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**WALSH COLUCCI
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September 10, 2010

Via Hand Delivery

Regina C. Coyle, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Special Exception Application
Applicant: Headquarters 2, LLC

Dear Ms. Coyle:

Please accept this letter as a statement of justification on behalf of the Applicant for property identified as Fairfax County tax map reference 34-3 ((14)) 4 (the "Subject Property").

The Subject Property is located in the Sully Magisterial District within the development known as the Ellipse at Westfields. The Ellipse at Westfields is bordered by Lee Road (Route 661) on the west, Sully Road (Route 28) on the east, and Willard Road (Route 8451) on the south. The Subject Property is zoned to the I-5, Water Supply Protection Overlay, and Airport Noise Overlay Districts. Consisting of approximately 4.44 acres, the Subject Property is adjacent to the existing Long & Foster Headquarters office building and is accessible via George Carter Way, a private street. The Applicant proposes a full-service hotel of approximately 170,000 gross square feet.

The proposed full-service hotel will feature 210 rooms, approximately 12,000 square feet of ancillary meeting space, and a restaurant. The proposed hotel will be approximately seven (7) stories or seventy-five (75) feet in height and will feature brick architecture that will be coordinated with and complement the existing, adjacent office building. The addition of a full-service hotel will complement the existing and proposed office uses at the Ellipse at Westfields and allow for the development of an integrated office and hotel development. The existing Long & Foster Headquarters building serves as the keystone of the Ellipse at Westfield. The building features traditional, brick architecture, structured parking, and attractive landscaping. The Applicant currently envisions a six (6) building development with coordinated landscaping and architectural design, including a limited-service hotel that is the subject of a separate Special Exception application that has been submitted by the Applicant for property identified as Fairfax County tax map reference 34-3 ((14)) 2.

The Subject Property is located along Sully Road in the Dulles Suburban Center, and is in proximity to a significant number of office and industrial uses which benefit from proximity to Dulles International Airport. The Subject Property is also proximate to tourist attractions such as the Air and Space Museum Annex. Due to the Subject Property's surrounding uses, hotels are needed in this area. In addition to serving market demand, hotels do not generate as many trips as office use and trips to hotels typically occur outside A.M. and P.M. peak hours. The combination of the hotel with office development will further reduce the number of trips to the Ellipse at Westfields by creating a synergy of uses.

The Subject Property is located in Area III of the Fairfax County Comprehensive Plan (the "Plan") within Land Unit I of the Dulles Suburban Center. On February 23, 2010, the Board of Supervisors adopted a Plan amendment to allow for an option for overall office and hotel development up to a 0.7 FAR for the properties located on George Carter Way and identified as Fairfax County tax map references 34-3((14)) B, 2, 3, 4, 6 and 44-1((17)) A, C, 1 and 5, with the ability of individual hotel uses to develop up to a 1.0 FAR. The Plan text includes several conditions regarding density, the permitted number of hotels, traffic impacts, pedestrian connections, a coordinated development plan, a transportation demand management plan, and site access. The Applicant proposes a total of two (2) hotels with neither having a density greater than a 1.0 FAR. The proposal provides pedestrian connections to existing walkways. The Applicant envisions a unified and coordinated development for the Ellipse at Westfields. The Applicant is committed to providing a transportation demand management plan and access to the Subject Property will be provided only via George Carter Way. Thus, the Applicant's proposal is in conformance with the Plan's recommendations.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Ordinance"), please accept the following information:

- The type of operation proposed is a hotel.
- The hotel will be open twenty-four (24) hours a day, seven (7) days a week.
- The estimated number of patrons is approximately 205 persons per day.
- The estimated number of employees is a maximum of twenty (20) on-site at any one time, with additional staff that will be associated with the restaurant use.
- The proposed use will generate approximately 1,873 trips per day, with approximately 134 trips during the A.M. peak hour and approximately 130 trips during the P.M. peak hour.
- The general area to be served by the use is Chantilly, Route 28 Corridor, and the Dulles Airport area.

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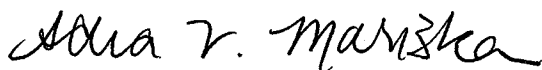
- The proposed use results in approximately 170,000 GSF in building improvements. The traditional building design utilizes materials that include masonry and glass.
- To the Applicant's knowledge, no hazardous materials or toxic substances will be utilized or stored on the Subject Property.
- The proposed use conforms to the provision of all applicable ordinances, regulations, and adopted standards and conditions except as shown on the Special Exception Plat and as listed below:
 - The Applicant hereby requests a waiver of Section 17-201 Paragraph 3A of the Zoning Ordinance that requests construction of the service drive along Route 28. There is currently no service drive on the western side of Route 28 and the provision of a service drive would be inconsistent with existing conditions.

In sum, the Applicant proposes a full-service hotel that will provide a valuable service to visitors to the Dulles area given the proximity of the proposed hotel to the Route 28 business corridor and tourist attractions, such as the Air and Space Museum Annex. The proposed hotel will include meeting space and a restaurant and will allow for the continued development of a coordinated office and hotel development along George Carter way.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

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



Sara V. Mariska

cc: Tom Nutt
Brian Cipriano
William F. Johnson
Lynne J. Strobel
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