

# SULLY STATION HOA ANNUAL MEETING

February 11, 2015

Jim Neighbors

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# Organizations and Meetings

- ▣ Western Fairfax County Citizens Association (WFCCA)
  - Third Tuesday of the month
  - 7:00 PM
  - Sully Government Center
- ▣ Sully District Council (SDC)
  - <http://www.sullydistrict.org>
  - Fourth Wednesday of the month
  - 7:00 PM
  - Sully Government Center
- ▣ VDOT Projects (Northern Virginia)
  - <http://www.virginiadot.org/projects/northern%20virginia/default.asp>

**Everyone is welcome**



# Transportation

RT-50 Widening  
6 Lanes/Bike Path:  
Nov 2015  
Completion

Lee Road Bridge:  
Jun 2014 – May 15

Walney Road Bridge  
4 Lanes/Bike Path:  
Dec 14 – Sept 15

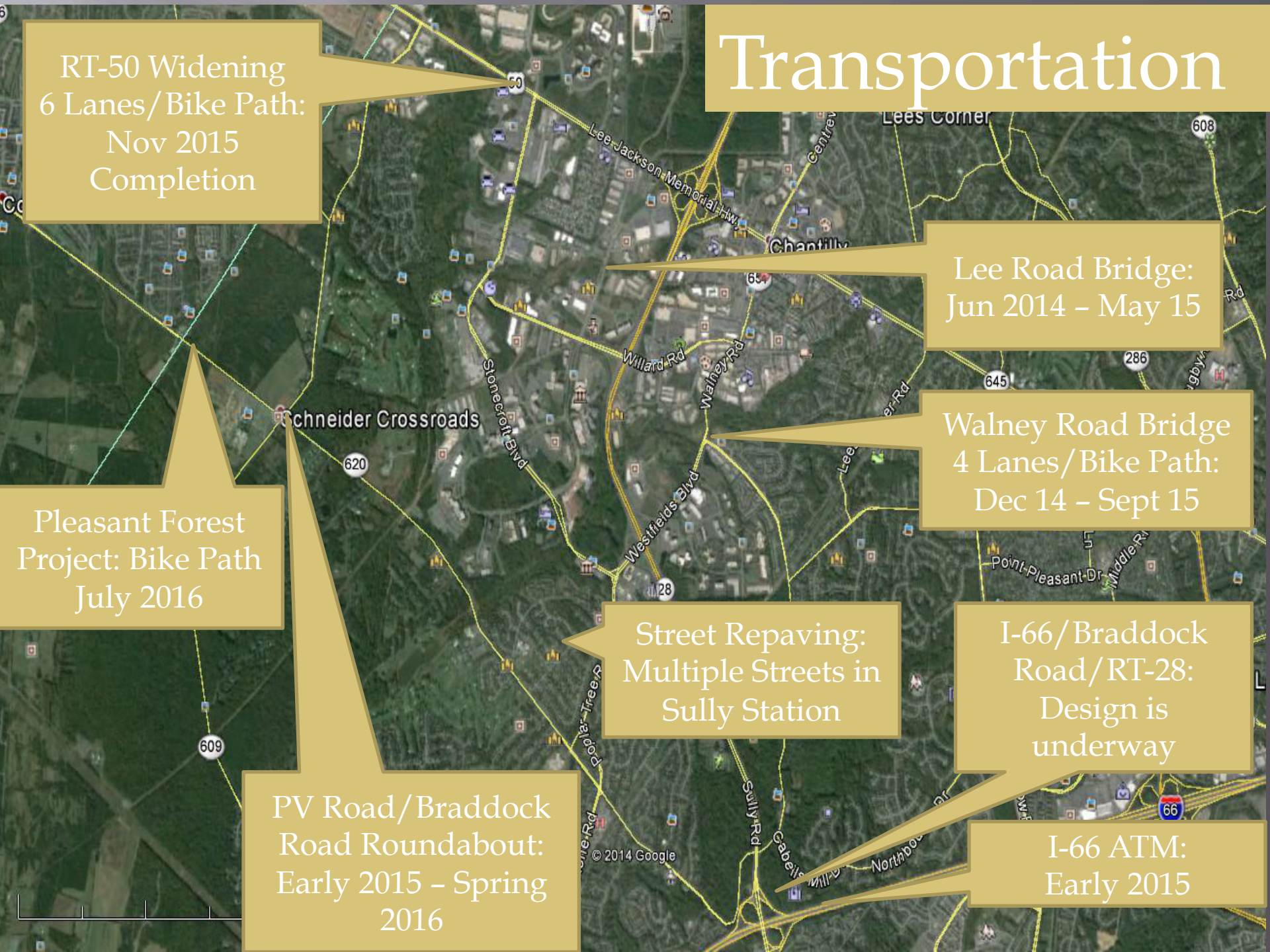
Street Repaving:  
Multiple Streets in  
Sully Station

