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**WALSH COLUCCI
LUBELEY & WALSH PC**

February 12, 2019

Via E-Mail & First Class Mail

Brooke Hardin, Director
Department of Community Development & Planning
City Hall Annex Room 207
10455 Armstrong Street
Fairfax, Virginia 22030

Re: Request for Work Sessions
Proposed Redevelopment of the Rodeway Inn – 9700 Fairfax Boulevard

Dear Mr. Hardin:

As you are aware, I represent Wawa, Inc. (“the Applicant”). The Applicant is the contract purchaser of property located at 9700 Fairfax Boulevard and identified among the City of Fairfax’s tax assessment records as 48-3-09-056 (the “Subject Property”). Pursuant to our recent discussions, please accept this letter and the enclosed materials as a request for a work session with City Council on Tuesday, March 5, 2019 and the Planning Commission on Monday, March 11, 2019, to discuss the Applicant’s proposed redevelopment of the Subject Property with a Wawa retail store and fuel station.

The Subject Property consists of approximately 1.82 acres and is located in the northwest quadrant of the intersection of Fairfax Boulevard (Route 50) and Spring Street. The Subject Property is currently split-zoned CR (Commercial Retail) and IH (Industrial Heavy) and is developed with the Rodeway Inn, a motel constructed in approximately 1953. According to the City’s real estate assessment records, the existing motel buildings on the Subject Property consist of approximately 19,872 square feet. The Subject Property is sparsely vegetated and consists of predominantly impervious surface. Pursuant to the City’s current Comprehensive Plan, as well as the draft 2035 Comprehensive Plan that is pending review and approval by City Council, the Subject Property is located in an area of the City that is planned for commercial use. Located along the commercial corridor of Fairfax Boulevard, the Subject Property is entirely surrounded by commercial and industrial uses.

The Applicant proposes to redevelop the Subject Property with a Wawa retail store and fuel station. As illustrated on the enclosed concept plan, the retail store will consist of an approximately 6,049 square foot one-story building oriented towards the rear of the Subject Property. The retail store will offer items such as pre-packaged food and beverages, freshly brewed coffee, and made-to-order sandwiches and other food offerings. A staff of approximately ten (10) to twelve (12) employees will be present on the Subject Property at any one time. Six (6) fuel pumping stations will be located beneath a covered canopy structure oriented towards Fairfax Boulevard.

ATTORNEYS AT LAW

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Access to the Subject Property will be provided via a right-in right-out access on Fairfax Boulevard and a full movement access on Spring Street. An existing access in the southeast portion of the Subject Property proximate to the intersection of Fairfax Boulevard and Spring Street will be eliminated. Ample surface parking, consistent with Zoning Ordinance requirements, will be provided on-site. The redevelopment will comply with current stormwater regulations, and is anticipated to result in a decrease of impervious surface. As illustrated on the submitted conceptual elevations, the proposed retail building, canopy structure, and trash compound will be constructed of high quality materials.

I have enclosed the following materials for consideration by staff, the Planning Commission and City Council:

- An aerial exhibit of the existing improvements on the Subject Property;
- Concept plans that provide details of the proposed development;
- A turning movement exhibit that demonstrates how fuel trucks and other delivery vehicles will access and navigate the Subject Property;
- Conceptual renderings of the proposed retail store, fuel canopy and trash enclosure;

The Applicant's proposal will result in the redevelopment of an underutilized parcel with a commercial use that is consistent with the character of the surrounding area and in harmony with the recommendations of the Plan.

I would appreciate the scheduling of a work session to discuss this proposal with the City Council on March 5, 2019 and the Planning Commission on March 11, 2019. Should you have any questions regarding the submitted materials or should you require any additional information, please do not hesitate to contact me. As always, I appreciate your assistance.

Very truly yours,

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



Robert Brant

RDB/krt
Enclosures

cc: Jason Sutphin Jeb Bell Ross Stevens
 James Leach Mike Albright Chris Howell
 Luis Davila Kathy Taylor

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