



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-PR-007
Supervisor District	Providence
Parcel ID Number(s)	49-1 ((19)) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3, and 4
Parcel Address(es)	2690, 2700, 2701, 2710, 2711, 2720, 2721, 2730, 2731, 2740, 2741, 2750, and 2751 Prosperity Avenue, Fairfax, VA 22031
Nominator	B9 Sequoia Prosperity Owner LLC (Bernard S. Suchicital, agent)
Plan Map Designation	Office and Private Open Space
Comprehensive Plan Recommendation for Nominated Property	<p>The Property is located within Land Unit D of the Merrifield Suburban Center of the Area I Plan. The Plan recommends development on the Property with approved uses and development intensities. Parcels 49-1 ((19)) A, C, E2, F1, F2, F3, F4, G, and H are located in Sub-Unit D1, and are planned for a mix of office and industrial uses at existing intensities, and private open space for the Long Branch stream valley. Parcels 49-1 ((19)) 1-4 are located in Sub-Unit D2, and are planned for a mix of office and industrial uses at existing intensities with two redevelopment options: Option 1 recommends office with support retail and service uses up to 0.85 floor area ratio ("FAR"); Option 2 recommends mixed use with a residential component or residential use with support retail and service uses up to a 1.35 FAR. The Merrifield Suburban Center Land Use Concept Map identifies the properties east of Prosperity Avenue as Adjacent to Core Area and properties west of Prosperity Avenue as Non-Core Areas</p>
Proposed Land Use	MixedUse
Summary of Proposed Comprehensive Plan Change	<p>Amend Merrifield Suburban Center Land Unit D to recommend a development option for residential mixed-use up to an intensity of 1.35 FAR exclusive of any affordable housing density, with a mix of mid-rise multifamily residential buildings with structured parking, residential townhomes, some ground floor neighborhood-serving retail space, an option to retain one existing building for office use, and up to approximately 12.87 acres of publicly accessible open space. The resultant development concept could provide up to 2,716,737 square feet of development at an intensity of up to 1.51 FAR, inclusive of bonus density.</p>



Bernard S. Suchicital
Land Use Planner
(703) 528-4700 Ext. 5419
bsuchicital@thelandlawyers.com

**WALSH COLUCCI
LUBELEY & WALSH PC**

October 28, 2022

Via Electronic Submission

Ms. Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Site-Specific Plan Amendment Nomination Justification
Nominator: B9 Sequoia Prosperity Owner LLC
Property: Prosperity Business Campus, Merrifield; Tax Map Parcels 49-1
((19)) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3, and 4

Dear Ms. O'Donnell:

On behalf of the property owner, **B9 Sequoia Prosperity Owner LLC (the "Nominator")**, please accept the following as a statement of justification for a Site-Specific Plan Amendment ("SSPA") nomination for the above-referenced Property. The Nominator is the owner of Tax Map Parcels 49-1 ((19)) A, C, E2, F1, F2, F3, F4, G, 1, 2, 3, and 4 referenced above (the "Property"). Tax Map Parcels 49-1 ((19)) D and H are currently owned by PS Business Parks, L.P., which are ultimately owned by the Nominator.

Location & Background

The Property comprises approximately 41.02 acres located north of Hilltop Road, south of Interstate 66, and along the east and west side of Prosperity Avenue in the Prosperity Business Campus in Merrifield. The Property is adjacent to single-family residential townhomes to the west, a multifamily residential tower and low-rise light industrial properties to the east, a diplomatic mission and light industrial properties to the south. It is located in the Providence Magisterial District.

The Property is zoned to the I-4 Medium Intensity Industrial zoning district per subsection 2104.4 *et seq.* of the Zoning Ordinance of Fairfax County, Virginia. The Board of Supervisors (the "Board") rezoned the Property to the I-P zoning district (later, the I-4 zoning district) in 1978 (RZ 74-7-047-4), for the Prosperity Business Campus. The existing conditions for the Property include various low-rise light industrial warehouses and offices served by surface parking lots, a mid-rise office building served by structured and surface parking, and open space.