I-66/Braddock  
Road/RT-28:  
Design is  
underway

I-66 ATM:  
Early 2015

PV Road/Braddock  
Road Roundabout:  
Early 2015 – Spring  
2016

Pleasant Forest  
Project: Bike Path  
July 2016





# Land-Use

New Honda  
Dealership

New Office  
Building  
Construction

Aerospace Corp  
Phase I  
Completion; Phase  
II TBD

Proposed  
Wegmans  
(Unknown Date)

The Proposed  
Preserve of  
Westfields

7944 ft

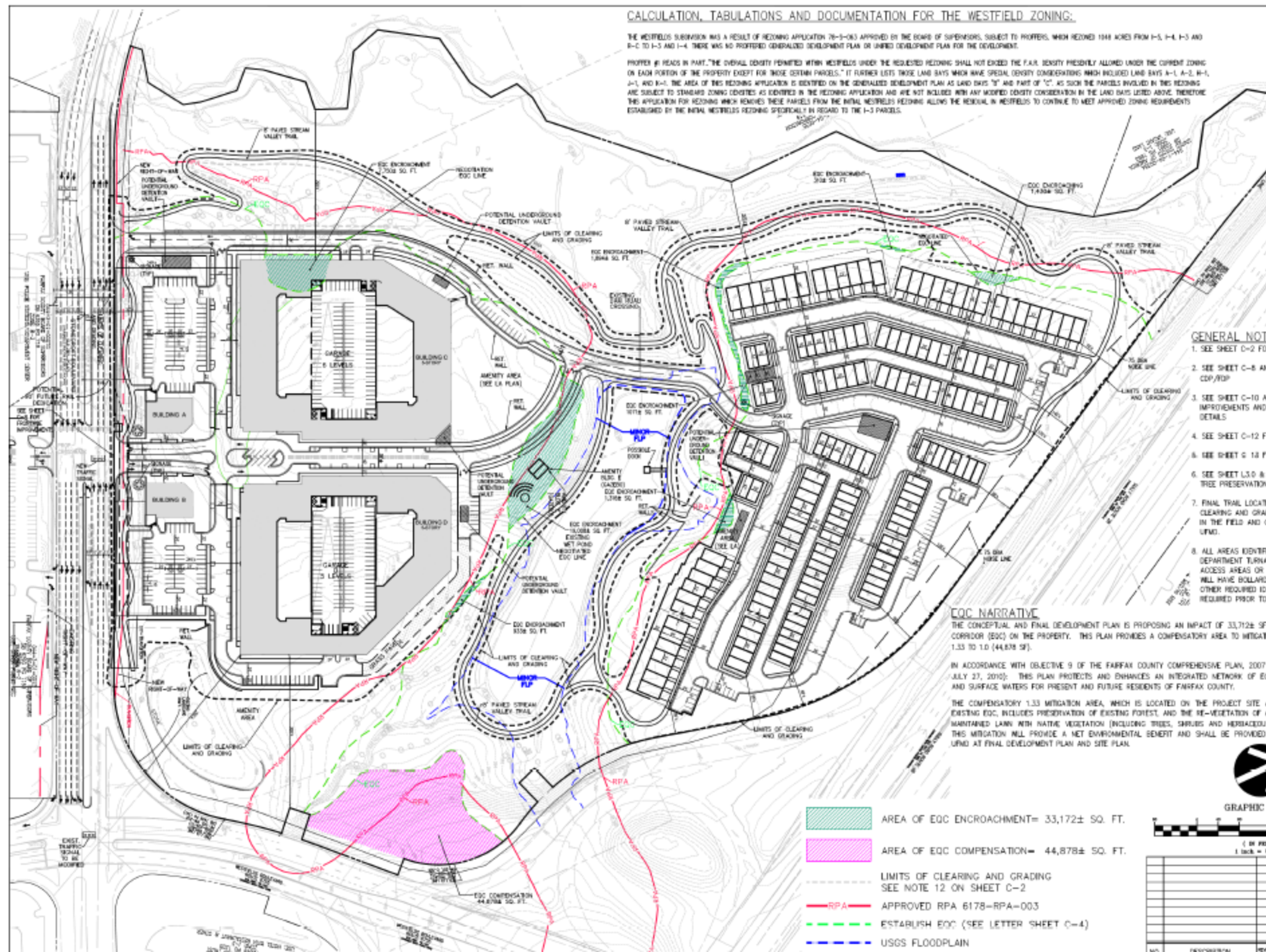
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Google earth



