

February 16, 2026

Chairman Jeff McKay
12000 Government Center Parkway, Suite 530
Fairfax, VA 22035

Vice-Chairman Kathy Smith
4900 Stonecroft Blvd.
Chantilly, VA 20151

Supervisor Andres Jimenez
Mason District Governmental Center
6507 Columbia Pike
Annandale, VA 22003

VIA ELECTRONIC MAIL

RE: Sale of County-Owned Property at 3721 Stonecroft Boulevard to SCG Global Holdings, L.L.C (Starwood Capital Group Affiliate) Must Be Used to Achieve Countywide Affordable Housing Goals

Dear Chairman McKay, Vice-Chairman Smith, Sup. Jimenez, and Members of the Board of Supervisors,

We write today to seek your leadership, bold vision, and innovative approach while considering the sale of county-owned property to a private data center developer. There is no requirement for the county to sell this property, but if the Board chooses to do so, the 3721 Stonecroft Dr. site is too valuable for a simple cash sale. The property's broad by-right industrial use, coupled with the surging value and demand of land for data center development across Northern Virginia, create the possibility for a once in a generation land swap for a prime transit-oriented 1000+ unit affordable housing development.

This specific sale to this specific developer provides the very rare opportunity to the Board of Supervisors to acquire through a land swap the 34-acre site at Plaza 500, located at 6295 Edsall Rd. and also owned by Starwood Capital Group.¹ Pursuit of this deal would also resolve a long gestating inconsistent use conflict between residents, adjacent landowners, and Starwood Capital Group over a not yet fully approved data center campus and electrical substation. Our communities and organizations ask that the county pursue this land swap proposal in the Purchase and Sale Agreement for 3721 Stonecroft Boulevard. It is a win-win for the county in furthering countywide Affordable Housing Goals,² providing data center tax revenue to the General Fund, and still contributing towards a Criminal Justice Academy modernization.

We ask the county leverage this rare opportunity to the fullest extent and make the greatest countywide impact by taking one of the two following actions:

- 1. Land swap 3721 Stonecroft Dr. (41.7 Acres zoned I-5/I-3) for 6295 Edsall Rd. (34.1 Acres zoned I-5/I-3) for Affordable Housing and Mixed Use Development at a fair value price and**

¹ See Attachment

² One possible utilization of the Plaza 500 site could be the creation of the Chairman's innovative idea for a starter home "village," should the county take ownership of this site through a land swap. *See* Housing Initiatives to Increase Production and Sustain Our Economic Advantage, Board Matter, Chairman Jeffrey C. McKay, September 9, 2025

<https://www.fairfaxcounty.gov/springfield/sites/springfield/files/Assets/Documents/PDF/ChairmanHousingBoardMatter090925.pdf>

contribute any remaining sale income to the Capital Improvement Program for the Criminal Justice Academy.

Fairfax County has a rich history of utilizing land swaps to further countywide goals.³ Fairfax County has the rare opportunity to leverage the strong desire by Starwood Capital Group to purchase 3721 Stonecroft Dr. by proposing a land swap to acquire the Plaza 500 site at 6295 Edsall Road.⁴ Plaza 500 is a prime 34.1 acre transit-oriented site just over half a mile from a major metro station in a rapidly developing residential and mixed-use corridor that would allow over 1,000 affordable housing units depending on unit type. This land swap would go a long way towards the Board's goal of 10,000 new affordable homes by 2034.⁵ The Plaza 500 site is surrounded by residential and mixed use, with active redevelopment, including 344 multi-family units, directly adjacent to the property, 800 ft. away.⁶

This swap would also resolve a long standing and ongoing inconsistent use conflict between Starwood Capital, adjacent landowners, and residents on a non-conforming data center and proposed electrical substation proposal, which are both inconsistent with and exempt from the new data center and substation ordinances.⁷ A land swap would protect residents, preserve a Resource Protection Area and multiple stream valleys, and end widespread public, residential, and environmental organization opposition to this project. It would put in a conforming use consistent with the Countywide Comprehensive Plan's vision for the Bren Mar community.⁸ It is robustly supported by the community.