ATTORNEYS AT LAW

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2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

Existing Comprehensive Plan Text

The Property is located within Land Unit D of the Merrifield Suburban Center of the Area I Plan. The Plan recommends development on the Property with approved uses and development intensities. Parcels 49-1 ((19)) A, C, E2, F1, F2, F3, F4, G, and H are located in Sub-Unit D1, and are planned for a mix of office and industrial uses at existing intensities, and private open space for the Long Branch stream valley. Parcels 49-1 ((19)) 1-4 are located in Sub-Unit D2, and are planned for a mix of office and industrial uses at existing intensities with two redevelopment options: Option 1 recommends office with support retail and service uses up to 0.85 floor area ratio ("FAR"); Option 2 recommends mixed use with a residential component or residential use with support retail and service uses up to a 1.35 FAR. The Merrifield Suburban Center Land Use Concept Map identifies the properties east of Prosperity Avenue as Adjacent to Core Area and properties west of Prosperity Avenue as Non-Core Areas.

Proposed Nomination

The Nominator is requesting an amendment to the Merrifield Suburban Center Land Unit D, Sub-Units D1 and D2 to consider the Property for an option for mixed-use development with a residential component or residential use with support retail and service uses up to a 1.35 FAR, exclusive of any affordable housing density as currently provided in the Comprehensive Plan. The Nominator is requesting the ability to redevelop the entirety of the nominated Property under similar land use recommendations that are attributed to Sub-Unit D2. A Plan amendment would allow for a more cohesive redevelopment with improvements that will form a component of a vibrant, walkable, urban expanse for the Dunn Loring Transit Station Area and Merrifield Suburban Center.

Sub-Unit D2, Option 2 allows for mixed-use with a residential component or residential use with support retail and service uses may be appropriate up to a 1.35 FAR provided development proposals meet the Area-Wide Recommendations for alternative uses. Any development proposal under this option must meet the previous option's guidance, all Area-Wide guidelines, as well as provide for the following:

- Residential development should provide affordable dwelling units on-site or as indicated under the Land Use Guidelines in the Area-Wide Land Use Section.
- Any proposed residential development should create a viable living environment by providing recreation and other amenities for the residents as indicated under the Area-Wide Recommendations, Land Use Section.

The proposed mixed-use residential development concept illustrates a potential development concept comprising of approximately five mid-rise multifamily residential buildings and two blocks of residential townhomes oriented to Prosperity Avenue and a new north/south local street west of Prosperity Avenue, with approximately up to 2,173 residential units inclusive of bonus intensity associated with affordable dwelling units and workforce dwelling units, ground floor activation spaces for private building amenities and retail uses. The two northern most

buildings, Block 1 and Block 2, will have parking structures oriented towards Interstate 66 to screen the community from the highway system. The concept also illustrates the potential for walk-up units on Blocks 1, 5, and 6 to be oriented towards public streets and park space. The Nominator has identified Block 5 with an option to retain office use for the existing six-story building. The resultant development concept could provide up to 2,716,737 square feet of development at an intensity of up to 1.51 FAR, inclusive of bonus density.

As depicted in the attached development concept plan, the Nominator has proposed several distinct, but complementary open spaces, natural amenities, and opportunities for community gathering areas. The proposed development envisions a series of connected park spaces providing both passive and active recreational opportunities. The Long Branch stream valley along the Property's western perimeter will be retained in its natural state and enhanced with trails, providing connections to established communities to the west. A central public park will extend eastward from the stream valley and cross Prosperity Avenue. Additional park space on the east side will provide more and varied recreational facilities. These areas will create an expansive public realm offering a unique amenity for the Merrifield Suburban Center. The development concept illustrates approximately 12.87 acres of publicly accessible park space in aggregate across the entire nominated area. This is more than double the 5.71 acres park space needed to satisfy the Urban Parks Framework.

The Nominator proposes to extend the planned street grid east of the Property across Prosperity creating a comprehensive inter-connected street network. This includes the extension of Merrifield Avenue west through the Property and across Prosperity Avenue, a new north/south local street from near Interstate 66 to Hilltop Road, a new east/west local street from near the stream valley to the eastern Property boundary, and a service alley along the eastern Property boundary. The proposed street grid and public park space will allow for the transformation of the existing office park into a porous and inviting community offering new pedestrian connections for the existing adjacent communities to the Dunn Loring – Merrifield Metrorail Station.