THE WESTFIELD SUBDIVISION WAS A RESULT OF REZONING APPLICATION 76-5-083 APPROVED BY THE BOARD OF SUPERVISORS, SUBJECT TO PROFFERS, WHICH REZONED 1048 ACRES FROM I-5, I-4, I-3 AND R-C TO I-5 AND I-4. THERE WAS NO PROFFERED GENERALIZED DEVELOPMENT PLAN OR UNIFIED DEVELOPMENT PLAN FOR THE DEVELOPMENT.

PROPER IN REAS IN PART,"THE OVERALL DENSITY FORMED WITHIN NEIGHBORHOODS UNDER THE REQUESTED REDZONING SHALL NOT EXCEED THE F.A.R. DENSITY PRESENTLY ALLOWED UNDER THE CURRENT ZONING ON EACH PORTION OF THE PROPERTY OFFERED FOR THOSE CERTAIN PARCELS." IT FURTHER STATES THAT THESE LAND BAYS WHOSE SPECIAL DESIGN CONSIDERATIONS WHICH INCLUDED LAND BAYS A-1, A-2, M-1, J-1, AND K-1, "THE AREA OF THIS REDZONING APPLICATION IS IDENTIFIED ON THE GENETIC DEVELOPMENT PLAN AS LAND BAY "B" AND PART "C", AS SUCH THE PARCELS INVOLVED IN THIS REDZONING APPLICATION ARE SUBJECT TO THE SAME SPECIAL DESIGN CONSIDERATIONS AS THE OTHER LAND BAYS WHOSE SPECIAL DESIGN CONSIDERATIONS WERE NOT INCLUDED WITHIN THE REQUESTED REDZONING APPLICATION. THEREFORE, THE PROPOSAL FOR REDZONING DOES NOT REMOVE THESE PARCELS FROM THE INITIAL NEIGHBORHOOD REDZONING ALLOWING THE RESIDENTIAL IN NEIGHBOURHOODS TO CONTINUE TO MEET APPLIED ZONING REQUIREMENTS ESTABLISHED BY THE INITIAL NEIGHBORHOOD REDZONING SPECIFICALLY IN REGARD TO THE I-3 PARCELS.





# I-66/RT-28/Braddock Road Concept Phase

