



| Application # | Z-22-00580 |
|---------------|------------|
| Receipt # | |

LAND USE APPLICATION

- NON REFUNDABLE FEE -

| | ☑ Special Use | ☑ Special Exception | □ Variance | ☐ Amendment | ☐ Renewal | |
|---|--|---|--|--|--|--|
| 1. PROPER | RTY LOCATION | INFORMATION | | | | |
| Property Address 1 | 10300 Eaton | Place | Tax Ma | _{p #} Part of 47 4 | 02 02 001 | |
| Project Name N29 | WillowWood F | Plaza Residential Pha | | | | ntial infill |
| development | t on existing | surface parking I | ot in the Wi | llowWood offi | ce complex. | Fifty (50) |
| two-over-two | or traditional | townhouse units a | are propose | d. | | |
| | | | | | | |
| | | | | | | |
| 2. □ APPI | CICANT or Z AU | THORIZED AGENT IN | FORMATION (d | heck as appropriate) | 202 202 4 | |
| Applicant Name C | Capital City Re | eal Estate LLC (circle | one) Corporation / | Gen Partnership / Ltd Part | tnership / Sole Proprietors | ship / Individual |
| | | O'Connor, 1200 | | | | 20036 |
| Phone (o) 703-3 | 304-0430 | (c) | Email | epritchard@ | cozen.com | |
| Applicant or Autho | orized Agent Signa | ture The | TAC | | | |
| Relationship to pro | ject (circle one): Prop | erty owner Contract purchaser | / Lessee / Agent | | | |
| | | | | | | |
| 3. APPLICA | ANT CERTIFICA | TION STATEMENT | | | Section 110 |)-6.2.3 |
| I certify that I hav application shall b development as pre application complied more or less informations submission require review official as to | ve read and under be sufficient for proposed will compressed will compressed with applicable mation may be rements for each appropriate or whether more or | rstand my application to processing when it contally with the applicable receive and approval critically according to the application and to waive a less information should be ture (REQUIRED) | tins all of the in quirements of the eria is on the appled of the pate requirements as | nformation necessar is chapter; that the olicant; that each ap- rticular case; that so | ection 6.2.3 which s ry to decide whether burden of demonstration is unique a taff has the flexibili | states that an er or not the rating that an nd, therefore, ity to specify |
| I certify that I hav application shall be development as pre- application complied more or less informations submission required review official as to Applicant or Author | we read and under be sufficient for proposed will comples with applicable mation may be rements for each appropriate or whether more or prized Agent Signa | rstand my application to processing when it contaily with the applicable re review and approval critical according to the application and to waive a less information should be | nins all of the included appropriate the particular and the particular appropriate the particular appropriate the particular and the particular appropriate | nformation necessaris chapter; that the blicant; that each appricticular case; that stappropriate; and that | ection 6.2.3 which say to decide whether burden of demonstration is unique a taff has the flexibility the applicant shall be applied by the applied by the applicant shall be applied by the applicant shall be applied by the applicant shall be applied by the applied by th | states that an er or not the rating that an nd, therefore, ity to specify |
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| I certify that I have application shall be development as preapplication complied more or less information submission require review official as to Applicant or Author 4. ENGINE | ve read and under the sufficient for proposed will comp the sufficient for proposed will comp the sufficient for proposed will comp the sufficient for each appropriate for each appropriate Agent Signa the sufficient form of the sufficient for proposed will comp the sufficient for each appropriate for proposed will appropriate for proposed will be sufficient for proposed will be suf | rstand my application to processing when it contails with the applicable received and approval critical according to the application and to waive a less information should be ture (REQUIRED) | tins all of the inquirements of the eria is on the appreciate of the parequirements as the submitted. SCAPE ARCHITATION ARCHI | nformation necessaris chapter; that the blicant; that each appricular case; that stappropriate; and that the first (Same as Appropriate). | policant Date /2 /8 | states that an er or not the rating that an nd, therefore, ity to specify Il rely on the |