Justification

The Nominator seeks to transform the Property into a residential mixed-use community which complements intensities and land uses planned for the adjacent Sub-Unit C-4, incorporates context-sensitive height and density transitions to protect the surrounding established office/industrial properties east of the Property and residential properties to the west, better implement the Plan recommendations for new east-west connecting streets, offers the County an opportunity to add more diverse housing types and price points to address the shortage of housing in the area, and gain much needed public park space within the Merrifield Suburban Center.

The proposed development's vision aligns with the Fairfax County Strategic Plan's Housing and Neighborhood Livability section, which states that "reasonably priced housing and healthy, livable communities are critical to ensure a sustained high quality of life for the residents of Fairfax County." Specifically, Neighborhood Livability Strategy 3 encourages mixed-income and diverse types of housing developments on transit routes that meet affordability requirements for a range of income levels, especially units large enough to accommodate families. Furthermore,

the Communitywide Housing Strategic Plan seeks to expand housing options in Fairfax County in order to ensure the community remains vibrant and diverse with a strong and resilient economy. The Communitywide Housing Strategic Plan states that the "County must take action to ensure that there is enough housing of the right types and at rents and prices that are affordable to support growth in the County's workforce and broader community, and that current and anticipated housing needs are met." Development of the Property with residential use will create more housing opportunities in the Merrifield Suburban Center that support these policies. The residential use is also complementary to the mix of uses in the area.

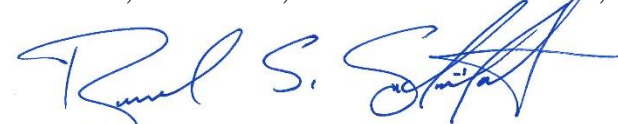
Lastly, the proposal is consistent with the Strategic Plan to Facilitate Economic Success. Goal 2 of the Economic Success Plan centers on creating places where people want to be. The proposal aligns with Goal 2.1, which focuses on planning and development activities around the creation of mixed-use communities that contain employment opportunities, a mix of housing types to accommodate a range of ages and price points, as well as vibrant retail and entertainment options. The Property is well situated to support key employment centers in the area such as Inova, Fairview Park, and existing medical and general offices along Route 50 and Route 29. Proximity to the Dunn Loring – Merrifield Metrorail Station provides easy access to a variety of other employment opportunities. In addition, the proposed residential use will support existing proximate office and retail uses and ensure their continued success.

I would appreciate it if you would consider the provided information in the 2023 Comprehensive Plan Amendment Work Program. For your review, I have enclosed a vicinity map of the Property, the proposed multifamily residential development concept, and property owner's consent and endorsement of the SSPA nomination. It is the Nominator's intent to file a zoning application to Fairfax County for the Property in the near future, should the Board authorize the requested nomination for consideration.

Thank you for your time and consideration in this matter, and please feel free to call me at (703) 528-4700 should you have any questions.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