The County's own land use analysis supports this type of redevelopment, including the recent, [Industrial Land Use Trends Report](#), prepared for the Department of Planning and Development, which found that:

³Fairfax County Public Affairs, Real Estate Deal Lays the Foundation for New Housing, Future Office Building and Future Connector Road in Bailey's Crossroads (Mar. 1, 2017) <https://www.fairfaxcounty.gov/publicaffairs/real-estate-deal-lays-foundation-new-housing-future-office-building-and-future-connector-road>; John F. Harris, *Land Swap Endorsed For Fairfax*, Washington Post (Sept. 26, 1986), <https://www.washingtonpost.com/archive/local/1986/09/27/land-swap-endorsed-for-fairfax/a36b647a-a0aa-45db-af61-0298eb42f08d/>; Krist Cartier, *Fairfax is moving forward with a huge development north of Reston Town Center*, GreaterGreaterWashington (Sept. 28, 2015), <https://ggwash.org/view/39368/fairfax-is-moving-forward-with-a-huge-development-north-of-reston-town-center>

⁴ Plaza 500 purchased for \$4.8 million per acre in 2022. <https://icare.fairfaxcounty.gov/ffxcare/datalets/datalet.aspx?mode=sales&sIndex=1&idx=1&LMparent=138>.

⁵ <https://www.fairfaxcounty.gov/housing/AffordableHousingDashboard>.

⁶ Vulcan Industrial Site Redevelopment into Mixed Use, <https://cohnpropertygroup.com/wp-content/uploads/2025/07/S-Van-Dorn-St-OM-compressed-5.pdf>.

⁷ ABC7, *Fairfax County rejects stricter rules on electrical substations* (Dec. 9, 2025) <https://wjla.com/news/local/fairfax-county-rejects-stricter-rules-on-electrical-substations>; James Jarvis, *Fairfax County board approves new data center regulations, promise further review* FFXNow (Sept. 11, 2024). <https://www.ffxnow.com/2024/09/11/fairfax-county-approves-new-restrictions-on-data-centers-supervisors-says-the-res-more-to-come/>.

⁸ "The Concept for Future Development designates the areas of the Bren Mar Park Planning Sector as predominantly Suburban Neighborhoods. Portions of this planning sector are also planned and developed as Industrial Areas. The Suburban Neighborhoods are stable. The Industrial Areas are primarily developed with light manufacturing, assembly and warehousing/distribution activities but also contain office and retail uses which provide support services... Recommendations: Land Use: The Bren Mar Park sector contains stable residential neighborhoods. Infill development within this sector needs to be of a compatible use, type and intensity in accordance with the guidance in the Policy Plan under Land Use Objectives 8 and 14." L3 Bren Mar Park Community Planning Sector <https://online.encodeplus.com/regs/fairfaxcounty-va-ap/doc-viewer.aspx?secid=876#secid-876>.

“There are areas in the County where accommodating – or even encouraging - the conversion of industrial parcels may make sense.”⁹... “While many of the County’s industrial parcels are concentrated in Special Planning Areas such as the I-95 Corridor or in portions of the Dulles Suburban Center area, *there are other industrial parcels scattered in various locations around the County. Many of these sites, in Tysons, Merrifield, Springfield, and other dispersed locations, appear to be surrounded by non-industrial land. Their zoning may be a reflection of how the parcels were being used at the time zoning was applied, but given their surroundings, this may be increasingly out of character with the kind of development that has occurred in or is planned for an area.*”¹⁰

A justification that is made in the report for transit-oriented mix use on the Orange Line and Silver Line Transit Areas can be applied to the similarly situated Plaza 500 site on the Blue Line as well.