| I certify that I have application shall be development as preapplication complied more or less information submission require review official as to Applicant or Author 4. ENGINE Licensed Profession Licensed Profession | ve read and under the sufficient for proposed will comp the sufficient for proposed will comp the sufficient for proposed will comp the sufficient for each appropriate for each appropriate Agent Signa the sufficient form of the sufficient for proposed will comp the sufficient for each appropriate for proposed will appropriate for proposed will be sufficient for proposed will be suf | rstand my application to processing when it contails with the applicable received and approval critical according to the application and to waive a less information should be ture (REQUIRED) T, SURVEYOR or LAND In Rinaldi EG Corp. d/b/a Christople (c) | tins all of the inquirements of the eria is on the appreciate of the parequirements as a submitted. SCAPE ARCHITATES Email. | riformation necessaris chapter; that the blicant; that each appricular case; that stappropriate; and that the blicant is appropriate; and that is appropriate; and the is appropriate; and the is ap | populate 10 Pop Rd, Suite 601, | states that an er or not the rating that an nd, therefore, ity to specify Il rely on the |
| I certify that I have application shall be development as preapplication complied more or less information submission requires review official as to applicant or Authoration 4. ENGINE Licensed Profession Licensed Profession Phone (o) 703-7 | ve read and under the sufficient for proposed will comples with applicable mation may be resements for each appropriate Agent Signa EER, ARCHITECT mal's Name Johnal's Address IME 766-3912 | rstand my application to processing when it contails with the applicable receive and approval critical according to the application and to waive a less information should be ture (REQUIRED) T, SURVEYOR or LAND T Rinaldi EG Corp. d/b/a Christopl (c) ***OFFICE | tins all of the inquirements of the eria is on the appreciate of the parequirements as the submitted. SCAPE ARCHITATION ARCHI | riformation necessaris chapter; that the blicant; that each appricular case; that stappropriate; and that the blicant is appropriate; and that is appropriate; and the is appropriate; and the is ap | populate 10 Pop Rd, Suite 601, | states that an er or not the rating that an nd, therefore, ity to specify Il rely on the |
| I certify that I have application shall be development as preapplication complied more or less information submission require review official as to Applicant or Author 4. ENGINE Licensed Profession Licensed Profession | ve read and under the sufficient for proposed will comples with applicable mation may be resements for each appropriate Agent Signa EER, ARCHITECT mal's Name Johnal's Address IME 766-3912 | rstand my application to processing when it contails with the applicable receive and approval critical according to the application and to waive a less information should be ture (REQUIRED) T, SURVEYOR or LAND T Rinaldi EG Corp. d/b/a Christopl (c) ***OFFICE | tins all of the inquirements of the eria is on the appreciate of the parequirements as a submitted. SCAPE ARCHITATES Email. | riformation necessaris chapter; that the blicant; that each appricular case; that stappropriate; and that the blicant is appropriate; and that is appropriate; and the is appropriate; and the is ap | populate 10 Pop Rd, Suite 601, | states that an er or not the rating that an nd, therefore, ity to specify Il rely on the |