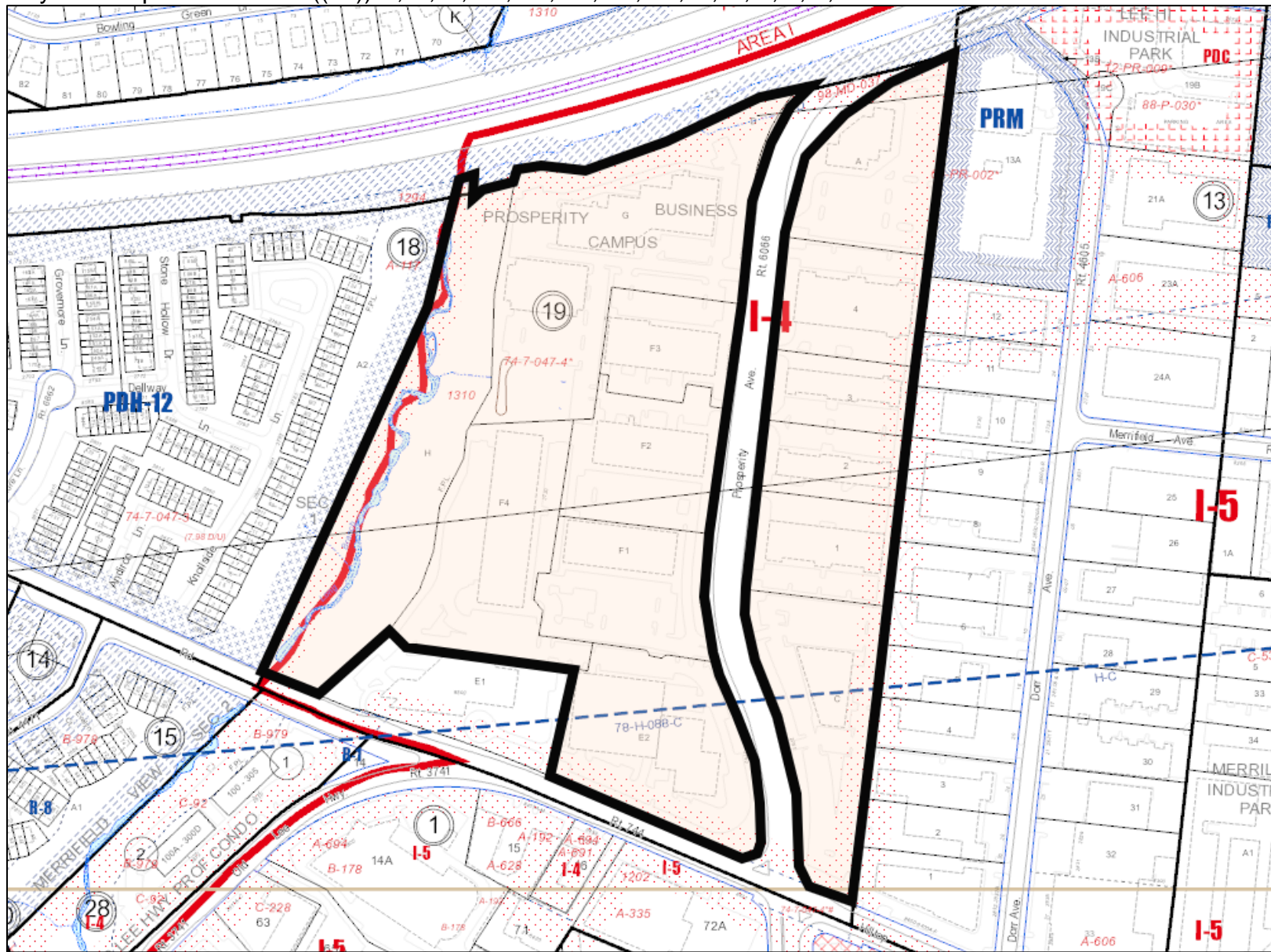
Bernard S. Suchicital
Land Use Planner
Enclosures

Cc: Supervisor Dahlia Palchik, Providence District
Planning Commissioner Phillip Niedzielski-Eichner, Providence District
Bradley Karvasek, Link Logistics Real Estate
Elizabeth D. Baker, Walsh Colucci

Site Specific Plan Amendment Nomination Area

B9 Sequoia Prosperity Owner LLC

Fairfax County Tax Map Parcels 49-1 ((19)) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3, and 4



