



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

SENT BY REGULAR MAIL AND FASCIMILE 425-452-4668

November 9, 2011

Mr. David Hatlestad
Real Estate Department
Savers
11400 S.E. 6th Street, Suite 220
Bellevue, Washington 98004

RE: Proposed Retail Thrift Store
5053 – 5135 Westfield Boulevard
Tax Map Ref.: 44-3 ((7)) B3
Zoning Districts: PDH-3, WS

Dear Mr. Hatlestad:

This is in response to your letter of October 28, 2011 in which you requested confirmation that a Savers secondhand/thrift retail store would be permitted by right on the referenced property.

The property is zoned PDH-3 Planned Development Housing District, Three Dwelling Units/Acre and Water Supply Protection Overlay District (WS). The property is subject to the proffered conditions associated with Proffered Condition Amendment PCA 84-S-027-7 and Final Development Plan Amendment FDPA 84-S-027-5. All development of the property must be in substantial conformance with the approved proffered conditions and the FDPA.

According to your letter, the Savers wishes to lease approximately 20,000 to 45,000 square feet of gross floor area for the operation of a secondhand/thrift retail store within the Sully Station Shopping Center. You indicate approximately 30 to 40 people will be employed at the proposed retail store.

The proposed thrift retail store is deemed a retail sales establishment under the Zoning Ordinance. Retail sales establishments are permitted at the Sully Station Shopping Center pursuant to PCA 84-S-027-7 and FDPA 84-S-027-5. Therefore, the proposed use would be permitted on the properties.

Please note the new retail sales establishment may require a parking tabulation and/or site plan approval. Site plan and parking tabulation information is available from the Department of Public Works and Environmental Services (DPWES) at 703-324-1575. Any interior or exterior alteration to the building may require the issuance of a Building Permit by DPWES. Building Permit information is available from DPWES at 703-222-0801.

Mr. David Hatlestad

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Pursuant to Section 18-702 of the Zoning Ordinance, the issuance of a Non-Residential Use Permit (Non-RUP), sometimes referred to as a certificate of occupancy, is required prior to the establishment of any use and a Non-RUP is required to establish the proposed retail establishment. Please contact the Zoning Permit Review Branch at 703-222-1082 for Non-RUP information.

I hope this satisfactorily responds to your request. Should you require additional information, I can be reached at 703-324-1314.

Sincerely,



Brian S. Parsons

Assistant to the Zoning Administrator

cc: Sully Station, LLC; c/o Ms. Brown, JBG/Rosenfield, 4445 Willard Ave., Suite 700,
Chevy Chase, MD 20815 (property owner)
Michael R. Frey, Supervisor, Sully District
Ejleen M. McLane, Zoning Administrator
✓ Barbara C. Berlin, Director, Zoning Evaluation Division
Lorrie Kirst, Deputy Zoning Administrator for Ordinance Administration Branch
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch

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October 28, 2011

Doing Business As

Value Village
SAVERS
Village Valeurs
SAVERS Recycling Inc.

Sent Via Email: dpzpd@fairfaxcounty.gov

RECEIVED
Dept. of Planning & Zoning

NOV 02 2011

Zoning Administration Div.

2011-1357

DPZ Planning Division
Fairfax County, VA
7th Floor, Suite 730

Corporate Offices:

11400 SE 6th Street
Suite 220
Bellevue, WA 98004

P.O. Box 808
Bellevue, WA 98009

P: 425-462-1515
F: 425-451-2250

www.savers.com

RE: Request for Compliance Information regarding Zoning and Licensing for the proposed use of the Premises located at 5053-5135 Westfield Blvd. (Sully Station), Centreville, VA for the operation of a Savers secondhand/thrift retail store.

To Whom It May Concern:

This letter of request is sent to you regarding the zoning and business licensing requirements for a proposed Savers retail store in the described location above. Prior to our committing for a leasehold interest in a proposed location, we are required to confirm certain information relative to our ability to operate our store in the above-referenced location under local law.

U.S. Store Operations:
TVI, Inc.

11400 SE 6th Street
Suite 220
Bellevue, WA 98004

P.O. Box 808
Bellevue, WA 98009

P: 425-462-1515
F: 425-451-2250

www.savers.com

Who is Savers:

We are North America's largest thrift department store chain featuring primarily secondhand merchandise that we purchase from charitable organizations based in the communities where our stores are located. Our stores generally range in size from 20,000 to 45,000, and employ thirty to forty teammates depending on the circumstances of any given location.

Requested Information:

At your earliest convenience, we would appreciate specific responses to the following questions about our proposed retail operations in the aforementioned location:

- 1. Can we operate our retail operations in the aforementioned location under your community's zoning and/or planning requirements?

Yes

No

What is the Property zoned?

- 2. Does your community have any special ordinances or by-laws that regulate the operation of secondhand or thrift stores? If there are such regulations could you please provide us a copy of the appropriate law, and a determination of the cost of such licensing.

Canadian Store Operations:
Value Village Stores, Inc.

7350 Edmonds Street
Burnaby, BC V3N 1A8

P: 604-540-4916
F: 604-540-6478

www.valuevillage.com
www.villagedesvaleurs.com

Australian Store Operations:
Savers Australia Pty Ltd.

330 Sydney Road
Brunswick, Victoria, AU 3056

P: 011-61-3-9381-2800
F: 011-61-3-9381-2700

www.savers.com.au

Savers Recycling, Inc.

4101 K Industry Drive E.
Fife, WA 98424

P: 253-896-0055
F: 253-896-0160

Yes No

Additional Comments: _____

3. If your community does have any special ordinances or by-laws that regulate the operation of secondhand or thrift stores, do such regulations require the reporting of merchandise received or merchandise sold, or a holding period for merchandise received such that the merchandise has to be held for a period of time by the retailer, prior to sale to the public?

Reporting of merchandise received or sold?

Yes No

Holding period for merchandise received?

Yes No

4. If there are no special regulations as requested in Items 2 or 3 above, what is the appropriate licensing scheme for our proposed store, and what is the cost of such licensing? Also, is there any Special Use Permit or Conditional Use Permit required for secondhand or thrift stores?

Standard License Required?

Yes No

Other License required (i.e. Second Hand License)?

Yes No

Any Special Use Permit or Conditional Use Permit required?

Yes No

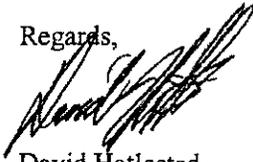
Additional Comments: _____

Closing:

In advance, we appreciate your prompt attention on our behalf regarding the requested information. We are excited about the possibility of opening a store in your community, and becoming a member of your community. Should you have any questions or concerns, please do not hesitate to contact me directly at 425-450-2385, via facsimile at 425-452-4668 or via email at dhatlestad@savers.com. Please view our website at www.savers.com for additional information on our Company.

Thank you.

Regards,



David Hatlestad
Real Estate Department

Enclosure.

Reviewed and commented by the following:

Signature

Date

Print Name

Title

SAVERS

David Hatlestad
Real Estate

Value Village | 11400 SE 6th Street, Suite 220
SAVERS | Bellevue, WA 98004
Village Valeurs | T 425.450.2385 F 425.452.4668
E dhatlestad@savers.com