CITY OF FAIRFAX

ZONING MAP AMENDMENT, PROFFER AMENDMENT, OR MASTER DEVELOPMENT PLAN AMENDMENTAPPLICATION

| I/We Capital City Real Estate LLC | by G. Evan Pritchard, Attorney/Agent | | |
|--|--|--|-------------------------|
| (Name of applicant) | (A: | uthorized agent's name and relationship | to applicant) |
| a corporation / general p a r t n e r s h i p / limite is the | ed partners hip / soo | <i>le proprietorship/individual</i> (ci | ircle one) which |
| property owner/contract purchaser/lessee (cir | rcle one) | | |
| of Lots Part of Lot 1 | , Block | , Section | of the |
| Comnwlth Corp Ctr Subdivision of | containing 95,292 | _(Sq. Ft.) on the premises know | own as |
| WillowWood | requests that t | he property currently zoned CR | <u> </u> |
| rezoned to PD-R . This property WillowWood Office Owner LLC in De | is recorded in the land eed Book 25440 | | the name of |
| (Name and address of subject property) | | | |
| I certify that I have read and understand my ap Application Requirements, which states: | | | |
| An application shall be sufficient for processing or not the development as proposed will comply The burden of demonstrating that an application applicant. The burden is not on the city or other p Each application is unique and, therefore, more particular case. Information needs tend to vary su as result of code amendments and review prorequirements for each application and to waive r shall rely on the review official as to whether more | with the applicable required n complies with applicable parties to show that the stan or less information may be abstantially from application occdure changes. Staff has requirements that are irrelevent | nents of this chapter. review and approval criteria is of dards or criteria have not been met. required according to the needs on to application and to change over the flexibility to specify submit yant to specific situations. The applications. | n the of the time ssion |
| MAL | N | Attorney/Agent | <u> </u> |
| (Signature of applicant or authorized agent) | | (Title or relationship) | |
| Address Cozen O'Connor, 1200 19th Street, | NW, Washington, DO | Phone 703-304-0430 | |
| Email epritchard@cozen.com District OF Colombia STATE OF VIRGINIA to-wit: I, the undersigned, a Notary Public in | | | |
| the day of December, 2 me in the State aforesaid Gran (Nam whose name(s) is (are) signed to the foregoing a | Pritchard (| Aftorney /A | gent |
| of <u>December</u> , 2 <u>0</u> 32, and ack | nowledged the same before day of Dece | | ylie m# |

| THE FOLLOWING MUST BE COMPLETED BY THE PROPE | RTY OWNER |
|--|---|
| \sim \sim \sim \sim \sim | |
| I/We WillowWood Office Owner LLC by 6, Evan Fr | hereby certify that the applican |
| named above has the authority vested by me to make this applicatio | n. |
| | 11 |
| | Attorey/Hoort |
| (Signature of owner or authorized agent) | (Title or relationship) |
| Address (07th O'Comon 120 19th St Nw, Lash | inpton, UCPhone: 703-304-0430 |
| | |
| | |
| District OF Columbia | |
| STATE OF VIRGINIA to-wit: | |
| I, the undersigned, a Notary Public in and for the State aforesa | |
| the 14th day of December, 2025, do hereby cert | tify that this day personally appeared before |
| me in the State aforesaid 6. Evan Prifchand | Horney Hoent |
| (Name) | (Title) |
| whose name(s) is (are) signed to the foregoing and hereunto annexed ag | |
| of Uccember, 2023, and acknowledged the same bef | |
| GIVEN under my hand and seal this 8th day of 120 | ember 1,2022. |
| | Wantell of Luciel |
| 4003 | Notary Public Registration # |
| 11 50 | |
| O DA P Z | |
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| 39/34 N /83 | |
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| | |
| FOR OFFICE USE ON | VLY |
| Proposal filed: | Received by: |
| Fee Paid: | Receipt No |
| Previous Cases: | |
| Current status of business license and fees: | |
| Treasurer: | |
| Commissioner of Revenue: | 31 |

AFFIDAVIT CITY OF FAIRFAX

| I, Capital City Real Estate LLC | , by G. Evan Pritchard, Attorney/Agent do hereby ma | ake oath or affirmation that |
|---|---|------------------------------|
| I am an applicant in Applicati | (Name of applicant or agent) on Number Z-22-00580 and that to | the best of my knowledge |
| and belief, the following infor | | are best of my Miowiedge |
| , | | |
| • | is a list of names and addresses of all applic | |
| - | property described in the application, and i | |
| • | ing an interest in such land, and all attor | • |
| • • • | s, surveyors, and all other agents who have a | - |
| foregoing with respect to the | application (attach additional pages if neces | sary): |
| Name | Address | Relationship |
| Capital City Real Estate LLC 30 | 00 K Street, NW, Suite 270 Washington, DC 20007 | Applicant/Contract Purchaser |
| WillowWood Office Owner LLC | c/o Ares US Real Estate Fund IX LP, 245 Park | k Ave 42nd Floor Owner |
| Cozen O'Connor | 1200 19th Street, NW, Washington, DC | Attorney |
| *See Attachment | | |
| Corporation Name: | a listing of all the stockholders (attach additi | |
| Name | Address | Relationship |
| *See Attachment | | |
| | | |
| foregoing (attach additional pa | et of all partners, both general and limited, ages if necessary): | in any partnership of the |
| Partnership Name: | | |
| Name | Address | Relationship |
| | | |
| | | |