SITE SPECIFIC PLAN AMENDMENT PROSPERITY SITE CONCEPT

OCTOBER 27, 2022



FAIRFAX COUNTY COMPREHENSIVE PLAN

THE MERRIFIELD SUBURBAN CENTER LAND UNIT RECOMMENDATIONS

**NOMINATED PROPERTY
SHOWN IN HATCH**

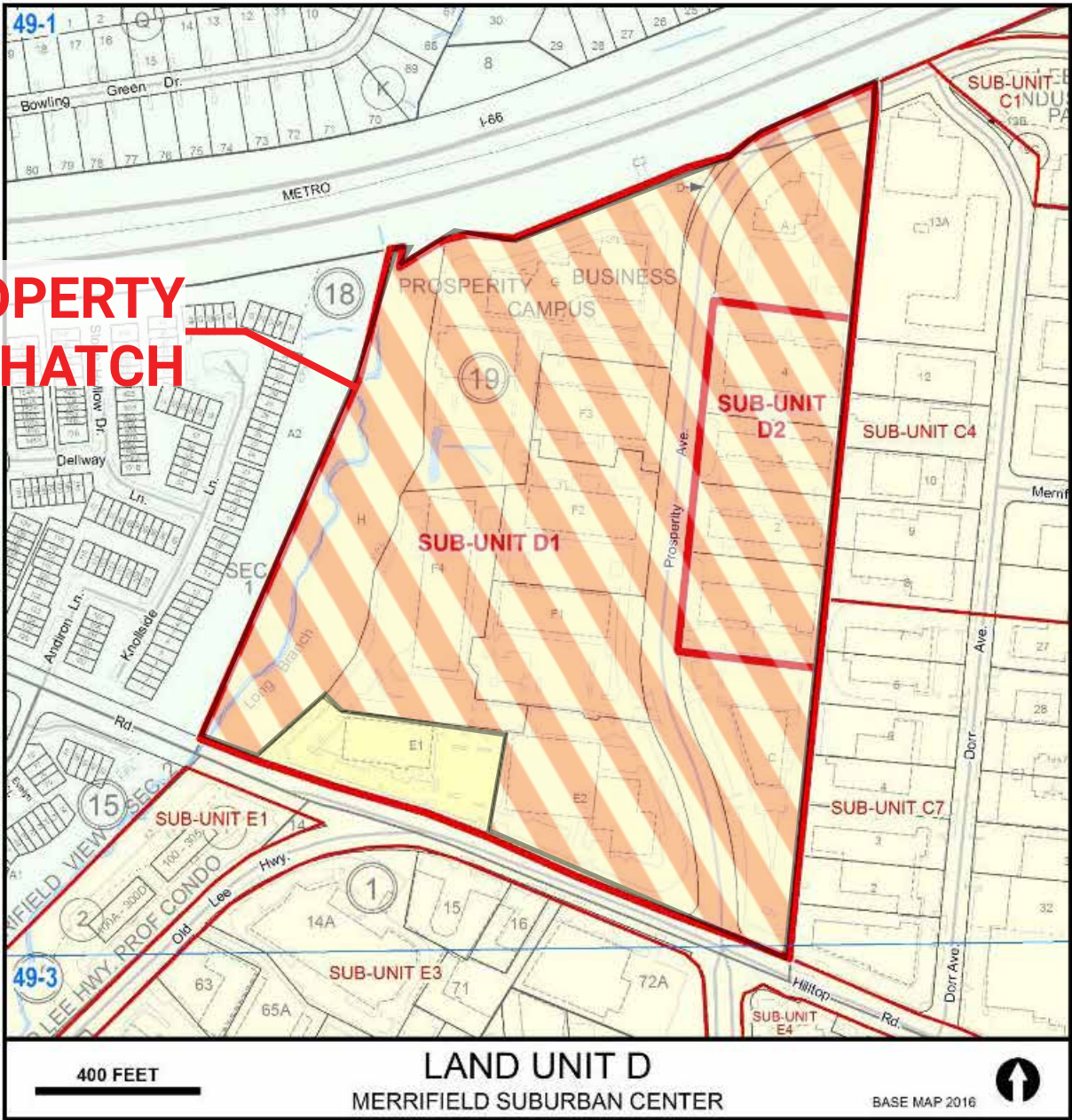
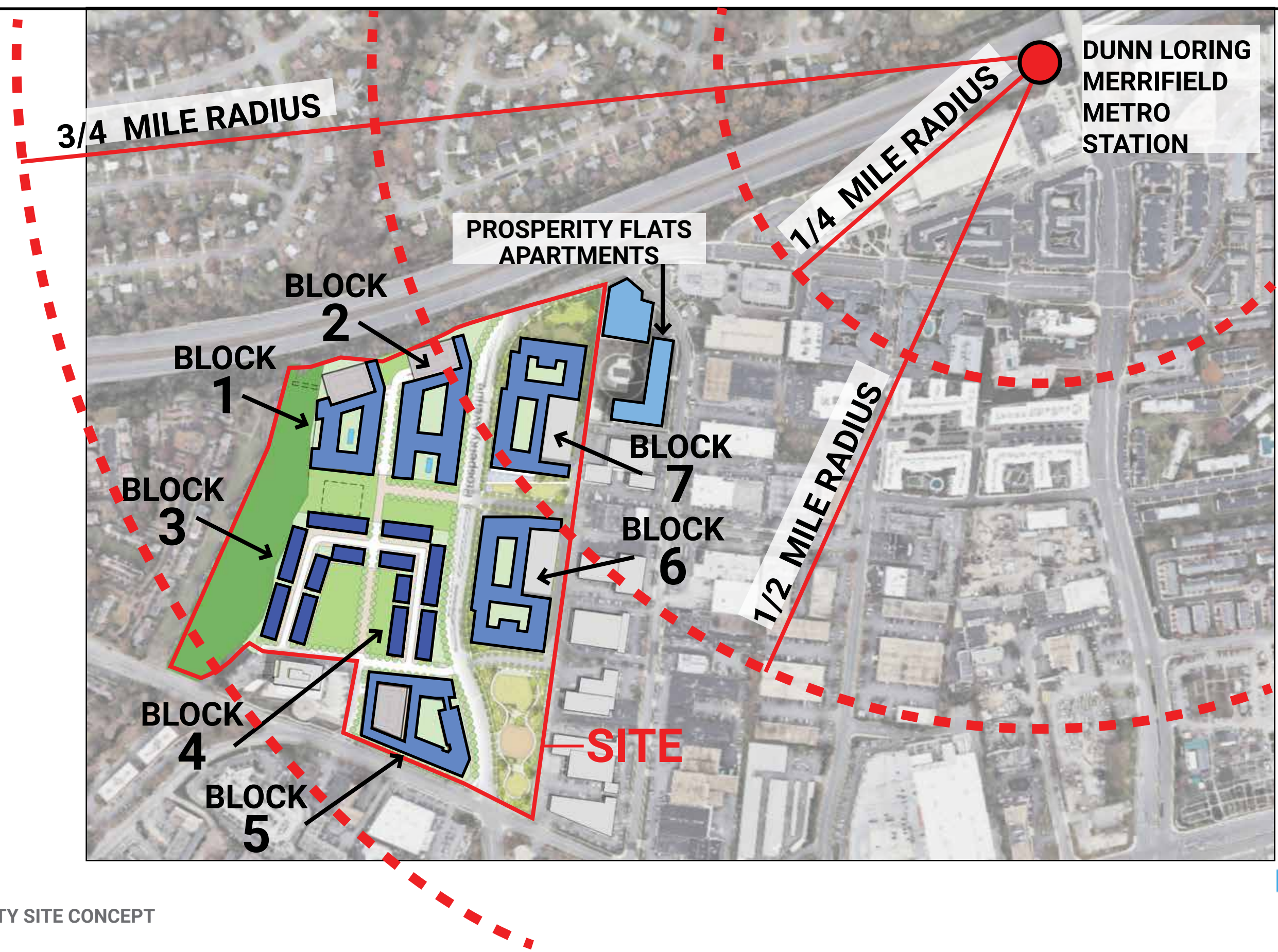