“Given the plan direction and the evolution of land use in this corridor, it may be *another area where rezoning requests are viewed favorably*. Incremental changes over time will likely bring this area into closer alignment with the Planning Area vision, with *more transit-oriented mixed use, including residential development alongside office and institutional development, with some remaining industrial.*”¹¹

Most recently in January 2026, the Board approved rezoning of an I-4 district to residential use situated roughly the same distance to a metro station in the Dranesville District ([RZ/FDP 2024-DR-00019](#) conc. w/ [PCA 79-C-037-010](#)). If the Board is truly committed to making Fairfax County a more affordable place to live, it must pursue creative development proposals like this land swap.

- 2. As part of Purchase and Sale Agreement for 3721 Stonecroft Dr., Starwood Capital Group should agree to revise their Plaza 500 Data Center Site Plan ([SP-2024-00003](#)) to: a.) remove the electrical substation easement and co-locate the proposed substation away from residents to the existing Van Dorn substation (sited in between I-495 and Metro tracks), and b.) donate the 5-acre substation easement site to the county for affordable housing and mixed use development ½ mile from the Van Dorn Metro Station.**

If the Board determines that the full acquisition of Plaza 500 by land swap is not possible, despite the county’s unwavering efforts, a more limited acquisition should be pursued. Under this proposal, the county could obtain agreement to acquire the 5-acres of land planned for a Dominion Energy electrical substation easement and instead use it for affordable housing and mixed-use.¹² This would have the dual outcome of co-locating the proposed, but unapproved, substation to the existing Van Dorn Substation less

⁹ Memo from Tracy Struk, Director, Department of Planning and Development (DPD) to Board of Supervisors, Re: Office, Industrial, and Retail Land Use Trend Reports (Oct. 23,2024) 46
<https://www.fairfaxcounty.gov/planningcommission/sites/planningcommission/files/Assets/Documents/PDF/policy%20plan/Memo%20-%20BOS%20and%20PC%2010.23.2024%20Final%20Clarion%20Reports.pdf>

¹⁰ Id. at 78.

¹¹ Id. at 79.

¹² “The substation installation will be constructed by easement to support increased distribution loading from new development in the immediate area.” 2232-2025-MA-00007: Edsall Substation
<https://plus.fairfaxcounty.gov/CitizenAccess/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=REC25&capID2=00000&capID3=01O6U&agencyCode=FEF&IsToShowInspection=>

than half a mile away, situated between I-495 and metro tracks, and far away from any residential use and allow the 5-acre site at Plaza 500 to be used for a more limited affordable housing development of at least 150 high-density homes.¹³

This would have the dual impact of removing the unapproved massive industrial substation from a location a mere 67 ft. from a residential district and remove 0.9 miles of new transmission lines directly adjacent to a Resource Protection Area and two stream valleys, parallel to three residential communities, and that bisects privately owned land that would otherwise be slated for redevelopment resulting in additional tax revenue for the county.

We ask the Board of Supervisors to take bold action and leverage this rare opportunity with this determined developer to address a multitude of county priorities at once.

Sincerely,

Tyler Ray, President
Bren Pointe Homeowners Association

James Belanich, President
Overlook Foundation

Richard André Newman, President
Jefferson Green Homeowners Association

Mike Graham, President
Ridges at Edsall Homeowners Association

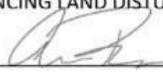
Michelle Shwimer, President
Landmark Mews Community Association

CC: All Members of the Board of Supervisors and Planning Commission

¹³ Dominion Energy, Van Dorn Substation Expansion Feasibility Study (June 2024), <https://www.scc.virginia.gov/docketsearch/DOCS/83nf01!.PDF>; Van Dorn Substation Distribution Alternative 2 Cost Chart, <https://www.scc.virginia.gov/docketsearch/DOCS/83n%2301!.PDF>.