| <u></u> | none |
|------------------|---|
| - | |
| h p h p | That within five (5) years prior to the filing of this application, neither the Mayor nor ny member of the City Council, Mayor, Planning Commission, BZA, or BAR or any member of the immediate household and family, either directly or by way of a corporation or eartnership in which anyone of them is an officer, director, employee, agent, attorney, or investor as received any gift or political contribution in excess of \$100 from any person or entity listed arrangement. EXCEPT AS FOLLOWS: (If none, so state). |
| - | |
| V | WITNESS the following signature: Applicant or Agent |
| A | ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED. |
| T | The above affidavit was subscribed and confirmed by oath or affirmation before me on this |
| N | My commission expires: December 14, 2025 |
| | Deinell I Luga |
| PICT OF COVUS | Notary Public Registration # |

EQUITABLE OWNERSHIP DISCLOSURE STATEMENT

I. GENERAL DISCLOSURE REQUIREMENTS

In accordance with § 6.2.3.B of the Zoning Ordinance, any application for a change in zoning shall include as part of the application a statement on a form provided by the zoning administrator providing complete disclosure of the legal and equitable ownership in any real estate to be affected by the requested change in zoning.

In the case of corporate ownership of real estate, the disclosure shall include the names of stockholders, officers and directors and in any case the names and addresses of all the real parties in interest; provided, however, that the requirement of listing the names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. Such disclosure shall be sworn to under oath before a notary public or other official before whom oaths may be taken.

| II. | IDENTIFICATIO | ON OF REAL PRO | PERTY AFFEC | CTED | |
|--------|----------------------|--|---------------------|---|-------------------------------|
| | Map Number | Parcel Number | Street Address | | |
| | 47 4 02 02 001 | 10300 Eaton P | ace | WillowWood Office Own | er LLC |
| | - | | | | |
| | - | | | | |
| | | | | | |
| *** | nna an inai o i | OF CHANCE BIT | ONDIG DEOU | COTED | |
| III. | | OF CHANGE IN Z | | | |
| | | | | ch narrative if desired. ential development with approximate | aly E0 has over two townhouse |
| | | | | osed. See the enclosed Statem | |
| | units. Alternatively | , 50 traditional townho | use urills are prop | osed. See the enclosed Statem | ent of Support. |
| | : | | | | |
| | 1 | | | | |
| IV. | SPECIFIC FOLIT | TABLE OWNERS | HIP DISCLOSE | IRE. | |
| 1 4 . | | | | ownership in the real estate | to be affected by the |
| | | | | and telephone number) | |
| | | | | e Fund IX LP, 245 Park Ave 42 | and Floor, NY, NY 10167 |
| | THIOTITICA CITIC | o owner zeo govino | | | |
| | | | | | |
| | | | | | |
| | · | | | | |
| THE | DISCLOSURE MA | ADE ON THIS FO | RM IS IN ACC | ORDANCE WITH § 110-5 | (D) OF THE CODE OF |
| THE | CITY OF FAIRFA | X MUST BE SWO | ORN UNDER C | ATH BEFORE A NOTAR | Y PUBLIC OR OTHER |
| | | | | I. ALL APPLICANTS MU | |
| | | | | RATE SHEET IF NECESSA | |
| | | | | | |
| I here | by swear to the best | of my knowledge t | hat the informati | on provided in this statement | is true and complete |
| | | | (| 2001 | |
| | | | | | |
| | | | | Signature | |
| | | OT | i Dogo | mber 2022 | |
| | ribed and sworn be | | day of Dece | muer_, 20 33 | Ω |
| My co | ommission expires: | secember | 14,2005 | | |
| | MILITARY | 1111 | | 11 landes | Luis |
| | MELLES | LUNIO | | a aucel x | . supue |
| | , OP | 16 | Nota | ry Public | Registration # |
| | NOTAR | *** | | | |
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| | | A 85 | | | |