FIGURE 23

EXISTING CONDITIONS_AERIAL & SITE PHOTOS



DEVELOPMENT OVERVIEW_PROXIMITY TO METRO



SITE DIAGRAM_PROPOSED SITE RESPONSE



PROSPERITY SITE CONCEPT

DESIGN PRINCIPLES

- EXTEND EXISTING BLOCK GRID
- EXTENSION OF OPEN SPACE ACROSS PROSPERITY
- SERIES OF MEANINGFUL PARK SPACES
- SCREEN DEVELOPMENT FROM I-66 WITH GARAGE PROGRAM

↔ = PEDESTRIAN ACCESS
↔•↔ = PEDESTRIAN + VEHICLE ACCESS

PROSPERITY SITE CONCEPT



TABULATIONS

SITE AREA:	APPROXIMATELY 41.02 ACRES
GFA:	2,428,871 SF @ 1.35 FAR
	2,716,737 SF @ 1.51 FAR
FAR:	1.51 with bonus intensity associated with WDU's & ADU's
	1.35 without bonus intensity
TOTAL UNITS:	up to 2,173

URBAN PARK SPACE

5.7 ACRES REQUIRED W/ 2,173 UNITS

12.87 ACRE PARK SPACE PROVIDED*

*Applicant may reserve credit for excess park space to support development elsewhere in Merrifield.