Attachment

**SP-2024-00003 Plaza 500
Starwood Capital Group Proof of Ownership**

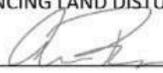
OWNER INFORMATION		<input checked="" type="checkbox"/> A CORPORATION <input type="checkbox"/> A PARTNERSHIP <input type="checkbox"/> AN INDIVIDUAL
<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TRUSTEE		
ANDREAS PANZA	NAME	203-422-7700
		PHONE
591 WEST PUTNAM AVE. GREENWICH, CT 06830	ADDRESS	Apanza@starwood.com
		EMAIL
DEVELOPER INFORMATION		<input checked="" type="checkbox"/> A CORPORATION <input type="checkbox"/> A PARTNERSHIP <input type="checkbox"/> AN INDIVIDUAL
<input checked="" type="checkbox"/> DEVELOPER <input type="checkbox"/> CONTRACT OWNER <input type="checkbox"/> LESSEE		
ANDREAS PANZA	NAME	203-422-7700
		PHONE
591 WEST PUTNAM AVE. GREENWICH, CT 06830	ADDRESS	Apanza@starwood.com
		EMAIL
WETLANDS PERMITS CERTIFICATION		
I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.		
SIGNATURE		
OWNER/DEVELOPER	_____	
NOTE: PERMITS MUST BE PRESENTED TO THE COUNTY INSPECTOR PRIOR TO LAND DISTURBANCE.		
DATE	RECOMMEND APPROVAL (SIGNATURE & PRINTED NAME)	

PROFESSIONAL ENGINEER / SURVEYOR

0

Attachment

**SP-2024-00003 Plaza 500
Starwood Capital Group Proof of Ownership**

OWNER INFORMATION		<input checked="" type="checkbox"/> A CORPORATION <input type="checkbox"/> A PARTNERSHIP <input type="checkbox"/> AN INDIVIDUAL
<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TRUSTEE		
ANDREAS PANZA	NAME	203-422-7700
		PHONE
591 WEST PUTNAM AVE. GREENWICH, CT 06830	ADDRESS	Apanza@starwood.com
		EMAIL
DEVELOPER INFORMATION		<input checked="" type="checkbox"/> A CORPORATION <input type="checkbox"/> A PARTNERSHIP <input type="checkbox"/> AN INDIVIDUAL
<input checked="" type="checkbox"/> DEVELOPER <input type="checkbox"/> CONTRACT OWNER <input type="checkbox"/> LESSEE		
ANDREAS PANZA	NAME	203-422-7700
		PHONE
591 WEST PUTNAM AVE. GREENWICH, CT 06830	ADDRESS	Apanza@starwood.com
		EMAIL
WETLANDS PERMITS CERTIFICATION		
I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.		
SIGNATURE		
OWNER/DEVELOPER	_____	
NOTE: PERMITS MUST BE PRESENTED TO THE COUNTY INSPECTOR PRIOR TO LAND DISTURBANCE.		
DATE	RECOMMEND APPROVAL (SIGNATURE & PRINTED NAME)	

PROFESSIONAL ENGINEER / SURVEYOR

0



Tracy D. Strunk, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: Authorization to File Application for Rezoning
Subject Property: Tax Map 81-2 ((1)) 7
Applicant: Plaza 500 Property Owner, L.P.

Dear Ms. Strunk:

On behalf of Plaza 500 Property Owner, L.P., I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. including Lynne J. Strobel, Andrew A. Painter, Robert D. Brant, Kathryn R. Taylor, Elizabeth D. Baker, Bernard S. Suchicital and Kelly A. Posusney to act as agent on its behalf for the filing of a rezoning application, and any related applications, on the Subject Property.

Very truly yours,

PLAZA 500 PROPERTY OWNER, L.P.

By: Plaza 500 Property Owner GP, L.L.C.,
its general partner


Name: Andres Panza
Title: Authorized Signatory

STATE OF DC :
COUNTY OF DC : to-wit

The foregoing instrument was acknowledged before me this 14 day of July, 2022,
by Andres Panza


Notary Public

My Commission Expires: 2/14/27
Registration #: N/A