Capital City Real Estate LLC Zoning Map Amendment Affidavit Attachment to p. 7

1(a) cont:

| Name | Address | Relationship |
|-------------------------------|---|------------------------------|
| Capital City Real Estate LLC, | 3000 K street, NW Suite 270 | Applicant/Contract Purchaser |
| Agents: Chris Love, Bryan | Washington, DC 20007 | |
| Jacob, Scott Zimmerman | | |
| WillowWood Office Owner | 245 Park Avenue, 42 nd Floor | Owner |
| LLC c/o Ares US Real Estate | New York, NY 10167 | |
| Fund IX, LP | | |
| Cozen O'Connor | 1200 19 th Street, NW | Attorney |
| Agents: G. Evan Pritchard, | Washington, DC 20036 | |
| Meridith H. Moldenhauer, | | |
| Eric J. DeBear, Madeline S. | | |
| Williams | | |
| IMEG Corp. d/b/a | 4035 Ridge Top Road | Civil Engineer |
| Christopher Consultants Ltd. | Suite 601 | |
| Agents: Giovanni (John) B. | Fairfax, VA 22030 | |
| Rinaldi, John Helms, Laurie | | |
| Beth Donnachie | | |
| Hickok Cole Architects, Inc. | 1023 31 st Street, NW | Architect |
| Agents: John Lang, Starr | Washington, DC 20007 | |
| Ashcraft | | |
| Wells + Associates | 1420 Spring Hill Road, Suite | Traffic Engineer |
| Agents: Michael J. | 610, Tysons, VA 22102 | |
| Workosky, John F. Cavan | | |

1(b) That the following is a list of the stockholders of all corporations of the foregoing who own ten (10) percent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less stockholders, a listing of all the stockholders:

Corporation Name: Capital City Real Estate LLC

| Name | Address | Relationship |
|-----------------|---|------------------------------|
| Scott Zimmerman | 3000 K street, NW Suite 270 Washington, DC 20007 | Applicant/Contract Purchaser |

Corporation Name: WillowWood Office Owner LLC

| ne | Address | Relationship | |
|----|---------|--------------|--|
|----|---------|--------------|--|

| Polinger Development | 245 Park Avenue, 42 nd Floor | Owner |
|-----------------------|---|-------|
| Company; Ares US Real | New York, NY 10167 | |
| Estate Fund IX, LP | | |

Corporation Name: Cozen O'Connor PC

| Name | Address | Relationship |
|-----------------------------|----------------------------------|--------------|
| There are more than 10 | 1200 19 th Street, NW | Attorney |
| stockholders, none of which | Washington, DC 20036 | |
| owns 10% or more of any | | |
| class of stock | | |

Corporation Name: IMEG Corp. d/b/a Christopher Consultants Ltd.

| Name | Address | Relationship |
|-----------------------------|-----------------------------|----------------|
| There are more than 10 | 623 26 th Avenue | Civil Engineer |
| stockholders. See below for | Rock Island, Illinois 61201 | |
| stockholders that own more | | |
| than 10% or more of any | | |
| class of stock. | | |
| | | |
| IMEG ESOP (employee stock | | |
| ownership plan) | | |

Corporation Name: IMEG ESOP

| Name | Address | Relationship |
|--|--|----------------|
| All employees are eligible participants, none of whom owns 10% or more of any class of stock | 623 26 th Avenue Rock Island, Illinois 61201 | Civil Engineer |

Corporation Name: Hickok Cole Architects, Inc.

| Name | Address | Relationship |
|-------------------|----------------------------------|--------------|
| Michael E. Hickok | 1023 31 st Street, NW | Architect |
| Yolanda L. Cole | Washington, DC 20007 | |

Corporation Name: Wells + Associates

| Name | Address | Relationship |
|---------------------------------|------------------------------|------------------|
| Employee Stock Ownership | 1420 Spring Hill Road, Suite | Traffic Engineer |
| Plan (ESOP). All employees | 610, Tysons, VA 22102 | |
| are eligible participants, none | | |

| of whom owns 10% or more | |
|--------------------------|--|
| of any class of stock | |