 =WALK-UP UNITS

 =POTENTIAL COMMERCIAL

Statement of Consent by Property Owner

October 3, 2022

Leanna O'Donnell, Director
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Consent to File Nomination for Site-Specific Plan Amendment
Subject Property: Tax Map Parcels 49-1 ((19)) A, C, E2, F1, F2, F3, F4, G, 1, 2, 3,
and 4
Nominator: B9 Sequoia Prosperity Owner LLC

Dear Ms. O'Donnell,

I am an authorized representative of the title owner and nominator of the property located north of Hilltop Road and south of Interstate 66 along the east and west sides of Prosperity Avenue in the Prosperity Business Campus in Merrifield, Tax Map Parcels 49-1 ((19)) A, C, E2, F1, F2, F3, F4, G, 1, 2, 3, and 4 (the "Subject Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the Subject 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.

Very truly yours,

B9 SEQUOIA PROSPERITY OWNER LLC


By: David Levine
Its: Senior Managing Director and Vice President

B9 Sequoia Prosperity Owner LLC
701 Western Avenue
Glendale, CA 91201
Contact: Bradley Karvasek (bkarvasek@linklogistics.com)
(206) 369-1355

Statement of Consent by Property Owner

October 3, 2022

Leanna O'Donnell, Director
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

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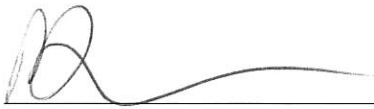
Dear Ms. O'Donnell,

I am an authorized representative of the title owner of the property located north of Hilltop Road and south of Interstate 66 along the east and west sides of Prosperity Avenue in the Prosperity Business Campus in Merrifield, Tax Map Parcels 49-1 ((19)) D, H (the "Subject Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the Subject Property being submitted for consideration by B9 Sequoia Prosperity Owner LLC. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Very truly yours,

PS BUSINESS PARKS, L.P.

By: PS Business Parks Inc., its sole general partner



By: Matthew L. Ostrower
Its: Chief Financial Officer, Vice President and Treasurer

PS Business Parks, L.P.
701 Western Avenue
Glendale, CA 91201
Contact: Bradley Karvasek (bkarvasek@linklogistics.com)
(206) 369-1355

2022 - 2023 Site-Specific Plan Amendment (SSPA) Nomination Form

Nominated Property Information

A. Parcel ID Number(s)

49-1 ((19)) A
49-1 ((19)) C
49-1 ((19)) D
49-1 ((19)) E2
49-1 ((19)) F1
49-1 ((19)) F2
49-1 ((19)) F3
49-1 ((19)) F4
49-1 ((19)) G
49-1 ((19)) H
49-1 ((19)) 1
49-1 ((19)) 2
49-1 ((19)) 3
49-1 ((19)) 4

B. Parcel Address(es)

2690 Prosperity Avenue
2700 Prosperity Avenue
2701 Prosperity Avenue
2710 Prosperity Avenue
2711 Prosperity Avenue
2720 Prosperity Avenue
2721 Prosperity Avenue
2730 Prosperity Avenue
2731 Prosperity Avenue
2740 Prosperity Avenue
2741 Prosperity Avenue
2750 Prosperity Avenue
2751 Prosperity Avenue

C. Supervisor District(s)

Providence

D. Neighborhood Consolidation Proposal

Is the Nomination a proposal for Neighborhood Consolidation?
Yes/No **NO**

Nominator Contact Information

A. Nominator Name:

B9 Sequoia Prosperity Owner LLC (Bernard S. Suchicital, agent)

- B. Nominator Address:
2200 Clarendon Blvd, Suite 1300, Arlington, VA 22201
- C. Nominator Email:
bsuchicital@thelandlawyers.com
- D. Nominator Phone Number:
703-528-4700

Property Owner Contact Information

The property owner must be contacted in order to obtain their email address and phone number for this section of the form, as well as their consent to the nomination as an attachment in Section 4 below.

