ALC - Alliance Center Condominium	31C	Attn: Steve and Lisa Choi 2931 C Eskridge LLC	Current	Primary			7963 Blitz Court, Dunn Loring, VA, 22027	(202) 412-0867	lisacimex@gmail.com
ALC - Alliance Center Condominium	31B	Attn: Steve and Lisa Choi 2931 Eskridge LLC	Current	Primary			7963 Blitz Court, Dunn Loring, VA, 22027	(202) 412-0867	lisacimex@gmail.com
ALC - Alliance Center Condominium	29D	Attn: Xiang Bo Xia New East Resources	Current	Primary			4495 Arniel Place, Fairfax, VA, 22030	(703) 425-5641	omeiwushu16@yahoo.com
ALC - Alliance Center Condominium	31D	Attn: Yue Wang DWY, LLC	Current	Primary			2931-D Eskridge Road, Fairfax, VA, 22031	(202) 499-0204	wangyue9919@gmail.com
ALC - Alliance Center Condominium	29A	Chris & Karin Gwin	Current	Primary			5006 Macon Road, Rockville, MD, 20852		chris@basecaddy.com
ALC - Alliance Center Condominium	29F	Grace Yoon-Chung Choi Bill Chang	Current	Primary			14844 Cartagina Drive, Gaineville, VA, 20155	(703) 753-5817	cholchoi@hotmail.com
ALC - Alliance Center Condominium	29G	Korea Daily JoonangIlbo USA, Inc	Current	Primary			7023 Little River Turnpike Suite 310, Annandale, VA, 22003	(213) 368-2685	kim.gwansu@koreadaily.com
ALC - Alliance Center Condominium	29H	Lynn Warhurst	Current	Primary			P.O Box 848, Merrifield, VA, 22116	(703) 208-2638	lynn@mgcmail.com
ALC - Alliance Center Condominium	29N	Sue Song	Current	Primary			Attn: Sue Jin Song, Falls Church, VA, 22043	(703) 226-9756	suejin.song@gmail.com
ALC - Alliance Center Condominium	29E	Tim Felegie Tanuki Enterprises	Current	Primary			1021 South Barton St Unit 102, Arlington, VA, 22204	(703) 573-8843	tsf22@comcast.net
ALC - Alliance Center Condominium	31E	Tran Grohowski Christopher's,Inc.	Current	Primary			2931-E Eskridge Road, Fairfax, VA, 22031	(808) 798-4149	christopher@mychristophers.com
ALC - Alliance Center Condominium	31F	WKTV Ron & Lucy Chun	Current	Primary			2931-F Eskridge Road, Fairfax, VA, 22031	(703) 790-8550	ronchun@wktvusa.com
ALC - Alliance Center Condominium	29C	Young Nam Chun Hye Kyong Chun	Current	Primary			P.O.Box 8890, Fairfax, VA, 22041	(703) 980-7463	ronchun@wktvusa.com