- A. Property Owner Name(s):
B9 Sequoia Prosperity Owner LLC / David Levine (Senior Managing Direct and Vice President)
PS Business Parks, L.P. / Matthew L. Ostrower (Chief Financial Officer, Vice President, and Treasurer)
- B. Property Owner Address(es):
701 Western Avenue, Glendale, California 91201
701 Western Avenue, Glendale, California 91201
- C. Property Owner Email(s):
bkarvasek@linklogistics.com
bkarvasek@linklogistics.com
- D. Property Owner Phone Number(s):
206-369-1355
206-369-1355

Nomination Questions

- A. Current Comprehensive Plan recommendation for Nominated Property:
Current Comprehensive Plan Text Recommendation for Nominated Property (if the property contains detailed site-specific guidance, include a copy of the relevant text in the "Supplemental Documents" section of this form).
The Property is located within Land Unit D of the Merrifield Suburban Center of the Area I Plan. The Plan recommends development on the Property with approved uses and development intensities. Parcels 49-1 ((19)) A, C, E2, F1, F2, F3, F4, G, and H are located in Sub-Unit D1, and are planned for a mix of office and industrial uses at existing intensities, and private open space for the Long Branch stream valley. Parcels 49-1 ((19)) 1-4 are located in Sub-Unit D2, and are planned for a mix of office and industrial uses at existing intensities with two redevelopment options: Option 1 recommends office with support retail and service uses up to 0.85 floor area ratio ("FAR"); Option 2 recommends

mixed use with a residential component or residential use with support retail and service uses up to a 1.35 FAR. The Merrifield Suburban Center Land Use Concept Map identifies the properties east of Prosperity Avenue as Adjacent to Core Area and properties west of Prosperity Avenue as Non-Core Areas.

B. Current Plan Map Designation:
Office and Private Open Space

C. Proposed Land Use

Check the land use(s) proposed with the nomination:

- Hotel
- Institutional
- Industrial
- Mixed-Use (specify in Section D) **X**
- Office
- Private Recreation/Open Space
- Residential
- Retail and Other Commercial Uses
- Other (Specify in Section D)

D. Summary of Proposed Comprehensive Plan Change

Include information regarding the proposed land use type (e.g., residential, non-residential, and mixed uses) and building types (e.g., townhouses, mid-rise multifamily). If known include maximum density/intensity (Floor Area Ratio - FAR), density (dwelling units per acre - du/ac), average unit size, structured or surface parking, building heights, as applicable.

Amend Merrifield Suburban Center Land Unit D to recommend a development option for residential mixed-use up to an intensity of 1.35 FAR exclusive of any affordable housing density, with a mix of mid-rise multifamily residential buildings with structured parking, residential townhomes, some ground floor neighborhood-serving retail space, an option to retain one existing building for office use, and up to approximately 12.87 acres of publicly accessible open space. The resultant development concept could provide up to 2,716,737 square feet of development at an intensity of up to 1.51 FAR, inclusive of bonus density.

Additional Submission Items

A. Statement of Justification Form Upload

Attach a written justification that explains how the nomination would meet the justification criteria, including a summary of the prospects for implementation (i.e. submission of a development application for rezoning and additional steps leading to construction) of the nomination, and any community stakeholders who have or are anticipated to be engaged in the review of the nomination. Nominations with near-term development prospects that clearly meet the justification criteria may be prioritized. The justification criteria can be found on page 9 of the SSPA Nominator Guide.

B. Illustrative Concept Plan Upload:

Attach an Illustrative Concept Plan, consisting of one or more sheets, that visually depicts how the proposed land use change could be physically arranged on the subject site. Fully designed or professional drawings are not required; however, the concept should generally show and label, as applicable, property lines and dimensions; streets, walkways, parking areas, and site access points; on-site structures and their proposed uses; off-site adjacent properties and structures; natural and environmentally sensitive areas (i.e. wooded areas, Resource Protection Areas, waterways, and/or areas of steep slopes; arrangement of on-site open space, parks, and recreation areas).

C. Property Map Upload:

*Attach a map of the nominated property, with the nominated area clearly outlined in **BLACK**.*

D. Property Owner Consent Letters:

Attach a letter or email correspondence from the property owner for each parcel indicating their consent to the nomination. Nominations with multiple property owners and multiple property owner consent letters must be combined into a single document before uploading. Please note that if the nominator is also the sole owner of the nominated property or properties, a consent letter is not required.

E. Supplemental Documents:

Attach any supplemental documents to support the review of the proposed nomination.